

Research and Development (R&D) Zoning Code Amendments

City Council

December 4, 2023





Background

Planning & Community Development

- Pasadena is a hub for the life science industry in the Los Angeles region
- The City Council's Economic Development and Technology Committee (ED Tech) directed staff to identify incentives the City could implement to attract and retain life science facilities in Pasadena.
- Staff met with life science industry stakeholders to get feedback on potential code amendments which were presented to the Planning Commission.
- Planning Commission held a Study Session and a Public Hearing to discuss potential zoning code amendments.



Existing Development Standards

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Research and Development –Office

Definition: Facilities that are *primarily office uses for scientific research. (over 50% office space)*

Zones Allowed:

- Allowed by-right in non-residential and mixed-use zones
 - CUP for new construction over 25,000 square feet in all zones
-

Parking:

- 3 spaces per 1,000 sq. ft.
- In new Specific Plans, no parking required for the first 5,000 sq. ft. of a project



Research and Development - Non-Office

Definition: A laboratory facility *that is primarily used for non-office scientific research. (over 50% lab space)*

Zones Allowed:

- Allowed with a CUP in certain commercial zones
 - Allowed by-right in non-residential and mixed-use zones
 - CUP for new construction over 25,000 square feet in all zones
-

Parking:

- 2 spaces per 1,000 sq. ft.



Proposed Code Amendments

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1. R&D Land Use

- > Consolidate the definition from R&D (office) and R&D (non-office) into R&D
- > Allow by-right in non-residential and mixed-use zones and with a CUP in the PS Zone

2. Conditional Use Permit Requirement

- > Remove CUP requirement for major construction projects over 25,000 square feet
- > Remove the MCUP requirement for projects over 15,000 square feet in TOD areas

3. Parking Flexibility

- > Allow a parking space ratio of 2 parking spaces per every 1,000 square feet of gross floor area for all R&D land uses

4. Building Height

- > Allow additional 12 ft to building height by-right
- > Allow additional height with an MCUP

5. Appurtenance Rooftop Coverage

- > Allow additional rooftop coverage of 75% for appurtenance height of 18 ft
- > Allow additional coverage and appurtenance height with an MCUP



Proposed Code Amendments

Planning & Community Development

6. Floor Area Ratio (FAR) Requirements

- > Exempt mechanical spaces from the FAR requirements

7. Open Space

- > Reduce Open Space requirements for the use up to 60% and exclude mechanical space from the gross floor area calculation in relation to open space requirements

8. Frontage (Ground Floor) Requirements

- > Remove the ground floor prohibition for R&D uses in Central District, East Colorado, and South Fair Oaks Specific Plans
- > Clarify that the use prohibition would remain in the Central District Specific Plan in the CD-MU-C zone along two key corridors:
 - > Colorado Boulevard (within the Old Pasadena and Playhouse area)
 - > South Lake Avenue within the CD-CL zone (east side of Lake Avenue)



Planning Commission Recommendation

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- Staff supports incorporating the two recommendations from the Planning Commission:
 - > Clarify that the Research and Development (R&D) use should not include the distribution of products and clarify examples of the types of activities involved in the use, and
 - > Expand the use beyond scientific research and development to include other forms of research.



Recommendation

Planning & Community Development

- Staff recommends that City Council:
 1. Find the proposed Amendments exempt from the California Environmental Quality Act (CEQA);
 2. Adopt the Findings for the Amendments; and
 3. Approve the recommended Amendments.

Research and Development (R&D) Zoning Code Amendments

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Existing and Proposed Zoning Code

Planning & Community Development

	Existing	Proposed
R&D Land Use	<p>Research and Development —Office. Facilities that are primarily office uses for scientific research. This use can include the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. This use does not involve the fabrication, mass manufacture, or processing of the products.</p> <p>Use is permitted by-right in commercial and industrial zones</p>	<p>Consolidate definition to from Research and Development — Office and Research and Development —Non-Office into Research and Development.</p> <p>Research and Development would be permitted:</p> <ul style="list-style-type: none"> • By-right in non-residential and mixed-use zones; • With a Conditional Use Permit (CUP) in the Public and Semi-public (PS) Zone.
	<p>Research and Development —Non-Office. A laboratory facility that is primarily used for non-office scientific research. This use can include the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. This use does not involve the fabrication, mass manufacture, or processing of the products.</p> <p>Use is permitted by-right in some commercial and industrial zones and with a conditional use permit in some commercial and industrial zones.</p>	
CUP Requirements	<p>The CUP for major construction, specific to R&D land uses, is only required in certain zones.</p> <p>A Minor Conditional Use Permit (MCUP) is required for any proposed commercial projects within a ¼ mile radius of a Metro A Line Station that exceed 15,000 square feet of gross floor area.</p>	<p>Remove CUP requirement for major construction over 25,000 square feet for consistency between zones and MCUP for projects over 15,000 square feet within a ¼ mile radius of a Metro A Line Station.</p>



Existing and Proposed Zoning Code

Planning & Community Development

	Existing	Proposed
Parking Flexibility	<i>Research and Development —Office.</i> 3 spaces per 1,000 square feet	Create a parking ratio of 2 per 1,000 square feet, which may be exceeded by up to 50%.
	<i>Research and Development —Non-Office.</i> 2 spaces per 1,000 square feet	
Building Height	Height limit may be exceeded by 10 feet to accommodate additional mechanical equipment with MCUP.	Allow R&D land uses to exceed the height 12 feet by-right. Any additional height would require a MCUP.
Appurtenance Rooftop Coverage	The allowable appurtenance roof coverage for research and development facilities may exceed the height limit by 15 feet for up to 50 percent of the roof area with MCUP.	Allow R&D land uses to exceed the appurtenance height limit by 18 feet for up to 75 percent of the roof area. Any additional coverage and appurtenance height would require a MCUP.
Floor Area Ratio (FAR) Requirements	Floor area as permitted by Zoning District.	FAR calculations for R&D uses will exclude mechanical spaces.



Existing and Proposed Zoning Code

Planning & Community Development

	Existing	Proposed
Open Space	<p>Research and Development facilities with more than 40,000 square feet of non-residential floor area may reduce the Common Open Space area requirement by a maximum of 50 percent, subject to the review and approval of the Design Commission.</p> <p>Research and Development facilities with more than 80,000 square feet of gross floor area may reduce the Publicly Accessible Open Space area requirement by a maximum of 50 percent, subject to the review and approval of the Design Commission.</p> <p>Projects utilizing an Open Space reduction shall be restricted to Research and Development uses for a minimum period of 5 years after Certificate of Occupancy. Any change of use prior to 5 years shall be subject to standard Open Space requirements.</p>	<p>Allow 60% reduction for R&D uses in all zones where the use is permitted and to exclude mechanical space from the floor area calculation in relation to open space requirements.</p>
Ground Floor Requirements	<p>Use is not permitted on the ground floor within 35' of the sidewalk in certain zones.</p>	<p>Remove ground floor prohibition in East Colorado and South Fair Oaks Specific Plans.</p> <p>Clarify that the use prohibition would remain in CD-MU-C zone along Colorado Boulevard and in the CD-CL zone along the east side of South Lake Avenue.</p>



Parking Maximums

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- **Transit-Oriented Development (TOD)**
 - > Applies to new Projects located within a designated TOD area of a radius of 1,320 feet (¼ mile) from a light-rail station platform.
 - > The minimum number of required off-street parking spaces shall be reduced by 25 percent
- **Outside of TOD Areas**
 - > Additional spaces up to a maximum of 50 percent above the required minimum/maximum are allowed as a matter of right, without any discretionary review by the City.
 - > Additional spaces above 50 percent of the required minimum/maximum are allowed only upon the approval of a Variance.



Existing Land Uses Definitions

Planning & Community Development

- ***Research and Development — Office (land use)***
Facilities that are primarily office uses for scientific research. This use can include the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. This use does not involve the fabrication, mass manufacture, or processing of the products.
- ***Research and Development — Non-Office (land use)***
A laboratory facility that is primarily used for non-office scientific research. This use can include the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. This use does not involve the fabrication, mass manufacture, or processing of the products.



Proposed Land Uses Definition

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- ***Research and Development (land use)***

Facilities that are used for research and development. This use can include the design, development, assembling, prototyping and testing of, but is not limited to, biological, chemical, electrical, magnetic, mechanical, and/or optical components or processes in advance of product manufacturing. This use may include fabrication and manufacturing for research and development purposes. This use does not involve the fabrication, manufacturing, or processing of products for mass distribution



Existing Manufacturing Definitions

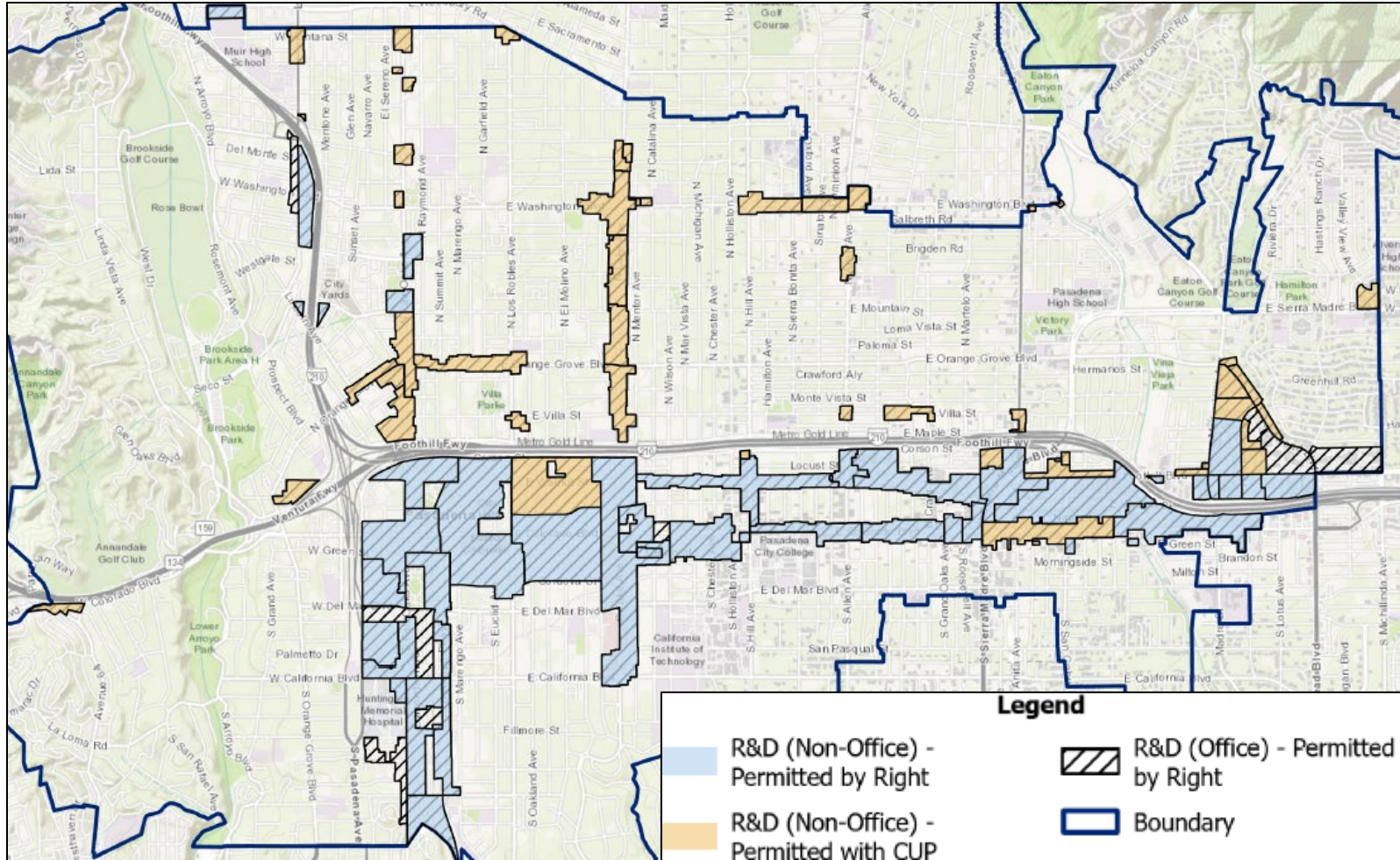
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- **Industry, Standard (land use).**
The manufacturing of products, primarily from extracted or raw materials, or bulk storage and handling of the products and materials. Uses in this classification involve an incidence of truck or rail traffic, and/or outdoor storage of products, materials, equipment, or bulk fuel. These uses include food processing and packaging, laundry and dry-cleaning plants greater than 5,000 square feet in size, auto dismantling within an enclosed building, stonework and concrete products manufacture (excluding concrete ready-mix plants), small animal production and processing within an enclosed building, and power generation.
- **Industry, Restricted (land use).**
The manufacturing of finished parts or products primarily from previously prepared materials; and provision of industrial services within an enclosed building. These uses include processing, fabrication, assembly and treatment, but exclude basic industrial processing from raw materials, food processing, and vehicle/equipment services. Commercial bakeries that provide seating for on-site consumption shall be classified as take-out restaurants.
- **Industry, Restricted, Small-Scale (land use).**
Limited to a maximum gross floor area of 5,000 square feet.



Existing Zoning Map – R&D

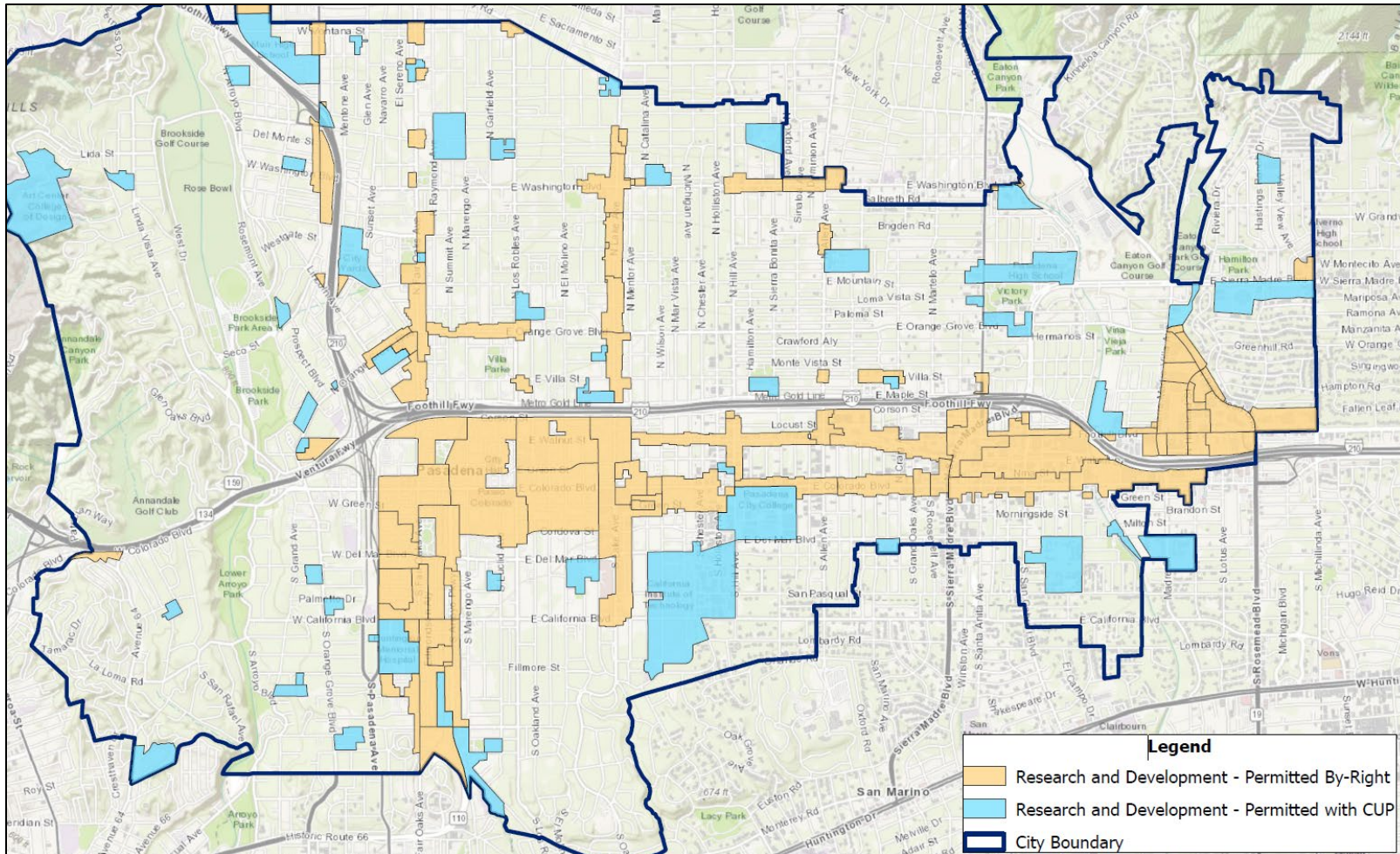
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Proposed Zoning Map – R&D

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Existing PS Zone Permitted Uses

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- **Permitted with a CUP**
 - > Residential land uses
 - Caretaker quarters, Dormitories, Fraternity/sorority housing , multi-family, residential accessory uses and structures, residential car (limited and general), senior affordable housing, single-family housing, supportive housing, transitional housing
 - > Recreation, Education & Public Assembly Uses
 - Clubs, lodges, private meeting halls, colleges, commercial recreation outdoor, conference centers, cultural institutions, park and recreation facilities, religious facilities, religious facilities with temporary homeless shelter, schools- public and private
 - > Office, Professional and Business Uses
 - Offices (administrative business professional, government, medical)
 - > Retail Sales
 - Alcohol sales, bars or taverns, commercial nurseries, restaurants, retail sales, swap meets
 - > Services
 - Adult day care, general, Child day care centers, filming long term, life/care facilities, medical services (extended care, hospitals), Maintenance and service facilities, public safety facilities
 - > Industry, Manufacturing and Processing Uses
 - Recycling- small collection facilities
 - > Transportation, Communications & Utility Uses
 - Heliports, Transportation terminals, utilities, wireless telecommunications facilities major
- **Permitted by-right**
 - > Home occupations, filming – short term, vehicle services (washing/detailing, small scale), Wireless telecommunications facilities, SCL
- **Permitted with MCUP**
 - > Religious facilities with columbarium, wireless telecommunications facilities minor



CUP Findings

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- **Findings and decision.** Following a public hearing, the applicable review authority may approve, conditionally approve, or disapprove an application for a Conditional Use Permit. The review authority may approve a Conditional Use Permit (Major and Minor) only after first finding that:
 1. The proposed use is allowed with a Conditional Use Permit (Major and Minor) or Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code;
 2. The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;
 3. The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;
 4. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;
 5. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and
 6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.



Open Space Requirements - ECSP

Planning & Community Development

- **Common Open Space**

- > For projects with over 40,000 square feet of building area is 5% of the gross floor area.
- > Research and Development facilities may reduce the Common Open Space area requirement by a maximum of 50%, subject to the review and approval of the Design Commission.

- **Publicly Accessible Open Space**

- > For projects over or 80,000 square feet ranges from 2 - 5% of gross floor area, scaling up based on the size of the project.

Project Size (GFA)	80,000—119,999 sq ft	120,000+ sq ft	160,000—199,999 sq ft	200,000+ sq ft
Per Project, sq ft	2%	3%	4%	5%

- > Research and Development facilities may reduce the Publicly Accessible Open Space area requirement by a maximum of 50%, subject to the review and approval of the Design Commission.

- **Must remain research and development use for a minimum period of 5 years after the Certificate of Occupancy**



Open Space Requirements - SFOSP

Planning & Community Development

- **Common Open Space**
 - > For projects with over 40,000 square feet of building area is 5% of the gross floor area.
- **Publicly Accessible Open Space**
 - > For projects over or 60,000 square feet ranges from 2 - 5% of gross floor area, scaling up based on the size of the project.

Project Size (GFA)	60,000-119,999 sq ft	120,000-159,999 sq ft	160,000—199,999 sq ft	200,000+ sq ft
Projects within 500 feet of a Metro station platform	4%		5%	
Projects outside 500 feet of a Metro station platform	2%	3%	4%	5%



Open Space Requirements - LASP

Planning & Community Development

- **Common Open Space**
 - > For projects with over 40,000 square feet of building area is 5% of the gross floor area.
- **Publicly Accessible Open Space**
 - > For projects over or 80,000 square feet ranges from 2 - 3% of gross floor area, scaling up based on the size of the project.

Project Size (GFA)	80,000-119,999 sq ft	120,000+ sq ft
Per Project, sq ft	2%	3%



Open Space Requirements - CDSP

Planning & Community Development

- **Common Open Space**
 - > For projects with over 40,000 square feet of building area is 5% of the gross floor area.
- **Publicly Accessible Open Space**
 - > For projects over or 80,000 square feet ranges from 2 - 5% of gross floor area, scaling up based on the size of the project.

Project Size (GFA)	80,000—119,999 sq ft	120,000+ sq ft	160,000—199,999 sq ft	200,000+ sq ft
Per Project, sq ft	2%	3%	4%	5%

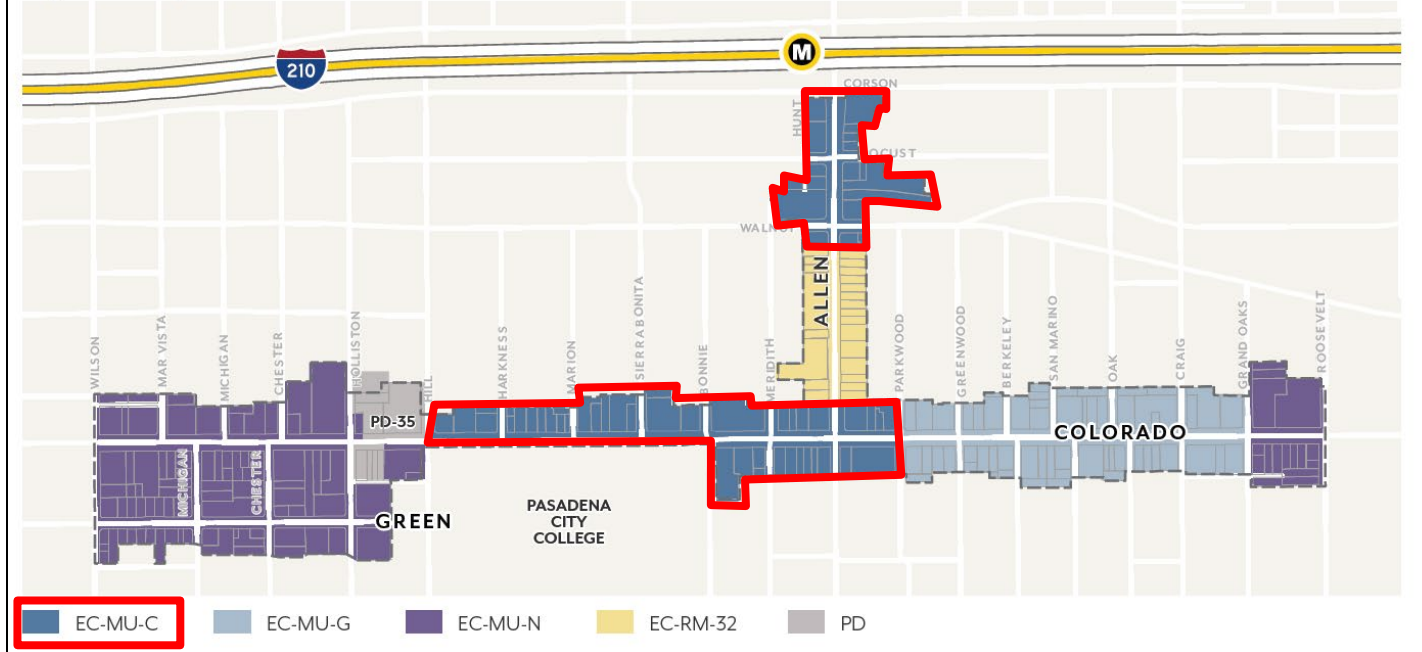
Exception: Projects with less than 80,000 square feet of GFA and selected for plaza development at the northeast corner of Lake Avenue and California Boulevard shall provide a minimum of 400 square feet of PAOS as a corner plaza.



Existing Ground Floor Requirement

Planning & Community Development

Map 4.2-1: Zoning Districts

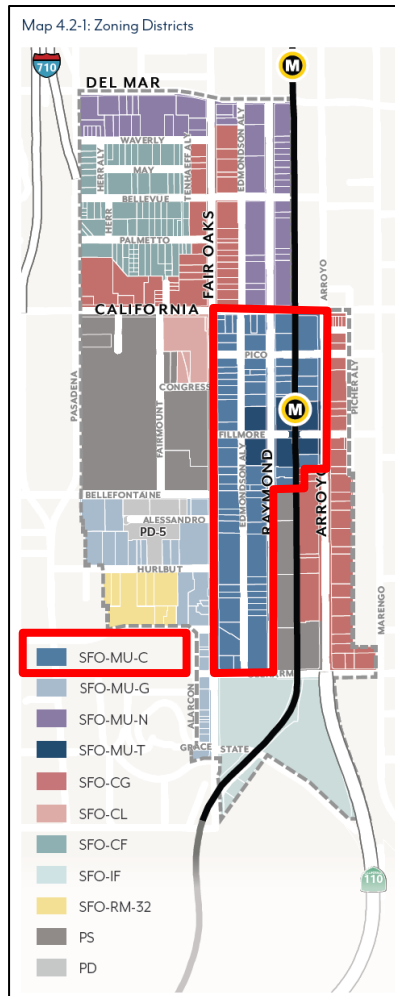


Use is not permitted on the ground floor within 35' of the sidewalk



Existing Ground Floor Requirement

Planning & Community Development

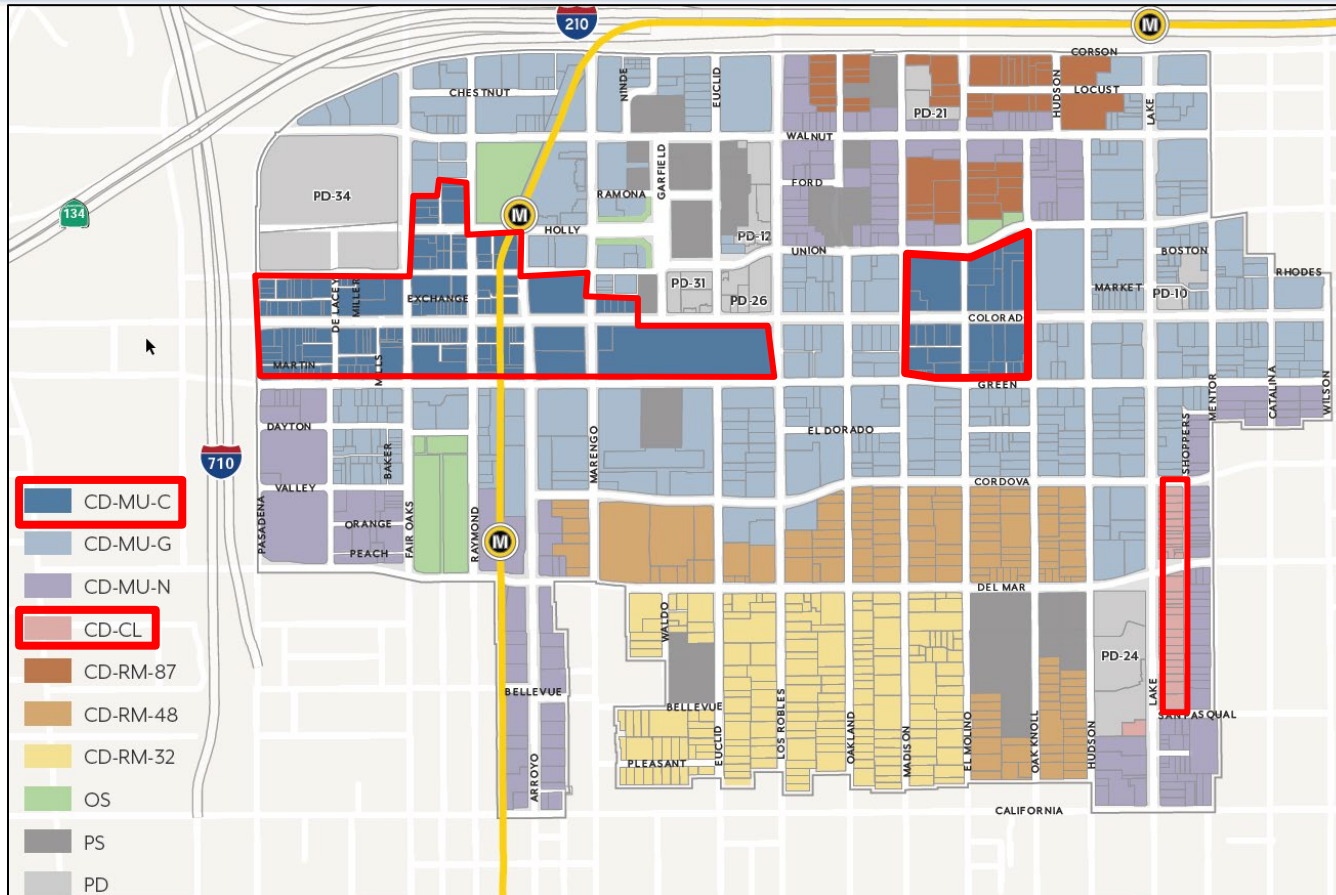


Use is not permitted on the ground floor within 35' of the sidewalk



Existing Ground Floor Requirement

Planning & Community Development



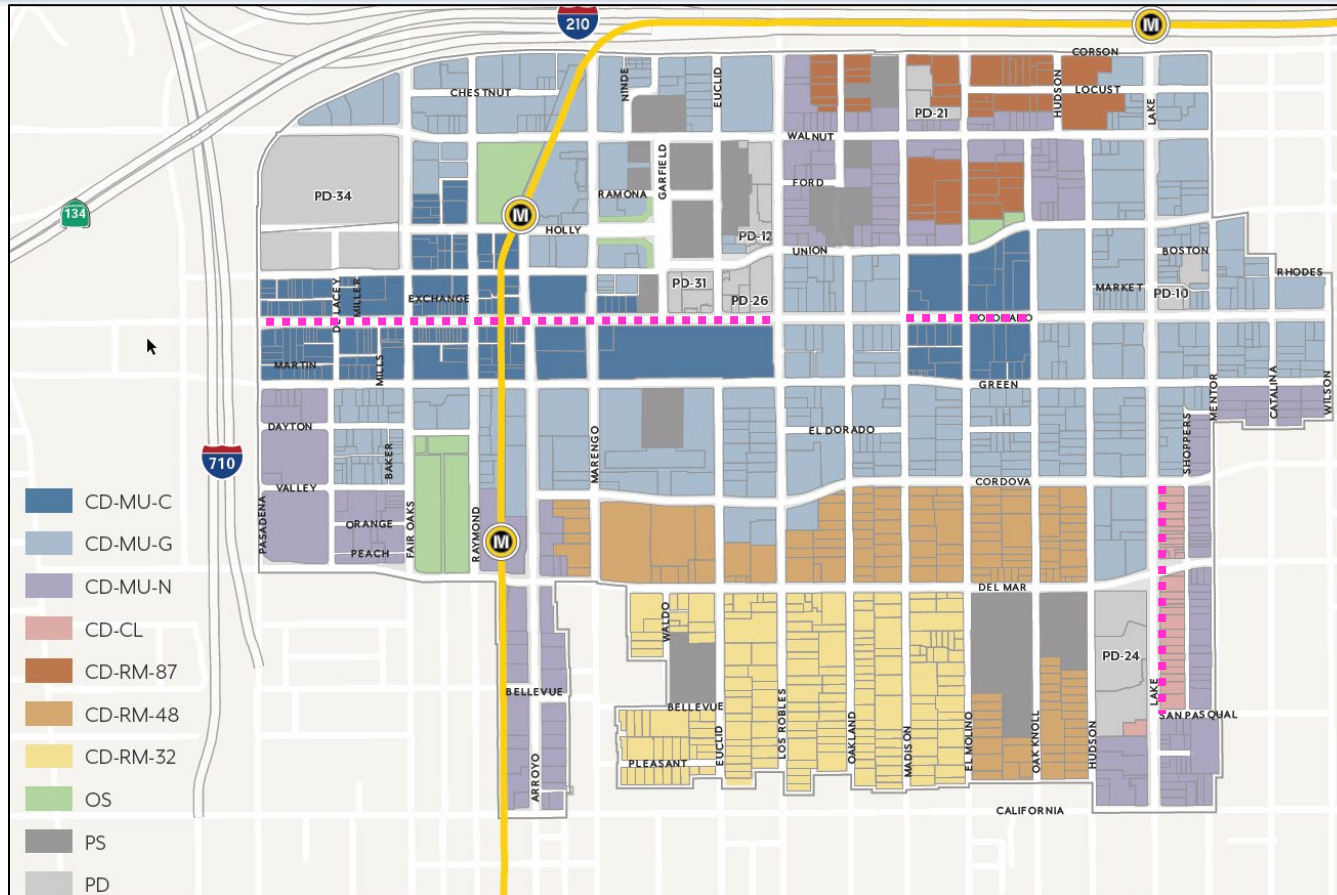
Use is not permitted on the ground floor within 35' of the sidewalk

PASADENA



Proposed Ground Floor Requirement

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- Continue to prohibit R&D use on ground floor within 35 feet include frontages along Colorado Blvd in the CD-MU-C zone and along the east side of S Lake Ave in the CD-CL zone, shown in pink.



Ground Floor Requirement

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Land Use ¹	Permit Requirement				
	CD-CL	CD-MU-C	CD-MU-G	CD-MU-N	CD-RM-87
Cultural Institutions	P	P	P	P	—
Electronic Game Centers	P	P	P	P	—
Park and Recreation Facilities	P	P	P	P	P
Religious Facilities	C	C	C	C	C
with Columbarium	MC	MC	MC	MC	MC
with Temporary Homeless Shelter	MC	MC	MC	MC	MC
Schools, Public and Private	—	—	C	C	C
Schools, Specialized Education and Training	P (L1)	P (L1)	P (L1)	P	—
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES					
Automated Teller Machines (ATMs)	P	P	P	P	—
Banks and Financial Services	P	P	P	P	—
with Walk-Up Services	P	P	P	P	—
Business Support Services	P	P	P	P	—
Offices, Accessory	P (L1)	P (L1)	P	P	—
Offices, Administrative Business Professional	P (L1)	P (L1)	P	P	—
Offices, Government	P (L1)	P (L1)	P	P	—
Offices, Medical	P (L1)	P (L1)	P	P	—
Research and Development, Offices	P (L1)	P (L1)	P	P	—
Work/Live Units	—	—	P	P	P
RETAIL SALES					

Limitations

(L1) Use is not permitted on the ground floor within 35 feet of the sidewalk line. Entries to upper/lower floors or ground floor spaces behind the 35 feet are allowed; these spaces shall not qualify as required commercial uses for the purposes of Section 6.2.1.



Transparency Requirements - ECSP

Planning & Community Development

- **Windows and Doors**
 - > Street-facing facades shall incorporate glass providing views into work, display, sales, lobby, or similar active areas.
 - > Minimum transparency requirement is 70% for ground floors and 30% for the overall façade
 - > Windows recessed by a minimum of 2 inches from the facades
 - > Use of color-tinted, mirrored, or highly reflect glass is prohibited
 - > Blinds, drapes, posters, and shelving for product displays visible to the public right-of-way shall obscure a maximum of 10% of the transparent areas of each respective storefront or 50% for medical office uses
- **Blank Walls**
 - > Windowless expanses of walls shall not exceed 20 ft in length
- **Security Bars**
 - > Any exterior or interior security bars shall be designed to be fully hidden from view during business hours with devices such as concealed side pockets and ceiling cavities.



Transparency Requirements - SFOSP

Planning & Community Development

- **Windows and Doors**

- > Street-facing facades shall incorporate glass providing views into work, display, sales, lobby, or similar active areas.

Transparency	CG, CL, MU	CF, IF
Ground Floor	60%	30%
Overall Façade	30%	15%

- > Windows recessed by a minimum of 2 inches from the facades
- > Use of color-tinted, mirrored, or highly reflect glass is prohibited
- > Blinds, drapes, posters, and shelving for product displays visible to the public right-of-way shall obscure a maximum of 10% of the transparent areas of each respective storefront or 50% for medical office uses

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Transparency Requirements - LASP

Planning & Community Development

- **Windows and Doors**

Transparency	CG	CL	CF	MU-N
Ground Floor	70%	30%	30%	70%
Overall Façade	30%	15%	15%	30%

- > Windows recessed by a minimum of 2 inches from the facades
- > Use of color-tinted, mirrored, or highly reflect glass is prohibited
- > Blinds, drapes, posters, and shelving for product displays visible to the public right-of-way shall obscure a maximum of 10% of the transparent areas of each respective storefront or 50% for medical office uses

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Planning & Community Development

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 - > Windows recessed by a minimum of 3 inches from the facades
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 - > Blinds, drapes, posters, and shelving for product displays visible to the public right-of-way shall obscure a maximum of 10% of the transparent areas of each respective storefront or 50% for medical office uses
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Appurtenance

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- **Existing Definition**
 - > A tower, spire, cupola, chimney, penthouse, water tank, flagpole, theater scenery loft, radio or television antenna, transmission tower, fire equipment, or other similar structure that is attached to a structure and not intended for human occupancy.



Existing Exceptions and Incentives

Planning & Community Development

- Construction Tax Exception
- Pasadena Water and Power Rebate Programs
 - > EV Charger Incentive Program
 - > Simple Business Rebate Program
 - > Customized Incentive Program
 - > Economic Development Rate
- Zoning Code
 - > Section 17.50.240 (Research and Development Facilities)
 - Allows R&D uses to exceed the base zone height by 10 feet with a MCUP
 - Allows R&D facilities' appurtenances covering no more than 50 percent of the roof to exceed the height limit established by the applicable zoning district by 15 feet with a MCUP



Existing R&D Regulations in ECSP

Planning & Community Development

- **East Colorado Specific Plan (Adopted 2022)**
 - > Dedicated Plan Subarea - Mid-City Innovation District
 - > Open Space:
 - Research and Development facilities with more than 40,000 square feet of non-residential floor area may reduce the Common Open Space area requirement by a maximum of 50 percent, subject to the review and approval of the Design Commission.
 - Research and Development facilities with more than 80,000 square feet of gross floor area may reduce the Publicly Accessible Open Space area requirement by a maximum of 50 percent, subject to the review and approval of the Design Commission.
 - Must remain research and development use for a minimum period of 5 years after the Certificate of Occupancy
 - > Parking Requirement R&D (Office) is 3 spaces per 1,000 sq. ft. In EC-MU-C Zone, the parking requirement is 2 per 1,000 sq. ft
 - > No parking required for the first 5,000 sq. ft. of a project for the use
 - > R&D uses in the EC-MU-C Zone are not permitted on the ground floor within 35 ft of the sidewalk line on Colorado Blvd, Green Street, and Allen Ave.