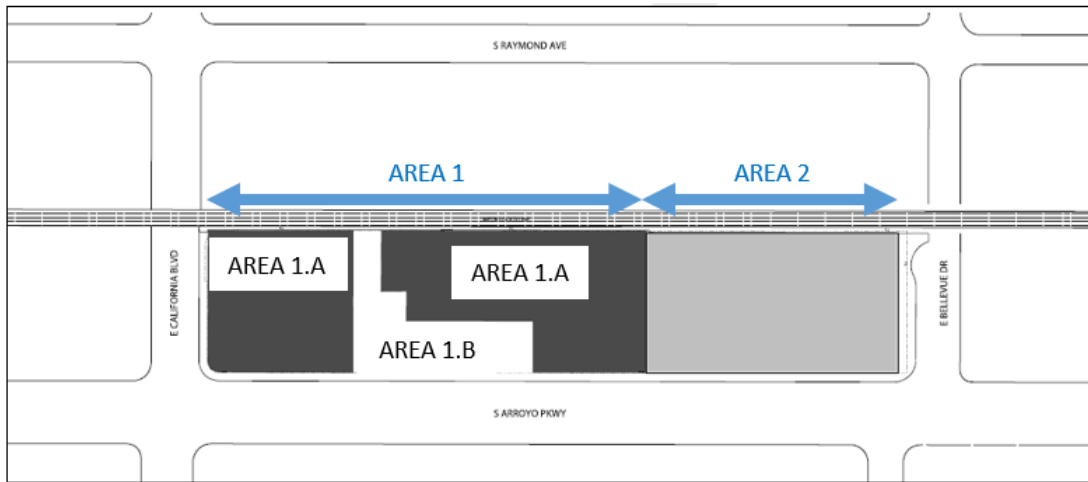


**ATTACHMENT D
PD PLAN**

PD – 39 – The Affinity

Planned Development 39 – The Affinity shall comply with Pasadena Municipal Code Chapter 17.30 Central District Specific Plan and the Central District Specific Plan Design Guidelines. The following zoning standards shall apply and supersede any inconsistent or different standards established by the Pasadena Municipal Code, Central District Specific Plan and the Central District Specific Plan Design Guidelines, but only for the development plan referred to in Section [x] of Ordinance [xx]. The special development standards are as follows:

A. Development Program. The PD-39 Development Plan includes Area 1 and Area 2 as shown in Figure 1.



B. Allowed Uses. Table I (Land Use and Permit Requirements) identifies the land uses allowed and the land use permit required to establish each use, in compliance with applicable sections of Title 17 of the Pasadena Municipal Code as specified.

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Code Compliance Certificate required	17.61.020
MC	Conditional use, Minor Conditional Use Permit required	17.61.050
C	Conditional use, Conditional Use Permit required	17.61.050
E	Conditional use, Expressive Use Permit required	17.61.060
TUP	Temporary Use, Temporary Use Permit required	17.61.040
—	Use not allowed. (See Section 17.21.030.A regarding uses not listed.)	

Standards for specific land uses. Where the last column in the tables (“Specific Use Standards”) includes a section number, the regulations in the referenced section apply to the use in addition to all other applicable provisions of this Zoning Code.

Table I Land Use and Permit Requirements	Area 1	Area 2	Specific Use Standards
RESIDENTIAL USES			
Boarding houses	--	P	
Caretakers quarters	--	P	
Dormitories	C	C	
Fraternity/sorority housing	--	C	
Home occupations	P	P	17.50.110
Mixed-use projects	P(1)	P	17.50.160
Multi-family housing/urban housing	P(1)	P	17.50.350
Residential accessory uses and structures	P	P	17.50.210, 17.50.250
Residential care facilities, general	P	C	
Residential care facilities, limited	--	P	
Single-room occupancy	--	P	17.50.300
Supportive housing	--	P	
Transitional housing	--	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES			
Clubs, lodges, private meeting halls	--	C	
Colleges – traditional campus setting	--	C	
Colleges – nontraditional campus setting	--	P	
Commercial entertainment*	E	E(2)	17.50.130
Commercial recreation – indoor*	C	C	17.50.130
Commercial recreation – outdoor	--	C(2)	17.50.130
Conference centers	--	C(2)	
Cultural institutions*	P	P(2)	
Electronic game centers	--	C(2)	17.50.100
Internet access studios	--	C(2)	17.50.100
Park and recreation facilities	--	C	
Religious facilities	--	MC	17.50.230

with columbarium	--	MC	17.50.230
with temporary homeless shelter	--	MC	17.50.230
Schools – public and private	C	C	17.50.270
Schools – specialized education and training	--	P(2)	
Street fairs	--	P	
Tents	P	P	17.50.320
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES			
Automated teller machines (ATM)*	P	P	17.50.060
Banks, financial services*	P	P(2)	
with walk up services*	P	P(2)	17.50.060
Business support services	P	P(2)	
Offices - accessory	P	P	
Offices - administrative business professional	P	P(2)	
Offices - government	P	P(2)	
Offices - medical	P	P(2)	
Research and development - Offices	P	P(2)	17.50.240
Work/live units	--	P(2)	17.50.370
RETAIL SALES USES			
Alcohol sales - beer and wine	C	C	17.50.040
Alcohol sales - full alcohol sales	C	C	17.50.040
Animal services - retail sales*	P	P(2)	
Bars or taverns*	C	C(2)	17.50.040
with live entertainment*	C	C(2)	17.50.130
Commercial nurseries	--	P(2)	
Convenience stores*	C	C	
Food sales	P	P(2)	
Internet vehicle sales	--	P(2)	
Liquor stores*	C	C(2)	

Pawnshops*	--	C(2)	17.50.200
Restaurants*	P	P(2)	17.50.260
Restaurants, fast food*	P	P(2)	17.50.260
Restaurants, formula fast food*	P	P(2)	17.50.260
Restaurants with limited live entertainment*	P	P(2)	
Restaurants with walk-up window*	C	C	17.50.260
Retail sales*	P	P(2)	
Seasonal merchandise sales	P	P	17.50.180
Significant tobacco retailers*	C	C(2)	17.50.330
Swap meets	--	C(2)	
Temporary uses	TUP	TUP	
Vehicle services – automobile rental	--	C(2)	
Vehicle services - sales and leasing - limited*	MC	MC	
SERVICES			
Adult day-care, general	P	C	
Adult day-care, limited	--	P	
Ambulance services	P	P(2)	
Animal services – boarding	C	C(2)	
Animal services – grooming	P	P(2)	
Animal services – hospitals	--	P(2)	17.50.050
Animal shelters	--	C	
Catering services	P	P(2)	
Charitable institutions	C	C	
Child day-care centers	P	P	17.50.080
Child day-care, large care homes, 9 to 14 persons	--	P	17.50.080
Child day-care, small care homes, 1 to 8 persons	--	P	
Detention facilities	--	C	
Emergency shelters	--	MC	

Emergency shelters, limited	--	P	17.50.105
Filming, long term	C	C	
Filming, short term	P	P	
Laboratories	P	P(2)	
Life/care facilities ^a	P	C	
Lodging – bed and breakfast inns	--	P(2)	17.50.140
Lodging – hotels, motels	--	C (2)	17.50.150
Maintenance or repair services	P	P(2)	
Massage establishments	--	C(2)	17.50.155
Medical Services – Extended Care	P	--	
Medical Services – Hospital	C	C	
Mortuaries, funeral homes	--	C(2)	
Personal Improvement Services*	P	P(2)	
Personal Services*	P	P(2)	
Personal services restricted	--	C(2)	17.50.200
Printing and publishing*	P	P(2)	
Printing and publishing, limited*	P	P	
Public safety facilities	--	C	
Vehicle services - washing and detailing, small-scale	P	P	17.50.290
Vehicle services – washing and detailing, temporary	--	P	17.50.290
INDUSTRY, MANUFACTURING AND PROCESSING USES			
Alcohol beverage manufacturing	--	C(2)	17.50.040
with accessory tasting room	--	C(2)	17.50.040
Custom manufacturing/artisan production	--	P	
Industry, restricted	--	C(2)	
Industry, restricted, small scale	--	P	
Industry, standard	--	C(2)	
Recycling – small collection facilities	--	C	17.50.220

Research and development - Non-Office	P	P(2)	17.50.240
TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES			
Accessory antenna array	P	P	
Alternative fuel/recharging facilities	--	C	
Communications facility	--	P(2)	
Commercial off-street parking	--	MC	
Transit terminal	--	C	
Utility, major	--	P	
Utility, minor	P	P	
Wireless telecommunication facilities, co-located (SCL)	P	P	17.50.310
Wireless telecommunication facilities, minor	MC	MC	17.50.310
<p>*Pedestrian-oriented uses</p> <p>^aA life/care facility is an integrated facility that provides accommodations for, and varying level of care to, residents depending on need. The use shall contain the following components: independent living units, assisted living, residential care facilities, and continuing care facilities. The use may include but is not required to include skilled nursing, Alzheimer and related facilities.</p> <p>(1) Allowed only as part of the Land Use Exchange, per Section D below.</p> <p>(2) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.</p>			

C. Development Caps. Maximum development capacity is provided in Table II.

Table II Development Caps	Area 1	Area 2	Buildout
Gross Floor Area (sf)	344,258 ^a	73,671	417,929
Dwelling Units	289 ^b	-	289
<p>^a Up to 98,576 square feet of floor area may include independent living units.</p> <p>^b Up to 95 dwelling units may be provided as independent living units.</p>			

D. Land Use Exchange. Up to 151,000 square feet of floor area in Area 1 may be devoted to multifamily residential dwelling units with up to a maximum of 3,000 square feet, on the ground floor, devoted to commercial uses. Residential amenities, including but not limited to a leasing office, gym, kitchen, conference, etc., shall not be counted against the maximum commercial square feet.

E. Development Standards

1. **New Construction.** Area 1 shall not exceed a maximum of 338,376 gross square feet of new construction. Inclusive of Area 1 and Area 2, the total Development Program shall not exceed 417,929 gross square feet.
2. **Floor Area Ratio (FAR).** The Development Program shall not exceed a maximum FAR of 2.89.
3. **Density.** The Development Program shall not exceed a maximum residential density of 87 dwelling units per acre.
4. **Dwelling Units.** The Development Program shall not exceed an aggregate of 289 dwelling units. Notwithstanding any other provision of the Pasadena Municipal Code, residential uses and units shall be permitted on the ground floor.
5. **Setbacks.**
 - a. **Bellevue Drive.** A zero-foot minimum.
 - b. **Arroyo Parkway.** A zero-foot minimum.
 - c. **California Boulevard.** A zero-foot minimum.
 - d. **Interior.** A zero-foot minimum.
6. **Building Height.** Maximum building height shall be as set forth in Table III below. The height of each structure shall be measured from the lowest elevation of the existing grade at an exterior wall of the structure to the highest point of the structure, as defined in Pasadena Municipal Code Section 17.40.060, Height Requirements and Exceptions. Building appurtenances shall comply with Pasadena Municipal Code Section 17.40.060(D).

Table III Maximum Building Height	Maximum Height
Area 1.A	93'6"
Area 1.B	50' (65')
Area 2	50' (65')

7. **Parking.** Every new use, including a change or expansion of a use shall maintain off-street parking in compliance with requirements in Pasadena Municipal Code Chapter 17.46 and Section 17.50.340 as applicable. Notwithstanding these requirements and Table 4-6, required parking for independent living units in a life/care facility shall be the same as required parking for multi-family residential units, and required parking for assisted living units in a life/care facility shall be 0.5 spaces per unit, and one guest parking space for every 10 units (sum of independent and assisted living) shall be required. The following types of parking shall also be allowed:
 - a. **Valet Parking.** Valet parking on private property shall be allowed.
 - b. **Tandem & Triple Stack Parking.** Notwithstanding Pasadena Municipal Code Section 17.46.080, tandem and triple stack parking shall be allowed for all uses. In the event that tandem or triple stack parking is provided for uses other than multi-family residential, independent living units, or commercial uses where the parking spaces are managed by individual building tenants or a third party, a parking attendant shall be

on duty at all times the parking facility is available for tandem or triple stack parking by such uses. Tandem spaces shall be no less than nine feet wide by 34 feet deep. Triple stack spaces shall be no less than nine feet wide by 51 feet deep. Automated parking car lifts shall not be subject to these stall dimensions.

- c. Compact Parking.** Notwithstanding Pasadena Municipal Code Section 17.46.090, compact parking spaces shall be permitted for up to 30 percent of the total provided parking stalls. Compact parking spaces shall be at least 15 feet long and 7 feet 6 inches wide.
 - d. Automated Parking.** Automated parking, defined as vehicular storage and retrieval within a parking facility that is accomplished entirely using a mechanical conveyance system and/or computerized parking system to hoist individual vehicles from receiving areas to separate storage areas without requiring an attendant to maneuver a vehicle that is to be parked, shall be permitted for all provided parking. If automated parking is provided, automated parking storage areas may include compact parking spaces.
- 8. Residential Open Space.** If residential units are developed in Area 1 per Section D, a minimum of 140 square feet of open or community space per residential dwelling unit shall be required. Private open space shall not exceed 60 percent of the total requirement for community space, notwithstanding Sections 17.50.160 and 17.50.350 or any other section of the Zoning Code.
- 9. Design Review.** New construction shall be subject to Design Review as required by Pasadena Municipal Code Section 17.61.030 Design Review.
- 10. Public Art.** New construction shall comply with the Public Art Design Standards of Pasadena Municipal Code Section 17.40.100 Public Art Requirements and Design Standards.
- 11. Signage.** A master sign plan shall be prepared in accordance with Pasadena Municipal Code Chapter 17.48.