

# CENTRAL DISTRICT SPECIFIC PLAN

*City Council Hearing  
October 16, 2023*



**OUR PASADENA**  
PUTTING THE PLAN IN MOTION

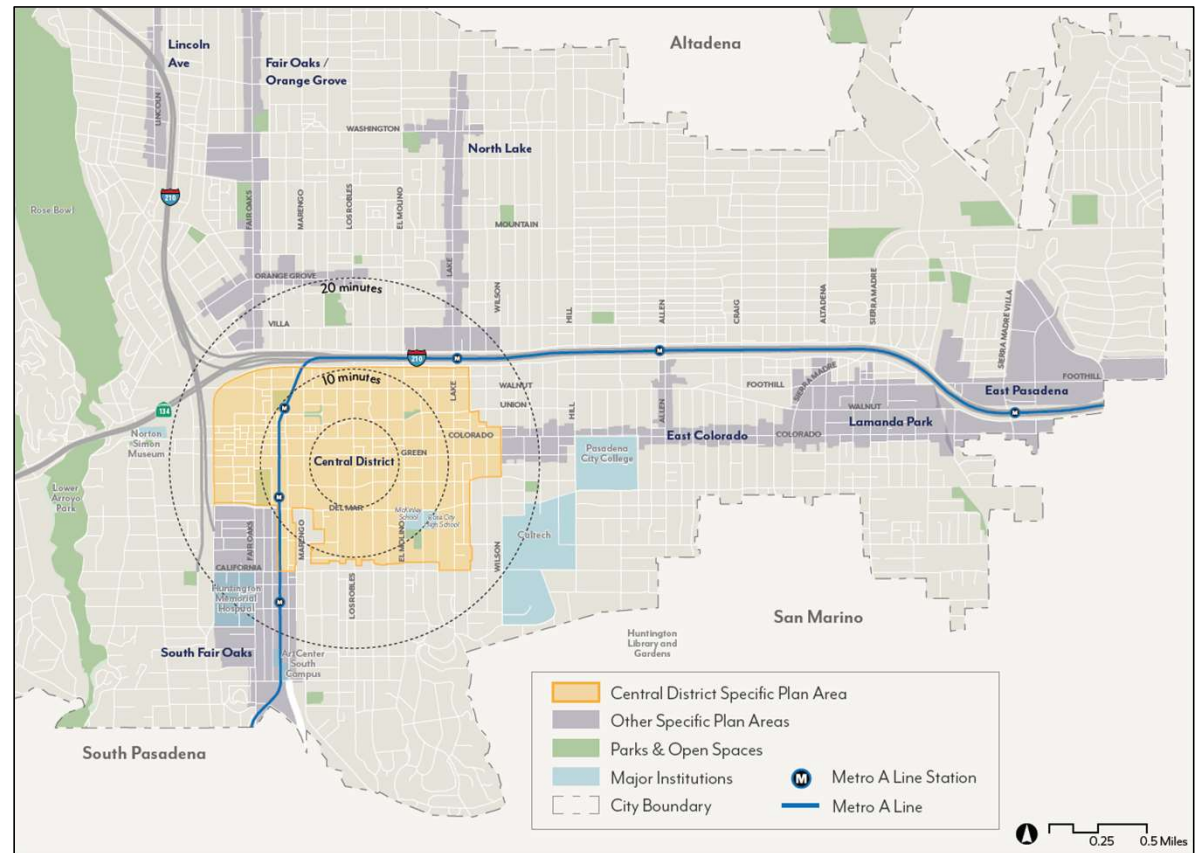
*Public Hearing Agenda Item #11*

# BACKGROUND



# Central District Specific Plan Area

- Largest Specific Plan in area (approximately 1.25 sq mi)
- Includes Pasadena's Civic Center, Old Pasadena, Playhouse Village & South Lake
- Numerous historic resources & distinct neighborhoods in the area
- Walking distance to 4 Metro Stations - Del Mar, North Lake, Memorial Park & Fillmore
- Borders East Colorado & South Fair Oaks Specific Plan Areas



Map of the Central District Area

# Central District Specific Plan Community Outreach

## Summary of Community Outreach:

2009 to 2015: General Plan Update

2018 to 2020: Community Workshops

2021: Design Commission

2021 to 2023: Planning Commission (4 meetings)



Round 2 Workshop



Round 1 Workshop

## Summary of Recent Public Comments:

- Green spaces including street trees and public open space
- Parking including overnight permit parking
  - Overnight parking restrictions remain unchanged
- Cumulative traffic impacts



Youth Summit



Playhouse District Block Party



Round 3 Workshop - Virtual Open House Website

# Planning Commission Recommendation

Planning Commission Public Hearing - June 28, 2023:

**Recommended approval of the proposed CDSP as presented by Staff with changes outlined in Attachment A of the Staff Report**

Key Changes Recommended by the Planning Commission:

- Expand the plan boundary to incorporate parcels between Mentor Ave and Wilson Ave, north of Cordova St into the CDSP area and rezone them from RM-48 to CD-MU-N with a density of 64 du/ac
- Rezone parcels between Madison Ave, Oak Knoll Ave, Walnut St, and Union St from CD-RM-87 (Residential) to CD-MU-N (Mixed-Use) with 87 du/ac
- Allow residential uses, except on the ground floor of buildings, along South Lake Ave between Cordova & San Pasqual St and rezone parcels from CD-CL (Commercial) to CD-MU-N (Mixed-Use) with a density of 48 du/ac
- Revise policies, goals, text boxes, standards, and implementation action items

# **RECOMMENDED CENTRAL DISTRICT SPECIFIC PLAN**



## Specific Plan Vision



*The Central District will build upon its strengths as Pasadena's vibrant downtown, providing diverse economic, civic, cultural, entertainment, and residential opportunities. The district will be a place to work, shop, live, play, and raise a family, with convenient access by foot, bicycle, assistive device, and transit, as well as by car. Physical and economic growth will support this role and respect the numerous resources of historical and cultural significance that contribute to the district's unique identity.*

# Specific Plan Boundary



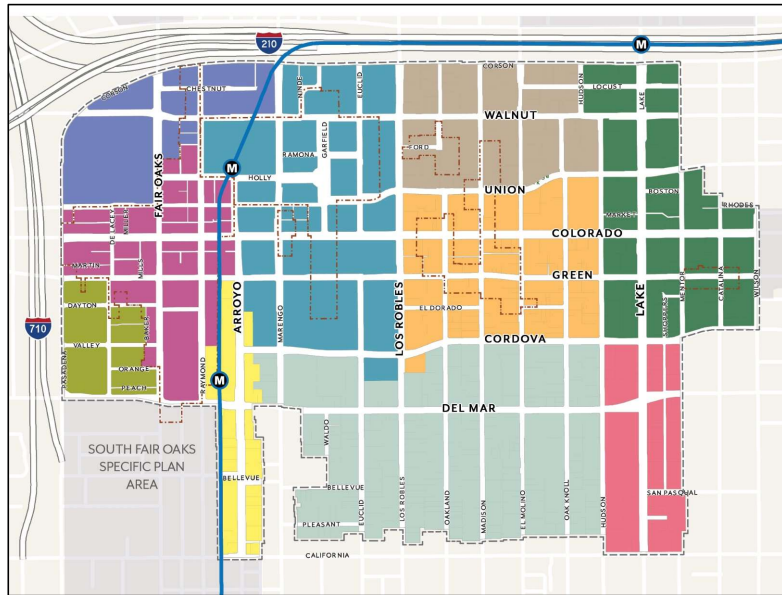
Added the area between Mentor Ave & Wilson Ave, north of Cordova St

Removed the area south of California Blvd, near Lake Ave

Recommended Boundary Map for Central District



# Specific Plan Subareas



Recommended Subarea Map for Central District



Northwest Gateway



Walnut Transit



Mid Lake



Old Pasadena



Civic Center



Playhouse



De Lacey



Arroyo/Del Mar



In-Town Residential

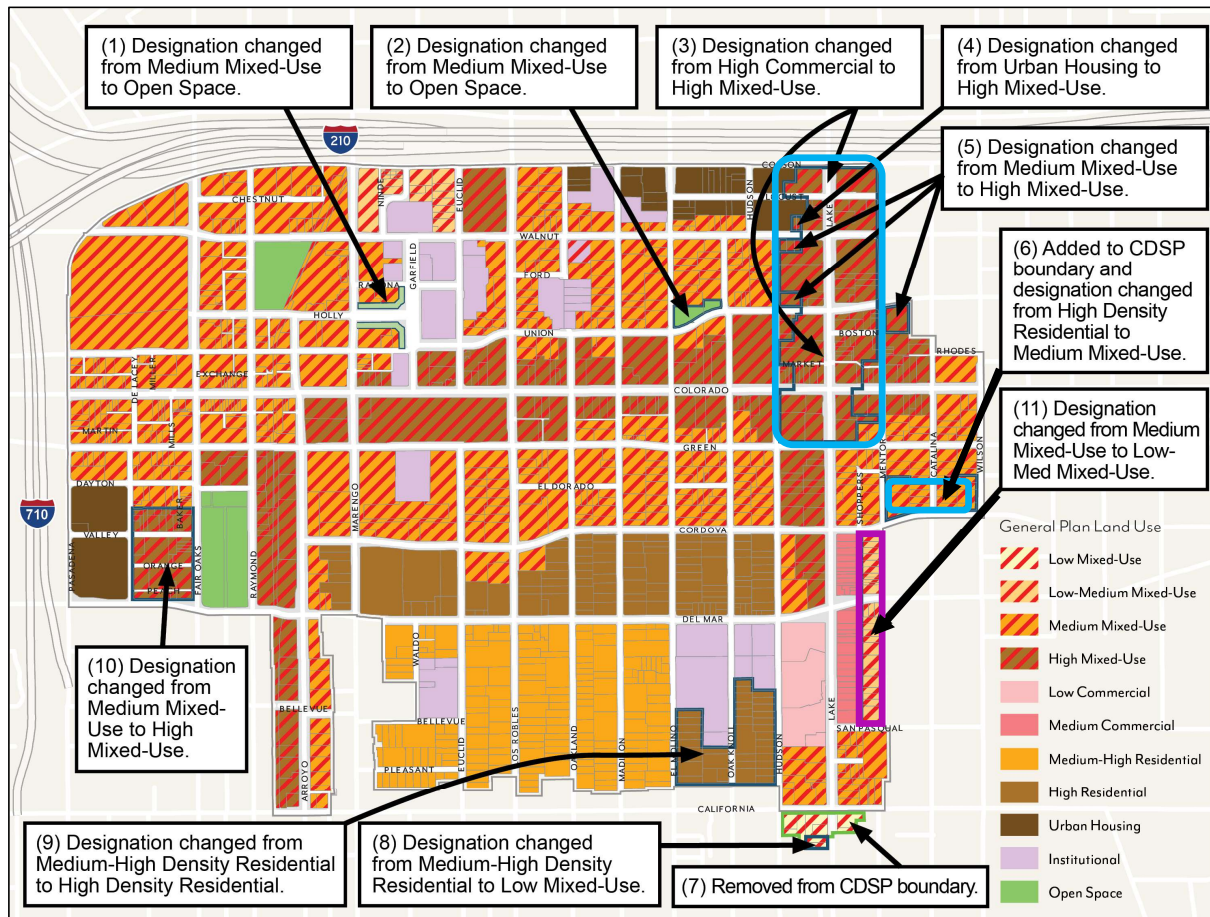


South Lake

# KEY DEVELOPMENT + DESIGN STANDARDS



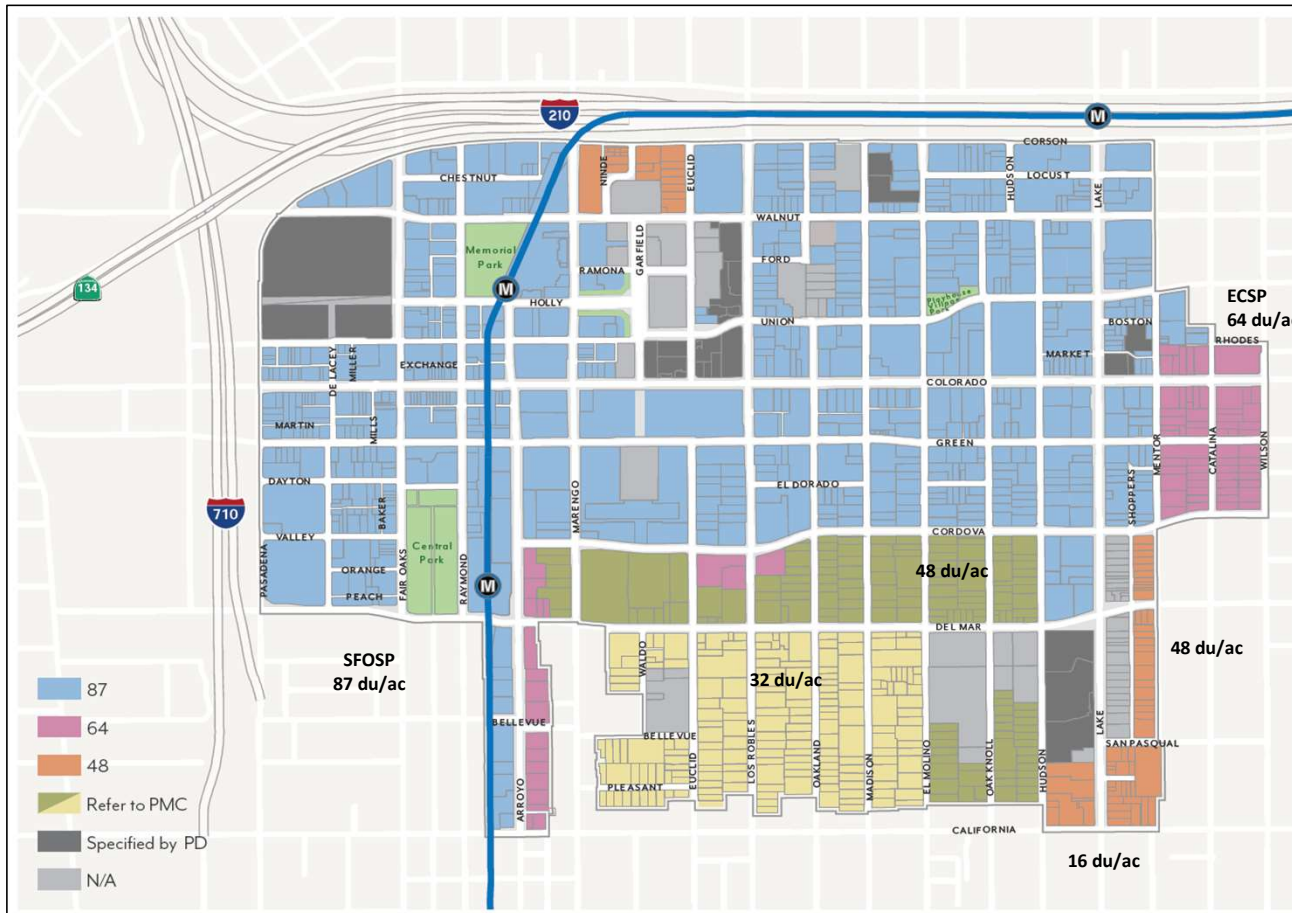
# General Plan Land Use Diagram Recommended Amendments



Recommended Land Use Diagram Map for Central District

- The General Plan designated most of the Central District as Medium Mixed-Use and High Mixed-Use (0-87 du/ac)
- **Recommended Changes to Density:**
  - Lake Ave, north of Green St (from commercial only to allow housing at 87 du/ac)
  - North side of Cordova St between Mentor Ave & Wilson St, north (from 48 to 64 du/ac)
  - West side of Mentor Ave between San Pasqual St and Cordova Ave (from 87 to 48 du/ac)
  - No other amendments are proposed that would increase the allowable density range

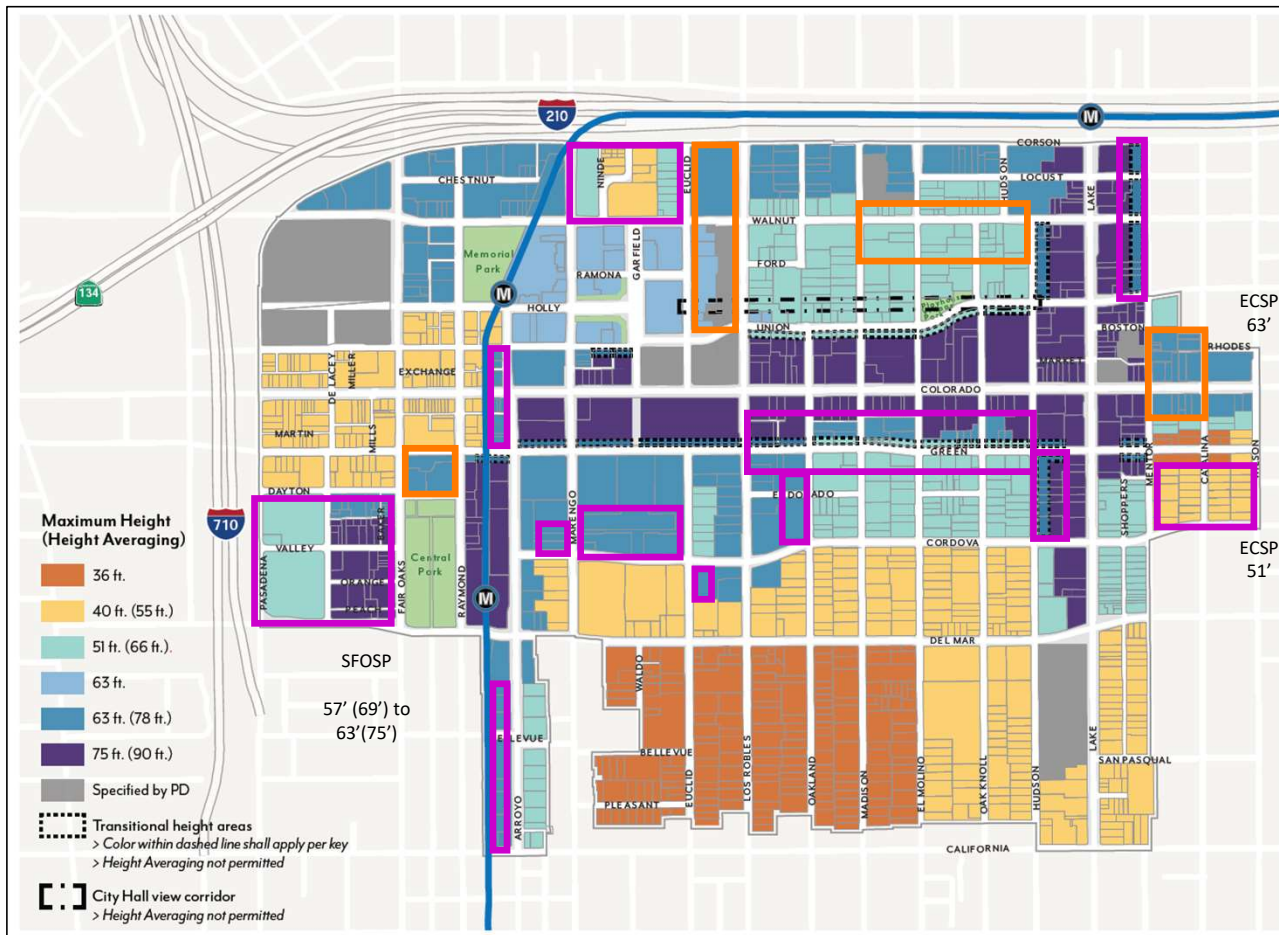
# Specific Plan Recommended Housing Density (Zoning)



Recommended Residential Density Map for Central District

- Most of Central District is zoned at 87 du/ac
- **Recommended Plan:**
  - Area along Lake Ave, north of Green St will increase from 0 to 87 du/ac
  - In a few areas, the density will increase from 60 to 87 du/ac
  - South of Cordova St, the density will mostly remain the same; in a few areas the density will decrease

# Specific Plan Recommended Building Heights

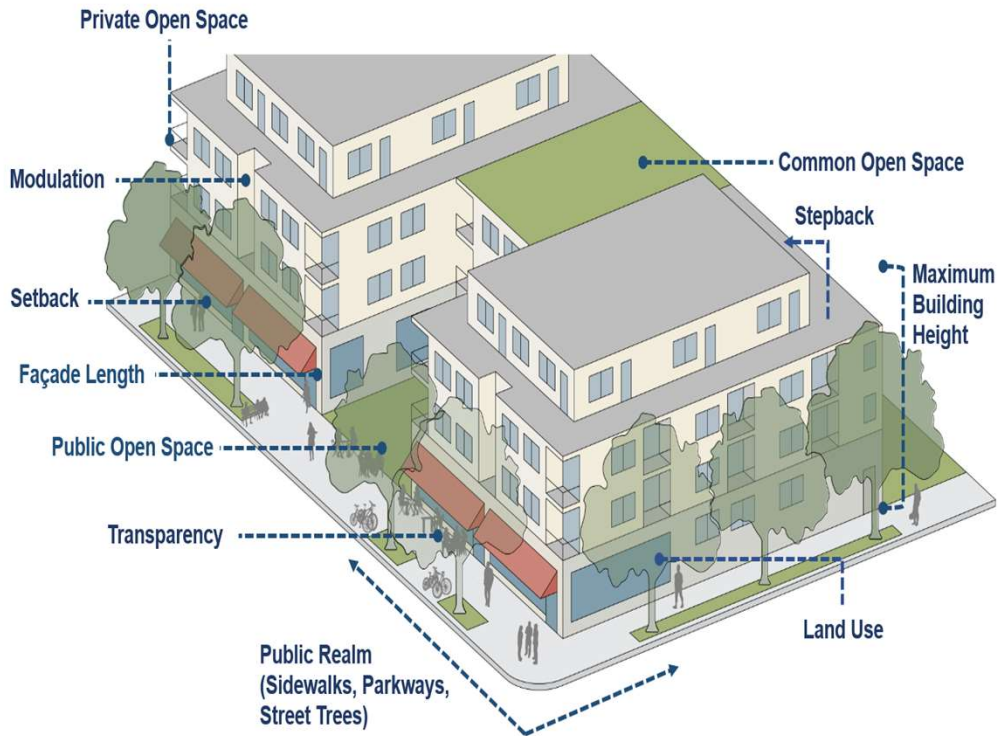


Recommended Height District Map for Central District

- Currently the tallest buildings are located on Colorado Blvd & north Lake Ave (75 ft)
- **Recommended Plan:**
  - Height limits will mostly remain the same
  - Minor adjustments are proposed (some areas will increase while others will be lower)
  - Additional provisions in key areas are proposed, such as height transitions and upper story step backs

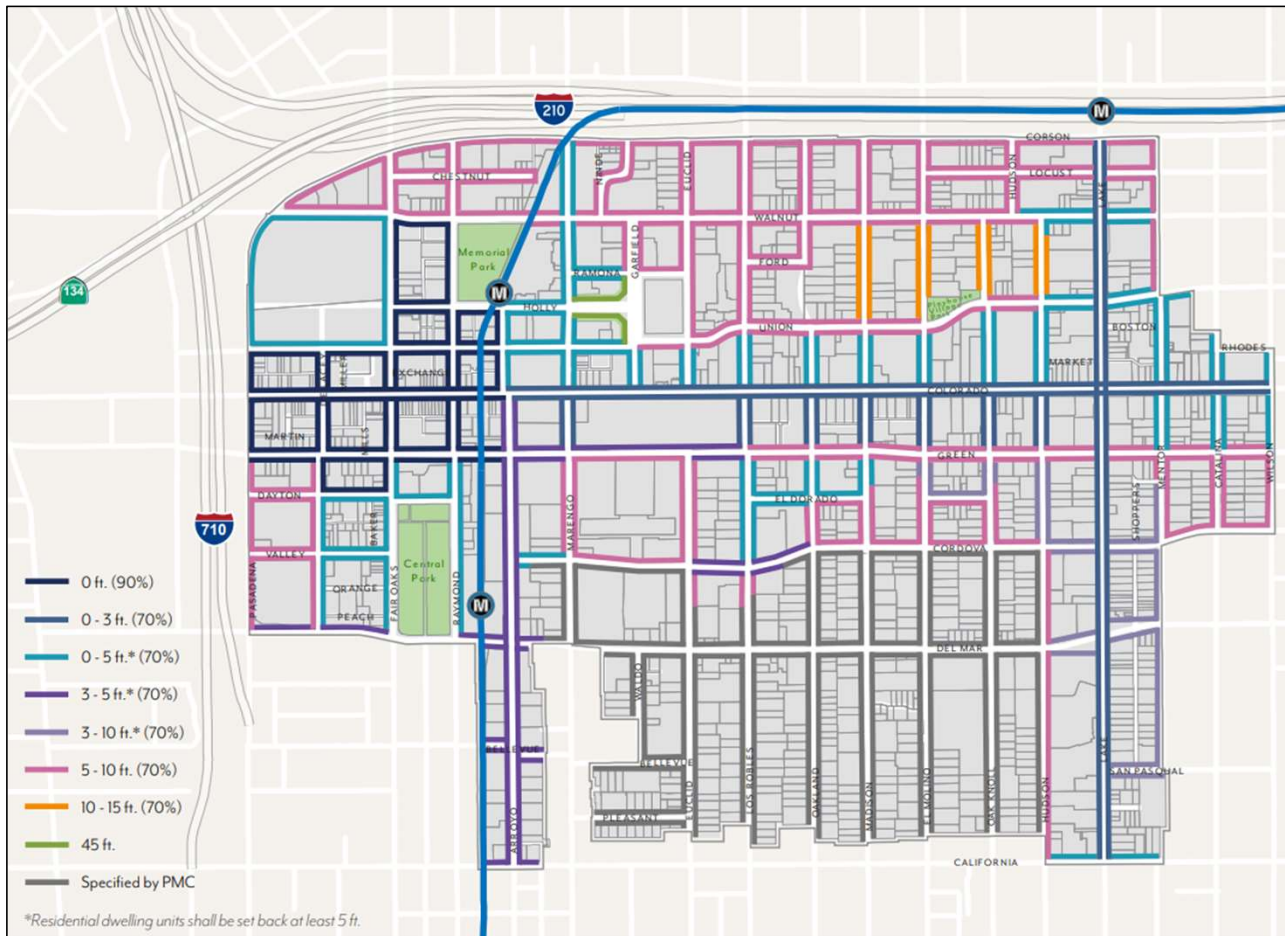
— Increase in height  
— Decrease in height

# Specific Plan Recommended Objective Standards



- Currently there are development standards & design guidelines that are subjective
- **Recommended Plan:**
  - Similar to other recently adopted specific plans, Central District plan includes objective standards that are form-based
  - Design guidelines are now objective design standards
  - Unique to Central District plan, new provisions were included that encourage new development to incorporate traditional architectural elements found in many of Old Pasadena buildings

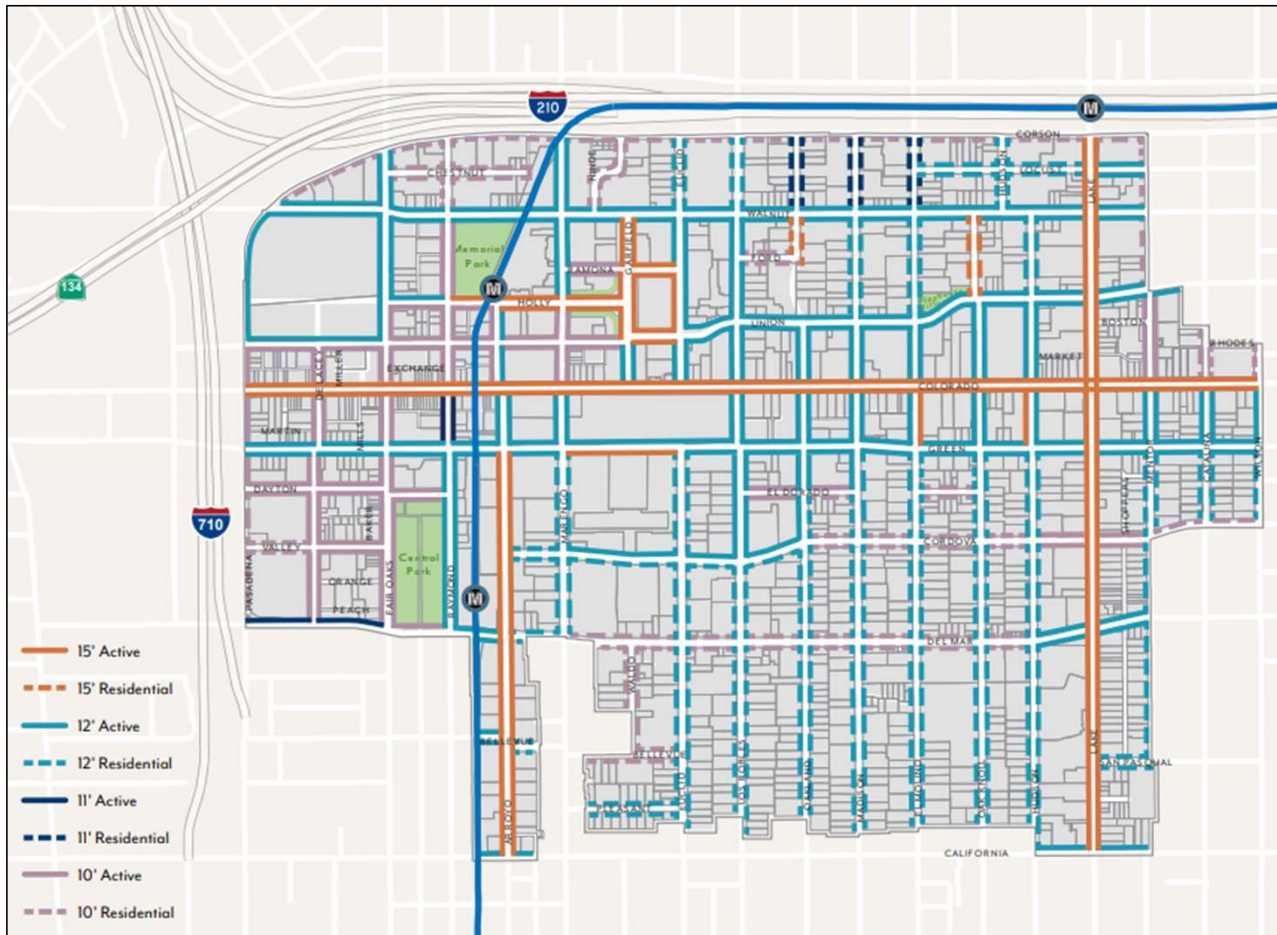
# Specific Plan Recommended Building Setbacks



Recommended Building Setback Map for Central District

- Currently a 0 ft setback is required for commercial & mixed-use buildings
- Buildings must be at the property line within Old Pasadena, Playhouse Village & Lake Ave
- **Recommended Plan:**
  - Establishes a minimum 5 to 10 ft setback range for most of the plan area
  - Old Pasadena is the only area that requires buildings to be at the property line
  - For the remainder of Colorado Blvd & all of Lake Ave, a setback range of 0 to 3 ft will be allowed

# Specific Plan Recommended Sidewalk Widths



Recommended Minimum Sidewalk Widths Map for Central District

- Currently only certain streets have minimum sidewalk width standards
- **Recommended Plan:**
  - Establishes minimum sidewalk widths for the entire plan area
  - Sidewalk widths will increase for a majority of the area; there will be no decreases
  - No changes proposed for Colorado Blvd, Lake Ave & historic areas (e.g., Old Pasadena)
  - Similar to other recently adopted specific plans, public street trees & parkway provisions are included



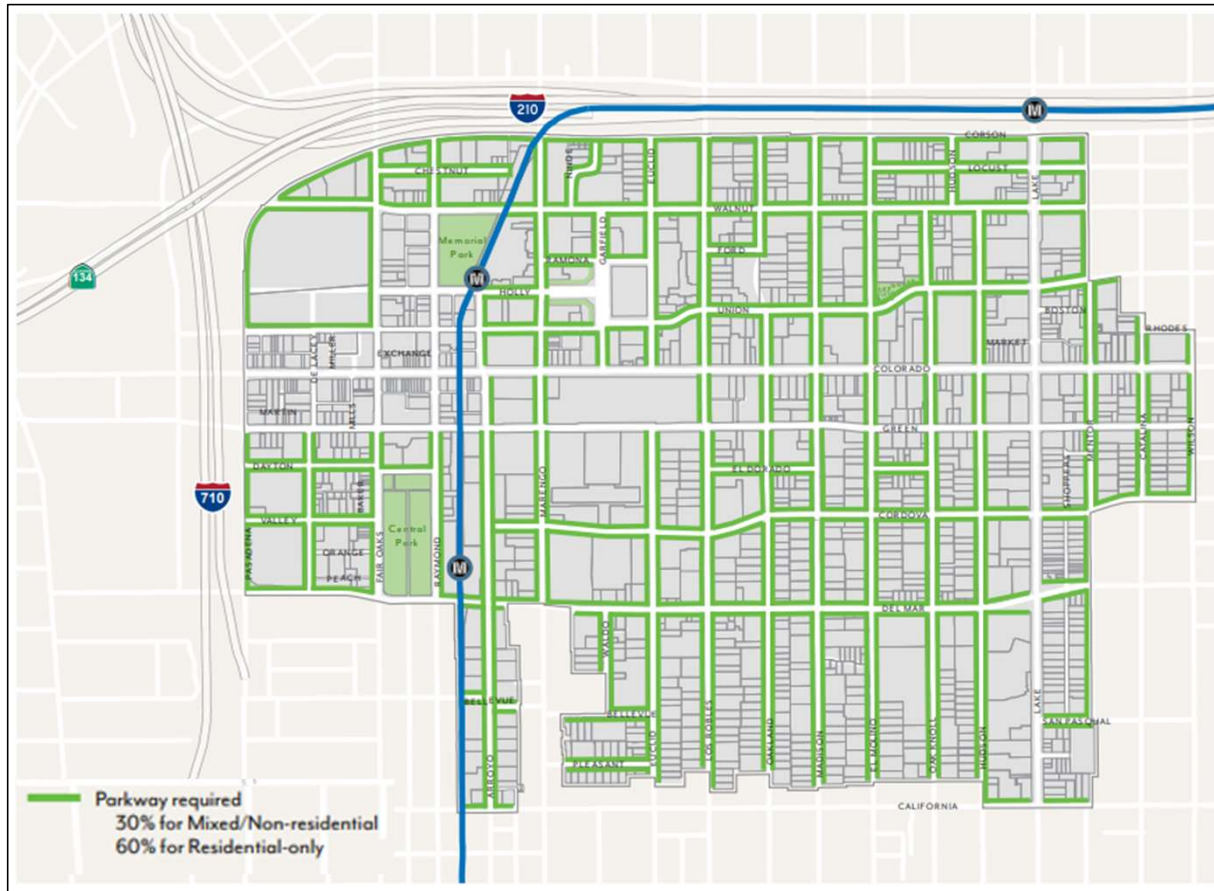
## Specific Plan Recommended Sidewalk Zones



*Cross-section of Sidewalk Zones*

- **Amenity Zone:** portion of the sidewalk directly adjacent to the street & typically includes parkways, street trees, street lights, street furniture, bicycle parking, bus shelters, utilities
- **Walk Zone:** portion of the sidewalk dedicated to pedestrian travel
- **Building Frontage Zone:** portion of the sidewalk adjacent to private property and allows for outdoor furniture & shade structures (applicable to sidewalks with a minimum of 11 ft)

# Specific Plan Recommended Parkway & Street Trees



Recommended Parkway Map for Central District

- Currently there are no requirements
- **Recommended Plan:**
  - Requires landscaped parkways & street trees
  - Street trees planted every 30 ft & may be planted within parkways or tree wells
  - Other provisions, such as tree species, well dimensions & root zone volume, are included



London Plane trees at 700 Union St

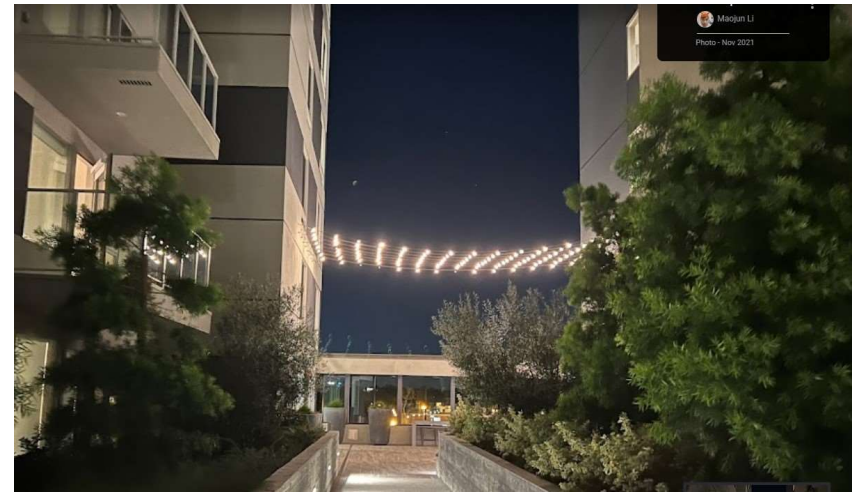
## Types of Open Space Requirements in the Specific Plan



- **Private Open Space** adjoin a dwelling unit & are reserved for the exclusive use of the resident & guests (e.g. patios, balconies)
- **Common Open Space** are usable spaces shared among tenants of a building (e.g. courtyards, pool areas, lounges, community kitchens, gyms)
- **Publicly Accessible Open Space** are privately owned but open to the public (e.g. plazas, pocket parks, paseo)

# Open Space Requirements for Residential Uses

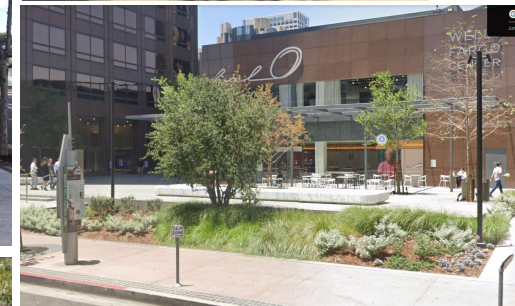
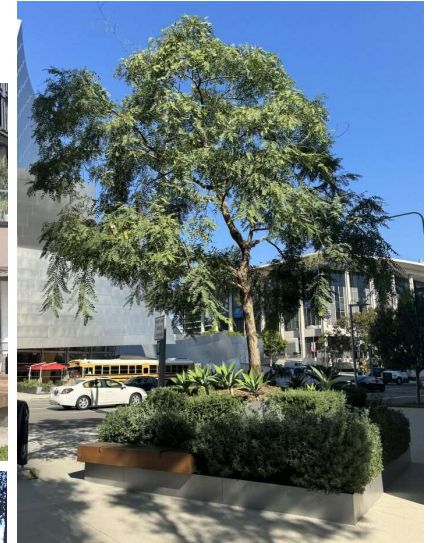
- Currently private & common open space requirements differ between residential & mixed-use projects
- **Recommended Plan:**
  - Amount of open space is based on number of bedrooms per unit instead of project type
  - Majority of the open space must be outdoor common open space that is landscaped
  - A minimum of one 24-inch box tree (or 1 tree / 500 sf of outdoor common open space) is required; 50% must be shade trees
  - Required trees on the ground floor cannot be in pots



*Examples of mid-sized planters with trees that will grow into shade trees*

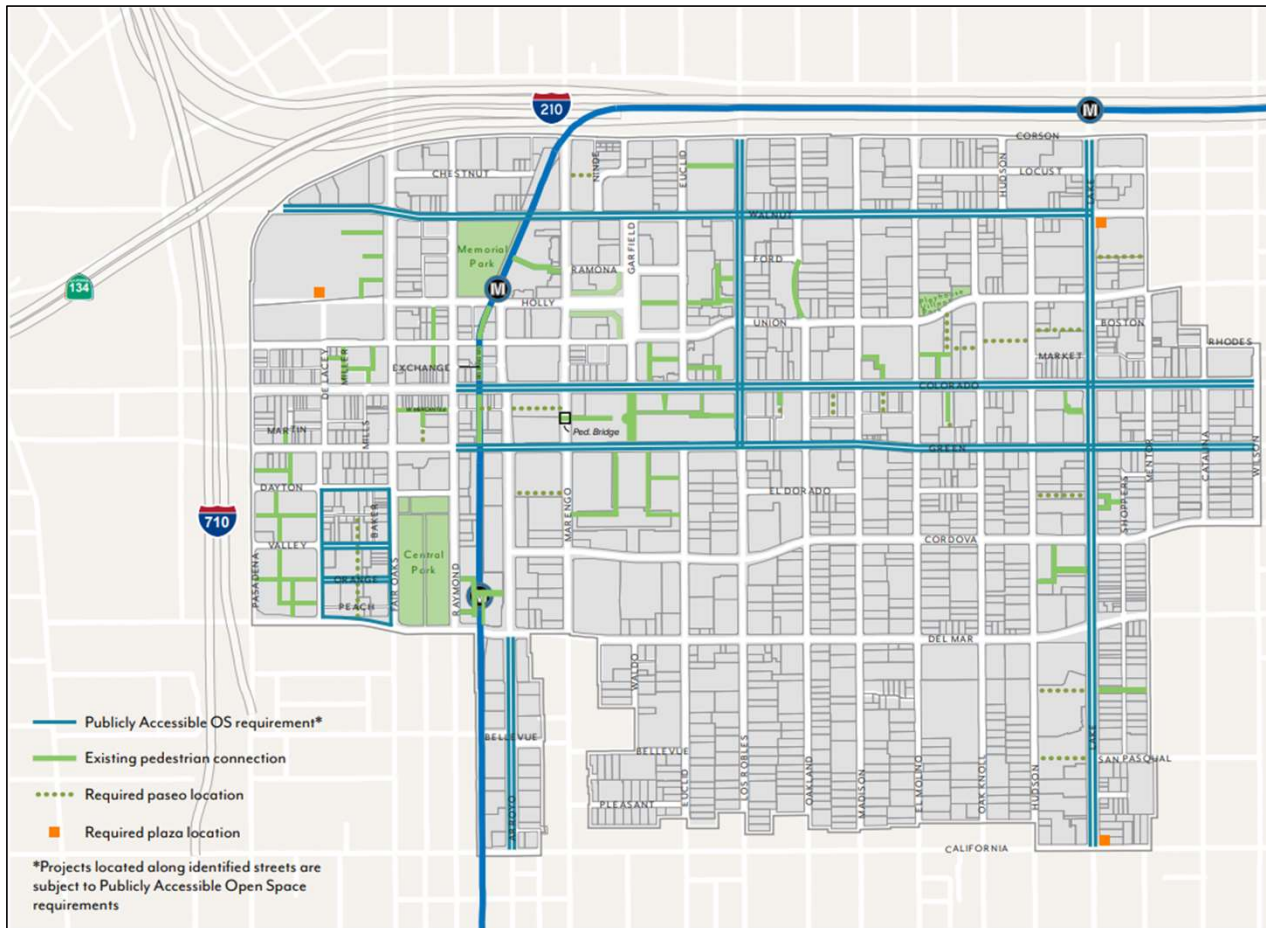
# Open Space Requirements for Commercial Uses

- Currently there are no requirements
- **Recommended Plan:**
  - Commercial projects over 40,000 sf will be required to provide common open space for tenants
  - Amount of common open space is based on project size
  - Majority of the common open space must be outdoors & landscaped
  - A minimum of one 24-inch box tree (or 1 tree / 500 sf of outdoor common open space) is required; 50% must be shade trees
  - Required trees on the ground floor cannot be in pots



*Examples of mid-sized planters & sloped areas with trees that will grow into shade trees*

# Publicly Accessible Open Space (PAOS)



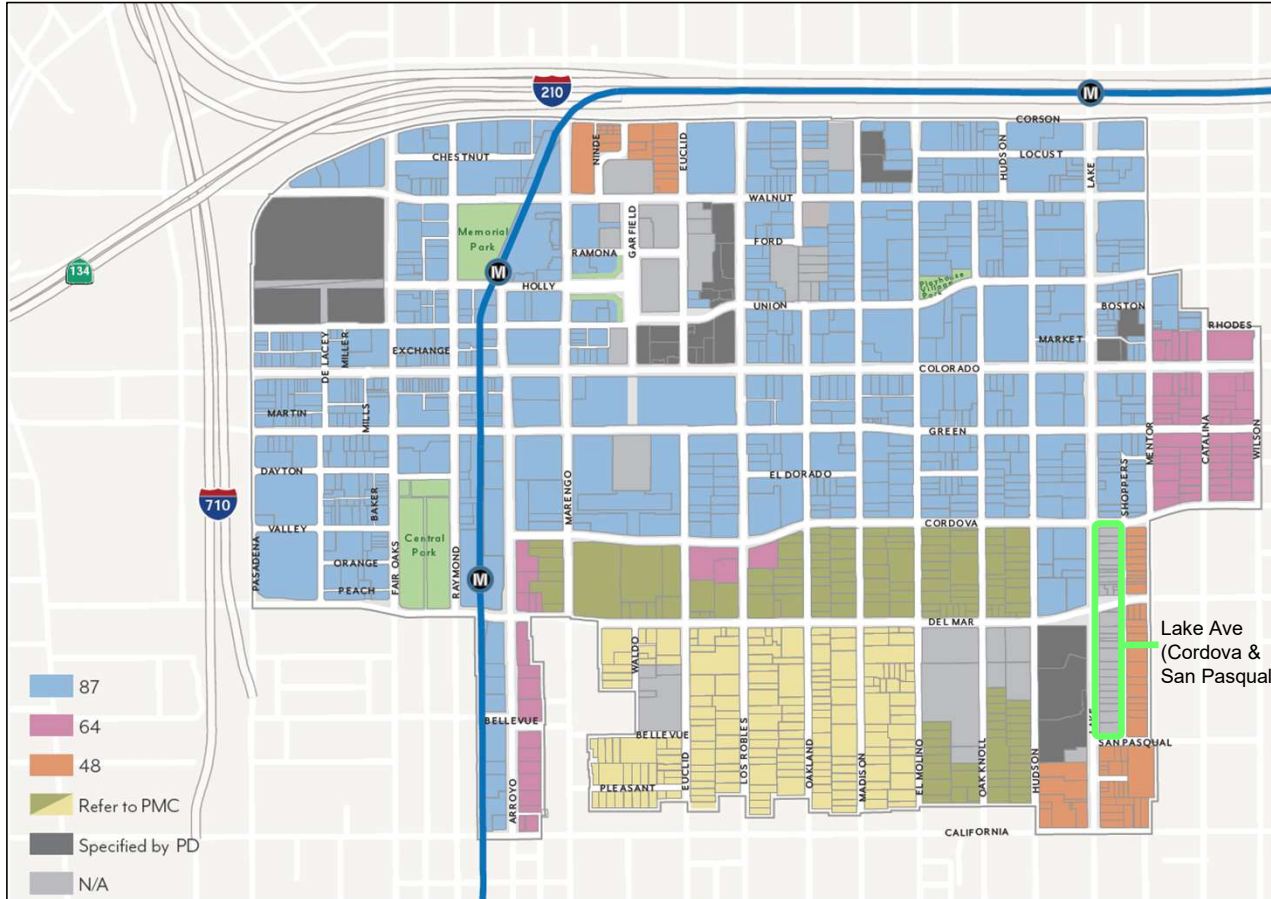
- Currently there are no requirements
- **Recommended Plan:**
  - Projects over 80,000 sf on selected corridors are required to provide PAOS (e.g. courtyard, plaza, or paseo)
  - Amount of PAOS is based on project size
  - Landscape standards & trees planted in the ground
  - Standards may be modified through the Design Review process, similar to other recently adopted specific plans

Recommended PAOS Map for Central District

# PLANNING COMMISSION RECOMMENDATION



# Allow Residential Uses on Upper Floors on South Lake Ave

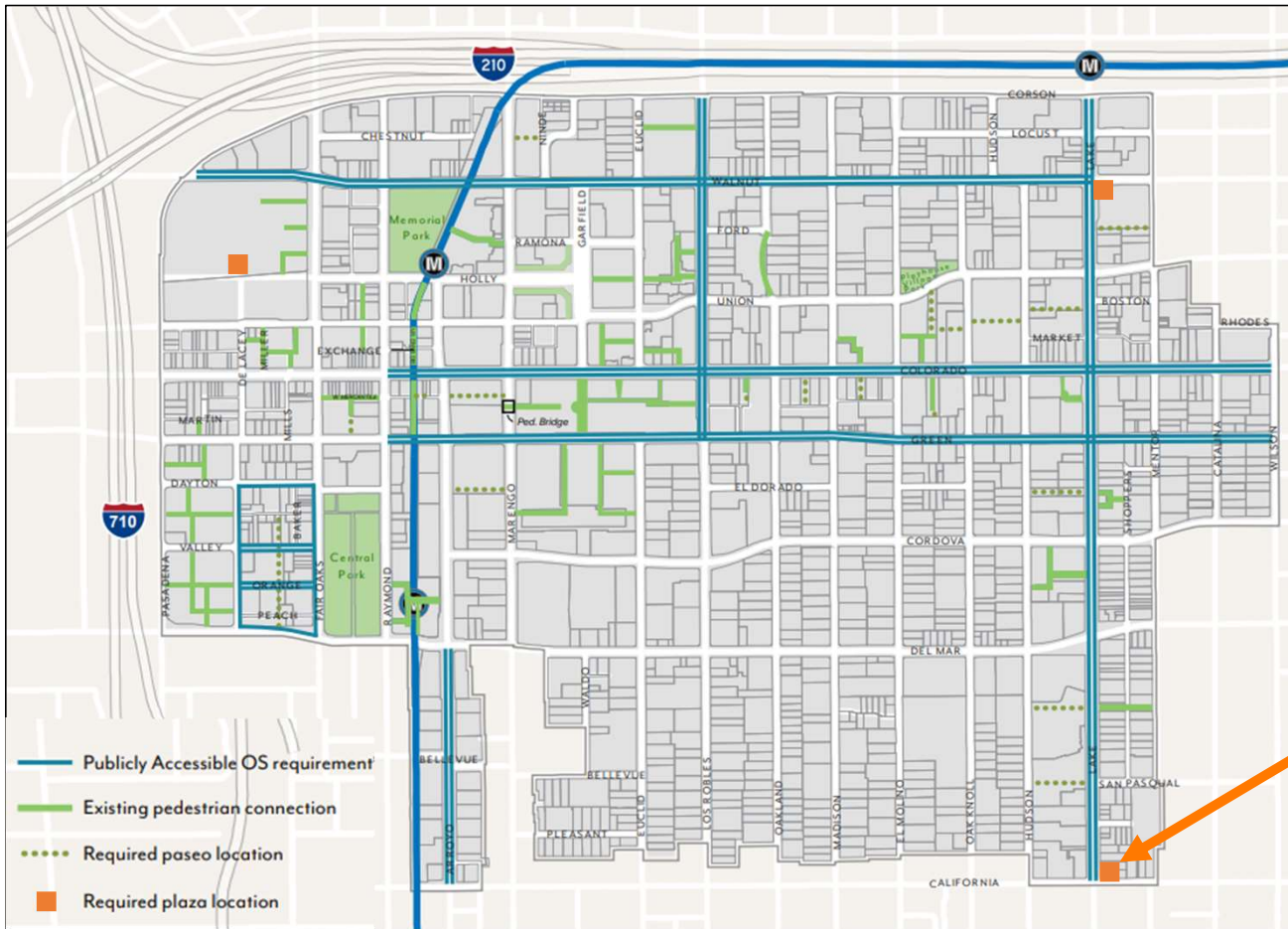


- **Recommended Plan:**

- Kept this area commercial-only as designated by the General Plan.
- South Lake Ave is an important commercial corridor that provides services & employment opportunities.
- Additional housing opportunities are provided on Lake Ave, north of Green St, near the transit station.
- Retains housing in areas currently designated by the General Plan.

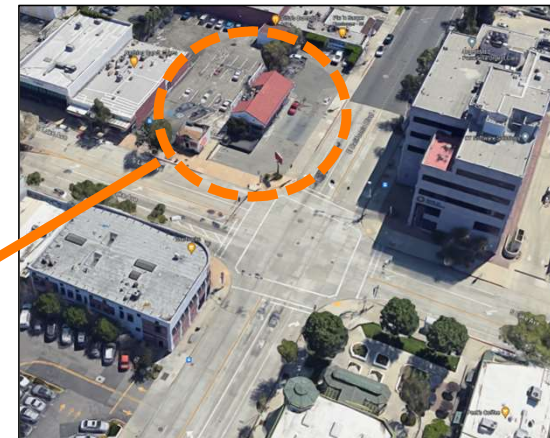


# Remove Plaza Requirement on Lake Ave + California Blvd



The requirement for a new plaza at this location was kept in the recommended CDSP:

- Placemaking opportunity & gateway into South Lake Ave.
- Create synergy with existing plazas at the southern corner intersections.



## Add New Action Item to Create Chief of Placemaking

- Add an implementation task, under “Infrastructure, Mobility, and Sustainability” for the creation of an interdepartmental team led by a ‘Chief of Placemaking’, appointed by the City Manager, to manage, facilitate, and coordinate activities in the Central District area to create great places, in coordination with the appropriate Business Improvement Districts, property owners, and other stakeholders, including Pasadena Heritage and the Complete Streets Coalition. Also included in this task, the City Manager shall, within one year of the adoption of the CDSP, prepare a budget proposal for initial funding of the improvements within the Plan.

This recommendation was not incorporated into the CDSP for the following reason:

- Establishment of an interdepartmental team and budget programming are staffing and policy decisions under the purview of the City Council and City Manger.

# ENVIRONMENTAL DETERMINATION



## Addendum to the General Plan EIR

- Addressed potential site-specific environmental impacts associated with the update to the CDSP Area.
- The CDSP Addendum determined that potential environmental impacts associated with the CDSP Update were within the scope of the GP EIR:
  - Addendum provides only minor changes and additions to the GP EIR.
  - No new significant environmental impacts that were not discussed in the GP EIR would occur.
  - No new mitigation measures are required.

# STAFF RECOMMENDATION



## Staff Recommendation

It is recommended that the City Council:

- (1) **Adopt** the Addendum to the 2015 Pasadena General Plan Environmental Impact Report (EIR) and find that the Addendum properly discloses only minor technical changes or additions to the EIR, and none of the conditions triggering a subsequent or supplemental EIR are present, as set forth in State CEQA Guidelines Section 15164;
- (2) **Make** the Findings for Approval for the General Plan Land Use Map Amendment, Specific Plan Amendment, Zoning Map Amendment, and Zoning Text Amendment;
- (3) **Adopt** a resolution approving the General Plan Land Use Map Amendment;
- (4) **Adopt** a resolution approving the recommended Central District Specific Plan; and
- (5) **Direct** the City Attorney to prepare an ordinance for the Zoning Map and Zoning Text Amendments within 120 days consistent with the provisions set forth herein.

**THANK YOU**



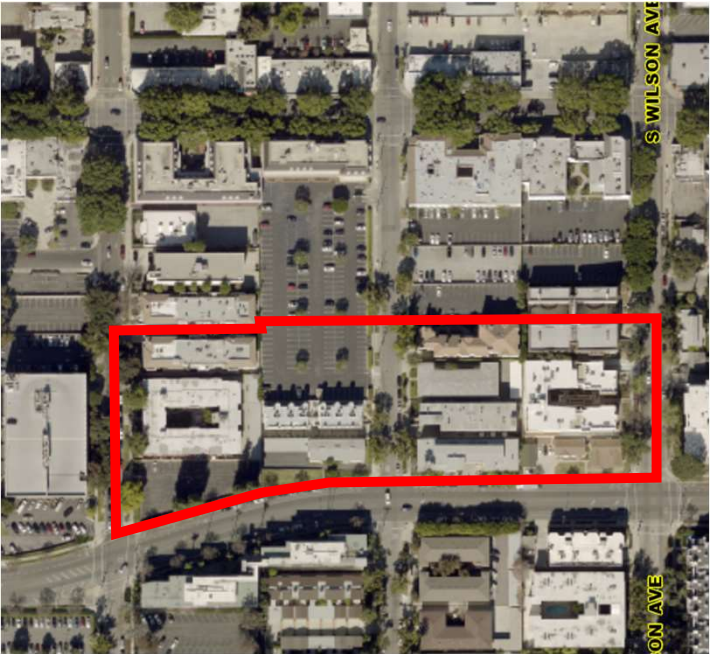
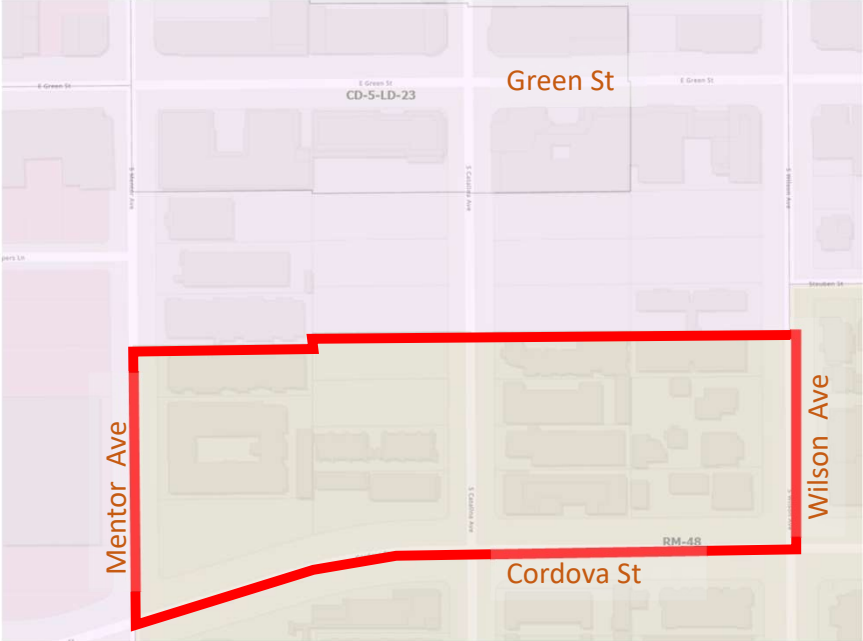
# PLAN BOUNDARY





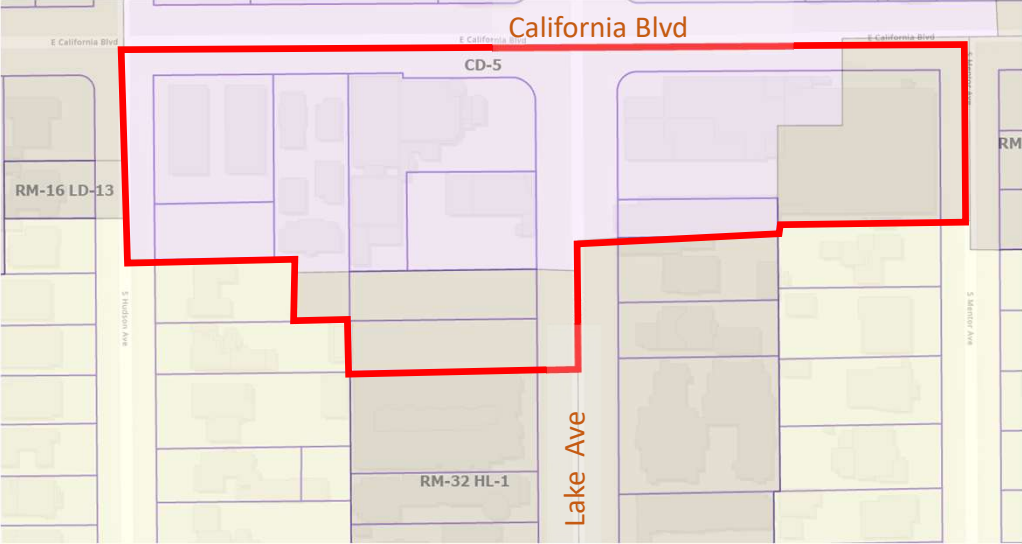
# Plan Boundary Changes

Added parcels between Mentor and Wilson Ave, north of Cordova St into the CDSP  
Zone change from RM-48 (residential) to CD-MU-N (mixed-use) with density of 64 du/ac



# Plan Boundary Changes

Removed the area south of California Blvd, near Lake Ave from the CDSP  
Zone change from CD-5 (16 du/ac) to CL-2 (16 du/ac)



# PLANNING BACKGROUND



# Engagement Process to Update the Central District Specific Plan

2009 to 2015: General Plan Update

2018: Open Houses

2018: Community Pop-Up Event

2019: Student Youth Summit

2018 to 2020: Community Workshops

2021: Design Commission

2021: District-Wide Community Webinar

2021 to 2023: Planning Commission

- December 8, 2021 – preliminary draft plan
- June 22, 2022 – revised draft plan
- February 22, 2023 – draft proposed plan
- June 28, 2023 – proposed plan



Round 3 Workshop - Virtual Open House Website



Youth Summit



Playhouse District Block Party

# Background Work Overview

The following background work informed the process and concepts for the Specific Plan:

## Existing Conditions Analyses

- Land Use and Urban Design existing conditions analysis
- Assessment of pedestrian experience
- Sustainability Recommendations Report
- Open space analysis of 18 recent developments

## Market & Feasibility Testing

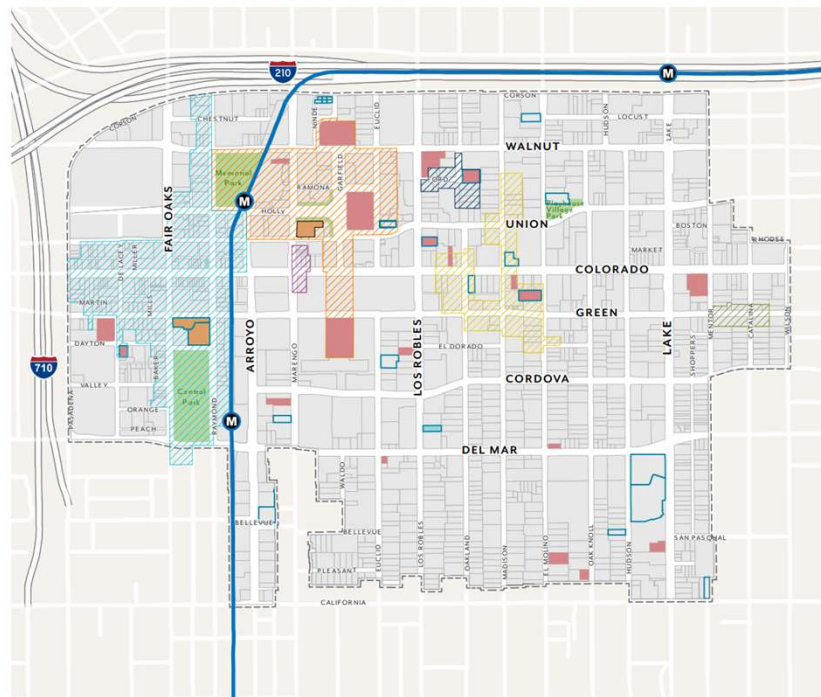
- Market analysis for retail, office, flex, and multi-family residential
- Proforma testing
- Physical feasibility testing of development standards

## Consultations & Focus Groups

- Focus groups with developers and architects
- Zoning staff focus group
- Conversations with property owners, business owners, and real estate brokers

# Historic Resources within Central District

Map 2.1-2: Central District Specific Plan Area Historic Resources



- National Register Individual Property
- Landmark Buildings
- Greene and Greene
- Historic Monuments
- Old Pasadena Historic District
- Pasadena Civic Center Historic District
- Civic Center Financial Historic District
- Pasadena Playhouse Historic District
- Ford Place Historic District
- Green Street Village Landmark District

- M Metro A Line Station
- Metro A Line

Note: Map 2.1-2 and Table 2.1-1 do not include a comprehensive list of historic resources and landmarks. Additional resources such as historic signage and non-designated eligible properties can be found through the City's Historic Preservation Program and the California Historical Resources Inventory Database.

Added 2 newly designated historic resources & referenced the City's Historic Preservation Program to incorporate Planning Commission recommendation

Table 2.1-1: Central District Specific Plan Area Historic Resources

National Register Individual Properties	Landmark Buildings	Historic and Landmark Districts
Bullock's Pasadena 401-415 S Lake Ave	The Brookmore Hotel 189 N Marengo Ave	Old Pasadena Historic District
Colonial Court 291-301 N Garfield Ave	Casa Del Mar Apts 306 S El Molino Ave	Pasadena Civic Center Historic District
First Trust Building 595 E Colorado Blvd	Pasadena City Hall 100 N Garfield Ave	Civic Center Financial Historic District
Home Laundry 432 S Arroyo Pkwy	Pasadena Civic Auditorium 300 E Green St	Pasadena Playhouse Historic District
Lukens House 267 N El Molino Ave	Constance Hotel 928 E Colorado Blvd	Ford Place Historic District
Mentor Court 937 E California Blvd	Cornish Manor Court 500 S El Molino Ave	Green Street Village Landmark District
Miss Othra's School For Girls 154 S Euclid Ave	Engine Company #54 541 S Oak Knoll Ave	
Old Fellows Temple 122 N El Molino Ave	First Congregational Church 464 E Walnut St	
Rose Court 455 S Hudson Ave	Friend Paper Company 100 W Green St	
Singer Building 16 S Oakland Ave	Della Allen House 324 S Euclid Ave	
Stoutenburgh House 255 S Marengo Ave	Hotel Livingstone 139 S Los Robles Ave	
Town House Apts 80 N Euclid Ave	Central Library 285 E Walnut St	
Hotel Green <sup>1</sup> 99 S Raymond Ave, 50 E Green St	Monticello Manor 221 S Marengo Ave	
Edmund Blinn House* 160 N Oakland Ave	United Artists Theater 600 E Colorado Blvd	
Friendship Baptist Church* 80 W Dayton St	<b>Harry Fitzgerald Building</b> 489 E Colorado Blvd	
Grace Nicholson Bldg** 46 N Los Robles Ave	<b>I. Magnin &amp; Co Building</b> 475 S Lake Avenue	
Pasadena Playhouse* 39 S El Molino Ave		
	<b>Greene &amp; Greene</b>	
	Ernest Smith House <sup>1</sup> 272 S Los Robles Ave	
	Kinney-Kendall Building 65-65 E Colorado Blvd	
	<b>Historic Monument</b>	
	Pasadena YWCA 78 N Marengo Ave	

<sup>1</sup>Also designated as a Landmark Building

<sup>2</sup>Also designated as a National Register Individual Property

<sup>3</sup>Also designated as a Historic Monument

# Central District Goals + Policies

## 3.2 Goals & Policies

The Goals and Policies in this section provide policy direction for implementing the Plan's vision and achieving the desired outcomes based on community input and General Plan guidance. Goals and policies also provide guidance to decision makers such as City staff, City Commissions, or City Council when reviewing development projects, and they can also help support grant funding efforts to supplement the City budget for public improvement projects.

The CDSP includes goals and policies that are applicable to the entire plan area and the ten subareas, as shown in Map 3.2-1. Goals and policies for the plan area are organized by topic:

- » Public Realm
- » Development & Design
- » Historic Identity
- » Economic Development
- » Subareas



**A walkable place** is also an accessible place, meaning people of various abilities and ages can safely navigate the pedestrian network. Everyone in Pasadena is a pedestrian, including people walking, running, or using a wheelchair or other mobility device. It includes people going to work and school, jogging, shopping, catching the bus, or walking to their car. The term “walking” – as used in this document – includes all these forms of travel, for all purposes, and by all people.

Incorporates the 2004 Design Guidelines as goals, policies, objective design standards & action items

### DEVELOPMENT & DESIGN

**Goal 5.** Complementary building forms that fit the scale of the neighborhood, respect historic resources, and support a vibrant, walkable district.



Ground floor facade transparency complements architectural design and contributes to a pedestrian-friendly area

#### Policies:

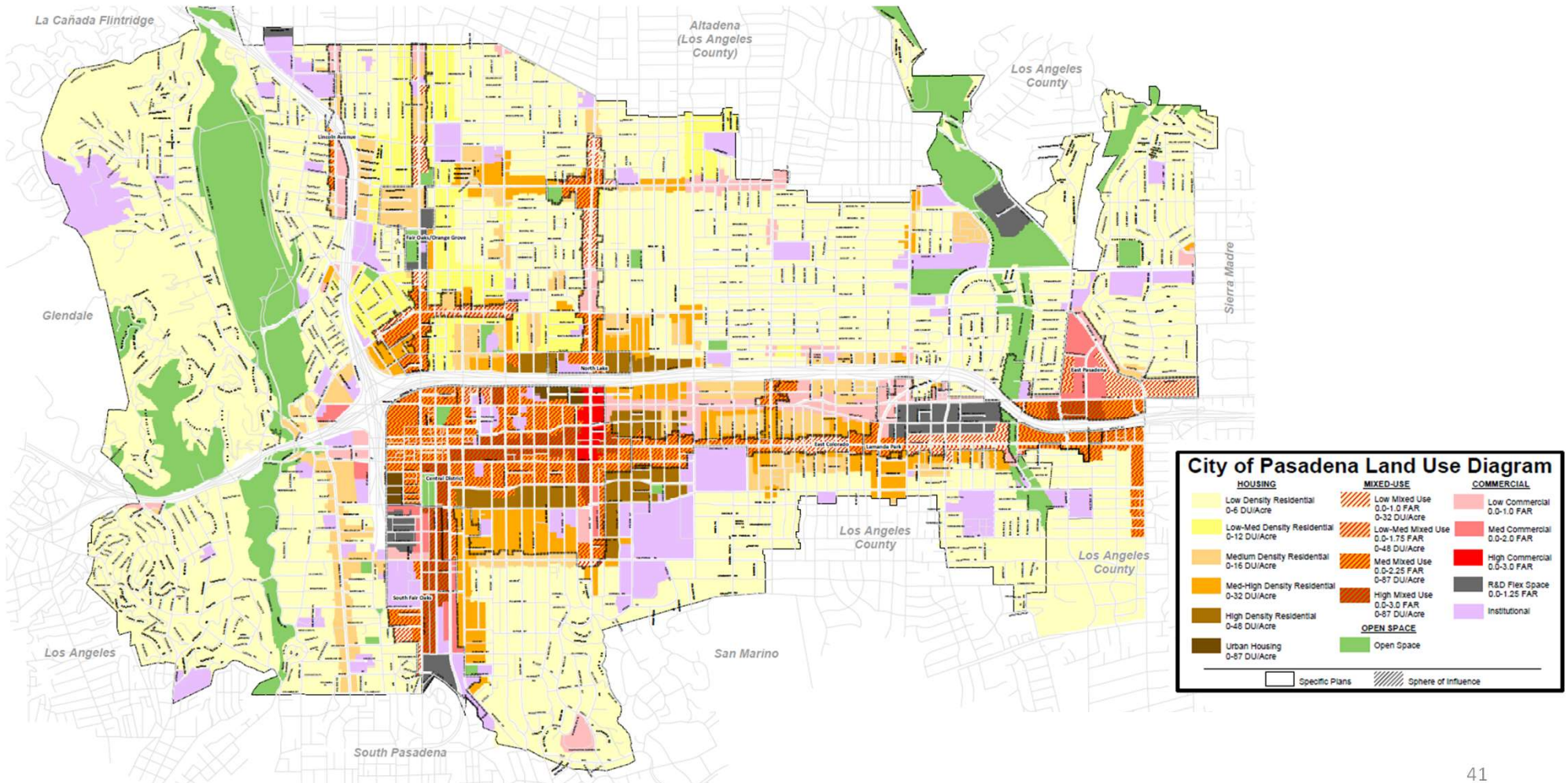
- 5.a. **Transit-oriented Development.** Promote higher density, transit-oriented development surrounding the three Metro A Line stations, supported by multi-modal linkages, and pedestrian and open space amenities.
- 5.b. **Architectural Diversity.** Allow for a range of architectural styles and forms that provide visual interest and quality design through flexible massing and facade standards.
- 5.c. **Scaled Transitions.** Provide upper floor setbacks where new development is adjacent to lower density residential districts and historic resources, and where development fronts Green Street to accommodate mature tree canopies.
- 5.d. **Modulated Forms.** Shape three-dimensional development that adds richness through simple yet varied masses, including modulated sub-volumes and creative contemporary architecture.
- 5.e. **Varied Rooflines.** Design roof silhouettes that complement the composition of the building and add favorably to the District's skyline.
- 5.f. **Articulated Facades.** Use a variety of horizontal and vertical articulations to avoid monotony while creating visual interest and shadow lines.
- 5.g. **Transparency.** Require facade transparency, particularly on the ground floor, that improves architectural design and connection to the street, and restrict the use of blank walls in new development.
- 5.h. **Materials.** Use durable, high-quality that exhibit a sense of permanence on all sides of a building, but particularly at the street level and entrances.
- 5.i. **Loading, Storage, and Utilities.** Locate service areas away from public streets and residential neighborhoods, as far as feasible.

# DEVELOPMENT STANDARDS & COMPARISON MAPS





# 2015 General Plan Land Use Diagram

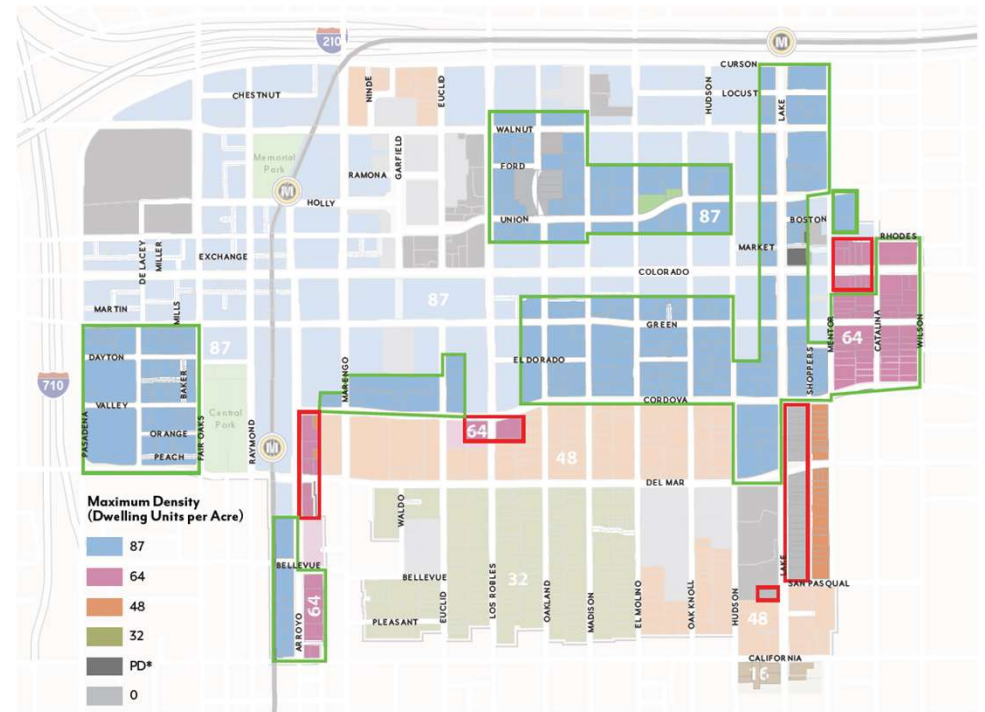


# Residential Density (DU/AC)

## 2004 CDSP

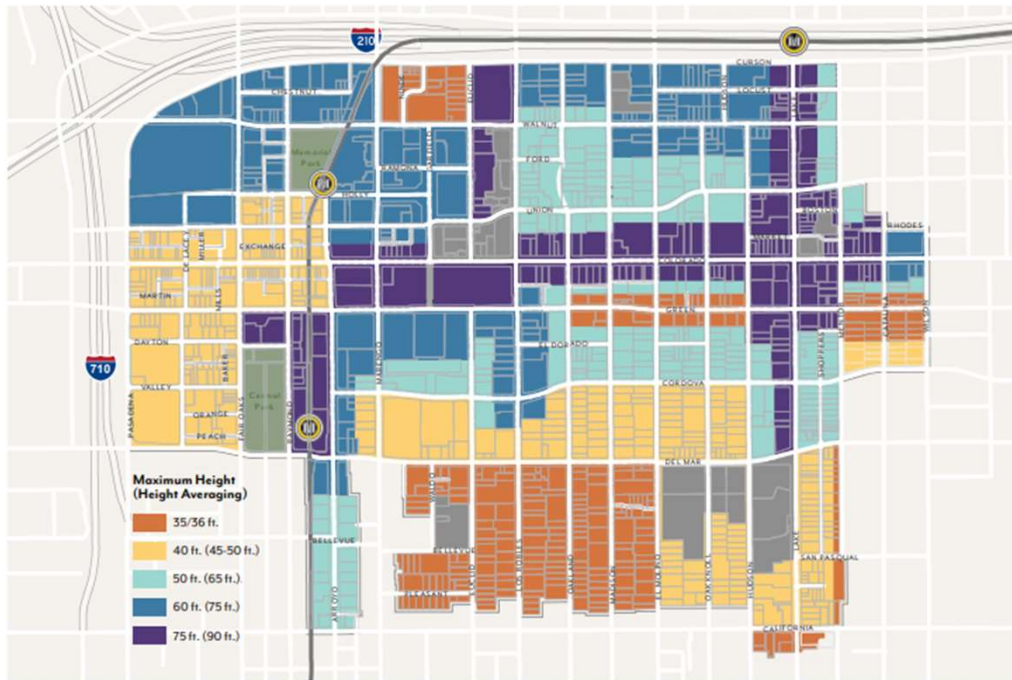


## Recommended CDSP

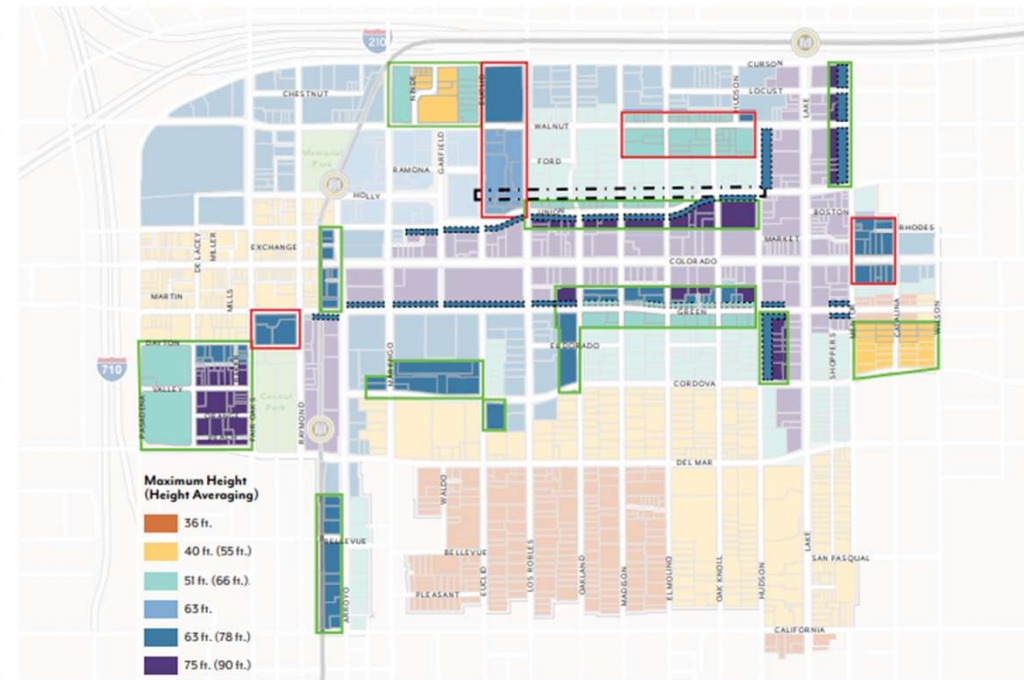


# Building Height

## 2004 CDSP

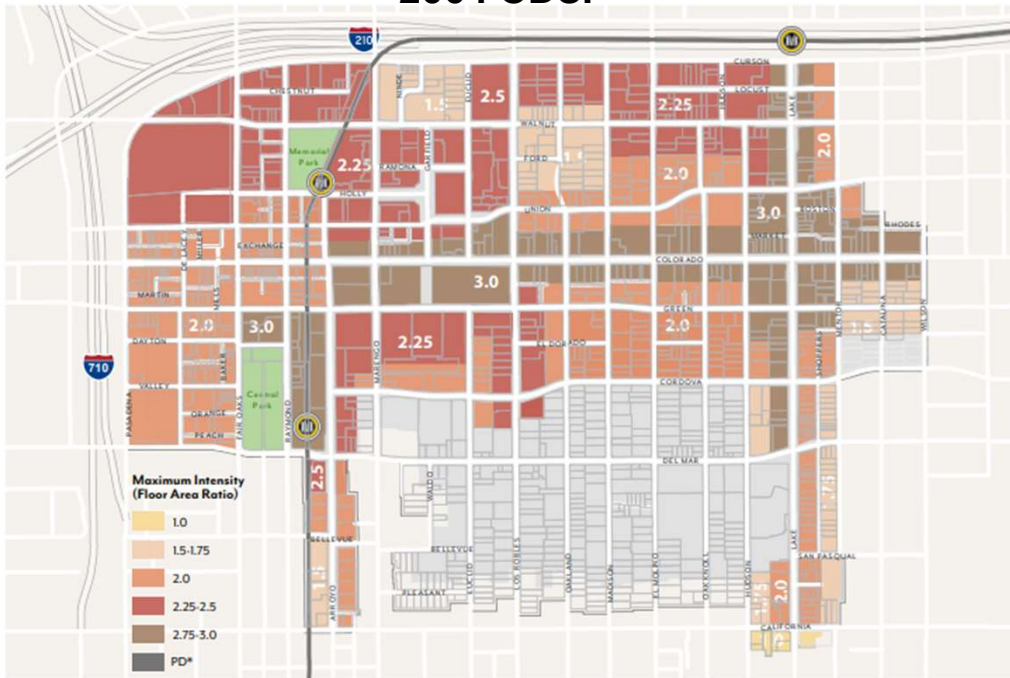


## Recommended CDSP

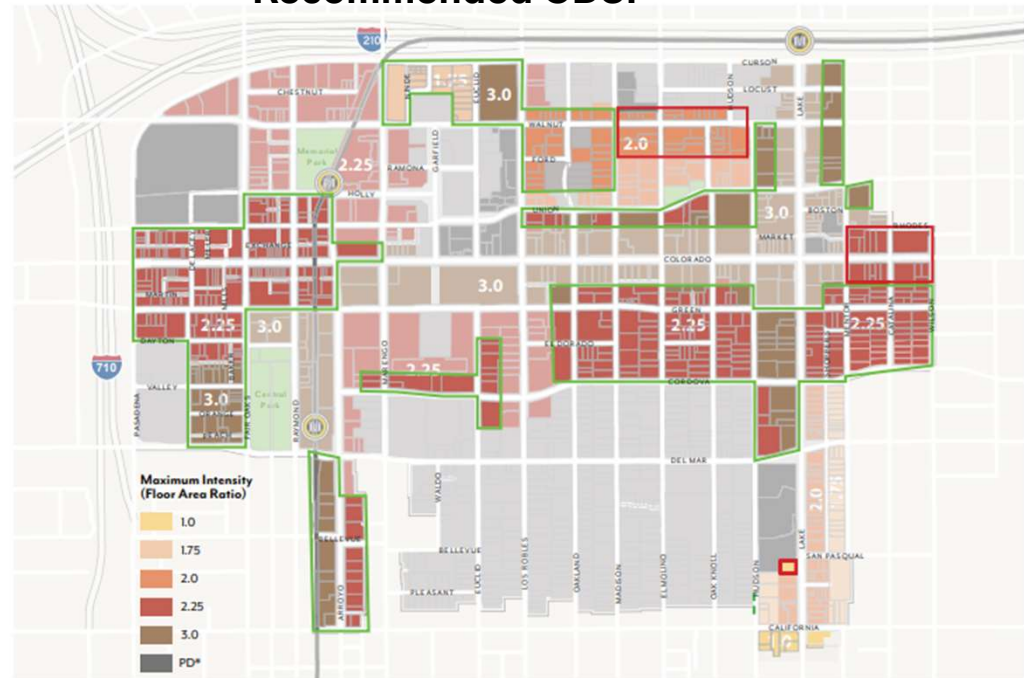


# Floor Area Ratio (FAR)

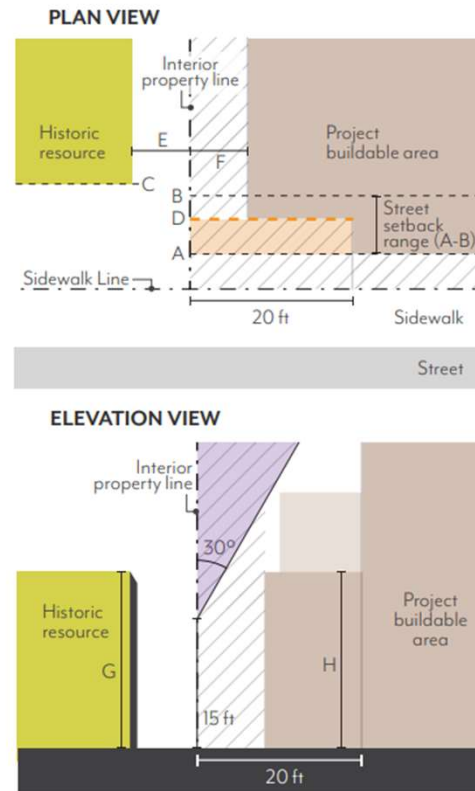
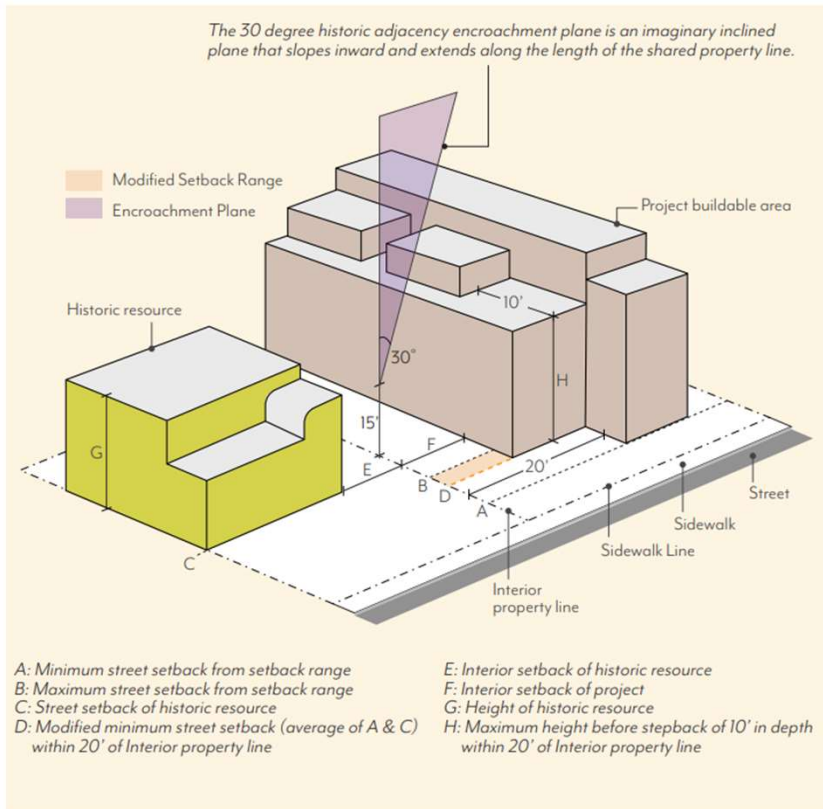
2004 CDSP



Recommended CDSP



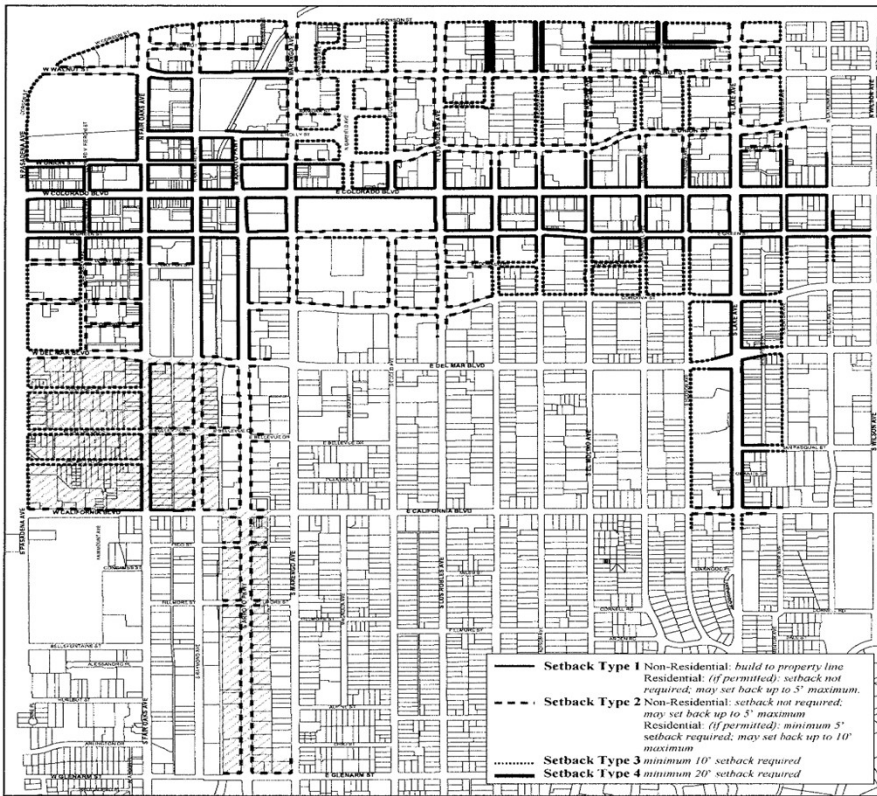
# Historic Adjacency Standards



- Projects on parcel(s) with a historic resource are subject to review for consistency with the Secretary of the Interior's Standards
- Projects sharing a property line with a designated historic resource are subject to historic adjacency standards:
  - Street Setbacks
  - Interior Setbacks
  - Streetwall Height
  - Interior Stepbacks

# Building Setbacks

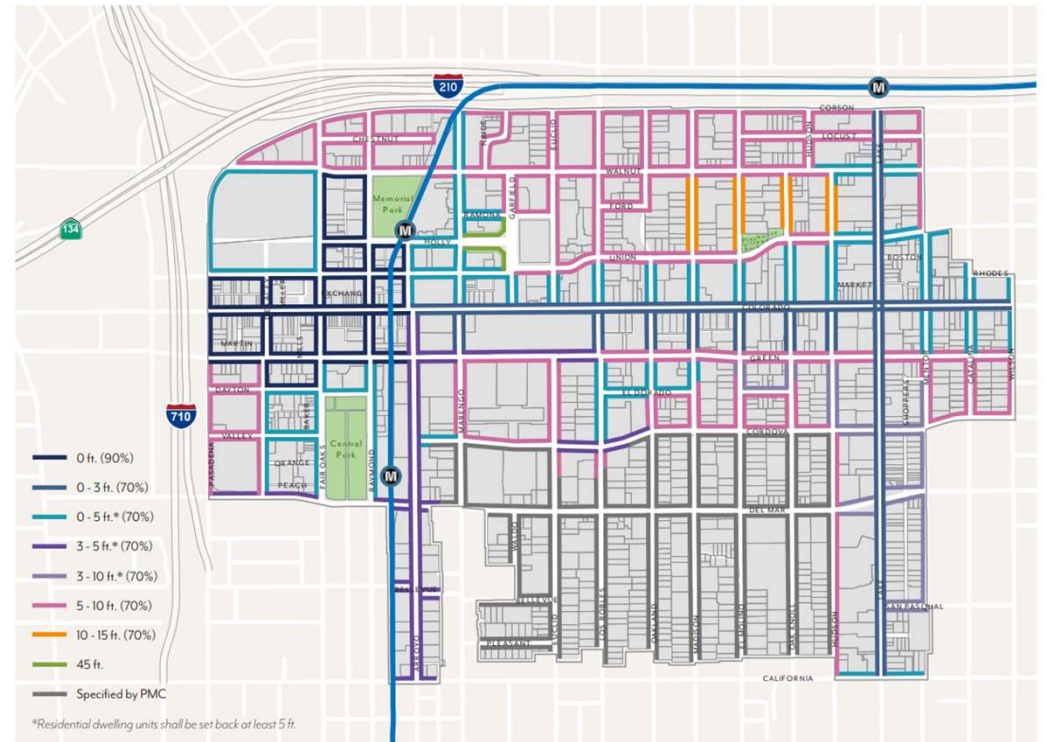
## 2004 CDSP



As of November 19, 2022, per Ordinance No 7405, these areas are in the South Fair Oaks Specific Plan

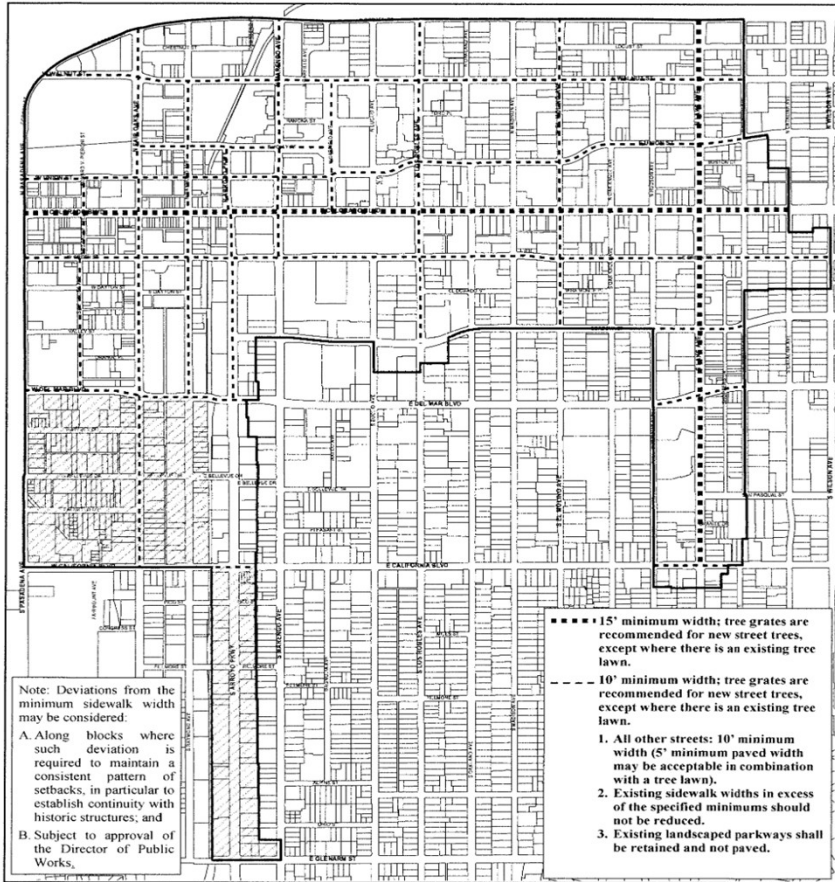
## Recommended CDSP

Map 6.1-4: Street Setbacks



# Sidewalk Widths

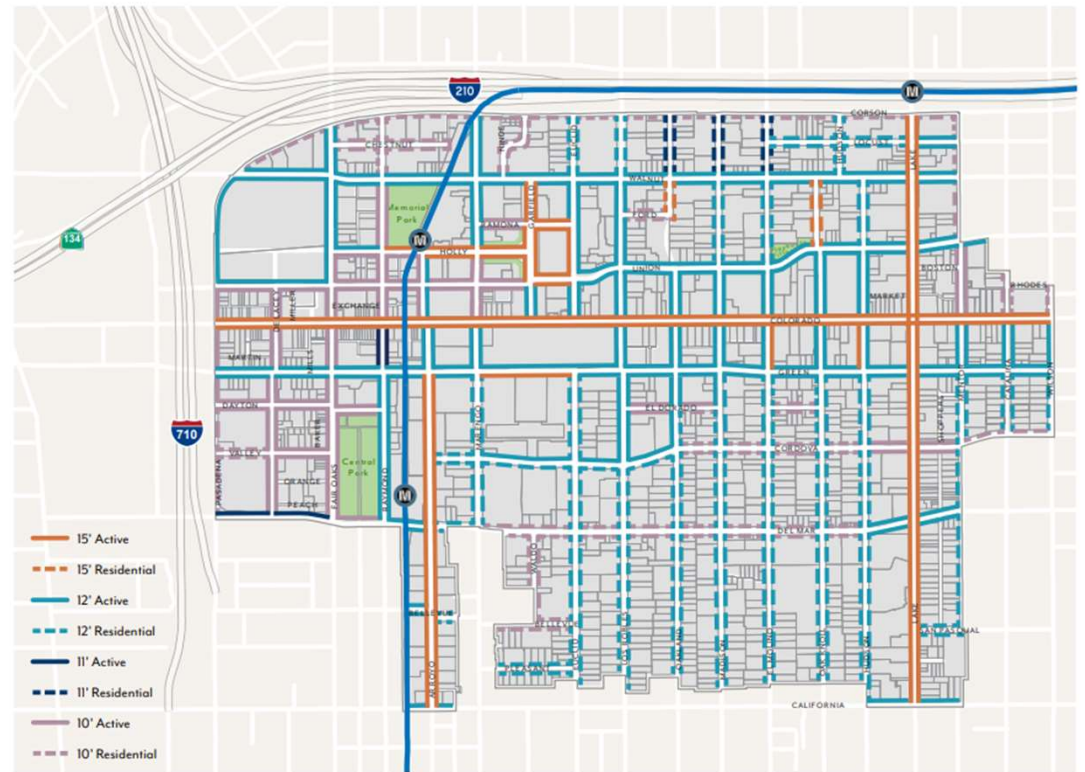
## 2004 CDSP



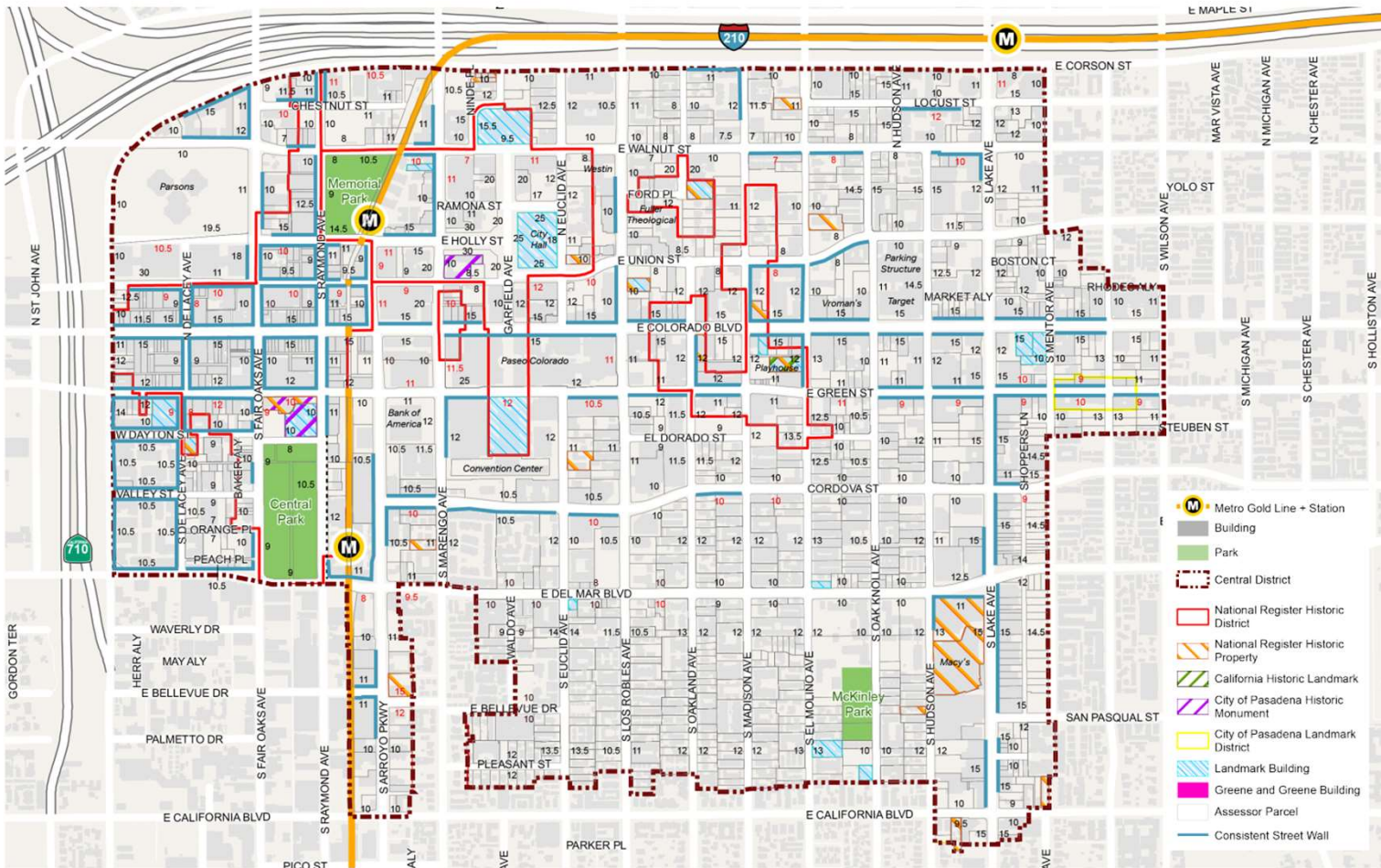
As of November 19, 2022, per Ordinance No 7405, these areas are in the South Fair Oaks Specific Plan

## Recommended CDSP

Map 5.1-I: Sidewalk Widths



# Current Sidewalk Widths





# Vehicular Parking Standards

- No additional parking for projects within designated historic resources or changes of use in structures built before 1970
- Less parking is required for certain uses to allow businesses to be interchangeable (e.g. Playhouse Village)
- Design standards on vehicle access, parking layout, & design of structures were added to incorporate feedback from the Planning Commission

Table 6.4-1: Minimum Parking by Land Use

Use Classification <sup>1</sup>	Number of Spaces	Exceptions	Other Exceptions
Residential	≤1-bed: 1 per unit ≥2-bed: 1.5 per unit Guest: 1 per 10 units	Guest parking may be shared with commercial parking in mixed-use projects <sup>2</sup>	No new parking required for: • Projects within designated historic resources (excluding additions) • Changes of use in structures built prior to 1970
Live/Work Units	1.5 per unit		
Recreation, Education & Public Assembly	PMC 17.46.040		
Commercial Entertainment	2 per 1,000 sf	No parking required for: • First 5,000 sf of a project, and • First 500 sf of outdoor dining per tenant	
Office, Professional & Business Support			
Retail Sales, including Restaurants			
Services, excluding Lodging			
Lodging	0.5 per room	No parking required for first 15,000 sf of banquet space	
Industry, Manufacturing & Processing	2 per 1,000 sf		
Transportation, Communications & Utility	PMC 17.46.040		

<sup>1</sup>Use classifications correspond to general use categories in Table 4.3-1. The number of spaces listed shall apply to all uses listed in these categories, with the exception of uses where the parking requirement is lower per PMC 17.46.040.

<sup>2</sup>No shared parking agreement is required; each guest space shall count as 1 commercial space.

# Ground Floor Frontage Types & Standards

Map 6.2-1: Ground Floor Frontage Types

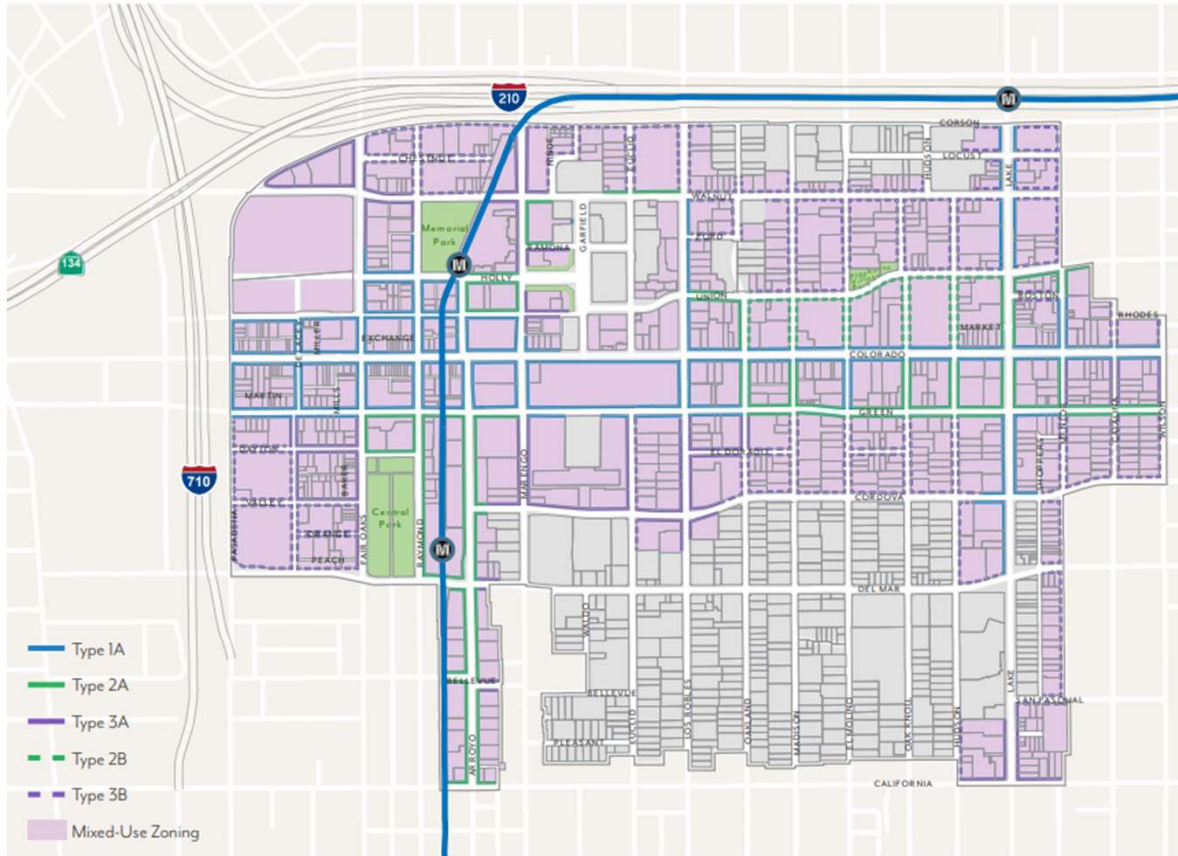
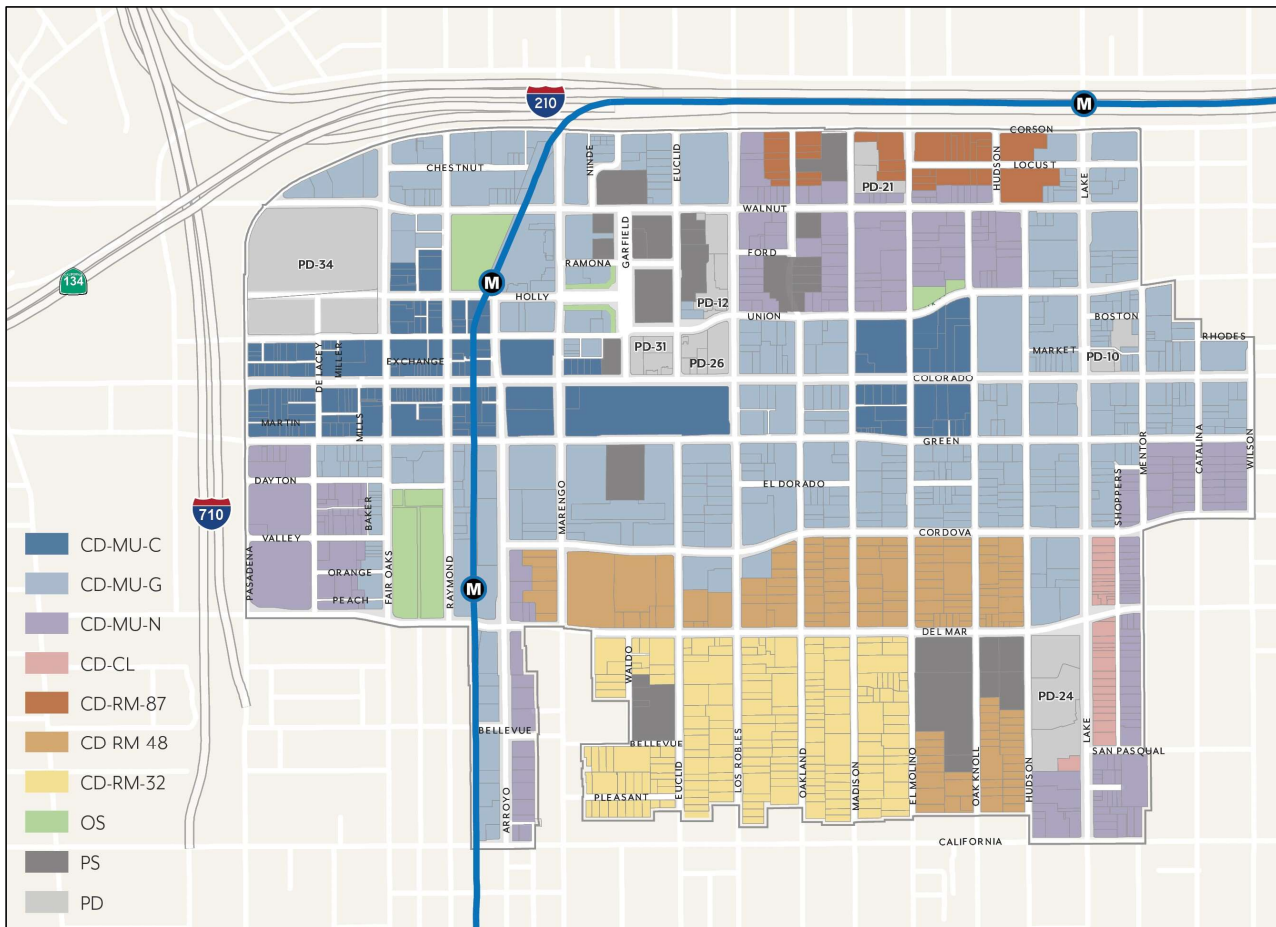


Table 6.2-1: Allowable Ground Floor Building Frontages in Mixed-Use Zones

Type	Commercial Uses	Residential Common Space	Residential Dwelling Units
1A	80% minimum	20% maximum	Prohibited within 35 feet of sidewalk line
2A	20% minimum	80% maximum	
3A	Allowed, no percentage requirements		
2B	20% minimum	80% maximum	
3B	Allowed, no percentage requirements		

- Currently the ground floor frontage is defined as 50 ft from the property line
- **Recommended Plan:**
  - Reduce the amount of ground floor frontage to 35 ft from 50 ft
  - Allows space on the ground floor for other uses to be located in the back of the building in addition to pedestrian-oriented ones fronting the street

# Land Use by Zoning District

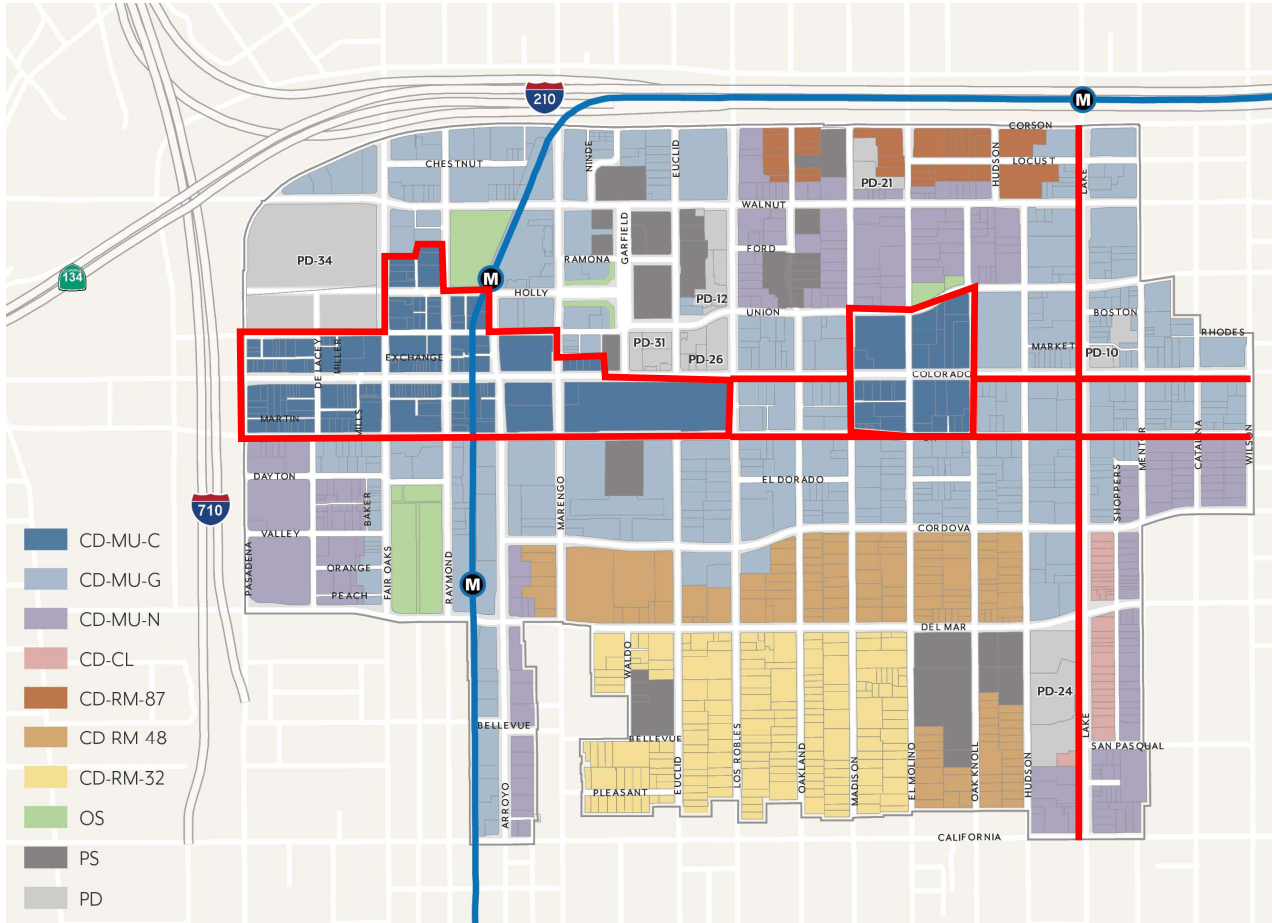


Recommended Zoning District Map for Central District

- Currently there is a requirement for pedestrian-oriented uses on the ground floor along major corridors.
- **Recommended Plan:**
  - Expands the types of allowable uses on the ground floor for most of the mixed-use areas.
  - Old Pasadena, Playhouse Village & South Lake are districts which require pedestrian-oriented uses on the ground floor (e.g., shops, restaurants, personal services).

# Office + Life Sciences

Map 4.2-1: Zoning Districts



## Key Regulations:

	CD-CL (South Lake)	CD-MU-C (Old Pasadena & Playhouse Village)	CD-MU-G	CD-MU-N
<b>Office</b>	Not w/in 35' of building frontage		Permitted	
<b>R&amp;D Office</b>	Not w/in 35' of building frontage		Permitted	
<b>R&amp;D Non- Office</b>	Not Permitted		Not w/in 35' of building frontage on Colorado, Green & Lake; otherwise permitted	

Note: frontage depth reduced from 50' to 35'

## ECSP – Reduction in Open Space for Life Sciences

- Research & Development (office/non-office) may reduce Common OS & PAOS area requirements by a maximum of 50%, subject to review and approval of Design Commission
- 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.

# PUBLIC REALM



# Street Trees

## 5.2.2 STREET TREES

- A. **Species.**<sup>1</sup> Street tree species shall be selected according to the Master Street Tree Plan at the discretion of the Director of Public Works. Trees may be planted within parkways or tree wells.
- B. **Spacing.** Street trees shall be planted at a spacing of one per 30 feet. Exceptions can be made by the Director of Public Works due to conflicts with street lights, bus shelters, utility boxes, other street amenities or species type. Closer spacing is encouraged where feasible/when appropriate for a particular tree type.
- C. **Well Dimension.** Tree well width shall be equivalent to the required Amenity Zone, minus the 6-inch width required for the curb.
  - 1. If a paved buffer zone is required due to adjacent street parking, the tree well width may be reduced to accommodate this buffer strip. The minimum length of a tree well shall be 6 feet.
  - 2. Street trees planted within tree wells must be installed according to the Department of Public Works Tree Planting in Tree Well Standard Plan.
- D. **Well Frames.** Tree well frames, or tree grates, may be installed according to the Department of Public Works Tree Well Frame Installation Standard.
- E. **Expanded Root Zone Cell.** Each street tree shall be provided with an uncompacted root zone volume of 800 cubic feet minimum. The root zone volume depth shall be 2 feet minimum and 3 feet maximum.
  - 1. Where this root zone volume cannot be provided within the parkway area, an expanded root zone cell volume shall be provided below adjacent pavement using a strategy such as structural soil or a suspended pavement system to provide an uncompacted soil area suitable for tree root growth.
  - 2. The root zone volume per tree requirement may be reduced by 10 percent where two or more trees share a contiguous root zone cell.
- F. **Maintenance.** All street trees shall be maintained by the Department of Public Works.

### IMPORTANCE OF STREET TREES

Street trees play an important role in keeping cities livable, sustainable and resilient. Trees improve air quality, increase urban biodiversity, and help reduce carbon emissions. In addition to environmental benefits, trees provide health, social, economic, and aesthetic benefits to communities. Requirements based on guidance from the City's Master Street Tree Plan will increase street tree coverage and require the preservation or introduction of certain tree species. In adherence with these street tree standards and guidelines, new development will contribute to an enhanced shade canopy that helps to reduce the urban heat island effect, decrease sidewalk temperatures, enhance pedestrian comfort, and improve the visual experience of the street.

<sup>1</sup> See **Appendix A.2 Design Guidance for Tree Selection** for detailed recommendations to better align Central District's street tree species with the vision, goals, and policies in this Specific Plan related to shade, climate resilience, stormwater capture, and supporting a vibrant public realm.

**OPEN SPACE**





# Common & Private Open Space

- Residential open space based on number of bedrooms, not units
- Create objective design standards for functional open space design
- Require different types of spaces
  - **Up to 40% Private:** balconies, patios
  - **At least 60% Common:** courtyards, pools, lounges, gyms

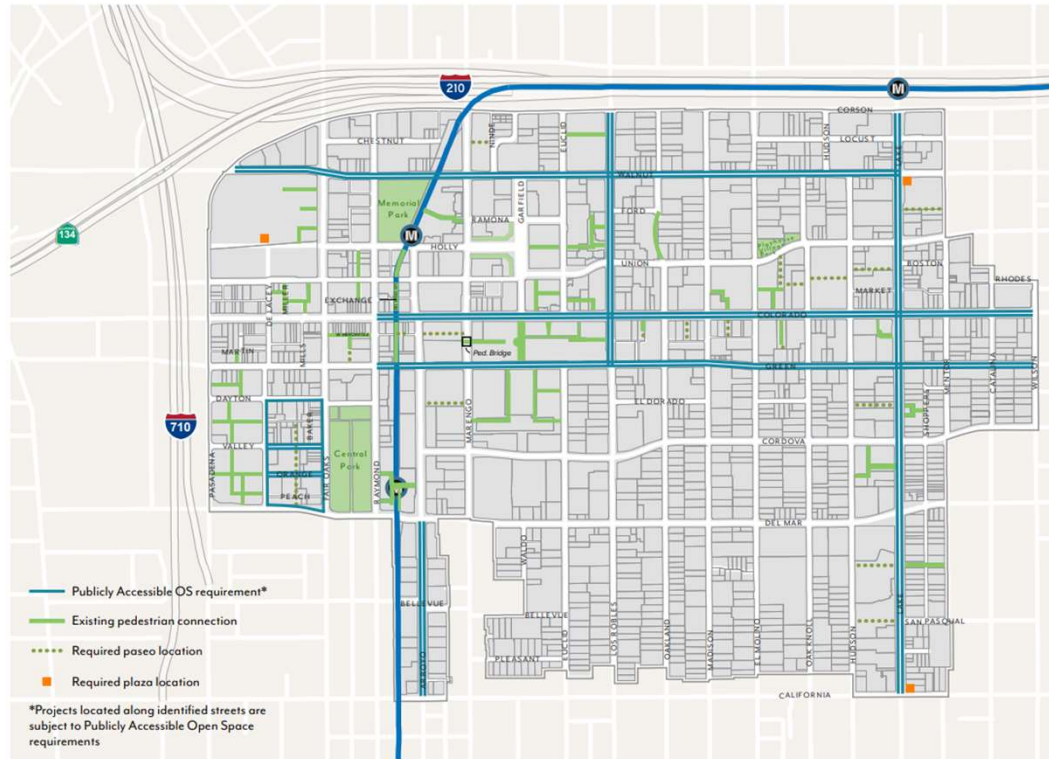
Residential Open Space by Unit Type:

	# of bedrooms			
	0	1	2	3+
Current	150 sq ft/unit to minimum 200 sq ft based on # of bedroom			
Recommended (per unit, sf)	200	225	250	275



# Publicly Accessible Open Space (PAOS)

Map 6.3-1: Publicly Accessible Open Space



Opportunity areas show a range of siting options and are not representative of the scale of open space required; see Sections 6.3.4 and 6.3.5 for minimum dimensions. Exact siting of paseos and plazas subject to the discretion of the Planning Director. Paseos shall satisfy the intent of through-block connectivity.

- Standard based on project size & location
- Type of space is based on location (e.g. plaza, paseo, courtyard)
- Design standards (e.g. minimum dimensions, access, signage, hardscape vs landscape, seating & trees)

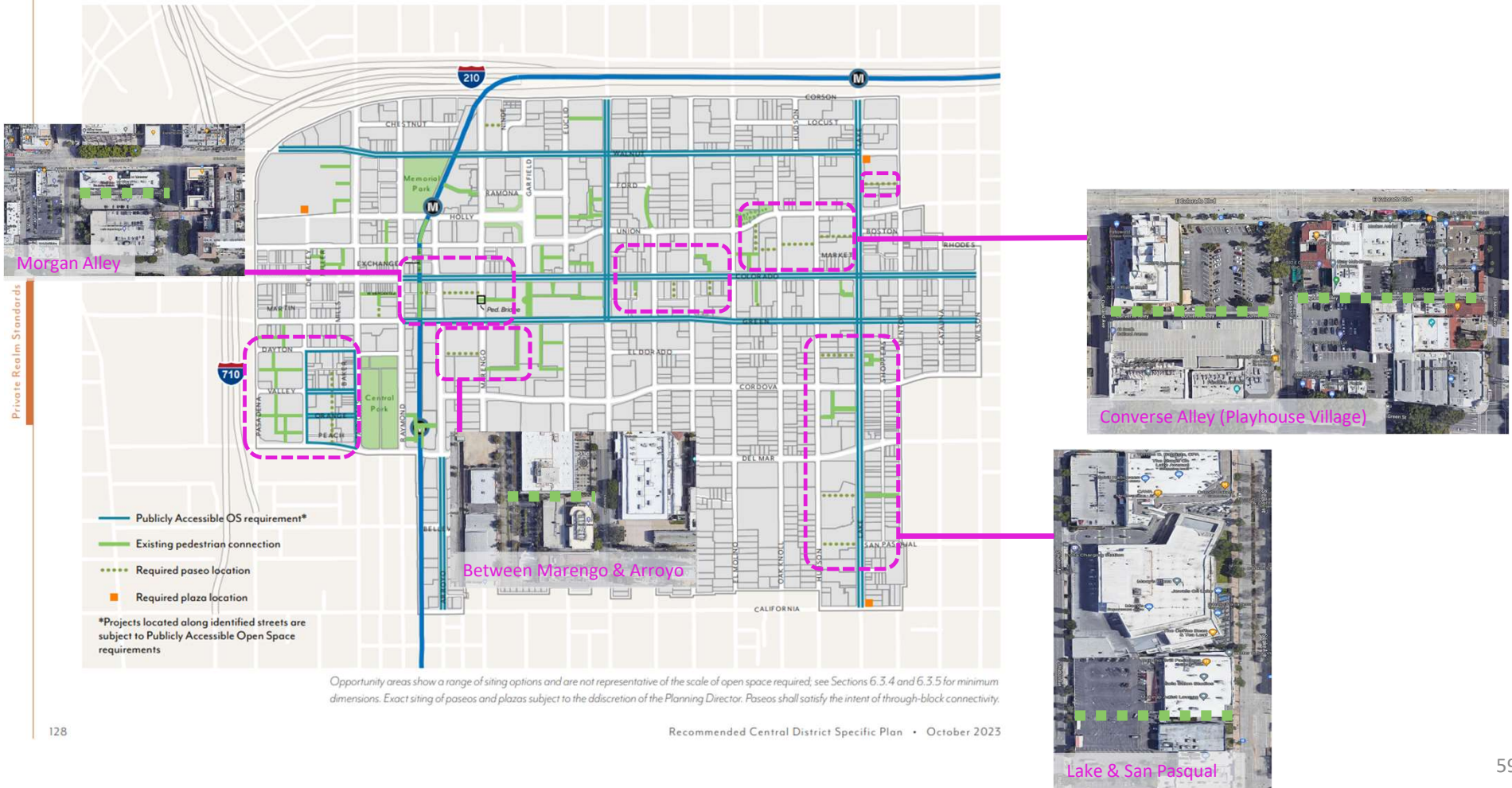
Table 6.3-2: Required Public Open Space by Project Size & Location

Project Size (GFA)	80,000-119,999 sq ft	120,000-159,999 sq ft	160,000-199,999 sq ft	200,000+ sq ft
Per Project, sq ft	2%	3%	4%	5%

Exception: Per 6.3.1.B, 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 shown in Map 6.3-1 shall provide a minimum of 400 square feet of PAOS as a corner plaza.

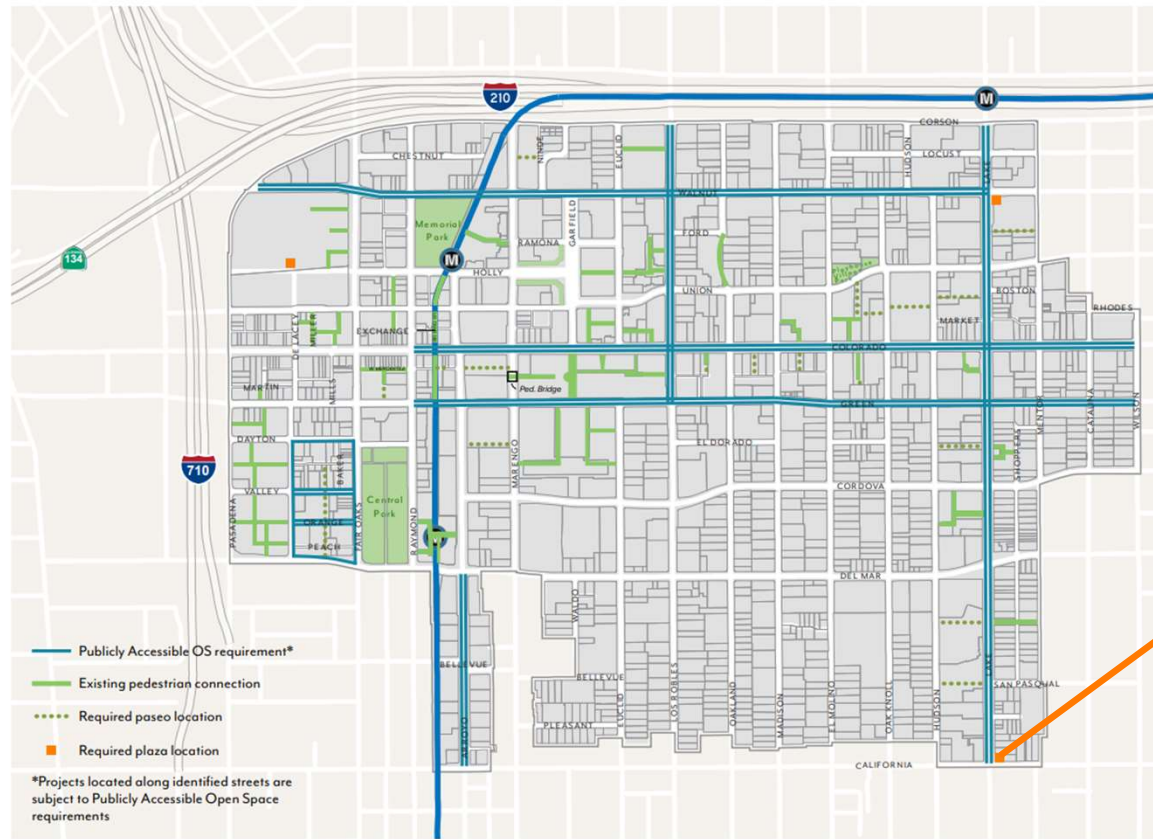
# New Paseos to Connect to Existing Locations

Map 6.3-1: Publicly Accessible Open Space

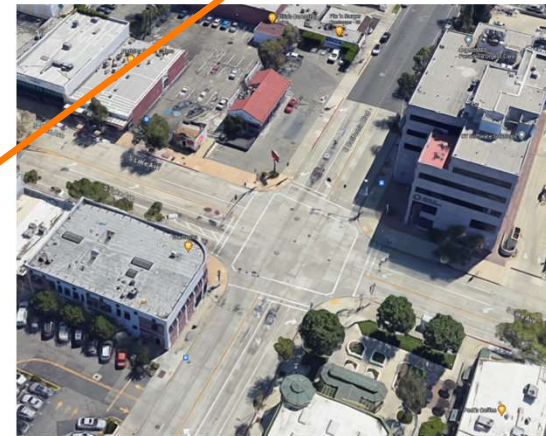


# Northeast Corner of Lake Ave & California Blvd

Map 6.3-1: Publicly Accessible Open Space



Opportunity areas show a range of siting options and are not representative of the scale of open space required; see Sections 6.3.4 and 6.3.5 for minimum dimensions. Exact siting of paseos and plazas subject to the discretion of the Planning Director. Paseos shall satisfy the intent of through-block connectivity.



# OBJECTIVE DESIGN STANDARDS



# Objective Design Standards

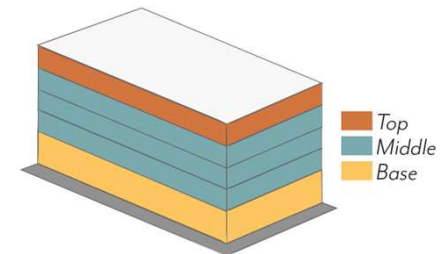
## Option A: Modulated Facades

- Façade is articulated a minimum of 25% of the area above the ground floor for at least 2 feet in depth  
*Example: portion of the building is recessed building or balconies*



## Option B: Incorporate Traditional Elements (unique)

- Maximum façade length is 100 feet
- Façade is organized into three horizontal sections (base, middle & top)
- All windows are recessed 4-inches
- Facades use textural materials such as brick, stone, precast concrete, Venetian plaster, hand-troweled stucco, or porcelain tiles (12"x4")
- Tops include a cornice



## Option C: Alternative Compliance through Design Review

- Minimum 90% fully or partially subterranean parking
- PAOS is provided at the ground level, visible & accessible
- No other concessions, waivers, or incentives requested
- Meet the required findings

# Pedestrian Friendly Frontages + Objective Design Standards

## 6.2.3 TRANSPARENCY

- A. **Windows & Doors.** Street-facing façades shall incorporate glass providing views into work, display, sales, lobby, or similar active areas. The minimum transparency requirement is 70 percent for ground floors and 30 percent for the overall façade. For residential units, transparency requirements are reduced to 15 percent each for ground floors and the overall façade.
1. For non-residential and residential common space uses, ground floor transparency is measured as the percentage of building frontage that consists of transparent openings between a height of 2 feet and 10 feet above sidewalk elevation.
  2. All other transparency is measured as the percentage of building frontage area, viewed in elevation.
  3. Windows shall be recessed a minimum of 3 inches, measured from the outside wall to the frame of the window (mullion, muntin or similar element); flush windows may be allowed per review authority approval.
  4. The use of tinted, mirrored, or highly reflective glass is prohibited.
  5. Blinds, drapes, posters, and shelving for product displays visible to the public right-of-way may obscure a maximum of 10 percent of the transparent areas of each respective storefront or 50 percent for medical office uses.
- B. **Blank Walls.** Windowless expanses of street-facing walls shall not exceed 20 feet in length.
- C. **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.

## 6.2.4 SHADE STRUCTURES

- A. **Awnings & Canopies.** Any ground floor shading shall project a minimum of 3 feet from the façade and allow a minimum of 8 feet of vertical clearance from sidewalk elevation.
1. Shade structures shall not conflict with existing trees; exceptions to the depth requirement shall be subject to review authority approval.
- B. **Colorado Boulevard.** For projects on the north side of Colorado Boulevard, shade structures are required and shall project a minimum of 7 feet, up to a maximum of 10 feet, into the public right-of-way for a minimum of 70 percent of the building frontage.
1. Where an arcade or recessed ground floor provides a minimum of 5 feet of unobstructed pedestrian clearance, shade structures are not required.

## 6.2.6 EXTERIOR FIXTURES

- A. **Façade Lighting.** Lighting shall be located on façades facing streets and public open spaces at a frequency of every 30 feet or less.
1. Façade lighting shall be full cutoff and located between 8 and 15 feet above sidewalk elevation, and fixtures shall not project more than 30 inches from the façade.
  2. For buildings with ground floor residential uses, façade lighting shall be designed to be operable by the adjacent tenant.
  3. Façade lighting shall not be required on buildings located on Colorado Boulevard, designated historic resources and districts, and within the In-town Residential subarea.
- B. **Venting.** Interior exhaust shall be vented through the roof. Venting that must be routed through the façade due to Building Code requirements shall meet the following criteria:
1. Vents shall be located on secondary facades where possible.
  2. Vents shall be screened by decorative caps or painted to match the façade.
  3. Vents shall be centered or consistently aligned with another architectural element, such as score lines, windows, or vertical planes.



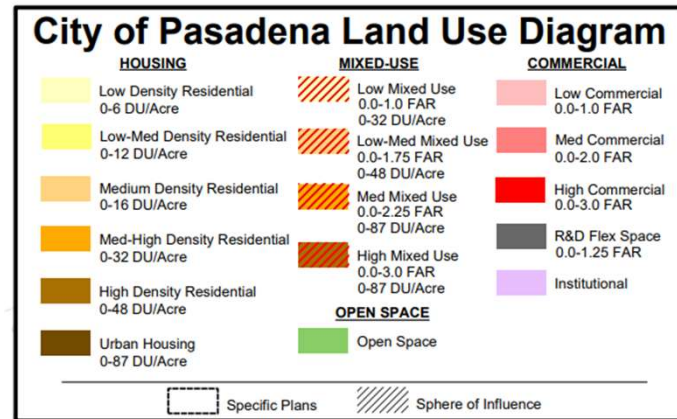
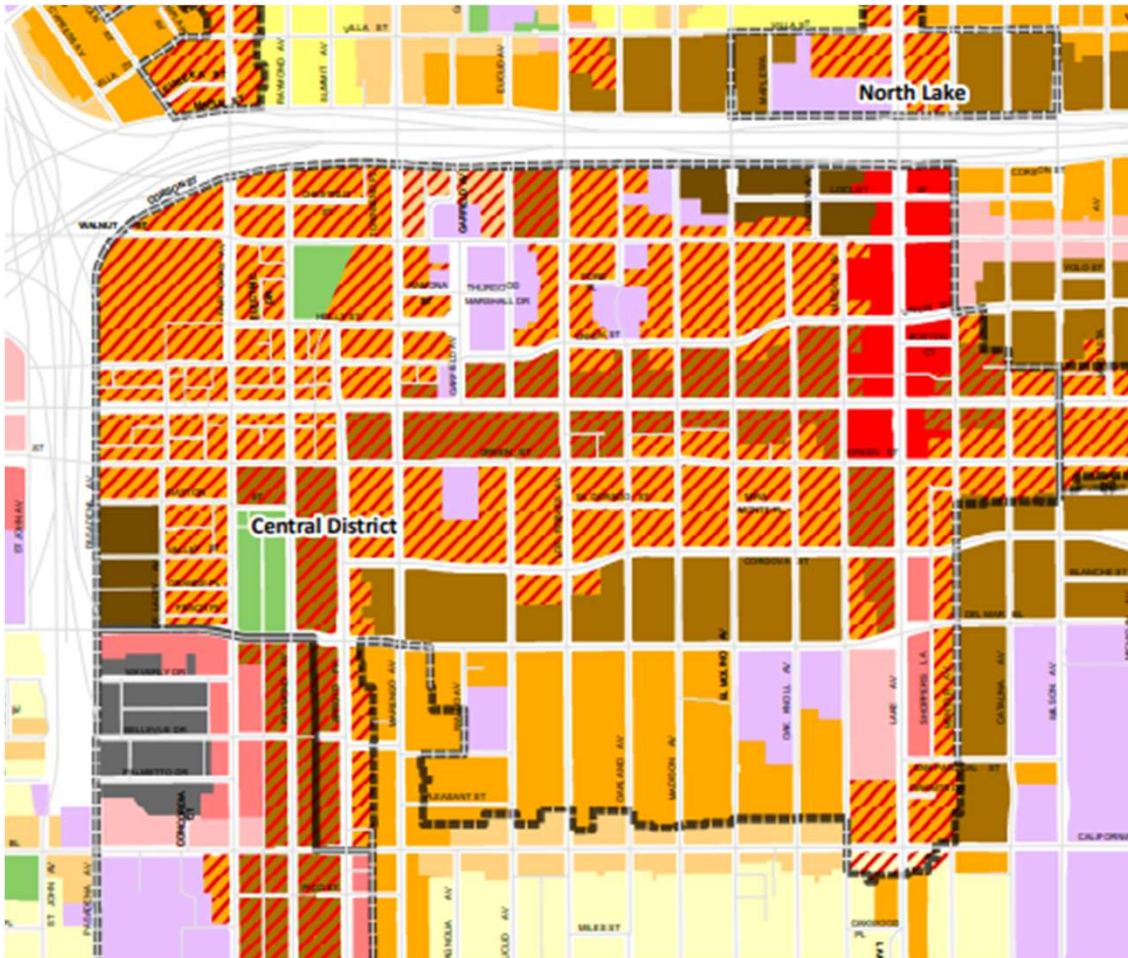
Light fixtures in which lightbulbs are fully enclosed support improved safety and cleanliness.

# GP & ZONING CODE AMENDMENTS

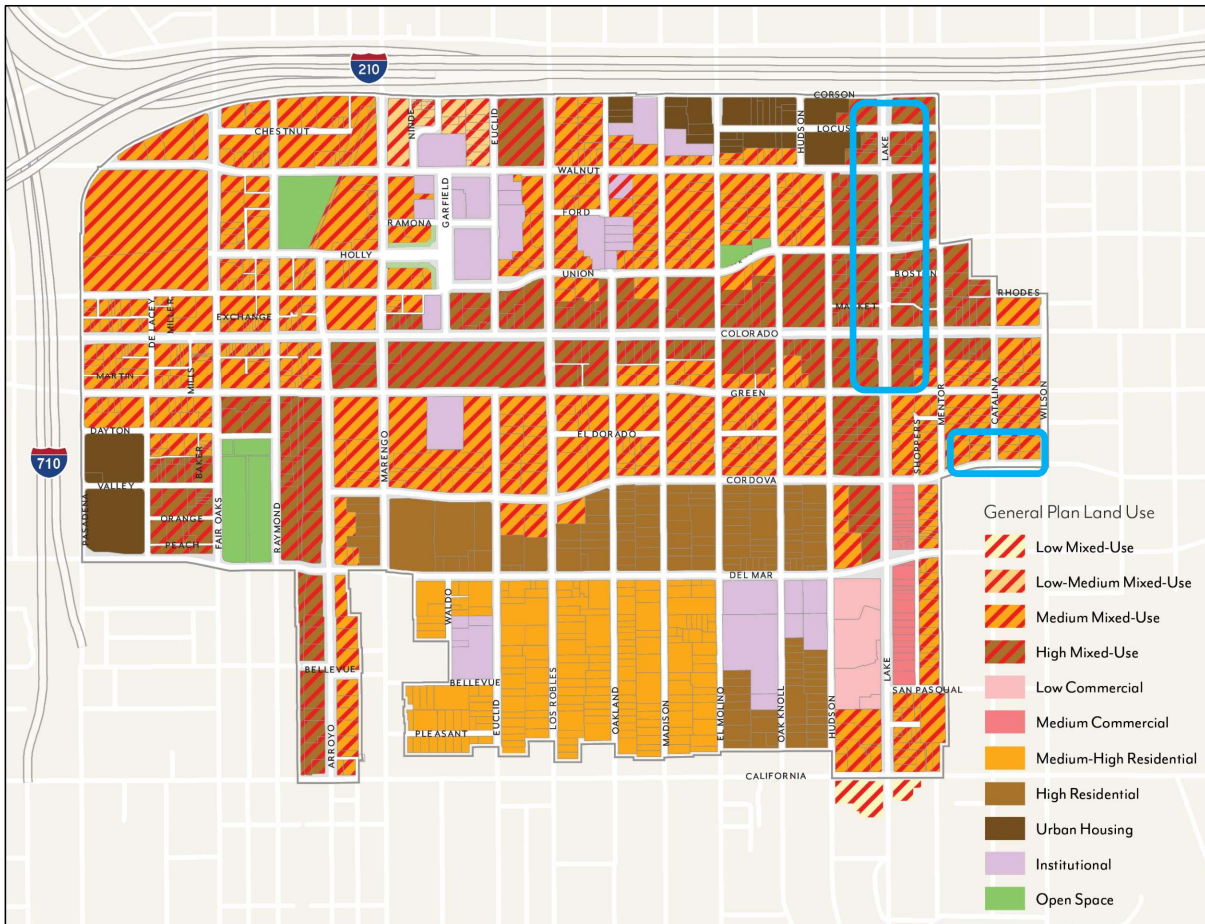




# Current General Plan Land Use Diagram



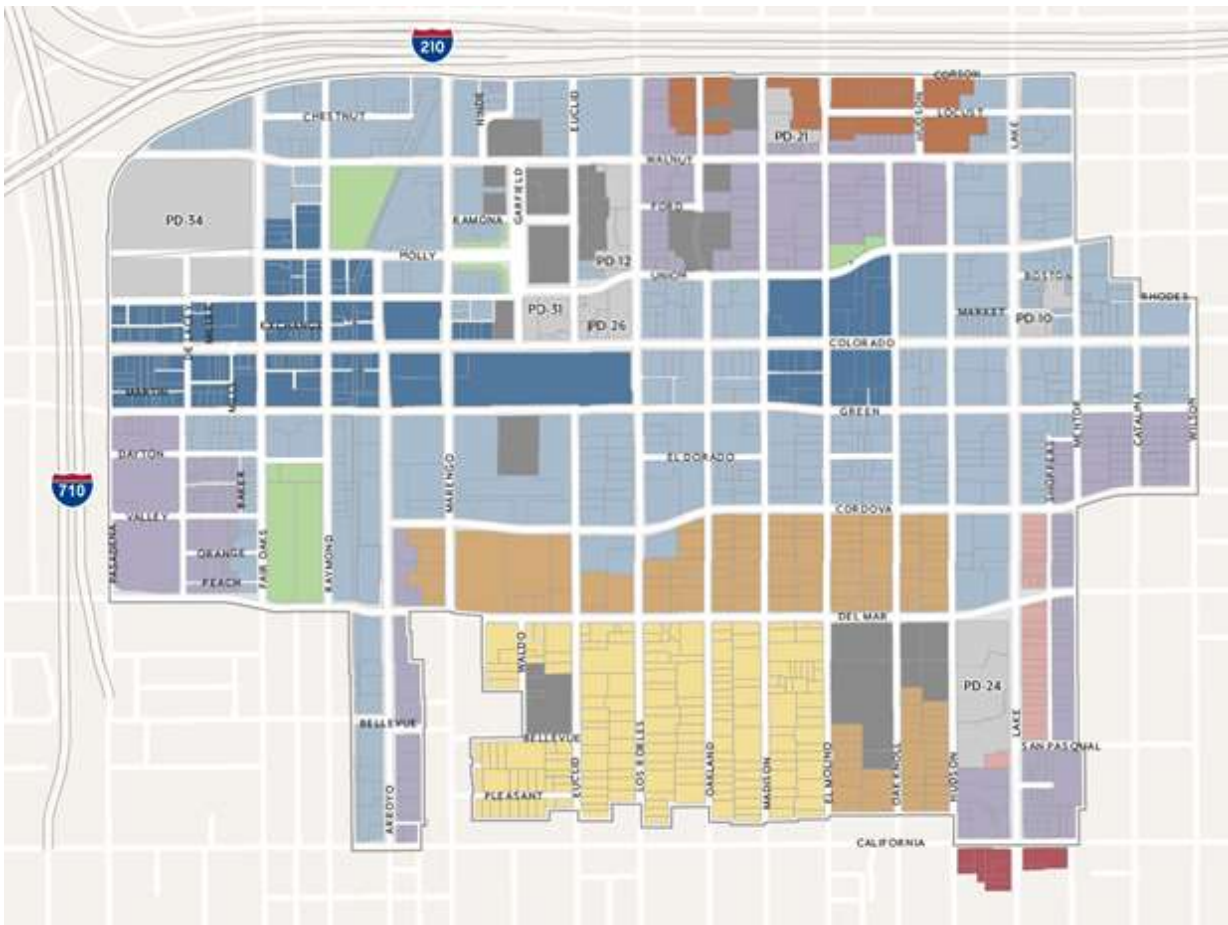
# Recommended General Plan Land Use Diagram



Recommend Land Use Diagram

- The General Plan designated most of the Central District as Medium Mixed-Use and High Mixed-Use (range: 0 to 87 du/ac).
- **Recommended Amendments:**
  - Lake Ave, north of Green St (from commercial only to allow 87 du/ac)
  - Between Mentor & Wilson St, north of Cordova St (from 48 to allow 64 du/ac)
  - Other amendments are proposed but do not increase the density range currently allowed (e.g. Playhouse Village Park from mixed-use to open space)

# Recommended Zoning Districts (\*Corrected\*)



- Zoning**
- CD-MU-C
  - CD-MU-G
  - CD-MU-N
  - CD-CL
  - CD-RM-87
  - CD-RM-48
  - CD-RM-32
  - OS
  - PS
  - PD
  - CL-2

# Recommended Zoning Code Text Amendments

- Chapter 17.30 – Central District Specific Plan
- Other Sections:
  - 17.50.050 – remove hours of operation clause specific for Central District
  - 17.31 – fix typographical errors in the recently adopted East Colorado Specific Plan
  - 17.35 – fix typographical errors in the recently adopted South Fair Oaks Specific Plan

# IMPLEMENTATION ACTION ITEMS



# Implementation Action Items

Action	Description	Timeframe	Potential Funding Sources / Relevant CIP Programs	Responsible Agencies
IMS-5: Bicycle Transportation Action Plan (BTAP) Facilities	Support implementation of bicycle infrastructure in alignment with DOT's BTAP, including facilities on Union Street, El Molino Avenue and Wilson Avenue. Explore future bicycle facilities – with a preference towards protected bike lanes – along corridors including, but not limited to, Cordova Street, Green Street, and Raymond Avenue, as well as those linking the Central District to surrounding communities and the Arroyo Seco.	Medium-Term	ARPA ATP Gas Tax Measure R Transportation Fund MTA Grant Private Capital Sewer Fund Surface Transportation Program TDA Article 3 Traffic Reduction Fee CIP: • Citywide Complete Streets Program FY 2021-2025 (75114) <sup>2</sup> • Greenway (Bike Boulevard) Implementation FY 2024-2028 (75126) <sup>5</sup>	DOT
IMS-6: Streetscape Programs	Explore opportunities to develop Streetscape Programs, with improvements that address pedestrian safety, comfort, and amenities, including for: <ul style="list-style-type: none"> <li>• Lake Ave (north of Colorado)</li> <li>• Colorado Blvd (Playhouse)</li> <li>• Mentor Ave (Playhouse)</li> <li>• Arroyo Pkwy</li> <li>• Raymond Ave</li> </ul> Plans should complement surrounding areas and be cohesive with other plans (i.e. South Fair Oaks Specific Plan, South Lake Avenue Streetscape Plan). Review and update existing streetscape plans as need and opportunity arise. Consider preparing a pedestrian action strategy for the CDSP area that consolidates planned and future streetscape projects.	Medium-Term	Commercial Development Fee Community Development Block Grant CIP: • Pedestrian Crossing Enhancements Program FY 2021-2025 (75112) <sup>5</sup> • Pasadena Pedestrian Plan – Outreach and Conceptual Design (75511) <sup>6</sup> • Playhouse Village (N Lake Ave from Colorado Blvd to Corson St) – Feasibility Study • Playhouse Village – Colorado Blvd Enhancements from Madison Ave to Oak Knoll Ave – Feasibility Study	DOT, PWD, P&CDD
IMS-7: Adaptive Reuse Program	As part of Housing Element (2021-2029) Program 2.5, support innovative strategies for the adaptive reuse of underutilized buildings, especially those along Lake Avenue within the Mid-Lake subarea.	Near-Term	General Fund	P&CDD

- **Recommended Plan:**

- Includes targeted action items with timelines & potential funding sources
- Reflects feedback received from various Commissions & community