

Introduced by: \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS SECTIONS OF TITLE 17 (ZONING CODE) OF THE PASADENA MUNICIPAL CODE REGULATING ACCESSORY DWELLING UNITS**

The People of the City of Pasadena ordain as follows:

**SECTION 1.** This ordinance, due to its length and corresponding cost of publication, will be published by title and summary as permitted in Section 508 of the Pasadena City Charter. The approved summary of this ordinance is as follows:

**“Summary**

This proposed ordinance amends sections 17.22.030, 17.26.030, 17.32.050, 17.33.040, 17.36.050, 17.50.275 and 17.80.020 which include targeted changes to the existing regulations governing accessory dwelling units in zones where residential uses are allowed in compliance with existing State Law pursuant to California Government Code Sections 65852.2, 65852.22, 65852.23 and 65852.26, as amended. Any applications for accessory dwelling units submitted after the effective date of the Ordinance , shall comply with these amendments.

Ordinance No. \_\_\_\_\_ shall take effect 30 days from its publication.”

**SECTION 2.** Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.275, **ACCESSORY DWELLING UNITS** is amended as shown in Exhibit 1, attached hereto and incorporated by this reference.

**SECTION 3.** Pasadena Municipal Code, Title 17, Article 2, Chapter 17.22.030, **TABLE 2-2 – ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS**; Pasadena Municipal Code, Title 17, Article 2, Chapter 17.24.030, **TABLE 2-5 – ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL**

**AND INDUSTRIAL ZONING DISTRICTS**; Pasadena Municipal Code, Title 17, Article 2, Section 17.26.030, **TABLE 2-7 – ALLOWED USES AND PERMIT REQUIREMENT FOR SPECIAL PURPOSE ZONING DISTRICTS**; Pasadena Municipal Code, Title 17, Article 3, Chapter 17.30, Section 17.30.030, **Table CDSP-1: ALLOWABLE LAND USES**; Pasadena Municipal Code, Title 17, Article 3, Chapter 17.31 – East Colorado Specific Plan 2022, Section 17.31.040, **Table ECSP-2: ALLOWABLE LAND USES**; Pasadena Municipal Code, Title 17, Article 3, Chapter 17.32, Section 17.32.050, **TABLE 3-5- ALLOWED USES AND PERMIT REQUIREMENTS EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICT** and **TABLE 3-6 -ALLOWED USES AND PERMIT REQUIREMENTS EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS**; Pasadena Municipal Code, Title 17, Article 3, Chapter 17.33, Section 17.33.040, **TABLE 3-13 – ALLOWED USES AND PERMIT REQUIREMENTS FAIR OAKS/ORANGE GROVE RM-16, RM-12, PS, AND OS DISTRICTS** and **TABLE 3-14- ALLOWED USES AND PERMIT REQUIREMENTS FAIR OAKS/ORANGE GROVE CL, C-2, AND C-3 DISTRICTS**; Pasadena Municipal Code, Title 17, Article 3, Chapter 17.35 – South Fair Oaks Specific Plan, Section 17.35.030, **TABLE SFOSP-1: ALLOWABLE LAND USES**; Pasadena Municipal Code, Title 17, Article 3, Chapter 17.36, Section 17.36.050, **TABLE 3-16 ALLOWED USES AND PERMIT REQUIREMENTS FOR WGSP ZONING DISTRICTS**; Pasadena Municipal Code, Title 17, Article 3, Chapter 17.37, Section 17.37.040, **TABLE LASP-2 ALLOWABLE USES**; Pasadena Municipal Code, Title 17, Article 3, Chapter 17.38, Section 17.38.040, **TABLE 3-3 ALLOWED USES AND PERMIT REQUIREMENTS FOR ECSP ZONING DISTRICTS** are amended as shown in Exhibit 2, attached hereto and incorporated by this reference.

**SECTION 3.** Pasadena Municipal Code, Title 17, Article 8, Chapter 17.80, Section 17.80.020, **DEFINITIONS** is amended by revising Subsection A as shown in Exhibit 3, attached hereto and incorporated by this reference.

**SECTION 4.** Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.160, **MIXED-USE PROJECTS** is amended as shown in Exhibit 4, attached hereto and incorporated by reference.

**SECTION 5.** Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.340, **TRANSIT-ORIENTED DEVELOPMENTS (TOD)** is amended as shown in Exhibit 5, attached hereto and incorporated by reference.

**SECTION 6.** Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.350, **URBAN HOUSING** is amended as shown in Exhibit 6, attached hereto and incorporated by this reference.

**SECTION 7.** The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

**SECTION 8.** This ordinance shall take effect 30 days from its publication.

Signed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Victor Gordo  
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this \_\_\_\_\_ day of \_\_\_\_\_ 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

\_\_\_\_\_  
Mark Jomsky  
City Clerk

Approved as to form:



\_\_\_\_\_  
Theresa E. Fuentes  
Assistant City Attorney



Chapter 17.50 – Standards for Specific Land Uses

**Section 17.50.275 – Accessory Dwelling Units and Junior Accessory Dwelling Units**

**A. Applicability.**

1. Any construction, establishment, alteration, enlargement, or modification of an accessory dwelling unit (ADU) or junior accessory dwelling Unit (Junior ADU) shall comply with the requirements of this section. In the event of a conflict between this section and applicable state law, state law shall prevail.
2. The Director or his designee shall review and approve, conditionally approve, or deny ministerial permits for accessory dwelling units conforming to the provisions of this section and any associated demolition permit within the time limits specified by Government Code Section 65852.2, 65852.22 or successor provisions.

**B. Location standards and number of units.**

1. **Permitted zones.** ~~Accessory dwelling units are permitted in the following zoning districts: Accessory dwelling units are permitted in all zoning districts that permit single-family or multifamily dwelling residential uses on sites with at least one proposed or existing dwelling.~~
  - a. ~~One newly constructed accessory dwelling unit may be constructed on any legal parcel in a RS and RM zoning district that includes a proposed or existing single family dwelling.~~
    - (1) ~~**Exception.** Converted accessory dwelling units that meet all of the following criteria shall be permitted in all zoning districts that permit single family residential uses:~~
      - a) ~~The accessory dwelling unit is contained within a legally constructed existing space (i.e., a fully enclosed area, including a garage) of a primary single family dwelling or structure accessory to a primary single family dwelling.~~
      - b) ~~There is an independent exterior access from the existing residence.~~
      - c) ~~Side and rear setbacks are sufficient for fire safety.~~
      - d) ~~All applicable building and safety codes are met.~~
      - e) ~~Only one accessory dwelling unit will exist on the site.~~
2. **Minimum lot area.**
  - a. ~~**Converted accessory dwelling unit.** None.~~
  - b. ~~**Newly constructed accessory dwelling unit.**~~
    - (1) ~~**RS zoning districts.** One accessory dwelling unit may be constructed on any legal parcel of 7,200 square feet or more in size.~~

~~(2) — RM zoning districts. One accessory dwelling unit may be constructed on any legal parcel, regardless of lot size.~~

## 2. Number of Units

a. For lots with an existing or proposed single-family dwelling:

(1) One new construction ADU, detached or attached, which complies with the development standards set forth in 17.50.275 D and E. The ADU may be developed in conjunction with a Junior ADU; or,

(2) One Exemption ADU which includes the following:

a) One detached, new construction ADU with a maximum area of 800 square feet and minimum side and rear yard setbacks of four feet with a maximum height as set forth in 17.50.275 D.5.e. The Exemption ADU may be developed in conjunction with a Junior ADU; or,

b) One detached conversion ADU within the existing space of a detached structure. May include an expansion of not more than 150 square feet beyond the same physical dimensions as the structure limited to accommodating ingress and egress in compliance with 17.50.275 D.5. Side and rear setbacks must be sufficient for fire and safety. The accessory dwelling unit may be developed in conjunction with a Junior ADU; or,

c) One attached conversion ADU and one Junior ADU if all of the following apply:

i. The ADU or Junior ADU is within the proposed space of a single-family dwelling or existing space of a single-family dwelling including, but not limited to, an attached garage and other non-habitable space. The ADU may include an expansion of not more than 150 square feet beyond the same physical dimensions as the attached garage or other non-habitable space limited to accommodating ingress and egress as long as the total square footage for the ADU does not exceed 800 square feet.

ii. The ADU or Junior ADU has exterior access from the proposed or existing single-family dwelling.

iii. The side and rear setbacks are sufficient for fire and safety.

b. For lots with an existing or proposed multi-family dwelling structure:

(1) Exemption ADUs, which include the following:

a) At least one ADU and up to 25 percent of the existing multifamily dwelling units may be created within the portions of the existing multifamily dwelling structures that are not used as livable space.

including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. For mixed-use projects, areas used for non-residential uses and parking or storage for non-residential uses may not be converted to ADUs; and,

- b) Not more than two detached new construction or conversion ADUs. Rear and side setbacks must equal at least four feet. Maximum height shall be 16 feet; however, maximum height shall be 18 feet if: (i) the existing or proposed multi-family dwelling structure is a multistory structure; or (ii) the lot is located within one-half mile walking distance to a Major Transit Stop or a High Quality Transit Corridor, as defined in state law, in which case an additional two feet may be added to match the roof pitch of the primary dwelling.

~~3.— **Hillside Overlay District.** Newly constructed accessory dwelling units are prohibited on parcels within the Hillside Overlay District (e.g., HD, HD-1, HD-SR).~~

~~4.— **Historic Districts.** Accessory dwelling units are prohibited in historic districts (e.g., National Register, Landmark, etc.) unless the accessory dwelling unit is one of the following:~~

- ~~a.— A converted accessory dwelling unit; or  
b.— A newly constructed accessory dwelling unit that is not visible from the public right-of-way.~~

~~5.— **Individually Designated Historic Properties.**~~

- ~~a.— Newly constructed accessory dwelling units are prohibited on individually designated historic properties.  
b.— Converted accessory dwelling units are permitted on individually designated historic properties.~~

**C. Operational standards.**

~~1.— **Existing development.** Accessory dwelling units shall only be built when there is an existing single-family residence (e.g., primary residence) on the site. If a site is vacant, an accessory dwelling unit may be constructed at the same time as the primary residence. Existing single-family structures shall not be demolished to allow for the construction of an accessory dwelling unit.~~

~~2.— The property owner shall occupy one of the two units on the site as a primary residence.~~

~~1. 3.— **Short-term rental prohibited.** Any rental term of an accessory dwelling unit or Junior ADU that was legally created on or after January 1, 2017 shall be longer than 30 days.~~

~~2. 4. **Sale of units.** The accessory dwelling unit or Junior ADU may not be sold separately from the existing single-family home unless developed by a qualified nonprofit corporation in accordance with California Government Code Section 65852.26.~~

~~5. **Recorded covenant.** Prior to issuance of a building permit for the accessory dwelling unit, the owner shall record a covenant in a form approved by the city to notify subsequent owners of the requirements of this Section.~~

~~D. **Development standards.** Except as identified in this Subsection for Exemption ADUs, accessory dwelling units shall comply with all of the applicable development standards of the underlying zone (e.g., encroachment plane, floor area, height, lot coverage limits, setbacks, etc.) that apply to the primary residence and that do not conflict with this Section 17.50.275.~~

~~1. **Converted Accessory Dwelling Units.**~~

~~a. **Unit size.**~~

~~(1) **Minimum unit size.** None.~~

~~(2) **Maximum unit size.** None.~~

~~b. **Setback requirements.** No setback shall be required for an existing structure, or portion thereof, that is converted to an accessory dwelling unit unless it is required to provide sufficient fire safety as required by Section 17.50.275.B.1.a.(1c).~~

~~c. **Building separation.** No minimum building separation requirement.~~

~~d. **Separate access.** An accessory dwelling unit shall provide separate exterior access from the existing primary residence. Entry doors cannot be on the same facade as the entry door of the primary residence, unless this requirement prevents creation of the accessory dwelling unit.~~

~~e. **Windows and doors for historic properties.** Windows and doors (including opening and garage doors) for historic properties that are original to the structure are required to be retained, unless this requirement prevents creation of the accessory dwelling unit.~~

~~2. 1. **Newly Constructed Accessory Dwelling Units. Single-Family Sites.**~~

~~a. **Unit size.**~~

~~(1) **Minimum unit size.** The accessory dwelling unit shall be no less than 150 square feet in size.~~

~~(2) **Maximum unit size – Exemption ADUs.** Exemption ADUs in single-family sites include those described in 17.50.275.B.2.a.2.~~

~~a) Detached new construction ADUs: Maximum area of 800 square feet~~

~~b) Attached or Detached Conversion ADUs: No size limit.~~

~~c) Junior ADUs: Maximum area of 500 square feet~~

**(2) Maximum unit size – Non - Exemption ADUs.** Non-exemption ADUs in single-family sites include all newly constructed attached ADUs, and detached newly constructed ADUs which exceed 800 square feet in size or 16 feet in height or 18 feet, with up to a two foot extension in height to match the roof pitch of the primary dwelling, if located within a one-half mile walking distance of a Major Transit Stop or a High Quality Transit Corridor, as defined in state law.

- a) New construction detached ADU: Maximum area of 1,200 square feet.
- b) New construction attached ADU: Maximum area of 850 square feet for a studio or one-bedroom and 1,000 square feet for more than one bedroom; For parcels less than 10,000 square feet in size: 800 square feet or 50 percent of the proposed or existing primary dwelling living area (i.e., all fully enclosed area, excluding garages and detached structures), whichever is less.
- ~~b) For parcels equal to or greater than 10,000 square feet in size: 1,200 square feet or 50 percent of the proposed or existing primary dwelling living area (i.e., all fully enclosed area, excluding garages and detached structures), whichever is less.~~
- c) ~~Properties in RM zoning districts with an affordability covenant/agreement applicable to the ADU per the City's Inclusionary Housing Regulations:~~
  - ~~i. For parcels less than 10,000 square feet in size: 800 square feet or 75 percent of the proposed or existing primary dwelling living area (i.e., all fully enclosed area, excluding garages and detached structures), whichever is less.~~
  - ~~ii. For parcels equal to or greater than 10,000 square feet in size: 1,200 square feet or 75 percent of the proposed or existing primary dwelling living area (i.e., all fully enclosed area, excluding garages and detached structures), whichever is less.~~

## **2. Sites with Multi-Family Buildings**

### **a. Unit size.**

- (1) Minimum unit size.** The accessory dwelling unit(s) shall be no less than 150 square feet in size.
- (2) Maximum unit size – Exemption ADUs.** Exempt ADUs in sites with multi-family buildings include those described in 17.50.275.B.2.b.1 and have no size limit.

## **3. Hillside Overlay Districts (excluding properties in HD-1).**

- a. Properties in Hillside Overlay Districts served by private or public rights-of-way up to 26 feet wide are allowed the following:

- (1) For conversions of existing attached space: No size limitation.
- (2) For conversions of existing detached space: No size limitation.
- (3) New construction detached ADU: As permitted under Exemption ADUs in 17.50.275.B.2.
- (4) New construction attached ADUs: Not permitted.

b. Other properties in Hillside Overlay Districts are limited to a maximum of:

- (1) For conversions of existing attached space: No size limitation.
- (2) For conversions of existing detached space: No size limitation.
- (3) New construction attached ADU: 850 square feet for a studio or one-bedroom ADU and 1,000 square feet for more than one bedroom.
- (4) New construction detached ADU: Shall be limited to 1,000 square feet.

b. ~~**Site planning.** A detached accessory dwelling unit shall be located behind the rear building line of the primary residence, and be clearly subordinate by location and size.~~

**4. Historic Properties.**

Non-Exemption ADUs in individually designated historic properties, Landmark or Historic Districts shall not be visible from the public right-of-way, unless this requirement prevents the creation of the unit.

**5. Standards applicable to all ADUs.**

~~**a. Setback requirements.** The minimum required setbacks shall comply with Section 17.22.040, except that the minimum rear yard setback shall be no less than 10 feet. A minimum setback of five feet from the side and rear property lines shall be required for an attached accessory dwelling unit that is constructed above an attached garage.~~

- (1) Front lot line. With the exception of Exemption ADUs, newly constructed ADUs shall comply with the front-yard setback requirements of the underlying zone.
- (2) Side and Rear Lot Lines: Four feet for newly constructed ADUs and expansions to converted ADUs. Any expansion of 150 square feet to accommodate ingress and egress shall have setbacks sufficient for fire and safety.
- (3) Conversions, attached and detached. No setbacks are required, except for fire safety, if:
  - a) An existing structure is demolished and a new ADU is constructed in the same location and with the same dimensions and height as the existing structure.

d.b. Building separation for non-exemption ADUs. A minimum building separation of six feet shall be maintained (eave to eave) between the primary residence and a detached a newly constructed accessory dwelling unit from any other structure (excluding walls and fences) on the site.

e.c. Maximum height. A newly constructed detached accessory dwelling unit shall be limited to a height of one story, not to exceed 12 feet to the top plate and 17 feet to the highest ridgeline. The heights for ADUs are measured in compliance with 17.40.060.

(1) Exception. A newly constructed attached accessory dwelling unit may extend to a height of two stories, per the maximum allowed height in Section 17.22.040, if the existing primary residence is two stories in height.

(1) Attached New Construction ADUs. Shall not exceed 25 feet and two stories in height or the maximum permitted in the underlying zone, whichever is less, when attached to an existing or proposed single-family dwelling.

(2) Detached New Construction ADUs.

a) A maximum of 16 feet and two stories in height for the following:

- i. ADUs within the Hillside Overlay Districts;
- ii. ADUs within Landmark or Historic Districts and visible from the street; or
- iii. Exemption ADUs located in the front-yard setback.

If any of the above ADUs are located: (i) on a site with proposed or existing multistory buildings; or (ii) within one-half mile walking distance of a Major Transit Stop or a High Quality Transit Corridor, as defined in state law, the maximum height shall be 18 feet. An additional two feet in height shall be permitted on sites within one-half mile walking distance of a Major Transit Stop or High Quality Transit Corridor if necessary to match the roof pitch of a primary dwelling on the same site.

b) A maximum of 18 feet and two-stories in height for all other ADUs. ADUs located within one-half mile walking distance of a Major Transit Stop or a High Quality Transit Corridor, as defined in state law, shall be permitted an additional two feet in height if necessary to match the roof pitch of a primary dwelling on the same site.

d. Windows, Decks and Balconies on Upper Floors:

(1) New second story windows shall be prohibited along the interior side and rear lot lines for all ADUs and Junior ADUs (conversions and new construction) when the proposed setback is less than five feet, unless required by the Building Code for ingress or egress. When the Building

Code requires windows, they shall be designed to preserve privacy (utilizing opaque windows or clerestory windows). If the side or rear lot lines abut an alley with a minimum width of 20 feet, second story windows may be allowed on the façade facing the alley.

**e. Entrance and Exterior Staircases for Non-Exemption ADUs:**

- (1) For single-family sites, entrances for attached newly constructed ADUs shall not be visible from the public right-of-way, unless this requirement prevents the creation of the unit.
- (2) For single-family sites, exterior staircases for attached ADUs shall not be visible from the public right-of-way, unless this requirement prevents the creation of the unit.

**f. Structures Attached to ADUs:**

- (1) Compliance with the development standards of the underlying zone is required for any new enclosed structure and expansions to existing structures that are attached to an ADU. This includes, but is not limited to, garages, storage rooms, sheds, and expansions to the primary dwelling, etc. This does not include the 150 square foot expansion necessary to accommodate ingress and egress for the ADU, where allowed.
- (2) No portion of the walking surface of a projecting deck with visible underpinnings shall exceed a height of six feet above grade.

**6. Parking and circulation standards:**

**a. Required parking.** One parking space per unit or per bedroom, whichever is less, shall be provided on-site for the accessory dwelling unit. The on-site parking space may be provided as covered, uncovered, or as tandem parking on an existing driveway.

- (1) Exception. No parking space is required for an accessory dwelling unit if it meets any of the following conditions:
  - a) The site is located within one-half mile walking distance of a public transit stop;
  - b) The accessory dwelling unit is contained within the proposed or existing space (i.e., all fully enclosed area, including a garage) of the primary dwelling or accessory structure
  - c) Property is within a historic district (which includes landmark and historic districts); or
  - d) When there is a commercial car share vehicle pick-up and drop-off location located within one block of the accessory dwelling unit; or



- e) When a permit application for an accessory dwelling unit is submitted with an application to create a new single-family or multi-family dwelling on the same lot, provided that the accessory dwelling unit satisfies any of the other criteria listed in (a)-(d) above.
  - a. **Replacement parking.** Replacement parking is not required if an existing garage, carport or surface space serving as the required parking for the primary dwelling unit is demolished or converted in conjunction with the construction or conversion of an ADU.
  - b. **Driveway access.** An accessory dwelling unit shall share the driveway with the existing primary residence on the site. A second driveway shall only be allowed from an alley, if there is an alley that serves the subject site.
- E. **Parking and circulation standards. Standards Applicable to Junior ADUs**
- 1. **Zoning.** Junior ADUs are permitted in zoning districts that permit residential uses on sites which contain at least one proposed or existing single-family dwelling.
  - 2. **Development standards.**
    - a. A Junior ADU shall be located within the proposed space of a single-family dwelling or existing space of a single-family dwelling including, but not limited to, an attached garage and other non-habitable space.
    - b. No setbacks are required, except for fire safety, if an existing structure, or a portion thereof, is converted into a Junior ADU.
    - c. If an existing structure is demolished as part of the conversion of said structure to a Junior ADU, the Junior ADU shall be constructed in the same location and with the same dimensions and height as the existing structure.
    - d. A Junior ADU shall have exterior access from the proposed or existing single-family dwelling.
    - e. Maximum unit size for a Junior ADU is 500 square feet.
    - f. A Junior ADU is required to include an efficiency kitchen, which shall consist of a cooking facility with appliances, a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit, and a separate entrance, and may include separate sanitation facilities, or may share sanitation facilities with the existing structure. If the sanitation facilities are shared with the primary dwelling, the Junior ADU must include an interior entry to the main living area of the primary unit to access the shared sanitation facilities.
    - g. Windows, Decks and Balconies on Upper Floors: New second story windows shall be prohibited along the interior side and rear lot lines for all Junior ADUs when the proposed setback is less than five feet, unless required by the Building Code for ingress or egress. When the Building

Code requires windows, they shall be designed to preserve privacy (utilizing opaque windows or clerestory windows). If the side or rear lot lines abut an alley with a minimum width of 20 feet, second story windows may be allowed on the façade facing the alley.

3. **Owner Occupancy.** Either the primary unit or the Junior ADU shall be owner-occupied. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.
4. **Short-term rental prohibited.** Any rental term of a Junior ADU that was legally created on or after January 1, 2017 shall be longer than 30 days.
5. **Recorded covenant for Junior ADUs.** Prior to issuance of a building permit for the Junior ADU, the owner shall record a covenant in a form approved by the city to notify subsequent owners of the requirements of this Section.
6. **Sale of units.** The Junior ADU may not be sold separately from the existing single-family home unless developed by a qualified nonprofit corporation in accordance with California Government Code Section 65852.26.
7. **Replacement parking.** Replacement parking is not required if an existing garage, carport or surface space serving as the required parking for the primary dwelling unit is demolished or converted in conjunction with the construction or conversion of a Junior ADU.
8. **Driveway access.** JADU unit shall share the driveway with the existing primary residence on the site. A second driveway shall only be allowed from an alley, if there is an alley that serves the subject site.
- ~~1. **Required parking.** One additional parking space shall be provided on-site for the accessory dwelling unit. The on-site parking space required for the accessory dwelling unit may be provided as covered, uncovered, or as tandem parking on an existing driveway.~~
  - a. **Exception.** No additional parking space is required for an accessory dwelling unit ~~accessory dwelling unit~~ if it meets any of the following conditions:
    - ~~(1) The site is located within one half mile of a public transit stop;~~
    - ~~(2) The accessory dwelling unit is contained within existing space (i.e., all fully enclosed area, including a garage) of the primary dwelling or accessory structure, as specified in Section 17.50.275.B.1.a.(1);~~
    - ~~(3) When on-street parking permits are required per the City's Preferential Parking Permit District requirements but are not offered to the occupant of the accessory dwelling unit; or~~
    - ~~(4) When there is a commercial car share vehicle pick-up and drop-off location located within one block of the accessory dwelling unit.~~
2. **Replacement parking.** the required replacement parking spaces for the primary residence may be provided as covered, uncovered, or as tandem parking on an existing driveway.

~~3. Overnight parking permit. No overnight parking permit shall be issued for a property with an accessory dwelling unit approved under these provisions.~~

~~34. **Driveway access.** An accessory dwelling unit shall share the driveway with the existing primary residence on the site. A second driveway shall only be allowed from an alley, if there is an alley that serves the subject site.~~

~~F. **Mature trees.**~~

~~1. Any "mature tree," as defined by Section 8.52.020 of the Pasadena Municipal Code, in a protected zone shall be replaced at a one for one ratio if it is proposed to be removed in order to construct a Newly Constructed ADU.~~

Chapter 17.22 – Residential Zoning Districts

Section 17.22.030 – Residential District Land Uses and Permit Requirements

**TABLE 2-2—ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS**

| LAND USE (1)                              | PERMIT REQUIREMENT BY ZONE |          |          |          |          | Specific Use Standards  |
|---|----------------------------|----------|----------|----------|----------|-------------------------|
|   | RS(2)                      | RM-12    | RM-16(3) | RM-32    | RM-48    |                         |
| <b>RESIDENTIAL USES</b>                   |                            |          |          |          |          |                         |
| Accessory dwelling unit                   | P                          | P (6)    | P (6)    | P (6)    | P (6)    | 17.50.275               |
| <u>Junior accessory dwelling unit</u>     | <u>P</u>                   | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>17.50.275.E</u>      |
| Boarding houses                           | —                          | —        | —        | P        | P        | 17.50.065               |
| Dormitories                               | —                          | —        | —        | P        | P        |                         |
| Fraternities, sororities                  | —                          | —        | —        | P        | P        |                         |
| Home occupations                          | P                          | P        | P        | P        | P        | 17.50.110               |
| Multi-family housing                      | P (5)                      | P        | P (7)    | P (7)    | P (7)    | 17.22.050.G, H          |
| Residential accessory uses and structures | P                          | P        | P        | P        | P        | 17.50.210,<br>17.50.250 |
| Residential care, limited                 | P                          | P        | P        | P        | P        |                         |
| Residential care, general                 | —                          | —        | C (4)    | C (4)    | C (4)    |                         |
| Single-family housing                     | P (8)                      | P (6)    | P (6)    | P (6)    | P (6)    |                         |
| Supportive housing                        | P                          | P        | P        | P        | P        |                         |
| Transitional housing                      | P                          | P        | P        | P        | P        |                         |

| <b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b> |        |        |         |         |         |           |
|---|--------|--------|---------|---------|---------|-----------|
| Clubs, lodges, private meeting halls                    | —      | —      | —       | —       | C (4)   |           |
| Cultural institutions                                   | C (4)  | C (4)  | C (4)   | C (4)   | C (4)   |           |
| Park and recreation facilities                          | C      | C      | C       | C       | C       |           |
| Religious facilities                                    | C (4)  | C (4)  | C (4)   | C (4)   | C (4)   | 17.50.230 |
| with columbarium  | MC (4) | MC (4) | MC (4)  | MC (4)  | MC (4)  | 17.50.230 |
| with temporary homeless shelter                         | C      | C      | C       | C       | C       | 17.50.230 |
| Schools - Public and private                            | —      | C (4)  | C (4)   | C (4)   | C (4)   | 17.50.270 |
| Street fairs  | P      | P      | P       | P       | P       |           |
| Tents   | TUP    | TUP    | TUP     | TUP     | TUP     | 17.50.320 |
| <b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b> |        |        |         |         |         |           |
| Offices—Administrative business professional            | —      | —      | MC (10) | MC (10) | MC (10) | 17.50.170 |
| <b>RETAIL SALES</b>                                     |        |        |         |         |         |           |
| Personal property sales                                 | P      | P      | P       | P       | P       | 17.50.190 |
| Temporary uses  | TUP    | TUP    | TUP     | TUP     | TUP     |           |
| <b>SERVICES</b>   |        |        |         |         |         |           |
| Adult day care, general                                 | C (4)  | C (4)  | C (4)   | C (4)   | C (4)   |           |
| Adult day care, limited                                 | P      | P      | P       | P       | P       |           |

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|  |       |       |         |         |         |           |
|--|-------|-------|---------|---------|---------|-----------|
| Lodging - Bed and breakfast inns   | —     | —     | MC (10) | MC (10) | MC (10) | 17.50.140 |
| Child day-care centers   | C     | C     | C       | C       | C       | 17.50.080 |
| Child day care, large, 9 to 14 persons   | P     | P     | P       | P       | P       | 17.50.080 |
| Child day care, small, 1 to 8 persons  | P     | P     | P       | P       | P       |           |
| Filming, long-term   | C     | C     | C       | C       | C       |           |
| Filming, short-term  | P     | P     | P       | P       | P       |           |
| Medical services—<br>Extended care   | —     | —     | —       | C (4)   | C (4)   |           |
| Neighborhood garden  | MC    | MC    | MC      | MC      | MC      |           |
| Public safety facilities   | C (4) | C (4) | C (4)   | C (4)   | C (4)   |           |
| <b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES</b>   |       |       |         |         |         |           |
| Commercial growing area  | C     | C     | C       | C       | C       | 17.50.180 |
| <b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>   |       |       |         |         |         |           |
| Utility, major   | C (4) | C (4) | C (4)   | C (4)   | C (4)   |           |
| Utility, minor   | P     | P     | P       | P       | P       |           |
| <b>Notes:</b>  |       |       |         |         |         |           |
| (1) See Section 17.80.020 for definitions of the listed land uses.   |       |       |         |         |         |           |
| (2) Includes the RS district with all suffixes (e.g., RS-1 through RS-6).  |       |       |         |         |         |           |
| (3) Includes the RM-16 districts with all suffixes (e.g., RM-16, RM-16-1).   |       |       |         |         |         |           |
| (4) Uses established after June 30, 1985, on sites greater than two acres shall require a zone change to PS (Public and Semi-Public).  |       |       |         |         |         |           |
| (5) Up to two primary residences (Two-Unit Developments) may be developed in RS zones subject to the underlying zoning district standards as well as Section 17.22.050.G and Section 17.22.050.H. Short-term rentals of less than 30 days are prohibited. New Accessory Dwelling Units and Junior Accessory Dwelling Units are |       |       |         |         |         |           |

prohibited on lots created by an Urban Lot split as defined in Section 16.08.240 that utilize the Two-Unit Development provisions, and only two units of any type, including but not limited to ADUs, JADUs, single-family houses, and duplexes, may be located on any lot created by an Urban Lot Split.

(6) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.

(7) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040.

(8) A lot with a single-family residence may rent a maximum of two bedrooms.

(9) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.

(10) Limited to buildings designated as a landmark or listed individually in the National Register of Historic Places.

Chapter 17.24 – Commercial and Industrial Zoning Districts

Section 17.24.040 - Commercial and Industrial District Land Uses and Permit Requirements

| TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS |                            |          |    |    |                         |
|---|----------------------------|----------|----|----|-------------------------|
| LAND USE (1)  | PERMIT REQUIREMENT BY ZONE |          |    |    | Specific Use Standards  |
|   | CO                         | CL, CL-2 | CG | IG |                         |
| <b>RESIDENTIAL USES</b>   |                            |          |    |    |                         |
| Accessory dwelling unit   | P                          | P        | —  | —  | 17.50.275               |
| <u>Junior accessory dwelling unit</u>   | <u>P</u>                   | <u>P</u> |    |    | <u>17.50.275.E.</u>     |
| Boarding houses   | —                          | P        | —  | —  |                         |
| Caretakers quarters   | P                          | P        | P  | MC |                         |
| Dormitories   | —                          | P        | —  | —  |                         |
| Fraternity/sorority housing   | —                          | P        | —  | —  |                         |
| Home occupations  | P                          | P        | —  | —  | 17.50.110               |
| Mixed-use projects  | P (7, 8)                   | P (7, 8) | —  | —  | 17.50.160               |
| Multi-family housing  | P                          | P        | —  | —  |                         |
| Residential accessory uses and structures   | P                          | P        | —  | —  | 17.50.210,<br>17.50.250 |
| Residential care facilities, general  | C (2)                      | C (2)    | —  | —  |                         |



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|--|-------|-------|-----------|-------|-----------|
| Residential care facilities, limited                           | P     | P     | —         | —     |           |
| Single-room occupancy  | —     | —     | P         | —     | 17.50.300 |
| Single-family housing  | P (3) | P (3) | —         | —     |           |
| Supportive housing   | P     | P     | — (4)     | —     |           |
| Transitional housing   | P     | P     | — (4)     | —     |           |
| <b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES (7, 9)</b> |       |       |           |       |           |
| Clubs, lodges, private meeting halls                           | C     | C (5) | P         | P     |           |
| Colleges - Nontraditional campus setting                       | P (8) | P (8) | P (8)     | P (8) |           |
| Colleges - Traditional campus setting                          | C (2) | C (2) | C (2)     | —     |           |
| Commercial entertainment                                       | —     | E (8) | E (8)     | E (8) | 17.50.130 |
| Commercial recreation - Indoor                                 | —     | —     | C (8)     | C (8) | 17.50.130 |
| Commercial recreation - Outdoor                                | —     | —     | C (8)     | C (8) | 17.50.130 |
| Cultural institutions  | P (2) | P (2) | P (2)     | P (2) |           |
| Electronic game centers  | —     | —     | C (8)     | C (8) | 17.50.100 |
| Internet access studios  | —     | —     | C (8)     | C (8) | 17.50.100 |
| Park and recreation facilities                                 | C     | C     | C         | C     |           |
| Religious facilities   | C (2) | C (2) | MC (2, 6) | —     | 17.50.230 |
| with columbarium   | P (2) | P (2) | P (2)     | —     | 17.50.230 |

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|  |       |       |       |       |           |
|--|-------|-------|-------|-------|-----------|
| with temporary homeless shelter                                | C     | P     | P     | —     | 17.50.230 |
| with affordable housing  | P     | P     | P     | —     | 17.50.230 |
| Schools - Specialized education and training                   | —     | P (8) | P (8) | P (8) |           |
| Schools - Public and private                                   | —     | C (2) | C (2) | —     | 17.50.270 |
| Street fairs   | P     | P     | P     | P     |           |
| Tents  | TUP   | TUP   | TUP   | TUP   | 17.50.320 |
| <b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES (7, 9)</b> |       |       |       |       |           |
| Automated teller machines (ATM)                                | P     | P     | P     | P     | 17.50.060 |
| Banks and financial services                                   | P (8) | P (8) | P (8) | P (8) |           |
| with walk-up services  | P     | P     | P     | P     | 17.50.060 |
| Business support services                                      | —     | P (8) | P (8) | P (8) |           |
| Offices - Accessory  | P     | P     | P     | P     |           |
| Offices - Administrative business professional                 | P (8) | P (8) | P (8) | P (8) |           |
| Offices - Governmental   | P (2) | P (2) | P (2) | P (2) |           |
| Offices - Medical  | P (8) | P (8) | P (8) | P (8) |           |
| Research and Development                                       | P     | P     | P     | P     | 17.50.240 |
| Work/live units  | —     | —     | C     | —     | 17.50.370 |
| <b>RETAIL SALES (7, 9)</b>                                     |       |       |       |       |           |
| Alcohol sales - Beer and wine                                  | C     | C     | C     | C     | 17.50.040 |

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|   |       |       |       |       |           |
|---|-------|-------|-------|-------|-----------|
| Alcohol sales - Full alcohol sales          | C     | C     | C     | C     | 17.50.040 |
| Animal services - Retail sales              | —     | P (8) | P (8) | P (8) |           |
| Bars or taverns                             | —     | C (8) | C (8) | C (8) | 17.50.040 |
| with live entertainment                     | —     | C     | C     | C     | 17.50.130 |
| Building materials and supplies sales       | —     | —     | P     | P     |           |
| Commercial nurseries                        | C (8) | C (8) | P (8) | P (8) | 17.50.180 |
| Convenience stores                          | C     | C     | C     | C     |           |
| Firearm sales                               | —     | —     | —     | C (8) |           |
| Food sales                                  | P (8) | P (8) | P (8) | P (8) |           |
| Internet vehicle sales                      | —     | C (8) | C (8) | C (8) |           |
| Liquor stores                               | C     | C     | C     | C     | 17.50.070 |
| Pawnshops                                   | —     | —     | C (8) | C (8) | 17.50.200 |
| Restaurants                                 | —     | P (8) | P (8) | P (8) | 17.50.260 |
| Restaurants, fast food                      | —     | P (8) | P (8) | P (8) | 17.50.260 |
| Restaurants, formula fast food              | —     | P (8) | P (8) | P (8) | 17.50.260 |
| Restaurants with limited live entertainment | —     | P     | P     | P     |           |
| Restaurants with walk-up window             | —     | C     | C     | C     | 17.50.260 |
| Retail sales                                | C (8) | P (8) | P (8) | P (8) |           |
| Seasonal merchandise sales                  | P     | P     | P     | P     | 17.50.180 |

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|   |       |       |       |       |           |
|---|-------|-------|-------|-------|-----------|
| Significant tobacco retailers                     | —     | —     | C (8) | C (8) | 17.50.330 |
| Swap meets  | —     | —     | C (8) | C (8) |           |
| Temporary uses                                    | TUP   | TUP   | TUP   | TUP   |           |
| Vehicle services - Automobile rental              | —     | C (8) | P (8) | P (8) |           |
| Vehicle services - Sales and leasing              | —     | —     | P     | P     | 17.50.360 |
| Vehicle services - Sales and leasing - limited    | —     | —     | P     | P     | 17.50.360 |
| Vehicle services - Service stations               | —     | C (8) | C (8) | C (8) | 17.50.290 |
| <b>SERVICES (7, 9)</b>                            |       |       |       |       |           |
| Adult day care, limited                           | P     | P     | P     | —     |           |
| Adult day care, general                           | C (2) | C (2) | C (2) | C (2) |           |
| Animal services - Boarding                        | —     | —     | P (8) | P (8) |           |
| Animal services - Grooming                        | —     | P (8) | P (8) | P (8) |           |
| Animal services - Hospitals                       | —     | —     | P (8) | P (8) | 17.50.050 |
| Catering services                                 | —     | P (8) | P (8) | P (8) |           |
| Charitable institutions                           | C (2) | C (2) | C (2) | C (2) |           |
| Child day-care centers                            | P     | P     | P     | C     | 17.50.080 |
| Child day care, large care homes, 9 to 14 persons | P     | P     | —     | —     | 17.50.080 |

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|   |       |       |       |       |           |
|---|-------|-------|-------|-------|-----------|
| Child day care, small care homes,<br>1 to 8 persons | P     | P     | P     | —     |           |
| Detention facilities                                | —     | —     | —     | C (2) |           |
| Drive-through business -<br>Nonrestaurants          | —     | C     | C     | C     | 17.50.090 |
| Drive-through business -<br>Restaurants             | —     | C     | C     | C     | 17.50.090 |
| Emergency shelters                                  | —     | —     | MC    | MC    |           |
| Filming, long-term                                  | C     | C     | C     | C     |           |
| Filming, short-term                                 | P     | P     | P     | P     |           |
| Laboratories  | C (8) | P (8) | P (8) | P (8) |           |
| Life/care facilities                                | —     | C     | C     | —     | 17.50.120 |
| Lodging - Bed and breakfast inns                    | C (8) | C (8) | C (8) | —     | 17.50.140 |
| Lodging - Hotels, motels                            | —     | —     | C (8) | C (8) | 17.50.150 |
| Maintenance and repair services                     | —     | P (8) | P (8) | P (8) |           |
| Massage establishment                               | —     | —     | C (8) | C (8) | 17.50.155 |
| Medical services - Extended care                    | C (2) | C (2) | —     | —     |           |
| Medical services - Hospitals                        | —     | —     | C (2) | —     |           |
| Mortuaries, funeral homes                           | —     | P (8) | P (8) | P (8) |           |
| Personal improvement services                       | —     | P (8) | P (8) | P (8) |           |
| Personal services                                   | —     | P (8) | P (8) | P (8) |           |

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|---|-------|-------|-------|-------|-----------|
| Personal services, restricted                               | —     | —     | C (8) | C (8) | 17.50.200 |
| Printing and publishing                                     | —     | C (8) | P (8) | P (8) |           |
| Printing and publishing, limited                            | C     | P     | P     | P     |           |
| Public maintenance & service facilities                     | —     | —     | C (2) | C (2) |           |
| Public safety facilities                                    | C (2) | C (2) | C (2) | C (2) |           |
| Sexually oriented business                                  | —     | —     | P     | —     | 17.50.295 |
| Vehicle services - Vehicle equipment repair                 | —     | —     | C (8) | C (8) | 17.50.360 |
| Vehicle services - Washing and detailing                    | —     | —     | C (8) | C (8) | 17.50.290 |
| Vehicle services - Washing and detailing, small-scale       | —     | P     | P     | P     | 17.50.290 |
| <b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES (7, 9)</b> |       |       |       |       |           |
| Commercial growing area                                     | —     | P     | P     | P     | 17.50.180 |
| Industry, restricted  | —     | —     | C (8) | C (8) |           |
| Industry, restricted, small scale                           | —     | P     | P     | P     |           |
| Industry, standard  | —     | —     | —     | P (8) |           |
| Recycling centers - Small collection facilities             | C     | C     | C     | C     | 17.50.220 |
| Recycling centers - Large facilities                        | —     | —     | C (8) | C (8) | 17.50.220 |
| Wholesaling, distribution, & storage                        | —     | —     | C (8) | P (8) |           |

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|--|-------|-------|-------|-------|-----------|
| Wholesaling, distribution, & storage, small-scale        | —     | —     | P     | P     |           |
| <b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b> |       |       |       |       |           |
| Alternative fuel/recharging facilities (7, 8, 9)         | —     | C     | C     | C     |           |
| Accessory antenna array                                  | P     | P     | P     | P     |           |
| Communications facilities (7, 8, 9)                      | —     | —     | P     | P     |           |
| Commercial off-street parking (7, 9)                     | C     | C     | C     | C     |           |
| Heliports  | —     | —     | C     | C     |           |
| Transportation dispatch facility                         | —     | —     | C (8) | C (8) |           |
| Transportation terminals                                 | —     | —     | C     | C     |           |
| Trucking terminals                                       | —     | —     | —     | C (6) |           |
| Utility, major   | C (2) | C (2) | C (2) | C (2) |           |
| Utility, minor   | P     | P     | P     | P     |           |
| Vehicle storage (7, 8)                                   | —     | —     | C     | C     |           |
| Wireless telecommunications facilities, major            | C     | C     | C     | C     | 17.50.310 |
| Wireless telecommunications facilities, minor            | MC    | MC    | MC    | MC    | 17.50.310 |
| Wireless telecommunications facilities, SCL              | P     | P     | P     | P     | 17.50.310 |
| <b>TRANSIT-ORIENTED DEVELOPMENT</b>                      |       |       |       |       |           |

|                                     |   |   |   |   |           |
|-------------------------------------|---|---|---|---|-----------|
| Transit-oriented development (7, 8) | P | P | P | P | 17.50.340 |
|-------------------------------------|---|---|---|---|-----------|

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (4) The use is permitted if it is located within a Single-Room Occupancy facility.
- (5) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (6) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (7) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (8) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.



Chapter 17.26 – Special Purpose Zoning Districts

Section 17.26.030 – Special Purpose Zoning Districts Land Uses and Permit Requirements

| TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE ZONING DISTRICTS |                            |          |                        |
|---|----------------------------|----------|------------------------|
| LAND USE (1)  | PERMIT REQUIREMENT BY ZONE |          | Specific Use Standards |
|   | OS                         | PS, PS-1 |                        |
| <b>RESIDENTIAL USES</b>   |                            |          |                        |
| <u>Accessory dwelling units</u>   | =                          | <u>P</u> | <u>17.50.275</u>       |
| <u>Junior accessory dwelling units</u>  |                            | <u>P</u> | <u>17.50.275.E</u>     |
| Caretaker quarters  | C (2)                      | C (2)    |                        |
| Dormitories   | —                          | C        |                        |
| Fraternity/sorority housing   | —                          | C        |                        |
| Home occupations  | —                          | P        | 17.50.110              |
| Multi-family housing  | —                          | C (2)    |                        |
| Residential accessory uses and structures   | C                          | C        | 17.50.210, 250         |
| Residential care, limited   | —                          | C (2)    |                        |
| Residential care, general   | —                          | C        |                        |

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|   |       |       |           |
|---|-------|-------|-----------|
| Senior affordable housing                               | —     | C     | 17.50.280 |
| Single-family housing                                   | —     | C (2) |           |
| Supportive housing                                      | —     | C (2) |           |
| Transitional housing                                    | —     | C (2) |           |
| <b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b> |       |       |           |
| Clubs, lodges, private meeting halls                    | C (3) | C (2) |           |
| Colleges - Nontraditional campus setting                | —     | C     |           |
| Colleges - Traditional campus setting                   | —     | C     |           |
| Commercial entertainment                                | E     | —     | 17.50.130 |
| Commercial recreation - Indoor                          | C     | —     | 17.50.130 |
| Commercial recreation - Outdoor                         | C     | C     | 17.50.130 |
| Conference centers                                      | —     | C (2) |           |
| Cultural institutions                                   | C (3) | C     |           |
| Electronic game centers                                 | C     | —     | 17.50.100 |
| Park and recreation facilities                          | C     | C     |           |
| Religious facilities                                    | —     | C     | 17.50.230 |
| with columbarium  | —     | MC    | 17.50.230 |
| with temporary homeless shelter                         | —     | C     | 17.50.230 |
| Schools - Public and private                            | —     | C     | 17.50.270 |

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|   |       |       |           |
|---|-------|-------|-----------|
| Stadiums and arenas                                     | C     | —     |           |
| Tents   | TUP   | TUP   | 17.50.320 |
| <b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b> |       |       |           |
| Offices - Administrative business professional          | —     | C (2) |           |
| Offices - Governmental                                  | —     | C     |           |
| Offices - Medical                                       | —     | C     |           |
| Research and Development                                | —     | C (6) | 17.50.240 |
| <b>RETAIL SALES</b>                                     |       |       |           |
| Alcohol sales - Beer and wine                           | C (2) | C (2) | 17.50.040 |
| Alcohol sales - Full alcohol sales                      | C (2) | C (2) |           |
| Bars or taverns   | —     | C (2) | 17.50.040 |
| with live entertainment                                 | —     | C (2) | 17.50.040 |
| Commercial Nurseries                                    | C (4) | C (4) |           |
| Restaurants   | C (2) | C (2) | 17.50.260 |
| Restaurants, fast food                                  | C (3) | C (2) | 17.50.260 |
| Restaurants, formula fast food                          | C (3) | C (2) | 17.50.260 |
| Restaurants with walk-up window                         | C (2) | C (2) | 17.50.260 |
| Restaurants with limited live entertainment             | —     | P (2) |           |
| Retail sales  | —     | C (2) |           |

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|  |       |       |           |
|--|-------|-------|-----------|
| Swap meets   | C (5) | C     |           |
| Temporary uses                                       | TUP   | TUP   |           |
| <b>SERVICES</b>                                      |       |       |           |
| Adult day care, general                              | —     | C     |           |
| Child day-care centers                               | —     | C     | 17.50.080 |
| Child day care, large care homes, 9 to 14 persons    | —     | C     | 17.50.080 |
| Child day care, small care homes, 1 to 8 persons     | —     | C     |           |
| Filming, long-term                                   | C     | C     |           |
| Filming, short-term                                  | P     | P     |           |
| Life/care facilities                                 | —     | C     | 17.50.120 |
| Medical services - Extended care                     | —     | C     |           |
| Medical services - Hospitals                         | —     | C     |           |
| Maintenance and service facilities                   | C (3) | C (2) |           |
| Public safety facilities                             | C     | C     |           |
| Vehicle services - Washing/detailing, small scale    | —     | P     | 17.50.290 |
| <b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES</b> |       |       |           |
| Commercial growing area                              | C (5) | —     |           |
| Recycling - Small collection facilities              | C     | C     | 17.50.220 |

| <b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>   |   |    |           |
|--|---|----|-----------|
| Accessory antenna array  | P | —  |           |
| Heliports  | — | C  |           |
| Transportation terminals   | — | C  |           |
| Utility, major   | C | C  |           |
| Utility, minor   | P | P  |           |
| Wireless telecommunications facilities,<br>major   | — | C  | 17.50.310 |
| Wireless telecommunications facilities,<br>minor   | — | MC | 17.50.310 |
| Wireless telecommunications facilities,<br>SCL   | — | P  | 17.50.310 |
| <b>Notes:</b>  |   |    |           |
| <p>(1) See Section 17.80.020 for definitions of the listed land uses.</p> <p>(2) Limited to accessory facilities of a principal use.</p> <p>(3) Limited to facilities accessory to an open space. An accessory use shall not occupy more than 5% of the open area.</p> <p>(4) Horticultural or nursery uses shall not replace a park, golf course, or recreational use.</p> <p>(5) Permanent structures prohibited.</p> <p>(6) Limited to parcels not owned by Pasadena Unified School District or used as a K-12 school as of December 4, 2023.</p> |   |    |           |

Chapter 17.30 – Central District Specific Plan

Section 17.30.030 – CD District Land Uses and Permit Requirements

**17.30.030 - Allowable Land Uses**

- A. **Definitions.** Definitions of specific land uses are found in Section 17.80.020.
- B. **Permit Requirements.** Table CDSP-1 identifies the uses of land allowed, the land use permit required to establish each use, and limitations that may apply for a particular use.
- C. **Standards for Specific Land Uses.** Additional standards may apply to specific land uses; refer to the Section noted in Table CDSP-1.
1. Section 17.50.160 shall not apply to Mixed-Use Projects.
  2. Section 17.50.350 shall not apply to Multi-Family Housing.
- D. **Ground Floor Frontages.** In Mixed-Use zoning districts, additional commercial requirements and residential unit restrictions on the ground floor shall apply per Section 17.30.070.A.
1. Limitations shall not apply for affordable housing developments on religious facility sites proposed in compliance with Section 17.50.230.F.
- E. **Major Construction.** For all non-residential uses with a gross floor area of 25,000 square feet or greater, a Conditional Use Permit shall be required per Section 17.61.050.J.2.
- F. **Prohibited Uses.** Those uses not listed in Table CDSP-1 are prohibited by this Specific Plan, except as otherwise provided by Section 17.21.030.A.
- G. **Nonconforming Uses.** Existing uses which are made nonconforming by the CDSP shall be subject to Section 17.71.
- H. **Limited Hours of Operation.** Uses limited in Table CDSP-1 shall comply with limited hours of operation as required by Section 17.40.070.

**Table CDSP-1: Allowable Land Uses**

| Symbol | Description  | Section          |
|--------|--|------------------|
| P      | Permitted use, Code Compliance Certificate required.   | <u>17.61.020</u> |
| MC     | Conditional use, Minor Conditional Use Permit required.  | <u>17.61.050</u> |
| C      | Conditional use, Conditional Use Permit required.  |                  |
| E      | Conditional use, Expressive Use Permit required.   | <u>17.61.060</u> |
| TUP    | Temporary use, Temporary Use Permit required.  | <u>17.61.040</u> |
| —      | Use not allowed.   |                  |
| (L1)   | Use is not permitted on the ground floor within 35 feet of the sidewalk line. Entries to upper floor or ground floor spaces behind the 35 feet are allowed; these spaces shall not qualify as required commercial uses for the purposes of <u>Section 17.30.070.A.</u>   |                  |
| (L2)   | Use is not permitted on the ground floor within 35 feet of the sidewalk line along Colorado Boulevard, Green Street, or Lake Avenue. 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 <u>Section 17.30.070.A.</u> |                  |

| Land Use <sup>1</sup>                                   | Permit Requirement |         |         |         |          | Section / Notes      |
|---|--------------------|---------|---------|---------|----------|----------------------|
|   | CD-CL              | CD-MU-C | CD-MU-G | CD-MU-N | CD-RM-87 |                      |
| <b>RESIDENTIAL USES</b>                                 |                    |         |         |         |          |                      |
| Accessory Dwelling Unit                                 | -                  | P       | P       | P       | P        | <u>17.50.275</u>     |
| Junior Accessory Dwelling Unit                          | -                  | P       | P       | P       | P        | <u>17.50.275, E.</u> |
| Boarding Houses <sup>2</sup>                            | -                  | P       | P       | P       | P        |                      |
| Dormitories   | -                  | -       | P       | P       | P        |                      |
| Fraternities / Sororities                               | -                  | -       | P       | P       | P        |                      |
| Home Occupations  | -                  | P       | P       | P       | P        | <u>17.50.110</u>     |
| Mixed-Use Projects                                      | -                  | P       | P       | P       | -        |                      |
| Multi-Family Housing                                    | -                  | P       | P       | P       | P        |                      |
| Residential Accessory Uses and Structures               | -                  | P       | P       | P       | P        | <u>17.50.250</u>     |
| Residential Care, General                               | -                  | C       | C       | C       | C        |                      |
| Residential Care, Limited                               | -                  | P       | P       | P       | P        |                      |
| Single-Room Occupancy                                   | -                  | P       | P       | P       | -        | <u>17.50.300</u>     |
| Supportive Housing                                      | -                  | P       | P       | P       | P        |                      |
| Transitional Housing <sup>3</sup>                       | -                  | P       | P       | P       | P        |                      |
| <b>COMMERCIAL USES</b>                                  |                    |         |         |         |          |                      |
| <b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b> |                    |         |         |         |          |                      |
| Clubs, Lodges, Private Meeting Halls                    | C                  | C       | C       | C       | -        |                      |

EXHIBIT 2  
Revisions to Various Sections of Title 17

|   |       |       |       |    |    |                  |
|---|-------|-------|-------|----|----|------------------|
| Colleges, Nontraditional Campus Setting     | P     | P     | P     | -  | -  |                  |
| Colleges, Traditional Campus Setting        | -     | -     | C     | C  | -  |                  |
| with safe parking                           | -     | -     | MC    | MC | -  |                  |
| Commercial Entertainment                    | E     | E     | E     | E  | -  | <u>17.50.130</u> |
| Commercial Recreation, Indoor               | P     | P     | P     | P  | -  |                  |
| Commercial Recreation, Outdoor              | C     | C     | C     | C  | -  |                  |
| Conference Centers                          | -     | C(L1) | C     | -  | -  |                  |
| Cultural Institutions                       | P     | P     | P     | P  | -  |                  |
| Electronic Game Centers                     | P     | P     | P     | P  | -  | <u>17.50.100</u> |
| Park and Recreation Facilities              | P     | P     | P     | P  | P  |                  |
| Religious Facilities                        | P     | P     | P     | P  | MC | <u>17.50.230</u> |
| with Affordable Housing                     | P     | P     | P     | P  | P  |                  |
| with Columbarium                            | MC    | MC    | MC    | MC | MC |                  |
| with Temporary Homeless Shelter             | MC    | MC    | MC    | MC | MC |                  |
| with safe parking                           | MC    | MC    | MC    | MC | MC |                  |
| Schools, Public and Private                 | -     | -     | C     | C  | C  | <u>17.50.270</u> |
| Schools, Specialized Education and Training | P(L1) | P(L1) | P(L1) | P  | -  |                  |



EXHIBIT 2  
Revisions to Various Sections of Title 17

| <b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b> |            |            |           |       |   |  |
|---|------------|------------|-----------|-------|---|--|
| Automated Teller Machines (ATMs)                        | P          | P          | P         | P     | - | <u>17.50.060</u>                                   |
| Banks and Financial Services                            | P          | P          | P         | P     | - |  |
| with Walk-Up Services                                   | P          | P          | P         | P     | - | <u>17.50.060</u>                                   |
| 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                                | P(L2)<br>4 | P(L2)<br>4 | P         | P     | - | <u>17.50.240</u>                                   |
| Work/Live Units   | -          | -          | P         | P     | P | <u>17.50.370</u>                                   |
| <b>RETAIL SALES</b>                                     |            |            |           |       |   |  |
| Alcohol Sales, Beer and Wine                            | C          | C          | C         | C     | - | <u>17.50.040,</u><br><u>17.61.050.</u>             |
| Alcohol Sales, Full Alcohol                             | C          | C          | C         | C     | - | <u>J</u>   |
| Animal Retail Sales                                     | P          | P          | P         | P     | - |  |
| Bars / Taverns  | C          | C          | C         | C     | - | <u>17.50.040,</u><br><u>17.61.050.</u><br><u>J</u> |
| with Live Entertainment                                 | C          | C          | C         | C     | - | <u>17.50.130</u>                                   |
| Convenience Stores                                      | P          | P          | P         | P     | - |  |
| Food Sales  | P          | P          | P         | P     | - |  |
| Liquor Stores   | C          | C          | C         | C     | - | <u>17.50.040,</u><br><u>17.61.050.</u><br><u>J</u> |
| Restaurants, Fast Food                                  | P          | P          | P         | P     | - | <u>17.50.260</u>                                   |
| Restaurants, Formula Fast Food                          | P          | P          | P         | P     | - | <u>17.50.260</u>                                   |
| Restaurants   | P          | P          | P         | P     | - | <u>17.50.260</u>                                   |
| with Limited Live Entertainment                         | P          | P          | P         | P     | - |  |
| with Walk-Up Window                                     | P          | P          | P         | P     | - |  |
| Retail Sales  | P          | P          | P         | P     | - |  |
| Significant Tobacco Retailers                           | C          | C          | C         | C     | - | <u>17.50.330</u>                                   |
| Vehicle Services, Automobile Showrooms <sup>3</sup>     | P          | P          | P         | -     | - |  |
| <b>SERVICES</b>   |            |            |           |       |   |  |
| Adult Day Care, General                                 | -          | -          | C(L2<br>) | C(L2) | - |  |

EXHIBIT 2  
Revisions to Various Sections of Title 17

|  |       |       |        |        |   |  |
|--|-------|-------|--------|--------|---|--|
| Adult Day Care, Limited                              | -     | -     | P(L2)  | P(L2)  | P |  |
| Animal Services, Grooming                            | P     | -     | P      | P      | - |  |
| Animal Services, Hospitals                           | P     | -     | P      | P      | - | <u>17.50.050</u>                       |
| Catering Services                                    | P(L1) | P(L1) | P(L2)  | P      | - |  |
| Charitable Institutions                              | P     | P     | P      | P      | - |  |
| Child Day Care Centers                               | -     | -     | P      | P      | P | <u>17.50.080</u>                       |
| Child Day Care, Large                                | -     | P     | P      | P      | P |  |
| Child Day Care, Small                                | -     | P     | P      | P      | P |  |
| Emergency Shelters                                   | MC    | MC    | MC     | MC     | - |  |
| Emergency Shelters, Limited                          | P     | P     | P      | P      | P | <u>17.50.105</u>                       |
| Laboratories   | -     | -     | P(L2)  | P(L2)  | - |  |
| Life-Care Facilities                                 | -     | -     | MC     | MC     | - | <u>17.50.120</u>                       |
| Lodging, Bed and Breakfast Inns                      | -     | -     | C      | C      | C | <u>17.50.140</u>                       |
| Lodging, Hotels and Motels                           | C     | C     | C      | -      | - | <u>17.50.150</u>                       |
| Los Barrier Navigation Centers                       | P     | P     | P      | P      | - |  |
| Massage Establishments                               | C(L1) | C(L1) | C      | C      | - | <u>17.50.155</u>                       |
| Medical Services, Extended Care                      | -     | -     | MC(L2) | MC(L2) | - |  |
| Neighborhood Gardens                                 | P     | P     | P      | P      | P |  |
| Personal Improvement Services                        | P     | P     | P      | P      | - |  |
| Personal Services                                    | P     | P     | P      | P      | - |  |
| Personal Services, Restricted                        | C     | C     | C      | C      | - | <u>17.50.200</u>                       |
| Printing and Publishing                              | -     | -     | C      | C      | - |  |
| Printing and Publishing, Limited                     | P     | P     | P      | P      | - |  |
| Public Safety Facilities                             | C     | C     | C      | C      | - |  |
| Vehicle Services, Automobile Rental                  | C     | C     | C      | C      | - |  |
| Vehicle Services, Washing/Detailing, Small-Scale     | -     | -     | P      | P      | - | <u>17.50.290</u>                       |
| <b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES</b> |       |       |        |        |   |  |
| Alcohol Beverage Manufacturing                       | P     | P     | P      | C      | - | <u>17.50.040,</u><br><u>17.61.050.</u> |
| with Accessory Tasting Room                          | MC    | MC    | MC     | C      | - | <u>J</u>                               |
| Custom Manufacturing / Artisan Production            | P     | P     | P      | P      | - |  |
| Industry, Restricted, Small-scale                    | P(L2) | P(L2) | P(L2)  | P(L2)  | - |  |

|  |     |     |     |     |     |                  |
|--|-----|-----|-----|-----|-----|------------------|
| Recycling Collection Facilities, Small   | C   | C   | C   | C   | -   |                  |
| <b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>   |     |     |     |     |     |                  |
| Accessory Antenna Array  | P   | P   | P   | P   | P   |                  |
| Alternative Fuel / Recharging Facilities   | -   | -   | P   | P   | -   |                  |
| Commercial Off-Street Parking  | MC  | MC  | MC  | MC  | -   |                  |
| Communications Facilities  | C   | C   | C   | C   | C   |                  |
| Heliports  | C   | -   | -   | -   | -   |                  |
| Transportation Terminals   | C   | C   | C   | C   | C   |                  |
| Utilities, Major   | C   | C   | C   | C   | C   |                  |
| Utilities, Minor   | P   | P   | P   | P   | P   |                  |
| Wireless Telecom Facilities, Minor   | MC  | MC  | MC  | MC  | MC  | <u>17.50.310</u> |
| Wireless Telecom Facilities, SCL   | P   | P   | P   | P   | P   |                  |
| <b>TEMPORARY USES</b>  |     |     |     |     |     |                  |
| Filming, Long-term   | C   | C   | C   | C   | C   |                  |
| Filming, Short-term  | P   | P   | P   | P   | P   |                  |
| Personal Property Sales  | -   | P   | P   | P   | P   | <u>17.50.190</u> |
| Seasonal Merchandise Sales   | P   | P   | P   | P   | -   | <u>17.50.180</u> |
| Street Fairs   | P   | P   | P   | P   | P   |                  |
| Tents  | TUP | TUP | TUP | TUP | TUP | <u>17.50.320</u> |
| Other Temporary Uses   | TUP | TUP | TUP | TUP | TUP |                  |
| <b>Notes:</b>  |     |     |     |     |     |                  |
| <p><sup>1</sup>See <u>Section 17.80.020</u> for definition of the listed land uses.</p> <p><sup>2</sup>Includes Co-living facilities, which may include more than one shared kitchen per building. Separation requirements of <u>Section 17.50.065</u> shall not apply.</p> <p><sup>3</sup>Defined as a use where storefronts are used as showroom space for five (5) or fewer vehicles and limited to a maximum of 8,000 square feet. Internet vehicle sales are permitted where on-site vehicle storage/sales is not present/allowed.</p> <p><sup>4</sup>Research and Development use is permitted within 35 feet of the sidewalk line along Green Street.</p> |     |     |     |     |     |                  |

Chapter 17.31 – East Colorado Specific Plan 2022

Section 17.31.040 – Allowable Land Uses

- A. **Definitions.** Definitions of specific land uses are found in Section 17.80.020.
- B. **Permit Requirements.** Table ECSP-2 identifies the uses of land allowed, the land use permit required to establish each use, and limitations that may apply for a particular use.
- C. **Standards for Specific Land Uses.** Additional standards may apply to specific land uses; refer to the Section noted in Table ECSP-2.
  - 1. Section 17.50.160 shall not apply to Mixed-Use Projects.
  - 2. Section 17.50.350 shall not apply to Multi-Family Housing.
- D. **Ground Floor Frontages.** In Mixed-Use zoning districts, additional commercial requirements and residential unit restrictions on the ground floor shall apply per Section 17.31.080.A.
- E. **Major Construction.** For all non-residential uses with a gross floor area of 25,000 square feet or greater, a Conditional Use Permit shall be required per Section 17.61.050.J.2.
- F. **Prohibited Uses.** Those uses not listed in Table ECSP-2 are prohibited by this Specific Plan, except as otherwise provided by Section 17.21.030.A.
- G. **Nonconforming Uses.** Existing uses which are made nonconforming by this Specific Plan shall be subject to Section 17.71.
- H. **Initial Use of a Historic Resource.** Where prohibited by Table ECSP-2, the initial use of the designated historic resources, identified on Page 17 of the ECSP, may be permitted with a Conditional Use Permit.
- I. **Limited Hours of Operation.** Uses listed in Table ECSP-2 shall comply with limited hours of operation as required by 17.40.070.

**Table ECSP-2: Allowable Land Uses**

| Symbol | Description   | 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.       |           |
| E      | Conditional use, Expressive Use Permit required.        | 17.61.060 |
| TUP    | Temporary use, Temporary Use Permit required.           | 17.61.040 |

|      |   |  |
|------|---|--|
| —    | Use not allowed.  |  |
| (L1) | Use is not permitted on the ground floor within 35 feet of the sidewalk line on Colorado Boulevard, Green Street, and Allen Avenue. Entries to upper floor or ground floor spaces behind the 35 feet are allowed. |  |

| <b>ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS</b> |                    |          |          |                     |
|--|--------------------|----------|----------|---------------------|
| Land Use <sup>1</sup>                                    | Permit Requirement |          |          | Section/Notes       |
|  | EC-MU-C            | EC-MU-G  | EC-MU-N  |                     |
| <b>RESIDENTIAL USES</b>                                  |                    |          |          |                     |
| Accessory Dwelling Unit                                  | P                  | P        | P        | 17.50.275           |
| <u>Junior Accessory Dwelling Unit</u>                    | <u>P</u>           | <u>P</u> | <u>P</u> | <u>17.50.275.E.</u> |
| Boarding Houses <sup>2</sup>                             | C                  | C        | C        |                     |
| Dormitories  | P                  | P        | P        |                     |
| Fraternities/Sororities                                  | P                  | P        | P        |                     |
| Home Occupations   | P                  | P        | P        | 17.50.110           |
| Mixed-Use Projects                                       | P                  | P        | P        |                     |
| Multi-Family Housing                                     | P                  | P        | P        |                     |
| Residential Accessory Uses and Structures                | P                  | P        | P        | 17.50.250           |
| Residential Care, General                                | P                  | P        | P        |                     |

EXHIBIT 2  
Revisions to Various Sections of Title 17

|   |    |    |    |           |
|---|----|----|----|-----------|
| Residential Care, Limited                               | P  | P  | P  |           |
| Single-Room Occupancy                                   | P  | P  | P  |           |
| Supportive Housing                                      | P  | P  | P  |           |
| Transitional Housing <sup>3</sup>                       | P  | P  | P  |           |
| <b>COMMERCIAL USES</b>                                  |    |    |    |           |
| <b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b> |    |    |    |           |
| Clubs, Lodges, Private Meeting Halls                    | C  | C  | C  |           |
| Colleges, Nontraditional Campus Setting                 | P  | P  | P  |           |
| Commercial Entertainment                                | E  | E  | E  |           |
| Commercial Recreation, Indoor                           | P  | P  | P  | 17.50.130 |
| Commercial Recreation, Outdoor                          | —  | —  | —  |           |
| Cultural Institutions                                   | P  | P  | P  |           |
| Electronic Game Centers                                 | P  | P  | P  | 17.50.100 |
| Park and Recreation Facilities                          | P  | P  | P  |           |
| Religious Facilities                                    | C  | C  | C  | 17.50.230 |
| with Columbarium  | MC | MC | MC |           |

EXHIBIT 2  
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|   |       |       |       |           |
|---|-------|-------|-------|-----------|
| with Temporary Homeless Shelter                         | MC    | MC    | MC    |           |
| Schools, Public and Private                             | —     | C     | C     | 17.50.270 |
| Schools, Specialized Education and Training             | P     | P     | P     |           |
| <b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b> |       |       |       |           |
| Automated Teller Machines (ATMs)                        | P     | P     | P     | 17.50.060 |
| Banks and Financial Services                            | P     | P     | P     |           |
| with Walk-Up Services                                   | P     | P     | P     | 17.50.060 |
| Business Support Services                               | P     | P     | P     |           |
| Offices, Accessory                                      | P(L1) | P(L1) | P(L1) |           |
| Offices, Administrative Business Professional           | P(L1) | P     | P(L1) |           |
| Offices, Government                                     | P(L1) | P     | P(L1) |           |
| Offices, Medical  | P     | P     | P     |           |
| Research and Development                                | P     | P     | P     | 17.50.240 |
| Work/Live Units   | —     | P     | P     | 17.50.370 |
| <b>RETAIL SALES</b>                                     |       |       |       |           |

EXHIBIT 2  
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|                                       |       |   |       |                           |
|---------------------------------------|-------|---|-------|---------------------------|
| Alcohol Sales, Beer and Wine          | C     | C | C     | 17.50.040                 |
| Alcohol Sales, Full Alcohol           | C     | C | C     |                           |
| Animal Retail Sales                   | P     | P | P     |                           |
| Bars/Taverns                          | C     | C | C     | 17.50.040,<br>17.61.050.J |
| with Live Entertainment               | C     | C | C     | 17.50.130                 |
| Building Materials and Supplies Sales | —     | P | —     |                           |
| Convenience Stores                    | P     | P | P     |                           |
| Food Sales                            | P     | P | P     |                           |
| Liquor Stores                         | C     | C | C     | 17.61.050.J               |
| Restaurants, Fast Food                | P     | P | P     | 17.50.260                 |
| Restaurants, Formula Fast Food        | P     | P | P     | 17.50.260                 |
| Restaurants                           | P     | P | P     |                           |
| with Limited Live Entertainment       | P     | P | P     | 17.50.260,<br>17.61.050.J |
| with Walk-Up Window                   | P     | P | P     |                           |
| Retail Sales                          | P     | P | P     |                           |
| Significant Tobacco Retailers         | C(L1) | C | C(L1) | 17.50.330                 |
| Vehicle Services, Sales/Leasing       | —     | C | —     | 17.50.360                 |



EXHIBIT 2  
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|  |        |    |        |           |
|--|--------|----|--------|-----------|
| Vehicle Services, Sales/Leasing, Limited               | —      | C  | —      |           |
| <b>SERVICES</b>  |        |    |        |           |
| Adult Day Care, General                                | P(L1)  | P  | P      |           |
| Adult Day Care, Limited                                | C(L1)  | C  | C      |           |
| Animal Services, Hospitals                             | —      | P  | —      | 17.50.050 |
| Catering Services                                      | P(L1)  | P  | P      |           |
| Charitable Institutions                                | P      | P  | P      |           |
| Child Day Care Centers                                 | P      | P  | P      | 17.50.080 |
| Child Day Care, Large                                  | P      | P  | P      |           |
| Child Day Care, Small                                  | P      | P  | P      |           |
| Drive-through Businesses, Non-restaurants <sup>4</sup> | —      | C  | —      | 17.50.090 |
| Drive-through Businesses, Restaurants <sup>4</sup>     | —      | C  | —      |           |
| Emergency Shelters                                     | MC     | MC | MC     |           |
| Laboratories   | —      | P  | P(L1)  |           |
| Life-Care Facilities                                   | MC(L1) | MC | MC(L1) | 17.50.120 |

EXHIBIT 2  
Revisions to Various Sections of Title 17

|   |       |    |        |                           |
|---|-------|----|--------|---------------------------|
| Lodging, Hotels and Motels                      | C     | C  | C      | 17.50.150                 |
| Massage Establishments                          | C     | C  | C      | 17.50.155                 |
| Medical Services, Extended Care                 | —     | MC | MC(L1) |                           |
| Mortuaries/Funeral Homes                        | —     | MC | MC     |                           |
| Neighborhood Gardens                            | P     | P  | P      |                           |
| Personal Improvement Services                   | P     | P  | P      |                           |
| Personal Services                               | P     | P  | P      |                           |
| Printing and Publishing                         | P(L1) | P  | P(L1)  |                           |
| Printing and Publishing, Limited                | P     | P  | P      |                           |
| Public Safety Facilities                        | C     | C  | C      |                           |
| Vehicle Services, Vehicle Equipment Repair      | —     | C  | —      | 17.50.360                 |
| <b>INDUSTRY, MANUFACTURING &amp; PROCESSING</b> |       |    |        |                           |
| Alcohol Beverage Manufacturing                  | —     | C  | —      | 17.50.040,<br>17.61.050.J |
| with Accessory Tasting Room                     | —     | C  | —      |                           |

EXHIBIT 2  
Revisions to Various Sections of Title 17

|   |    |    |    |           |
|---|----|----|----|-----------|
| Custom Manufacturing/Artisan Production                 | P  | P  | P  |           |
| Industry, Restricted                                    | —  | MC | —  |           |
| Wholesaling, Distribution and Storage, Small-Scale      | —  | —  | —  |           |
| <b>TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES</b> |    |    |    |           |
| Accessory Antenna Arrays                                | P  | P  | P  |           |
| Alternative Fuel/Recharging Facilities                  | —  | P  | —  |           |
| Commercial Off-Street Parking                           | MC | MC | MC |           |
| Communications Facilities                               | C  | C  | C  |           |
| Transportation Terminals                                | C  | C  | C  |           |
| Utilities, Major  | C  | C  | C  |           |
| Utilities, Minor  | P  | P  | P  |           |
| Wireless Telecom Facilities, Major                      | C  | C  | C  | 17.50.310 |
| Wireless Telecom Facilities, Minor                      | MC | MC | MC |           |
| Wireless Telecom Facilities, SCL                        | —  | —  | —  |           |
| <b>TEMPORARY USES</b>                                   |    |    |    |           |

EXHIBIT 2  
Revisions to Various Sections of Title 17

|                            |     |     |     |           |
|----------------------------|-----|-----|-----|-----------|
| Filming, Long-term         | C   | C   | C   |           |
| Filming, Short-term        | P   | P   | P   |           |
| Personal Property Sales    | P   | P   | P   | 17.50.190 |
| Seasonal Merchandise Sales | P   | P   | P   | 17.50.180 |
| Street Fairs               | P   | P   | P   |           |
| Tents                      | TUP | TUP | TUP | 17.50.320 |
| Other Temporary Uses       | TUP | TUP | TUP |           |

**Notes:**

- 1 See Section 17.80.020 for definition of the listed land uses, except those listed in footnotes.
- 2 Includes Co-living facilities, which may include more than one shared kitchen per building. Separation requirements of Section 17.50.065 shall not apply.
- 3 The maximum interior or exterior area in which support services are offered or located shall not exceed 250 square feet.
- 4 Queuing lanes for vehicles shall not be located within 15 feet of Colorado Boulevard; this area may be used for landscaping, outdoor dining, or access driveways.

Chapter 17.32 – East Pasadena Specific Plan

Section 17.32.050 – CD District Land Uses and Permit Requirements

| TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS |                               |          |          |    |                        |
|--|-------------------------------|----------|----------|----|------------------------|
| LAND USE (1)   | PERMIT REQUIREMENT BY D1 ZONE |          |          |    | Specific Use Standards |
|  | CO                            | CL       | CG       | IG |                        |
| <b>RESIDENTIAL USES</b>  |                               |          |          |    |                        |
| Accessory dwelling unit  | P                             | P        | <u>P</u> | —  | 17.50.275              |
| <u>Junior accessory dwelling unit</u>  | <u>P</u>                      | <u>P</u> | <u>P</u> |    | <u>17.50.275.E.</u>    |
| Boarding houses  | —                             | P        | —        | —  |                        |
| Caretakers quarters  | P                             | P        | P        | MC |                        |
| Dormitories  | —                             | P        | —        | —  |                        |
| Fraternity/sorority housing  | —                             | P        | —        | —  |                        |
| Home occupations   | —                             | P        | P        | P  | 17.50.110              |
| Mixed-use projects (3,4)   | —                             | P        | —        | —  | 17.50.160              |
| Multi-family housing   | P                             | P        | P        | —  | 17.50.350              |
| Residential accessory uses and structures  | P                             | P        | P        | —  | 17.50.240              |
| Residential care facilities, general   | C (2)                         | C (2)    | —        | —  |                        |
| Residential care facilities, limited   | P                             | P        | P        | —  |                        |
| Single-family housing  | P                             | P        | —        | —  |                        |
| Single-room occupancy  | —                             | —        | P        | —  |                        |

EXHIBIT 2  
Revisions to Various Sections of Title 17

|   |       |              |        |        |           |
|---|-------|--------------|--------|--------|-----------|
| Supportive housing  | P     | P            | P      | —      |           |
| Transitional housing  | P     | P            | P      | —      |           |
| <b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES (3, 10)</b> |       |              |        |        |           |
| Clubs, lodges, private meeting halls                            | C (2) | C (2)<br>(8) | P (2)  | C (2)  |           |
| Colleges - Nontraditional campus setting                        | C (4) | P (4)        | P (4)  | P (4)  |           |
| Colleges - Traditional campus setting                           | C (2) | C (2)        | C (2)  | —      |           |
| Commercial entertainment (3, 4)                                 | —     | —            | E      | —      | 17.50.130 |
| Commercial recreation - Indoor                                  | —     | C (4)        | C (4)  | —      | 17.50.130 |
| Commercial recreation - Outdoor                                 | —     | C (4)        | C (4)  | —      | 17.50.130 |
| Cultural institutions (2, 3)                                    | C (2) | C (2)        | P (2)  | C (2)  |           |
| Electronic game centers   | —     | C (4)        | C (4)  | —      | 17.50.100 |
| Internet access studios   | —     | C (4)        | C (4)  | —      | 17.50.100 |
| Park and recreation facilities                                  | C     | C            | C      | C      |           |
| Religious facilities (2, 9)                                     | C     | MC           | MC     | —      | 17.50.230 |
| with columbarium  | P     | P            | P      | —      | 17.50.230 |
| with temporary homeless shelter                                 | C     | P            | P      | —      | 17.50.230 |
| with affordable housing   | —     | —            | —      | P      | 17.50.230 |
| Schools - Public and private                                    | —     | C (2)        | C (2)  | —      | 17.50.270 |
| Schools - Specialized education and training (3, 4)             | —     | P (10)       | P (10) | P (10) |           |
| Street fairs  | P     | P            | P      | P      |           |

EXHIBIT 2  
Revisions to Various Sections of Title 17

|   |       |       |       |       |           |
|---|-------|-------|-------|-------|-----------|
| Tents   | TUP   | TUP   | TUP   | TUP   | 17.50.320 |
| <b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES (3, 10)</b> |       |       |       |       |           |
| Automated teller machines (ATM)                                 | —     | P     | P     | P     | 17.50.060 |
| Banks and financial services                                    | —     | P     | P     | P     |           |
| with walk-up services   | —     | P     | P     | P     | 17.50.060 |
| Business support services                                       | —     | P (4) | P (4) | P (4) |           |
| Offices - Accessory to primary use                              | —     | P     | P     | P     |           |
| Offices - Administrative business professional                  | P (4) | P (4) | P (4) | P (4) |           |
| Offices - Governmental  | P     | P     | P     | C     |           |
| Offices - Medical   | P (4) | P (4) | P (4) | P (4) |           |
| Research and development  | P     | P     | P     | P     | 17.50.240 |
| Work/live units   | —     | C     | C     | C     | 17.50.370 |
| <b>RETAIL SALES(3, 10, 11)</b>                                  |       |       |       |       |           |
| Alcohol sales - Beer and wine                                   | C     | C     | C     | —     | 17.50.040 |
| Alcohol sales - Full alcohol sales                              | C     | C     | C     | —     | 17.50.040 |
| Animal services - Retail sales                                  | —     | —     | P (4) | P (4) |           |
| Bars or taverns   | —     | C (4) | C (4) | C (4) | 17.50.040 |
| with live entertainment   | —     | C     | C     | C     | 17.50.130 |
| Building materials and supplies sales                           | —     | —     | P (4) | P (4) |           |
| Commercial nurseries  | —     | C (4) | P (4) | —     | 17.50.180 |
| Convenience stores  | —     | C (4) | C (4) | —     |           |

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|  |       |       |       |       |           |
|--|-------|-------|-------|-------|-----------|
| Firearm sales                                  | —     | —     | —     | C (4) |           |
| Food sales                                     | P (4) | P (4) | P (4) | —     |           |
| Internet vehicle sales                         | —     | P (4) | P (4) | P (4) |           |
| Liquor stores                                  | —     | C (4) | C (4) | —     | 17.50.040 |
| Pawnshops                                      | —     | —     | C (4) | —     | 17.50.200 |
| Restaurants                                    | —     | P (4) | P (4) | C (4) | 17.50.260 |
| Restaurants, fast food                         | —     | P (4) | P (4) | P (4) | 17.50.260 |
| Restaurants - Formula fast food                | —     | P (4) | P (4) | P (4) | 17.50.260 |
| Restaurants with limited live entertainment    | —     | P     | P     | P     |           |
| Restaurants with take-out window               | —     | C     | C     | C     | 17.50.260 |
| Retail sales                                   | C (4) | P (4) | P (4) | P (6) | 17.31.050 |
| Seasonal merchandise sales                     | P     | P     | P     | P     | 17.50.180 |
| Significant tobacco retailers                  | —     | —     | C (4) | C (4) | 17.50.330 |
| Swap meets                                     | —     | —     | C (4) | C (4) |           |
| Temporary uses                                 | TUP   | TUP   | TUP   | TUP   |           |
| Vehicle services - Automobile rentals          | —     | C (4) | C (4) | P (4) |           |
| Vehicle services - Sales and leasing           | —     | —     | P (4) | C (4) | 17.50.360 |
| Vehicle services - Sales and leasing - limited | —     | C     | C     | P     | 17.50.360 |
| Vehicle services - Service stations            | —     | C (4) | C (4) | C (4) | 17.50.290 |
| <b>SERVICES (3, 10)</b>                        |       |       |       |       |           |



EXHIBIT 2  
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|  |       |       |       |        |           |
|--|-------|-------|-------|--------|-----------|
| Adult day care - General                             | C (2) | C (2) | C (2) | C (2)  |           |
| Adult day care - Limited                             | P     | P     | —     | —      |           |
| Ambulance services                                   | —     | —     | P (4) | P (4)  |           |
| Animal services - Boarding                           | —     | —     | P (4) | P (4)  |           |
| Animal services - Grooming                           | —     | P (4) | P (4) | P (4)  |           |
| Animal services - Hospitals                          | —     | —     | P (4) | P (4)  | 17.50.050 |
| Catering services                                    | —     | P (4) | P (4) | P (4)  |           |
| Charitable institutions                              | C (2) | C (2) | C (2) | C (2)  |           |
| Child day-care centers                               | P     | P     | P     | C      | 17.50.080 |
| Child day-care, large care homes,<br>9 to 14 persons | P     | P     | —     | —      | 17.50.080 |
| Child day-care, small care homes,<br>1 to 8 persons  | P     | P     | —     | —      |           |
| Detention facilities                                 | —     | —     | —     | C (2)  |           |
| Drive-through business - Non-<br>restaurants         | —     | C     | C     | C      | 17.50.090 |
| Drive-through business -<br>Restaurants              | —     | C     | C     | C      | 17.50.090 |
| Emergency shelters                                   | —     |       | MC    | MC     |           |
| Emergency shelters, limited                          | —     | —     | —     | P (11) | 17.50.105 |
| Filming, long-term                                   | C     | C     | C     | C      |           |
| Filming, short term                                  | P     | P     | P     | P      |           |
| Laboratories   | C (4) | P (4) | P (4) | P (4)  |           |
| Life/care facilities                                 | C     | C     | C     | —      | 17.50.120 |

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|  |   |       |       |       |           |
|--|---|-------|-------|-------|-----------|
| Lodging - Hotel, motel                                       | — | —     | C (4) | —     | 17.50.150 |
| Maintenance and repair services                              | — | —     | C (4) | C (4) |           |
| Massage establishments                                       | — | —     | C (4) | —     | 17.50.155 |
| Medical services - Extended care                             | — | C (2) | —     | —     |           |
| Medical services - Hospitals                                 | — | —     | C (2) | —     |           |
| Mortuaries, funeral homes                                    | — | P     | P (4) | P (4) |           |
| Personal improvement services                                | — | P (4) | P (4) | P (4) |           |
| Personal services  | — | P (4) | P (4) | P (4) |           |
| Personal services - Restricted                               | — | —     | C (4) | —     | 17.50.200 |
| Printing and publishing                                      | — | C (2) | P (4) | P (4) |           |
| Printing and publishing - Limited                            | C | P     | P     | —     |           |
| Public maintenance & service facilities                      | — | —     | C (4) | C (4) |           |
| Public safety facilities                                     | C | C (2) | C (2) | C (2) |           |
| Sexually oriented business                                   | — | —     | P     | —     | 17.50.295 |
| Vehicle services -<br>Vehicle/equipment repair               | — | C (4) | C (4) | C (4) |           |
| Vehicle services -<br>Washing/detailing                      | — | —     | C (4) | C (4) | 17.50.290 |
| Vehicle services -<br>Washing/detailing, small scale         | — | P     | P     | P     | 17.50.200 |
| <b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES (3, 10)</b> |   |       |       |       |           |
| Commercial growing area                                      | — | —     | —     | P     |           |
| Industry, restricted (4, 5)                                  | — | —     | C     | P     |           |

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|  |    |       |       |       |           |
|--|----|-------|-------|-------|-----------|
| Industry, restricted, small-scale                        | —  | P (5) | P (5) | P (5) |           |
| Industry, standard (4, 5)                                | —  | —     | —     | P     |           |
| Recycling - Small collection facilities                  | C  | C     | C     | C     | 17.50.220 |
| Recycling - Large collection facilities                  | —  | —     | C (4) | C (4) | 17.50.220 |
| Wholesaling, distribution, & storage                     | —  | —     | C (4) | P (4) |           |
| Wholesaling, distribution, & storage, small-scale        | —  | —     | P     | P     |           |
| <b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b> |    |       |       |       |           |
| Accessory antenna array                                  | P  | P     | P     | P     |           |
| Alternative fuel/recharging facilities (3, 4, 10)        | —  | C     | C     | C     |           |
| Commercial off-street parking (3)                        | C  | C     | C     | C     |           |
| Communications facilities (3, 4, 10)                     | —  | —     | P     | P     |           |
| Heliports  | —  | —     | C     | C     |           |
| Transportation terminals                                 | —  | —     | C     | C     |           |
| Utility major  | C  | C     | C     | C     |           |
| Utility minor  | P  | P     | P     | P     |           |
| Vehicle storage (3, 4, 10)                               | —  | —     | C     | C     |           |
| Wireless telecommunications facilities, major            | C  | C     | C     | C     | 17.50.310 |
| Wireless telecommunications facilities, minor            | MC | MC    | MC    | MC    | 17.50.310 |

|  |   |   |   |   |           |
|--|---|---|---|---|-----------|
| Wireless telecommunications facilities, SCL  | P | P | P | P | 17.50.310 |
| <b>Notes:</b>  |   |   |   |   |           |
| <p>(1) See Chapter 17.80.020 for definitions of the listed land uses.</p> <p>(2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).</p> <p>(3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).</p> <p>(4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.</p> <p style="padding-left: 40px;">(5) Auto dismantling is not permitted.</p> <p style="padding-left: 40px;">(6) Limited to accessory facilities of a principal use.</p> <p style="padding-left: 40px;">(7) Not used.</p> <p>(8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.</p> <p>(9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.</p> <p>(10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor area.</p> <p style="padding-left: 40px;">(11) Emergency shelters, limited is not permitted on lots with frontage on Eloise Ave., south of Walnut St.</p> |   |   |   |   |           |

**TABLE 3-6 - ALLOWED USES AND PERMIT REQUIREMENTS EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS**

| LAND USE (1)                              | PERMIT REQUIREMENT BY ZONE |          |          |    |          |            |          | Specific Use Standards |
|---|----------------------------|----------|----------|----|----------|------------|----------|------------------------|
|   | Subarea d2                 |          |          |    |          | Subarea d3 |          |                        |
|   | CO                         | CL       | CG       | IG | PS       | CO         | CG       |                        |
| <b>RESIDENTIAL USES</b>                   |                            |          |          |    |          |            |          |                        |
| Accessory dwelling unit                   | P                          | P        | <u>P</u> | —  | <u>P</u> | <u>P</u>   | <u>P</u> | 17.50.275              |
| <u>Junior accessory dwelling unit</u>     | <u>P</u>                   | <u>P</u> |          |    | <u>P</u> |            |          | <u>17.50.275.E.</u>    |
| Boarding houses                           | —                          | P        | —        | —  | —        | —          | —        |                        |
| Caretakers quarters                       | P                          | P        | P        | MC | C        | P          | P        |                        |
| Dormitories                               | —                          | P        | —        | —  | C (5)    | —          | —        |                        |
| Fraternity/sorority housing               | —                          | P        | —        | —  | C        | —          | —        |                        |
| Home occupations                          | P                          | P        | P        | —  | —        | P          | P        | 17.50.110              |
| Mixed-use projects (3,4)                  | —                          | P        | —        | —  | —        | —          | —        |                        |
| Multi-family housing                      | P                          | P        | P        | —  | C (5)    | P          | P        |                        |
| Residential accessory uses and structures | P                          | P        | P        | -  | MC       | P          | P        | 17.50.250              |
| Residential care facilities, general      | C (2)                      | C (2)    | —        | —  | C        | C (2)      | —        |                        |

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|   |       |          |       |       |       |       |       |           |
|---|-------|----------|-------|-------|-------|-------|-------|-----------|
| Residential care facilities, limited                            | P     | P        | P     | —     | C (5) | P     | P     |           |
| Senior affordable housing                                       | —     | —        | —     | —     | C     | —     | —     | 17.50.280 |
| Single-family housing   | P     | P        | —     | —     | C (5) | —     | —     |           |
| Single-room occupancy   | —     | —        | P     | —     | —     | —     | P     | 17.50.300 |
| Supportive housing  | P     | P        | P     | —     | C (5) | P     | P     |           |
| Transitional housing  | P     | P        | P     | —     | C (5) | P     | P     |           |
| <b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES (3, 10)</b> |       |          |       |       |       |       |       |           |
| Clubs, lodges, private meeting halls                            | C (2) | C (2, 7) | P (2) | C (2) | C     | C (2) | P (2) |           |
| Colleges - Nontraditional campus setting                        | P (4) | P (4)    | P (4) | P (4) | C     | P (4) | P (4) |           |
| Colleges - Traditional campus setting                           | C (2) | C (2)    | C (2) | —     | C     | C (2) | C (2) |           |
| Commercial entertainment  | —     | E (4)    | E (4) | E (4) | —     | —     | E (4) | 17.50.130 |
| Commercial recreation - Indoor                                  | —     | C (4)    | C (4) | C (4) | —     | —     | C (4) | 17.50.130 |
| Commercial recreation - Outdoor                                 | —     | C (4)    | C (4) | C (4) | —     | —     | C (4) | 17.50.130 |
| Cultural institutions   | P (2) | P (2)    | P (2) | C (2) | C     | P (2) | P (2) |           |
| Electronic game centers   | —     | C (4)    | C (4) | C (4) | —     | —     | C (4) | 17.50.100 |
| Internet access studios   | —     | C (4)    | C (4) | C (4) | —     | —     | C (4) | 17.50.100 |

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|   |        |        |        |       |       |       |        |           |
|---|--------|--------|--------|-------|-------|-------|--------|-----------|
| Park and recreation facilities                                  | C      | C      | C      | C     | C     | C     | C      |           |
| Religious facilities (2)  | C      | MC (8) | MC (8) | —     | C     | C     | MC (8) | 17.50.230 |
| with columbarium  | C (2)  | P (2)  | P (2)  | —     | MC    | P (2) | P (2)  | 17.50.230 |
| with temporary homeless shelter                                 | C (2)  | P (2)  | P (2)  | —     | C     | C (2) | P (2)  | 17.50.230 |
| with affordable housing   | P      | P      | P      | —     | —     | P     | P      | 17.50.230 |
| Schools - Public and private                                    | —      | C (2)  | C (2)  | —     | C     | —     | C (2)  | 17.50.270 |
| Schools - Specialized education and training                    | MC (4) | P (4)  | P (4)  | P (4) | —     | —     | P (4)  |           |
| Street fairs  | P      | P      | P      | P     | —     | P     | P      |           |
| Tents   | TUP    | TUP    | TUP    | TUP   | TUP   | TUP   | TUP    | 17.50.320 |
| <b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES (3, 10)</b> |        |        |        |       |       |       |        |           |
| Automated teller machines (ATM)                                 | P      | P      | P      | P     | —     | P     | P      | 17.50.060 |
| Banks and financial services                                    | C (4)  | P (4)  | P (4)  | P (4) | —     | C (4) | P (4)  |           |
| with walk-up services   | C      | P      | P      | P     | —     | C     | P      | 17.50.060 |
| Business support services                                       | C (4)  | P (4)  | P (4)  | P (4) | —     | —     | P (4)  |           |
| Offices - Accessory to primary use                              | P      | P      | P      | P     | P     | P     | P      |           |
| Offices - Administrative business professional                  | P (4)  | P (4)  | P (4)  | P (4) | C (5) | P (4) | P (4)  |           |
| Offices - Governmental  | P      | P      | P      | C     | C     | P     | P      |           |

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|  |       |       |       |       |       |       |       |           |
|--|-------|-------|-------|-------|-------|-------|-------|-----------|
| Offices - Medical                            | P (4) | P (4) | P (4) | P (4) | C     | P (4) | P (4) |           |
| Research and Development                     | P     | P     | P     | P     | —     | P     | P     | 17.50.240 |
| Work/live units                              | —     | —     | C     | C     | —     | —     | C     | 17.50.370 |
| <b>RETAIL SALES (3, 10)</b>                  |       |       |       |       |       |       |       |           |
| Alcohol sales - Beer and wine                | C     | C     | C     | —     | —     | C     | C     | 17.50.040 |
| Alcohol sales - Full alcohol sales           | C     | C     | C     | —     | —     | C     | C     | 17.50.040 |
| Animal services - retail sales               | —     | P (4) | P (4) | P (4) | —     | —     | P (4) |           |
| Bars or taverns                              | —     | C (4) | C (4) | C (4) | C (5) | —     | C (4) | 17.50.040 |
| with live entertainment                      | —     | C     | C     | C     | C     | —     | C     | 17.50.120 |
| Building materials and supplies sales (3, 4) | —     | —     | P (9) | P     | —     | —     | —     |           |
| Commercial nurseries                         | —     | P (4) | P (4) | P (4) | —     | —     | P (4) |           |
| Convenience stores                           | —     | C     | C     | C     | —     | —     | C     |           |
| Firearm sales                                | —     | —     | —     | C (4) | —     | —     | —     |           |
| Food sales                                   | P (4) | P (4) | P (4) | —     | —     | P (4) | P (4) |           |
| Internet vehicle sales                       | C (4) | C (4) | C (4) | C (4) | —     | C (4) | C (4) |           |
| Liquor stores                                | C (4) | C (4) | C (4) | —     | —     | C (4) | C (4) | 17.50.040 |
| Pawnshops                                    | —     | —     | C (4) | —     | —     | —     | C (4) | 17.50.200 |



EXHIBIT 2  
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|  |       |       |       |       |       |       |       |           |
|--|-------|-------|-------|-------|-------|-------|-------|-----------|
| Restaurants                                    | C (4) | P (4) | P (4) | P (4) | C (5) | —     | P (4) | 17.50.260 |
| Restaurants, fast food                         | —     | P (4) | P (4) | P (4) | C (5) | —     | P (4) | 17.50.260 |
| Restaurants, formula fast food                 | —     | P (4) | P (4) | P (4) | C (5) | —     | P (4) | 17.50.260 |
| Restaurants with limited live entertainment    | —     | P (4) | P (4) | P (4) | P (5) | —     | P (4) |           |
| Restaurants with walk-up window                | C     | C     | C     | C     | C     | —     | C     | 17.50.260 |
| Retail sales                                   | C (4) | P (4) | P (4) | P (4) | P (5) | C (4) | P (4) |           |
| Seasonal merchandise sales                     | P     | P     | P     | P     | —     | P     | P     | 17.50.180 |
| Significant tobacco retailers                  | —     | —     | C (4) | C (4) | —     | —     | C (4) | 17.50.330 |
| Swap meets                                     | —     | —     | C (4) | C (4) | —     | —     | C (4) |           |
| Temporary uses                                 | TUP   | TUP   | TUP   | TUP   | TUP   | TUP   | TUP   |           |
| Vehicle services - Automobile rental           | —     | C (4) | C (4) | C (4) | —     | —     | C (4) |           |
| Vehicle services - Sales and leasing           | —     | —     | —     | C (4) | —     | —     | —     | 17.50.360 |
| Vehicle services - Sales and leasing - limited | —     | —     | —     | C (4) | —     | —     | —     | 17.50.360 |
| Vehicle services - Service station             | —     | C (4) | C (4) | C (4) | —     | —     | C (4) | 17.50.290 |
| <b>SERVICES (3, 10)</b>                        |       |       |       |       |       |       |       |           |

EXHIBIT 2  
Revisions to Various Sections of Title 17

|  |       |       |       |       |       |       |       |           |
|--|-------|-------|-------|-------|-------|-------|-------|-----------|
| Adult day-care - General                               | C (2) | C (2) | C (2) | C (2) | C (2) | C (2) | C (2) |           |
| Adult day-care - Limited                               | P     | P     | —     | —     | —     | P     | —     |           |
| Ambulance services                                     | —     | —     | P (4) | P (4) | —     | —     | P (4) |           |
| Animal services -<br>Boarding                          | —     | —     | —     | P     | —     | —     | —     |           |
| Animal services -<br>Grooming                          | —     | P (4) | P (4) | P (4) | —     | —     | P (4) |           |
| Animal services -<br>Hospitals                         | —     | —     | —     | P (4) | —     | —     | —     | 17.50.050 |
| Catering services                                      | —     | P (4) | P (4) | P (4) | —     | —     | P (4) |           |
| Charitable institutions                                | C (2) | C (2) | C (2) | C (2) | —     | C (2) | C (2) |           |
| Child day-care centers                                 | P     | P     | P     | P     | C     | P     | P     | 17.50.080 |
| Child day-care, large care<br>homes, 9 to 14 persons   | P     | P     | —     | —     | C     | P     | —     | 17.50.080 |
| Child day-care, small<br>care homes, 1 to 8<br>persons | P     | P     | —     | —     | C     | P     | —     |           |
| Drive-through business -<br>Non-restaurants            | —     | C     | C     | C     | —     | —     | C     | 17.50.090 |
| Drive-through business -<br>Restaurant                 | —     | C     | C     | C     | —     | —     | C     | 17.50.090 |
| Emergency shelters                                     | —     | —     | MC    | MC    | —     | —     | MC    |           |
| Filming, long-term                                     | C     | C     | C     | C     | C     | C     | C     |           |
| Filming, short-term                                    | P     | P     | P     | P     | P     | P     | P     |           |

EXHIBIT 2  
Revisions to Various Sections of Title 17

|   |        |       |       |       |       |       |       |           |
|---|--------|-------|-------|-------|-------|-------|-------|-----------|
| Laboratories                            | P (4)  | P (4) | P (4) | P (4) | —     | C (4) | P (4) |           |
| Life/care facilities                    | —      | C     | C     | C     | —     | —     | C     | 17.50.120 |
| Lodging - Bed and breakfast inns        | C (4)  | C (4) | —     | —     | —     | C (4) | —     | 17.50.140 |
| Lodging - Hotels, motels                | —      | —     | C (4) | C (4) | —     | —     | C (4) | 17.50.150 |
| Massage establishments                  | —      | —     | C (4) | C (4) | —     | —     | C (4) | 17.50.155 |
| Medical services - Extended care        | C (2)  | C (2) | —     | —     | C     | C (2) | —     |           |
| Medical services - Hospitals            | —      | —     | C (2) | —     | C     | —     | C (2) |           |
| Mortuaries, funeral homes               | —      | P     | C (4) | —     | —     | —     | C (4) |           |
| Personal improvement services           | MC (4) | P (4) | P (4) | P (4) | —     | —     | P (4) |           |
| Personal services                       | MC (4) | P (4) | P (4) | P (4) | —     | —     | P (4) |           |
| Personal services - restricted          | —      | —     | C (4) | C (4) | —     | —     | C (4) | 17.50.200 |
| Printing and publishing                 | —      | P (4) | P (4) | P (4) | —     | —     | P (4) |           |
| Printing and publishing - Limited       | C      | P     | P     | —     | —     | —     | P     |           |
| Public maintenance & service facilities | C      | P     | P     | —     | C (5) | —     | P     |           |
| Public safety facilities                | C (2)  | C (2) | C (2) | C (2) | C (2) | C (2) | C (2) |           |
| Sexually oriented businesses            | —      | —     | P     | —     | —     | —     | P     | 17.50.295 |

|  |       |       |       |        |   |       |       |           |
|--|-------|-------|-------|--------|---|-------|-------|-----------|
| Vehicle services - Washing/detailing                         | —     | C (4) | C (4) | C (4)  | — | —     | —     | 17.50.290 |
| Vehicle services - Washing/detailing, small scale            | —     | P     | P     | P      | P | —     | P     | 17.50.290 |
| <b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES (3, 10)</b> |       |       |       |        |   |       |       |           |
| Commercial growing area                                      | —     | P     | P     | P      | — | —     | P     |           |
| Industry, restricted   | —     | —     | C (4) | P (4)  | — | —     | C (4) |           |
| Industry, restricted, small-scale                            | —     | P     | P     | P      | — | —     | —     |           |
| Industry, standard   | —     | —     | —     | P (11) | — | —     | —     |           |
| Recycling - Small collection facilities                      | C     | C     | C     | C      | — | C     | C     | 17.50.220 |
| Recycling - Large collection facilities                      | —     | —     | C (4) | C (4)  | — | —     | —     | 17.50.220 |
| Wholesaling, distribution & storage                          | —     | —     | C (4) | P (4)  | — | —     | C (4) |           |
| Wholesaling, distribution & storage, small-scale             | —     | —     | C     | P      | — | —     | C     |           |
| <b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>     |       |       |       |        |   |       |       |           |
| Accessory antenna array                                      | P     | P     | P     | P      | — | P     | P     |           |
| Alternative fuel/recharging facilities (3, 4, 10)            | —     | C     | C     | C      | — | —     | C     |           |
| Commercial off-street parking                                | C (3) | C (3) | C (3) | C (3)  | — | C (3) | C (3) |           |
| Heliports  | —     | —     | C     | C      | C | —     | C     |           |

EXHIBIT 2  
Revisions to Various Sections of Title 17

|  |    |    |       |    |    |    |    |           |
|--|----|----|-------|----|----|----|----|-----------|
| Transportation terminals   | —  | —  | C (9) | C  | C  | —  | C  |           |
| Utility, major   | C  | C  | C     | C  | C  | C  | C  |           |
| Utility, minor   | P  | P  | P     | —  | P  | P  | P  |           |
| Vehicle storage (3, 4, 10)   | —  | —  | C     | C  | —  | —  | —  |           |
| Wireless telecommunications facilities, major  | C  | C  | C     | C  | C  | C  | C  | 17.50.310 |
| Wireless telecommunications facilities, minor  | MC | MC | MC    | MC | MC | MC | MC | 17.50.310 |
| Wireless telecommunications facilities, SCL  | P  | P  | P     | P  | P  | P  | P  | 17.50.310 |
| <b>TRANSIT-ORIENTED DEVELOPMENT</b>  |    |    |       |    |    |    |    |           |
| Transit-oriented development (3, 4)  | P  | P  | P     | P  | —  | P  | P  | 17.50.340 |
| <b>Notes:</b>  |    |    |       |    |    |    |    |           |
| <p>(1) See Section 17.80.020 for definitions of the listed land uses.</p> <p>(2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).</p> <p>(3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).</p> <p>(4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.</p> <p>(5) Limited to accessory facilities of a principal use.</p> <p>(6) Not used.</p> <p>(7) A club or lodge established prior to September 9, 1996, is a permitted (P) use.</p> <p>(8) A Minor Conditional Use Permit is required to establish a new use. An existing use is a permitted (P) use.</p> <p>(9) Limited to sites south of Foothill Boulevard.</p> <p>(10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.</p> <p>(11) Auto dismantling is not permitted.</p> |    |    |       |    |    |    |    |           |

Chapter 17.33 – Fair Oaks – Orange Grove Specific Plan

Section 17.33.040 – FGSP District Land Uses and Permit Requirements

| TABLE 3-13 - ALLOWED USES AND PERMIT REQUIREMENTS FAIR OAKS/ORANGE GROVE RM-16, RM-12, PS, AND OS DISTRICTS |                            |          |          |          |                        |
|---|----------------------------|----------|----------|----------|------------------------|
| LAND USE (1)  | PERMIT REQUIREMENT BY ZONE |          |          |          | Specific Use Standards |
|   | FGSP -                     |          |          |          |                        |
|   | RM-12                      | RM-16    | PS       | OS       |                        |
| <b>RESIDENTIAL USES</b>   |                            |          |          |          |                        |
| Accessory dwelling unit   | P                          | P        | <u>P</u> | —        | 17.50.275              |
| <u>Junior accessory dwelling unit</u>   | <u>P</u>                   | <u>P</u> | <u>P</u> | <u>—</u> | <u>17.50.275.E</u>     |
| Caretakers quarters   | —                          | —        | C        | C        |                        |
| Dormitories   | —                          | —        | C        | —        |                        |
| Fraternity/sorority housing   | —                          | —        | C        | —        |                        |
| Home occupations  | P                          | P        | —        | —        | 17.50.110              |
| Multi-family housing  | P (5)                      | P (5)    | C (3)    | —        |                        |
| Residential accessory uses and structures   | P                          | P        | C        | —        | 17.50.250              |
| Residential care facilities, limited (5, 6)   | P                          | P        | C (3)    | —        |                        |
| Single-family housing   | P (6)                      | P (6)    | C (3)    | —        |                        |
| Supportive housing (5, 6)   | P                          | P        | C (3)    | —        |                        |
| Transitional housing (5, 6)   | P                          | P        | C (3)    | —        |                        |
| <b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>   |                            |          |          |          |                        |

EXHIBIT 2  
Revisions to Various Sections of Title 17

|   |        |        |       |     |           |
|---|--------|--------|-------|-----|-----------|
| Clubs, lodges, private meeting halls                    | —      | —      | MC    | MC  |           |
| Colleges - Nontraditional campus setting                | —      | —      | C     | —   |           |
| Colleges - Traditional campus setting                   | —      | —      | C     | —   |           |
| Commercial recreation - Indoor                          | —      | —      | —     | C   | 17.50.130 |
| Commercial recreation - Outdoor                         | —      | —      | C     | C   | 17.50.130 |
| Conference Centers                                      | —      | —      | C (3) | —   |           |
| Cultural institutions                                   | C (2)  | C (2)  | C     | C   |           |
| Electronic game centers                                 | —      | —      | —     | C   | 17.50.100 |
| Park and recreation facilities                          | C      | C      | C     | C   |           |
| Religious facilities                                    | C (2)  | C (2)  | C     | —   | 17.50.230 |
| with columbarium  | MC (2) | MC (2) | MC    | —   | 17.50.230 |
| with temporary homeless shelter                         | C (2)  | C (2)  | C     | —   | 17.50.230 |
| Schools - Public and private                            | C (2)  | C (2)  | C     | C   | 17.50.270 |
| Stadiums and arenas                                     | —      | —      | —     | C   |           |
| Street fairs  | P      | P      | P     | P   |           |
| Tents   | TUP    | TUP    | TUP   | TUP | 17.50.320 |
| <b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b> |        |        |       |     |           |
| Offices - Administrative business professional          | MC (7) | MC (7) | C (3) | —   | 17.50.170 |
| Offices - Government                                    | —      | —      | C     | —   |           |
| Offices - Medical                                       | —      | —      | C     | —   |           |

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|   |     |     |       |       |           |
|---|-----|-----|-------|-------|-----------|
| Research and Development (8)                      | -   | -   | C     | -     | 17.50.240 |
| <b>RETAIL SALES</b>                               |     |     |       |       |           |
| Alcohol sales - Beer and wine                     | —   | —   | C (3) | C (3) |           |
| Alcohol sales - Full alcohol sales                | —   | —   | C (3) | C (3) |           |
| Commercial nursery                                | —   | —   | —     | C (4) | 17.50.180 |
| Personal property sales                           | P   | P   | —     | —     | 17.50.190 |
| Restaurants                                       | —   | —   | C (3) | C (3) | 17.50.260 |
| Restaurants, fast food                            | —   | —   | C (3) | C (3) | 17.50.260 |
| Restaurants, formula fast food                    | —   | —   | C (3) | C (3) | 17.50.260 |
| Restaurant with limited live entertainment        | —   | —   | P     | P     |           |
| Restaurant with walk-up window                    | —   | —   | P     | P     | 17.50.260 |
| Temporary uses                                    | TUP | TUP | TUP   | TUP   |           |
| Swap meets  | —   | —   | C     | C     |           |
| <b>SERVICES</b>                                   |     |     |       |       |           |
| Charitable institutions                           | —   | —   | MC    | —     |           |
| Child day-care centers                            | C   | C   | C     | —     | 17.50.080 |
| Child day-care, large care homes, 9 to 14 persons | MC  | MC  | C     | —     | 17.50.080 |
| Child day-care, small care homes, 1 to 8 persons  | P   | P   | C     | —     |           |
| Filming, long-term                                | C   | C   | C     | C     |           |
| Filming, short-term                               | P   | P   | P     | P     |           |



|  |       |       |    |       |           |
|--|-------|-------|----|-------|-----------|
| Public safety facilities   | C (2) | C (2) | C  | C     |           |
| <b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES</b>   |       |       |    |       |           |
| Commercial growing areas   | C     | C     | —  | C (4) |           |
| Recycling - Small collection facility  | —     | —     | C  | C     | 17.50.220 |
| <b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>   |       |       |    |       |           |
| Accessory antenna array  | —     | —     | —  | P     |           |
| Utility, major   | C (2) | C (2) | C  | C     |           |
| Utility, minor   | P     | P     | P  | P     |           |
| Wireless telecommunications facilities, major  | —     | —     | C  | —     | 17.50.310 |
| Wireless telecommunications facilities, minor  | MC    | MC    | MC | —     | 17.50.310 |
| Wireless telecommunications facilities, SCL  | —     | —     | P  | —     | 17.50.310 |
| <b>Notes:</b>  |       |       |    |       |           |
| (1) See Section 17.80.020 for definitions of the listed land uses.   |       |       |    |       |           |
| (2) Uses on a site greater than two acres that was established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public). |       |       |    |       |           |
| (3) Limited to accessory facilities of a principal use.  |       |       |    |       |           |
| (4) A horticultural or nursery use shall not replace a park or outdoor commercial recreation use.  |       |       |    |       |           |
| (5) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040, except as shown in Table 3-15.         |       |       |    |       |           |
| (6) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15.         |       |       |    |       |           |
| (7) Limited to buildings designated or listed in the National Register of Historic Places.   |       |       |    |       |           |
| (8) Limited to parcels not owned by Pasadena Unified School District or used as a K-12 school as of December 4, 2023.                        |       |       |    |       |           |

**TABLE 3-14 - ALLOWED USES AND PERMIT REQUIREMENTS FAIR OAKS/ORANGE GROVE CL, C-2, AND C-3 DISTRICTS**

| LAND USE (1)                                  | PERMIT REQUIREMENT BY ZONE |          |     |            |      | Specific Use Standards |
|---|----------------------------|----------|-----|------------|------|------------------------|
|   | FGSP -                     |          |     |            |      |                        |
|   | CL-1a                      | CL-1b    | C-2 | C-3a, b, d | C-3c |                        |
| <b>RESIDENTIAL USES</b>                       |                            |          |     |            |      |                        |
| Accessory dwelling unit                       | —                          | P        | —   | P          | —    | 17.50.275              |
| <u>Junior accessory dwelling unit</u>         | ==                         | <u>P</u> | ==  | <u>P</u>   | ==   | <u>17.50.275.E.</u>    |
| Caretakers quarters                           | —                          | P        | —   | P          | —    |                        |
| Dormitories                                   | —                          | P        | —   | P          | —    |                        |
| Fraternity/sorority housing                   | —                          | P        | —   | P          | —    |                        |
| Home occupations                              | —                          | P        | P   | P          | —    | 17.50.110              |
| Mixed-use projects                            | —                          | P (3)    | —   | P (3)      | —    | 17.33.050.E            |
| Multi-family housing (14)                     | —                          | P        | —   | —(12)      | —    |                        |
| Residential accessory uses and structures     | —                          | P        | —   | P          | —    | 17.50.250              |
| Residential care facilities, limited (14, 15) | —                          | P        | —   | P          | —    |                        |
| Single-family housing (15)                    | —                          | P (14)   | —   | P          | —    |                        |
| Supportive housing (14, 15)                   | —                          | P        | —   | P          | —    |                        |
| Transitional housing (14, 15)                 | —                          | P        | —   | P          | —    |                        |

EXHIBIT 2  
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|  |           |           |           |           |           |           |
|--|-----------|-----------|-----------|-----------|-----------|-----------|
| Work/live units  | —         | —         | C<br>(11) | C (11)    | C<br>(11) | 17.50.370 |
| <b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES (2, 9, 10)</b> |           |           |           |           |           |           |
| Clubs, lodges, private meeting halls (4, 5)                        | MC        | MC        | MC        | MC        | MC        |           |
| Colleges - Nontraditional campus setting                           | P (3)     | P (3)     | P (3)     | P (3)     | P (3)     |           |
| Colleges - Traditional campus setting                              | C (4)     | C (4)     | C (4)     | C (4)     | C (4)     |           |
| Commercial entertainment   | E (3)     | E (3)     | E (3)     | E (3)     | E (3)     | 17.50.130 |
| Commercial recreation - Indoor                                     | C (3)     | C (3)     | C (3)     | C (3)     | C (3)     | 17.50.130 |
| Commercial recreation - Outdoor                                    | C         | C         | C         | C         | C         | 17.50.130 |
| Cultural institutions  | P (4)     | P (4)     | P (4)     | P (4)     | P (4)     |           |
| Electronic game centers  | C (3)     | C (3)     | C (3)     | C (3)     | C (3)     | 17.50.100 |
| Internet access studios  | C (3)     | C (3)     | C (3)     | C (3)     | C (3)     | 17.50.100 |
| Park and recreation facilities                                     | C         | C         | C         | C         | C         |           |
| Religious facilities   | C (4)     | C (4)     | C (4)     | C (4)     | C (4)     | 17.50.230 |
| with columbarium   | MC<br>(4) | MC<br>(4) | MC<br>(4) | MC<br>(4) | MC<br>(4) | 17.50.230 |
| with temporary homeless shelter                                    | P         | P         | P         | P         | P         | 17.50.230 |
| with affordable housing  | P         | P         | P         | P (16)    | P         | 17.50.230 |
| Schools - Public and private                                       | C (4)     | C (4)     | C (4)     | C (4)     | C (4)     | 17.50.270 |
| Schools - Specialized education and training                       | P (3)     | P (3)     | P (3)     | P (3)     | P (3)     |           |

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|  |       |       |       |       |       |           |
|--|-------|-------|-------|-------|-------|-----------|
| Street fairs   | P     | P     | P     | P     | P     |           |
| Tents  | TUP   | TUP   | TUP   | TUP   | TUP   | 17.50.320 |
| <b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES (2, 9, 10)</b> |       |       |       |       |       |           |
| Automated teller machines (ATM)                                    | P     | P     | P     | P     | P     | 17.50.060 |
| Banks and financial services                                       | P (3) | P (3) | P (3) | P (3) | P (3) |           |
| with walk-up service   | P     | P     | P     | P     | P     | 17.50.060 |
| Business support services  | P (3) | P (3) | P (3) | P (3) | P (3) |           |
| Offices - Accessory  | P     | P     | P     | P     | P     |           |
| Offices - Administrative business professional                     | P (3) | P (3) | P (3) | P (3) | P (3) |           |
| Offices - Government   | P     | P     | P     | P     | P     |           |
| Offices - Medical  | P (3) | P (3) | P (3) | P (3) | P (3) |           |
| Research and Development   | P     | P     | P     | P     | P     | 17.50.240 |
| <b>RETAIL SALES (2, 9, 10)</b>                                     |       |       |       |       |       |           |
| Alcohol sales - Beer and wine                                      | C (6) | C (6) | —     | C (6) | C (6) |           |
| Alcohol sales - Full alcohol sales                                 | C (6) | C (6) | —     | C (6) | C (6) |           |
| Building materials and supplies sales                              | —     | —     | —     | C (3) | C (3) |           |
| Commercial nurseries   | C (3) | C (3) | C (3) | C (3) | C (3) | 17.50.180 |
| Convenience stores   | C     | C     | —     | C     | C     |           |
| Food sales   | P (3) | P (3) | —     | P (3) | P (3) |           |
| Internet vehicle sales   | P (3) | P (3) | P (3) | P (3) | P (3) |           |

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|   |       |       |        |        |        |           |
|---|-------|-------|--------|--------|--------|-----------|
| Personal property sales                           | —     | —     | —      | P      | P      | 17.50.190 |
| Restaurants                                       | P (3) | P (3) | —      | P (3)  | P (3)  | 17.50.260 |
| Restaurants, fast food                            | C (3) | C (3) | —      | C (3)  | C (3)  | 17.50.260 |
| Restaurants, formula fast food                    | C (3) | C (3) | —      | C (3)  | C (3)  | 17.50.260 |
| Restaurants with limited live entertainment       | P     | P     | —      | P      | P      |           |
| Retail sales                                      | P (3) | P (3) | —      | P (3)  | P (3)  |           |
| Seasonal merchandise sales                        | P     | P     | P      | P      | P      | 17.50.180 |
| Significant tobacco retailers                     | C (3) | C (3) | C (3)  | C (3)  | C (3)  | 17.50.330 |
| Temporary uses                                    | TUP   | TUP   | TUP    | TUP    | TUP    |           |
| Vehicle services - Automobile rental (3)          | —     | —     | C (13) | C (13) | C (13) |           |
| Vehicle services - Service stations (3, 7)        | —     | —     | C      | C      | C      | 17.50.290 |
| <b>SERVICES (2, 9, 10)</b>                        |       |       |        |        |        |           |
| Adult day-care, limited                           | —     | P     | —      | P      | —      |           |
| Animal services - Boarding                        | —     | —     | —      | C      | C      |           |
| Animal services - Grooming                        | C (3) | C (3) | P (3)  | P (3)  | P (3)  |           |
| Catering services                                 | P (3) | P (3) | P (3)  | P (3)  | P (3)  |           |
| Charitable institution (2, 4)                     | C     | C     | C      | C      | C      |           |
| Child day-care centers                            | P     | P     | P      | P      | P      | 17.50.080 |
| Child day-care, large care homes, 9 to 14 persons | —     | P     | —      | P      | —      | 17.50.080 |

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|   |       |       |       |       |       |           |
|---|-------|-------|-------|-------|-------|-----------|
| Child day-care, small care homes, 1 to 8 persons                | —     | P     | —     | P     | —     |           |
| Drive-through business - nonrestaurants                         | C     | C     | C     | C     | C     | 17.50.090 |
| Drive-through business - restaurants                            | C     | C     | C     | C     | C     | 17.50.090 |
| Laboratories  | P (3) | P (3) | P (3) | P (3) | P (3) |           |
| Maintenance or repair services                                  | P (3) | P (3) | P (3) | P (3) | P (3) |           |
| Massage establishments  | C (3) | C (3) | C (3) | C (3) | C (3) | 17.50.155 |
| Personal improvement services                                   | P (3) | P (3) | P (3) | P (3) | P (3) |           |
| Personal services   | P (3) | P (3) | P (3) | P (3) | P (3) |           |
| Personal services - Restricted                                  | C (3) | C (3) | C (3) | C (3) | C (3) | 17.50.200 |
| Printing and publishing   | C (3) | C (3) | P (3) | P (3) | P (3) |           |
| Printing and publishing, limited                                | P (3) | P (3) | P (3) | P (3) | P (3) |           |
| Public safety facilities  | C (4) | C (4) | C (4) | C (4) | C (4) |           |
| Vehicle services - Washing/detailing, small scale               | P     | P     | P     | P     | P     | 17.50.290 |
| <b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES (2, 9, 10)</b> |       |       |       |       |       |           |
| Commercial growing grounds                                      | P (3) | P (3) | P (3) | P (3) | P (3) | 17.50.180 |
| Industry, restricted (3, 8)                                     | —     | —     | C     | C     | C     |           |
| Industry, restricted, small scale (3, 8)                        | P     | P     | P     | P     | P     |           |
| Industry, standard (3)  | —     | —     | — (8) | —     | —     |           |

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|  |    |    |    |    |    |           |
|--|----|----|----|----|----|-----------|
| Recycling - Small collection facility                    | C  | C  | C  | C  | C  | 17.50.220 |
| Wholesaling, distribution, & storage (3)                 | —  | —  | C  | —  | —  |           |
| Wholesaling, distribution, & storage, small-scale        | P  | P  | P  | P  | P  |           |
| <b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b> |    |    |    |    |    |           |
| Accessory antenna array                                  | P  | P  | P  | P  | P  |           |
| Communications facility (2, 3, 9, 10)                    | —  | —  | P  | P  | P  |           |
| Commercial off-street parking (2, 10)                    | C  | C  | C  | C  | C  |           |
| Utility, major   | C  | C  | C  | C  | C  |           |
| Utility, minor   | P  | P  | P  | P  | P  |           |
| Wireless telecommunications facilities, major            | C  | C  | C  | C  | C  | 17.50.310 |
| Wireless telecommunications facilities, minor            | MC | MC | MC | MC | MC | 17.50.310 |
| Wireless telecommunications facilities, SCL              | P  | P  | P  | P  | P  | 17.50.310 |

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (3) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (4) Uses on a site greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (5) A club or lodge established prior to September 9, 1996 is a permitted (P) use.
- (6) Alcohol sales is limited to sales for on-site consumption that is accessory to a principal use such as a restaurant. Alcohol sales in conjunction with the following uses

is prohibited: nightclubs (commercial entertainment) and billiard parlors (commercial recreation - indoor).

(7) Vehicle/equipment repair is limited to uses which provide limited services such as oil changes, window tinting, replacement of air filters, installation of car stereos and alarms, and other related services. All repairs shall occur within an enclosed building, overnight parking or storing of vehicles receiving services shall be within an enclosed building.

(8) An industrial use established prior to December 29, 2002, is a permitted (P) use.

(9) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per 6-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.

(10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses which expand by more than 30 percent of the gross floor area.

(11) The residential component of a work/live unit shall be counted as part of the allowable density.

(12) In C-3d multi-family housing is permitted.

(13) Fair Oaks Ave: allowed on the west side, south of Orange Grove Boulevard and allowed on both sides, north of Orange Grove Boulevard. Orange Grove Boulevard: allowed on both sides, west of Fair Oaks Ave. Incidental maintenance is not allowed.

(14) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040, except as shown in Table 3-15.

(15) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15.

(16) Not permitted in FGSP-C-3d zone.



Chapter 17.35 – South Fair Oaks Specific Plan

Section 17.35.030 –Allowable Land Uses

- A. **Definitions.** Definitions of specific land uses are found in Section 17.80.020.
- B. **Permit Requirements.** Table SFOSP-1 identifies the uses of land allowed, the land use permit required to establish each use, and limitations that may apply for a particular use.
- C. **Standards for Specific Land Uses.** Additional standards may apply to specific land uses; refer to the PMC Section noted in Table SFOSP-1.
  - 1. Section 17.50.160 shall not apply to Mixed-Use Projects.
  - 2. Section 17.50.350 shall not apply to Multi-Family Housing.
- D. **Ground Floor Frontages.** In Mixed-Use zoning districts, additional commercial requirements and residential unit restrictions on the ground floor shall apply per Section 17.35.070.A.
- E. **Major Construction.** For all non-residential uses with a gross floor area of 25,000 square feet or greater, a Conditional Use Permit shall be required per Section 17.61.050.J.2.
- F. **Prohibited Uses.** Those uses not listed in Table SFOSP-1 are prohibited by the SFOSP, except as otherwise provided by Section 17.21.030.A.
- G. **Nonconforming Uses.** Existing uses which are made nonconforming by the SFOSP shall be subject to Section 17.71.
- I. **Limited Hours of Operation.** Uses listed in Table SFOSP-1 shall comply with limited hours of operation as required by Section 17.40.070.

**Table SFOSP-1: Allowable Land Uses**

| Symbol | Description   | 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.       |           |
| E      | Conditional use, Expressive Use Permit required.        | 17.61.060 |
| TUP    | Temporary use, Temporary Use Permit required.           | 17.61.040 |
| —      | Use not allowed.  |           |

|      |   |  |
|------|---|--|
| (L1) | Use is not permitted on the ground floor within 35 feet of the sidewalk line. Entries to upper floor or ground floor spaces behind the 35 feet are allowed; these spaces shall not qualify as required commercial uses for the purposes of Section 17.35.070.A. |  |
| (L2) | Use limited to a maximum of 30% of the total building frontage on the ground floor, regardless of the ground floor frontage type per Section 17.35.070.A.   |  |
| (L3) | Use limited to a maximum of 30% of the total building frontage on the ground floor fronting Raymond Avenue south of Fillmore Street, regardless of the ground floor frontage type per Section 17.35.070.A.  |  |
| (L4) | Use limited to east of Metro right-of-way.  |  |

**ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS**

| Land Use <sup>1</sup>                 | Permit Requirement |            |            |            |              |                      |                      |                      | Section/<br>Notes             |
|---------------------------------------|--------------------|------------|------------|------------|--------------|----------------------|----------------------|----------------------|-------------------------------|
|                                       | SFO<br>-CG         | SFO<br>-CL | SFO<br>-CF | SFO<br>-IF | SFO-<br>MU-C | SFO<br>-<br>MU-<br>G | SFO<br>-<br>MU-<br>N | SFO<br>-<br>MU-<br>T |                               |
| <b>RESIDENTIAL USES</b>               |                    |            |            |            |              |                      |                      |                      |                               |
| Accessory Dwelling Unit               | -                  | -          | -          | -          | P            | P                    | P                    | P                    | 17.50.275                     |
| <u>Junior Accessory Dwelling Unit</u> | =                  | =          | =          | =          | <u>P</u>     | <u>P</u>             | <u>P</u>             | <u>P</u>             | <u>17.50.275.</u><br><u>E</u> |
| Boarding Houses <sup>2</sup>          | -                  | -          | -          | -          | P            | P                    | P                    | -                    |                               |
| Dormitories                           | -                  | -          | -          | -          | P(L3)        | P                    | P                    | -                    |                               |
| Fraternities/<br>Sororities           | -                  | -          | -          | -          | P(L3)        | P                    | P                    | -                    |                               |

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|   |    |    |   |   |        |    |       |       |           |
|---|----|----|---|---|--------|----|-------|-------|-----------|
| Home Occupations  | -  | -  | - | - | P      | P  | P     | P     | 17.50.110 |
| Hospitality Homes                                       | MC | MC | - | - | MC(L3) | MC | -     | -     |           |
| Mixed-Use Projects                                      | -  | -  | - | - | P      | P  | P     | P     |           |
| Multi-Family Housing                                    | -  | -  | - | - | P      | P  | P     | P     |           |
| Residential Accessory Uses and Structures               | -  | -  | - | - | P      | P  | P     | P     | 17.50.250 |
| Residential Care, General                               | -  | -  | - | - | C(L3)  | -  | -     | -     |           |
| Residential Care, Limited                               | -  | -  | - | - | P(L3)  | P  | P     | -     |           |
| Single-Room Occupancy                                   | -  | -  | - | - | P(L1)  | P  | P(L1) | P(L1) |           |
| Supportive Housing                                      | -  | -  | - | - | P      | P  | P     | P     |           |
| Transitional Housing <sup>3</sup>                       | -  | -  | - | - | P      | P  | P     | P     |           |
| <b>COMMERCIAL USES</b>                                  |    |    |   |   |        |    |       |       |           |
| <b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b> |    |    |   |   |        |    |       |       |           |
| Clubs, Lodges, Private Meeting Halls                    | C  | -  | C | C | C      | C  | C     | C     |           |
| Colleges, Nontraditional Campus Setting                 | P  | -  | P | P | P      | P  | P(L1) | P(L1) |           |
| Commercial Entertainment                                | E  | -  | E | - | E      | E  | E     | E     | 17.50.130 |

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|   |    |   |   |    |       |   |        |        |           |
|---|----|---|---|----|-------|---|--------|--------|-----------|
| Commercial Recreation, Indoor                           | P  | - | P | P  | P     | P | P      | -      |           |
| Commercial Recreation, Outdoor                          | P  | - | P | P  | -     | - | -      | -      |           |
| Conference Centers                                      | -  | - | - | -  | C     | - | C(L1 ) | C(L1 ) |           |
| Cultural Institutions                                   | P  | - | P | -  | P     | P | P      | P      |           |
| Electronic Game Centers                                 | P  | - | P | -  | P     | P | P      | P      | 17.50.100 |
| Park and Recreation Facilities                          | P  | - | P | P  | P     | P | P      | P      |           |
| Religious Facilities                                    | C  | - | C | C  | C     | C | C      | C      | 17.50.230 |
| with Columbarium  | MC | - | - | -  | -     | - | -      | -      |           |
| with Temporary Homeless Shelter                         | -  | - | - | MC | -     | - | -      | -      |           |
| Schools, Public and Private                             | C  | - | C | C  | C     | C | C      | -      | 17.50.270 |
| Schools, Specialized Education and Training             | P  | - | P | P  | P(L1) | P | P(L1 ) | P(L1 ) |           |
| <b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b> |    |   |   |    |       |   |        |        |           |
| Automated Teller Machines (ATMs)                        | P  | - | P | P  | P     | P | P      | P      | 17.50.060 |
| Banks and Financial Services                            | P  | - | P | P  | P     | P | P      | P      |           |
| with Walk-Up Services                                   | P  | - | P | P  | P     | P | P      | P      | 17.50.060 |



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|  |   |   |   |   |   |   |   |   |                               |
|--|---|---|---|---|---|---|---|---|-------------------------------|
| Food Sales                               | P | - | P | P | P | P | P | P |                               |
| Liquor Stores                            | C | - | C | C | C | C | C | C | 17.50.040,<br>17.61.050.<br>J |
| Restaurants, Fast Food                   | P | P | P | P | P | P | P | P | 17.50.260                     |
| Restaurants, Formula Fast Food           | P | P | P | P | P | P | P | P | 17.50.260                     |
| Restaurants                              | P | P | P | P | P | P | P | P | 17.50.260,<br>17.61.050.<br>J |
| with Limited Live Entertainment          | P | - | P | P | P | P | P | P |                               |
| with Walk-Up Window                      | P | P | P | P | P | P | P | P |                               |
| Retail Sales                             | P | P | P | P | P | P | P | P |                               |
| Significant Tobacco Retailers            | C | - | C | C | C | C | C | C | 17.50.330                     |
| Swap Meets                               | C | - | C | C | C | C | C | C | 17.61.050.<br>J               |
| Vehicle Services, Automobile Showrooms   | P | - | - | - | - | - | - | - |                               |
| Vehicle Services, Sales/Leasing          | P | - | - | - | - | - | - | - | 17.50.360                     |
| Vehicle Services, Sales/Leasing, Limited | P | - | P | - | - | - | - | - |                               |
| <b>SERVICES</b>                          |   |   |   |   |   |   |   |   |                               |

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|                                 |    |       |   |   |        |       |       |       |           |
|---------------------------------|----|-------|---|---|--------|-------|-------|-------|-----------|
| Adult Day Care, General         | C  | C(L1) | - | - | C(L1)  | C     | -     | -     |           |
| Adult Day Care, Limited         | P  | P(L1) | - | - | P(L1)  | P     | -     | -     |           |
| Animal Boarding                 | P  | -     | P | - | -      | -     | C     | -     |           |
| Animal Grooming                 | P  | -     | P | - | P      | P     | P     | -     |           |
| Animal Hospitals                | P  | -     | P | - | -      | -     | C     | -     | 17.50.050 |
| Animal Shelters                 | P  | -     | P | - | -      | -     | C     | -     |           |
| Catering Services               | P  | -     | P | P | P      | P(L1) | P(L1) | P(L1) |           |
| Charitable Institutions         | P  | P     | P | P | P      | P     | P     | P(L1) |           |
| Child Day Care Centers          | P  | P     | - | - | P      | P     | P     | -     | 17.50.080 |
| Child Day Care, Large           | -  | -     | - | - | P      | P     | P     | P     |           |
| Child Day Care, Small           | -  | -     | - | - | P      | P     | P     | P     |           |
| Emergency Shelters, Limited     | P  | P     | P | P | P      | -     | P     | P     | 17.50.105 |
| Laboratories                    | P  | P     | P | P | P(L1)  | P(L1) | P(L1) | P(L1) |           |
| Life-Care Facilities            | MC | MC    | - | - | MC(L3) | MC    | -     | -     | 17.50.120 |
| Lodging, Bed and Breakfast Inns | -  | -     | - | - | -      | C     | -     | -     | 17.50.140 |
| Lodging, Hotels and Motels      | C  | -     | - | - | C(L2)  | -     | C(L2) | -     | 17.50.150 |

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|  |       |    |   |   |        |       |       |       |                               |
|--|-------|----|---|---|--------|-------|-------|-------|-------------------------------|
| Massage Establishments                           | C     | -  | - | - | C      | C     | C(L1) | C(L1) | 17.50.155                     |
| Medical Services, Extended Care                  | MC    | MC | - | - | MC(L3) | MC    | -     | -     |                               |
| Mortuaries/Funeral Homes                         | P     | -  | - | - | -      | -     | -     | -     |                               |
| Neighborhood Gardens                             | P     | -  | P | P | P      | P     | P     | P     |                               |
| Personal Improvement Services                    | P     | -  | P | - | P      | P     | P     | P     |                               |
| Personal Services                                | P     | -  | P | - | P      | P     | P     | P     |                               |
| Printing and Publishing                          | P     | -  | P | P | P(L1)  | P(L1) | P(L1) | -     |                               |
| Printing and Publishing, Limited                 | P     | -  | P | P | P(L2)  | P     | P     | P     |                               |
| Public Safety Facilities                         | C     | -  | C | C | -      | -     | -     | C     |                               |
| Vehicle Services, Washing/Detailing              | P(L4) | -  | - | - | -      | -     | -     | -     | 17.50.290                     |
| Vehicle Services, Washing/Detailing, Small-Scale | P     | -  | P | - | -      | -     | -     | -     |                               |
| <b>INDUSTRY, MANUFACTURING &amp; PROCESSING</b>  |       |    |   |   |        |       |       |       |                               |
| Alcohol Beverage Manufacturing                   | C     | -  | C | C | -      | -     | C     | -     | 17.50.040,<br>17.61.050.<br>J |
| with Accessory Tasting Room                      | C     | -  | C | C | -      | -     | C     | -     |                               |



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|   |       |   |    |    |        |    |    |   |           |
|---|-------|---|----|----|--------|----|----|---|-----------|
| Custom Manufacturing/Artisan Production                 | P     | - | P  | P  | P      | P  | P  | - |           |
| Industry, Standard                                      | C     | - | -  | P  | -      | -  | -  | - |           |
| Industry, Restricted                                    | MC    | - | MC | MC | MC(L2) | MC | MC | - |           |
| Maintenance and Service Facilities                      | -     | - | -  | P  | -      | -  | -  | - |           |
| Recycling Centers, Small Collection Facilities          | C     | - | -  | P  | -      | -  | -  | - | 17.50.220 |
| Wholesaling, Distribution and Storage                   | C(L4) | - | -  | P  | -      | -  | -  | - |           |
| Wholesaling, Distribution and Storage, Small Scale      | MC    | - | P  | P  | -      | -  | -  | - |           |
| <b>TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES</b> |       |   |    |    |        |    |    |   |           |
| Accessory Antenna Arrays                                | P     | P | P  | P  | P      | P  | P  | P |           |
| Alternative Fuel/Recharging Facilities                  | P     | - | P  | P  | -      | -  | -  | - |           |
| Commercial Off-Street Parking                           | C     | C | C  | C  | C      | C  | C  | C | 17.40.070 |
| Communications Facilities                               | C     | C | C  | C  | C      | C  | C  | C |           |
| Heliports   | -     | C | -  | C  | -      | -  | -  | - |           |

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|                                    |     |     |     |     |     |     |     |     |           |
|------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----------|
| Transportation Terminals           | C   | C   | C   | C   | C   | C   | C   | C   |           |
| Utilities, Major                   | C   | -   | C   | C   | C   | C   | C   | C   |           |
| Utilities, Minor                   | P   | -   | P   | P   | P   | P   | P   | P   |           |
| Wireless Telecom Facilities, Major | C   | C   | C   | C   | C   | C   | C   | C   | 17.50.310 |
| Wireless Telecom Facilities, Minor | MC  | MC  | MC  | MC  | MC  | MC  | MC  | MC  |           |
| Wireless Telecom Facilities, SCL   | P   | P   | P   | P   | P   | P   | P   | P   |           |
| <b>TEMPORARY USES</b>              |     |     |     |     |     |     |     |     |           |
| Filming, Long-term                 | MC  | MC  | MC  | MC  | MC  | MC  | MC  | MC  |           |
| Filming, Short-term                | P   | P   | P   | P   | P   | P   | P   | P   |           |
| Personal Property Sales            | -   | -   | -   | -   | P   | P   | P   | P   | 17.50.190 |
| Seasonal Merchandise Sales         | P   | P   | P   | P   | P   | P   | P   | P   | 17.50.180 |
| Street Fairs                       | P   | P   | P   | P   | P   | P   | P   | P   |           |
| Tents                              | TUP | TUP | TUP | TUP | TUP | TUP | TUP | TUP | 17.50.320 |
| Other Temporary Uses               | TUP | TUP | TUP | TUP | TUP | TUP | TUP | TUP |           |

**Notes:**

- <sup>1</sup> See Section 17.80.020 for definition of the listed land uses.
- <sup>2</sup> Includes Co-living facilities, which may include more than one shared kitchen per building. Separation requirements of Section 17.50.065 shall not apply.
- <sup>3</sup> The maximum interior or exterior area in which support services are offered or located shall not exceed 250 square feet.

Chapter 17.36 – West Gateway Specific Plan

Section 17.36.050 – WGSP District Land Uses and Permit Requirements

| TABLE 3-16 - ALLOWED USES AND PERMIT REQUIREMENTS FOR WGSP ZONING DISTRICTS |                            |          |          |          |                        |
|---|----------------------------|----------|----------|----------|------------------------|
| LAND USE (1)  | PERMIT REQUIREMENT BY ZONE |          |          |          | Specific Use Standards |
|   | WGSP -1A                   | WGSP -1B | WGSP -1C | WGSP -2  |                        |
| <b>RESIDENTIAL USES</b>   |                            |          |          |          |                        |
| Accessory dwelling unit   | P                          | P        | <u>P</u> | P        | 17.50.275              |
| <u>Junior accessory dwelling unit</u>                                       | <u>P</u>                   | <u>P</u> | =        | <u>P</u> | <u>17.50.275.E</u>     |
| Caretakers quarters   | P                          | P        | P        | P        |                        |
| Dormitories   | C                          | C        | C        | —        |                        |
| Fraternity/sorority housing   | C                          | C        | C        | —        |                        |
| Home occupations  | P                          | P        | P        | P        | 17.50.110              |
| Mixed-use projects  | —                          | —        | P        | —        | 17.50.160              |
| Multi-family housing  | P                          | P        | P        | —        |                        |
| Residential accessory uses and structures                                   | P                          | P        | P        | C        | 17.50.250              |
| Residential care facilities, limited  | P                          | P        | P        | P        |                        |
| Single-family housing   | P                          | P        | —        | P        |                        |
| Single-room occupancy   | —                          | —        | —        | C        | 17.50.300              |
| Supportive housing  | P                          | P        | P        | P        |                        |
| Transitional housing  | P                          | P        | P        | P        |                        |

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| <b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b> |       |          |       |       |           |
|---|-------|----------|-------|-------|-----------|
| Charitable institutions                                 | C     | C        | C     | —     |           |
| Clubs, lodges, private meeting halls                    | C     | C        | C     | —     |           |
| Colleges - Nontraditional campus setting                | C (3) | C (3, 4) | C (3) | C (3) |           |
| Colleges - Traditional campus setting                   | C     | C        | C     | C     |           |
| Commercial entertainment                                | E (3) | —        | —     | —     | 17.50.130 |
| Cultural institutions                                   | P     | P        | P     | C     |           |
| Park and recreation facilities                          | C     | C        | C     | C     |           |
| Religious facilities                                    | C     | C        | C     | C     | 17.50.230 |
| with columbarium  | C     | C        | C     | C     | 17.50.230 |
| with temporary homeless shelter                         | C     | C        | C     | C     | 17.50.230 |
| Schools - Public and private                            | C     | C        | C     | C     | 17.50.270 |
| Schools - Specialized education and training            | C (3) | C (3)    | C (3) | C (3) |           |
| Street fairs  | P     | P        | P     | P     |           |
| Tents   | P     | P        | P     | P     | 17.50.320 |
| <b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b> |       |          |       |       |           |
| Automated teller machines (ATM)                         | —     | —        | P     | —     | 17.50.060 |
| Banks and financial services                            | —     | —        | P (3) | —     |           |
| with walk-up services                                   | —     | —        | P (3) | —     | 17.50.060 |

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|  |     |       |           |     |           |
|--|-----|-------|-----------|-----|-----------|
| Business support services                      | —   | —     | P (3)     | —   |           |
| Offices - Administrative business professional | P   | C (4) | P (3)     | C   |           |
| Offices - Accessory                            | P   | —     | P (3)     | —   |           |
| Offices - Governmental                         | P   | P (4) | P (3)     | C   |           |
| Research and Development                       | P   | C     | P         | C   | 17.50.240 |
| <b>RETAIL SALES</b>                            |     |       |           |     |           |
| Alcohol sales - Beer and wine                  | —   | —     | C         | —   | 17.50.040 |
| Alcohol sales - Full alcohol sales             | —   | —     | C         | —   | 17.50.040 |
| Food sales                                     | —   | —     | P (3) (5) | —   |           |
| Personal property sales                        | P   | P     | P         | P   | 17.50.190 |
| Restaurants                                    | —   | —     | P (3)     | —   | 17.50.260 |
| Restaurants, fast food                         | —   | —     | P (3)     | —   | 17.50.260 |
| Restaurants, formula fast food                 | —   | —     | P (3)     | —   | 17.50.260 |
| Restaurants with limited live entertainment    | —   | —     | P (3)     | —   |           |
| Restaurants with walk-up window                | —   | —     | C         | —   | 17.50.260 |
| Temporary uses                                 | TUP | TUP   | TUP       | TUP |           |
| Vehicle services - Sales and leasing           | —   | —     | C (3) (6) | —   | 17.50.360 |
| <b>SERVICES</b>                                |     |       |           |     |           |
| Adult Day-Care - General                       | C   | C     | C         | —   |           |

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|   |   |       |           |   |           |
|---|---|-------|-----------|---|-----------|
| Adult Day-Care - Limited                              | P | P     | P         | P |           |
| Charitable institutions                               | C | C     | C         | — |           |
| Child day-care centers                                | P | P     | P         | — | 17.50.080 |
| Child day-care - Large care home, 9 to 14 persons     | P | P     | P         | P | 17.50.080 |
| Child day-care - Small care home, 1 to 8 persons      | P | P     | P         | P |           |
| Filming, long-term                                    | C | C     | C         | C |           |
| Filming, short-term                                   | P | P     | P         | P |           |
| Life/care facilities                                  | C | C     | C         | C | 17.50.120 |
| Laboratories  | C | —     | C         | — |           |
| Lodging - Bed and breakfast inns                      | C | C (4) | C (3) (7) | — | 17.50.140 |
| Lodging - Hotels, motels                              | C | C (4) | C (3) (7) | — | 17.50.150 |
| Medical services - Extended care                      | C | C     | C         | — |           |
| Personal improvement services                         | — | —     | P (3)     | — |           |
| Personal services                                     | — | —     | P (3)     | — |           |
| Printing and publishing, limited                      | — | —     | P         | — |           |
| Public safety facilities                              | C | C     | C         | C |           |
| Vehicle services - Washing and detailing, small-scale | — | —     | P         | — | 17.50.290 |
| <b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES</b>  |   |       |           |   |           |

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|   |    |    |    |   |           |
|---|----|----|----|---|-----------|
| Recycling - Small collection facilities   | —  | —  | C  | — | 17.50.220 |
| <b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>  |    |    |    |   |           |
| Communications facilities   | —  | —  | C  | — |           |
| Commercial off-street parking   | C  | —  | —  | — |           |
| Utility, major  | —  | C  | C  | C |           |
| Utility, minor  | P  | P  | P  | P |           |
| Wireless telecommunications facilities - Minor  | MC | MC | MC | — | 17.50.310 |
| Wireless telecommunications facilities - Major  | C  | C  | C  | — | 17.50.310 |
| Wireless telecommunications facilities, SCL   | P  | P  | P  | — | 17.50.310 |
| <b>Notes:</b>   |    |    |    |   |           |
| <p>(1) See Section 17.80.020 for definitions of the listed land uses.</p> <p>(2) Not used.</p> <p>(3) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.</p> <p>(4) Use shall not be located more than 120 feet from the Green Street property line.</p> <p>(5) Food sales are limited to the block bounded by Colorado Boulevard, St. John, Green Street, and Terrace Drive.</p> <p>(6) Vehicle services - sales and leasing is allowed with Conditional Use Permit approval only in the portion of this subdistrict north of Colorado Boulevard. Vehicle services - vehicle/equipment repair is permitted only when accessory to vehicle/equipment sales and leasing.</p> <p>(7) Lodging uses are not allowed south of Colorado Boulevard and east of Terrace Drive.</p> |    |    |    |   |           |

Chapter 17.37 – Lincoln Avenue Specific Plan [2]

Section 17.37.040 – Allowable Land Uses

**17.37.040 - Allowable Land Uses**

- A. **Definitions.** Definitions of specific land uses are found in Section 17.80.020, except those listed in Table LASP-2 footnotes.
- B. **Permit Requirements.** Table LASP-2 identifies the uses of land allowed, the land use permit required to establish each use, and limitations that may apply for a particular use.
- C. **Standards for Specific Land Uses.** Additional standards may apply to specific land uses; refer to the Section noted in Table LASP-2.
  - 1. Section 17.50.160 shall not apply to Mixed-Use Projects.
  - 2. Section 17.50.350 shall not apply to Multi-Family Housing.
- D. **Upper Floors.** In LA-MU-N, stories above the ground floor are limited to residential uses; non-residential uses are prohibited.
- E. **Alcohol Sales.** The sale of alcohol is conditionally permitted only as an accessory use to the following primary uses where permitted.
  - 1. On-site consumption: Accessory use to a restaurant or alcohol beverage manufacturing (i.e. brewery, distillery tasting room).
  - 2. Off-site consumption: Accessory use to retail food sales in commercial spaces >15,000 square feet; floor space for alcohol shall be no more than 5 percent of the total floor area, including both sales and storage.
- F. **Major Construction.** For all non-residential uses with a gross floor area of 25,000 square feet or greater, a Conditional Use Permit shall be required per Section 17.61.050.J.2.
- G. **Prohibited Uses.** Those uses not listed in Table LASP-2 are prohibited by this Specific Plan, except as otherwise provided by Section 17.21.030.A.
  - 1. Drive-throughs associated with any use are prohibited.
- H. **Nonconforming Uses.** Existing uses which are made nonconforming by this Specific Plan shall be subject to Section 17.71.
- I. **Limited Hours of Operation.** Uses listed in Table LASP-2 shall comply with limited hours of operation as required by Section 17.40.070.

**Table LASP-2: Allowable Land Uses**

| Symbol | Description  | Section   |
|--------|--|-----------|
| P      | Permitted use, Code Compliance Certificate required. | 17.61.020 |



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|     |   |           |
|-----|---|-----------|
| MC  | Conditional use, Minor Conditional Use Permit required. | 17.61.050 |
| C   | Conditional use, Conditional Use Permit required.       |           |
| E   | Conditional use, Expressive Use Permit required.        | 17.61.060 |
| TUP | Temporary use, Temporary Use Permit required.           | 17.61.040 |
| —   | Use not allowed.  |           |

| <b>ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS</b> |                    |       |       |          |          |                     |
|--|--------------------|-------|-------|----------|----------|---------------------|
| Land Use <sup>1</sup>                                    | Permit Requirement |       |       |          |          | Section/Notes       |
|  | LA-CG              | LA-CL | LA-CF | LA-MU-N  | LA-RM-16 |                     |
| <b>RESIDENTIAL USES</b>                                  |                    |       |       |          |          |                     |
| Accessory Dwelling Unit                                  | —                  | —     | —     | P        | P        | 17.50.275           |
| <u>Junior Accessory Dwelling Unit</u>                    | =                  | =     | =     | <u>P</u> | <u>P</u> | <u>17.50.275.E.</u> |
| Home Occupations   | —                  | —     | —     | P        | P        | 17.50.110           |
| Mixed-Use Projects                                       | —                  | —     | —     | P        | —        |                     |
| Multi-Family Housing                                     | —                  | —     | —     | P        | P        |                     |
| Residential Accessory Uses and Structures                | —                  | —     | —     | P        | P        | 17.50.250           |
| Residential Care, Limited                                | —                  | —     | —     | P        | P        |                     |
| Supportive Housing                                       | —                  | —     | —     | P        | P        |                     |
| Transitional Housing <sup>2</sup>                        | —                  | —     | —     | P        | P        |                     |
| <b>COMMERCIAL USES</b>                                   |                    |       |       |          |          |                     |

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| RECREATION, EDUCATION & PUBLIC ASSEMBLY USES |    |    |    |    |   |           |
|--|----|----|----|----|---|-----------|
| Clubs, Lodges, Private Meeting Halls         | C  | C  | C  | C  | C |           |
| Colleges, Nontraditional Campus Setting      | P  | P  | P  | P  | — |           |
| Commercial Entertainment                     | E  | —  | E  | E  | — | 17.50.130 |
| Commercial Recreation, Indoor                | P  | —  | P  | P  | — |           |
| Commercial Recreation, Outdoor               | C  | —  | C  | —  | — |           |
| Cultural Institutions                        | P  | P  | P  | P  | C |           |
| Electronic Game Centers                      | C  | —  | C  | C  | — | 17.50.100 |
| Park and Recreation Facilities               | P  | P  | P  | P  | P |           |
| Religious Facilities                         | C  | C  | C  | C  | C | 17.50.230 |
| with Columbarium                             | MC | MC | MC | MC | — |           |
| with Temporary Homeless Shelter              | C  | C  | C  | C  | — |           |
| with Affordable Housing                      | P  | P  | P  | —  | — | 17.50.230 |
| Schools, Public and Private                  | C  | C  | C  | C  | C | 17.50.270 |
| Schools, Specialized Education and Training  | P  | P  | P  | P  | — |           |
| OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES |    |    |    |    |   |           |
| Automated Teller Machines (ATMs)             | P  | P  | P  | P  | — | 17.50.060 |

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|   |   |   |   |   |   |                           |
|---|---|---|---|---|---|---------------------------|
| Banks and Financial Services                  | P | P | P | P | P |                           |
| with Walk-Up Services                         | P | P | P | P | — | 17.50.060                 |
| Business Support Services                     | P | P | P | P | — |                           |
| Offices, Accessory                            | P | P | P | P | — |                           |
| Offices, Administrative Business Professional | P | P | P | P | — |                           |
| Offices, Government                           | P | P | P | P | — |                           |
| Offices, Medical                              | P | P | P | P | — |                           |
| Research and Development                      | P | P | P | P | — | 17.50.240                 |
| Work/Live Units                               | P | — | P | P | — | 17.50.370                 |
| <b>RETAIL SALES</b>                           |   |   |   |   |   |                           |
| Alcohol Sales, Beer and Wine                  | C | C | C | C | — | 17.37.040.E,<br>17.50.040 |
| Alcohol Sales, Full Alcohol                   | C | C | C | C | — |                           |
| Animal Retail Sales                           | P | — | — | — | — |                           |
| Commercial Nurseries                          | C | C | C | C | — | 17.50.180                 |
| Convenience Stores                            | C | C | C | C | — |                           |
| Food Sales                                    | P | — | P | P | — |                           |
| Restaurants, Fast Food                        | P | — | P | P | — | 17.50.260                 |
| Restaurants, Formula Fast Food                | P | — | P | P | — |                           |
| Restaurants                                   | P | P | P | P | — |                           |

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|                                 |    |    |    |    |   |  |
|---------------------------------|----|----|----|----|---|--|
| with Limited Live Entertainment | P  | —  | P  | P  | — |  |
| with Walk-Up Window             | MC | MC | MC | MC | — |  |
| Retail Sales                    | P  | P  | P  | P  | — | Retail stores shall not exceed 40,000 square feet in size. |
| Service Stations                | C  | —  | —  | —  | — | 17.50.290  |
| <b>SERVICES</b>                 |    |    |    |    |   |  |
| Adult Day Care, Limited         | P  | P  | P  | P  | P |  |
| Animal Services, Grooming       | P  | P  | P  | P  | — |  |
| Catering Services               | P  | P  | P  | P  | — |  |
| Charitable Institutions         | P  | P  | P  | P  | — |  |
| Child Day Care Centers          | C  | C  | C  | C  | C | 17.50.080  |
| Child Day Care, Large           | —  | P  | —  | P  | P |  |
| Child Day Care, Small           | —  | P  | —  | P  | P |  |
| Laboratories                    | P  | MC | P  | MC | — |  |
| Maintenance and Repair Services | P  | —  | P  | P  | — |  |
| Massage Establishments          | C  | —  | —  | C  | — | 17.50.155  |
| Mortuaries/Funeral Homes        | C  | —  | C  | —  | — |  |
| Neighborhood Gardens            | P  | P  | P  | P  | P |  |
| Personal Improvement Services   | P  | P  | P  | P  | — |  |
| Personal Services               | P  | P  | P  | P  | — |  |

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|   |    |    |    |    |   |                           |
|---|----|----|----|----|---|---------------------------|
| Printing and Publishing, Limited                        | P  | P  | P  | P  | — |                           |
| Public Safety Facilities                                | C  | C  | C  | C  | C |                           |
| <b>INDUSTRY, MANUFACTURING &amp; PROCESSING</b>         |    |    |    |    |   |                           |
| Alcohol Beverage Manufacturing <sup>3</sup>             | —  | —  | C  | —  | — | 17.37.040.E,<br>17.50.040 |
| with Accessory Tasting Room <sup>4</sup>                | —  | —  | C  | —  | — |                           |
| Custom Manufacturing/Artisan Production <sup>5</sup>    | —  | —  | P  | —  | — |                           |
| Recycling Centers, Small                                | —  | —  | MC | —  | — | 17.50.220                 |
| <b>TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES</b> |    |    |    |    |   |                           |
| Accessory Antenna Arrays                                | P  | P  | P  | P  | — |                           |
| Commercial Off-Street Parking                           | C  | C  | C  | —  | — |                           |
| Communications Facilities                               | C  | C  | C  | C  | — |                           |
| Transportation Terminals                                | C  | C  | C  | C  | — |                           |
| Utilities, Major  | C  | C  | C  | C  | C |                           |
| Utilities, Minor  | P  | P  | P  | P  | P |                           |
| Wireless Telecom Facilities, Major                      | C  | C  | C  | C  | — | 17.50.310                 |
| Wireless Telecom Facilities, Minor                      | MC | MC | MC | MC | — |                           |
| Wireless Telecom Facilities, SCL                        | P  | P  | P  | P  | — |                           |

| TEMPORARY USES   |     |     |     |     |     |                        |
|--|-----|-----|-----|-----|-----|------------------------|
| Filming, Long-term   | C   | C   | C   | C   | C   |                        |
| Filming, Short-term  | P   | P   | P   | P   | P   |                        |
| Personal Property Sales  | —   | —   | —   | P   | P   | 17.50.190              |
| Seasonal Merchandise Sales   | P   | P   | P   | P   | —   | 17.50.180, 17.61.050.J |
| Street Fairs   | P   | P   | P   | P   | P   |                        |
| Tents  | TUP | TUP | TUP | TUP | TUP | 17.50.320              |
| Other Temporary Uses   | TUP | TUP | TUP | TUP | TUP |                        |
| Notes:   |     |     |     |     |     |                        |
| <p><sup>1</sup> See Section 17.80.020 for definition of the listed land uses, except those listed in footnotes.</p>  |     |     |     |     |     |                        |
| <p><sup>2</sup> The maximum interior or exterior area in which support services are offered or located shall not exceed 250 square feet.</p>   |     |     |     |     |     |                        |
| <p><sup>3</sup> <b>Alcohol Beverage Manufacturing</b> is defined as a use where manufacturing of beer, wine, or other alcohol beverages are produced and prepared. Sale for off-site consumption permitted.</p>  |     |     |     |     |     |                        |
| <p><sup>4</sup> <b>Accessory Tasting Room</b> is defined as the sale of beverages manufactured on the premises for on-site or off-site consumption. It includes establishments such as breweries, wineries, and distilleries that offer tastings and sales of alcohol beverages in accordance with a license issued by the California Department of Alcoholic Beverage Control.</p>  |     |     |     |     |     |                        |
| <p><sup>5</sup> <b>Custom Manufacturing/Artisan Production</b> is defined as a small-scale use limited to a maximum gross floor area of 15,000 square feet that involves the assembly, compounding, design, development, evaluation, manufacturing, processing, packaging, or treatment of components into products and conducted within enclosed buildings. Uses requiring state or federal emissions permits are excluded. Truck trips are limited to maximum of 10 per day. Accessory uses that support the primary use may comprise up to 25% of the gross floor area. Accessory uses may include, but are not limited to, outdoor dining, on-site food and beverage tastings, and retail.</p> |     |     |     |     |     |                        |

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|   |       |       |       |       |       |       |       |           |
|---|-------|-------|-------|-------|-------|-------|-------|-----------|
| Internet vehicle sales                      | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) |           |
| Liquor stores                               | C (4) | C (4) | C (4) | C (4) | C (4) | C (4) | C (4) | 17.50.040 |
| Pawnshops                                   | C (4) | C (4) | C (4) | —     | C (4) | C (4) | C (4) | 17.50.200 |
| Personal property sales                     | —     | —     | P     | —     | —     | —     | —     | 17.50.190 |
| Restaurants                                 | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) | 17.50.260 |
| Restaurants, fast food                      | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) | 17.50.260 |
| Restaurants, formula fast food              | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) | 17.50.260 |
| Restaurants with limited live entertainment | P     | P     | P     | P     | P     | P     | P     |           |
| Restaurants with walk-up window             | C     | C     | C     | C     | C     | C     | C     | 17.50.260 |
| Retail sales                                | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) |           |
| Seasonal merchandise sales                  | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) | 17.50.180 |
| Significant tobacco retailers               | C (4) | C (4) | —     | C (4) | C (4) | C (4) | C (4) | 17.50.330 |
| Swap meets                                  | —     | C (4) | —     | —     | —     | C (4) | C (4) |           |
| Temporary uses                              | TUP   | TUP   | TUP   | TUP   | TUP   | TUP   | TUP   |           |
| Vehicle services - Automobile rental        | —     | —     | —     | P (4) | P (4) | —     | P (4) |           |
| Vehicle services - Sales and leasing        | C (4) | C (4) | —     | C (4) | C (4) | —     | C (4) | 17.50.360 |

EXHIBIT 2  
Revisions to Various Sections of Title 17

|   |       |       |       |       |       |       |       |           |
|---|-------|-------|-------|-------|-------|-------|-------|-----------|
| Vehicle services -<br>Sales and leasing -<br>limited    | P     | P     | —     | P     | P     | P     | P     | 17.50.360 |
| Vehicle services -<br>Service stations                  | —     | —     | —     | C (4) | C (4) | —     | C (4) | 17.50.290 |
| SERVICES (7, 8, 9)                                      |       |       |       |       |       |       |       |           |
| Adult day-care -<br>General                             | C (6) | C (6) | C (6) | C (6) | C (6) | C (6) | C (6) |           |
| Adult day-care -<br>Limited                             | —     | P     | P     | —     | —     | C     | —     |           |
| Ambulance services                                      | —     | —     | —     | P (4) | P (4) | —     | P (4) |           |
| Animal services -<br>Grooming                           | —     | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) |           |
| Animal services -<br>Hospitals                          | —     | —     | —     | P (4) | P (4) | —     | P (4) | 17.50.050 |
| Catering services                                       | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) |           |
| Charitable<br>institutions                              | C (6) | C (6) | C (6) | C (6) | C (6) | C (6) | C (6) |           |
| Child day-care<br>centers                               | P     | —     | —     | P     | P     | P     | —     | 17.50.080 |
| Child day-care -<br>Large care home, 9<br>to 14 persons | —     | —     | P     | —     | —     | —     | —     | 17.50.080 |
| Child day-care -<br>Small care home, 1<br>to 8 persons  | —     | —     | P     | —     | —     | —     | —     |           |
| Drive-through<br>business -<br>Nonrestaurants           | —     | —     | —     | C     | C     | —     | C     | 17.50.090 |

EXHIBIT 2  
Revisions to Various Sections of Title 17

|                                      |       |       |       |       |       |       |       |           |
|--------------------------------------|-------|-------|-------|-------|-------|-------|-------|-----------|
| Drive-through business - Restaurants | —     | —     | —     | C     | C     | —     | C     | 17.50.090 |
| Emergency shelters                   | MC    | MC    | —     | MC    | MC    | MC    | MC    |           |
| Filming, long-term                   | C     | C     | C     | C     | C     | C     | C     |           |
| Filming, short-term                  | P     | P     | P     | P     | P     | P     | P     |           |
| Laboratories                         | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) |           |
| Life/care facilities                 | C     | C     | C     | C     | C     | C     | C     | 17.50.120 |
| Lodging - Bed and breakfast inns     | —     | —     | C     | —     | —     | —     | —     | 17.50.140 |
| Lodging - Hotels, motels             | C (4) | C (4) | —     | C (4) | C (4) | C (4) | C (4) | 17.50.150 |
| Maintenance or repair services       | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) |           |
| Massage establishments               | C (4) | C (4) | —     | C (4) | C (4) | C (4) | C (4) | 17.50.155 |
| Medical services - Extended care     | —     | —     | C (6) | —     | —     | C (6) | —     |           |
| Medical services - Hospitals         | C (6) | C (6) | —     | C (6) | C (6) | C (6) | C (6) |           |
| Mortuaries, funeral homes            | —     | —     | —     | P (4) | P (4) | —     | P (4) |           |
| Personal improvement services        | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) |           |
| Personal services                    | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) |           |
| Personal services, restricted        | C (4) | C (4) | —     | C (4) | C (4) | C (4) | C (4) | 17.50.200 |

EXHIBIT 2  
Revisions to Various Sections of Title 17

|  |       |       |       |       |       |       |       |           |
|--|-------|-------|-------|-------|-------|-------|-------|-----------|
| Printing and publishing  | P (4) | P (4) | C (4) | P (4) | P (4) | P (4) | P (4) |           |
| Printing and publishing, limited                               | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) | P (4) |           |
| Public safety facilities                                       | C (6) | C (6) | C (6) | C (6) | C (6) | C (6) | C (6) |           |
| Sexually oriented businesses                                   | P     | P     | —     | P     | P     | P     | P     | 17.50.295 |
| Vehicle services -<br>Vehicle/equipment repair                 | C (4) | —     | —     | C (4) | C (4) | —     | C (4) | 17.50.360 |
| Vehicle services -<br>Washing and detailing                    | —     | —     | —     | C (4) | C (4) | —     | C (4) | 17.50.290 |
| Vehicle services -<br>Washing/detailing,<br>small-scale        | —     | —     | P     | P     | P     | —     | P     | 17.50.290 |
| <b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES (7, 8, 9)</b> |       |       |       |       |       |       |       |           |
| Industry, restricted   | —     | —     | —     | C (4) | C (4) | —     | C (4) |           |
| Industry, restricted,<br>small-scale                           | —     | —     | —     | C     | C     | C     | C     |           |
| Recycling - Small<br>collection facility                       | —     | C     | C     | C     | C     | C     | C     | 17.50.220 |
| Wholesaling,<br>distribution and<br>storage                    | —     | —     | —     | —     | —     | —     | C (4) |           |
| Wholesaling,<br>distribution and<br>storage, small scale       | —     | —     | —     | —     | —     | —     | C     |           |
| <b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>       |       |       |       |       |       |       |       |           |

EXHIBIT 2  
Revisions to Various Sections of Title 17

|   |    |    |    |    |    |    |    |           |
|---|----|----|----|----|----|----|----|-----------|
| Alternative fuel/recharging facilities (4, 7, 8, 9) | C  | C  | C  | C  | C  | C  | C  |           |
| Accessory antenna arrays                            | P  | P  | P  | P  | P  | P  | P  |           |
| Communications facilities (4, 7, 8, 9)              | C  | C  | —  | C  | C  | C  | C  |           |
| Commercial off-street parking (7, 9)                | MC | MC | MC | MC | MC | MC | MC |           |
| Heliports   | C  | —  | —  | —  | —  | —  | —  |           |
| Transportation terminals                            | —  | —  | C  | —  | —  | —  | C  |           |
| Utility, major                                      | C  | C  | C  | C  | C  | C  | C  |           |
| Utility, minor                                      | P  | P  | P  | P  | P  | P  | P  |           |
| Vehicle storage (4, 7, 8)                           | —  | —  | —  | —  | —  | —  | C  |           |
| Wireless telecommunications facilities - Minor      | MC | MC | MC | MC | MC | MC | MC | 17.50.310 |
| Wireless telecommunications facilities - Major      | C  | C  | C  | C  | C  | C  | C  | 17.50.310 |
| Wireless telecommunications facilities, SCL         | P  | P  | P  | P  | P  | P  | P  | 17.50.310 |
| <b>TRANSIT-ORIENTED DEVELOPMENT</b>                 |    |    |    |    |    |    |    |           |
| Transit-oriented development (4, 7)                 | —  | —  | P  | —  | —  | —  | P  | 17.50.340 |



**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Mixed-use projects and multi-family housing permitted only within 1/4 mile of light rail platform.
- (3) Not used.
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (5) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (6) A use established on a site greater than two acres after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (7) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (8) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per six-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses that expand by more than 30 percent of the gross floor area.
- (10) The use is permitted if it is located within a mixed-use project.

Definitions, "A" of Section 17.80.020 entitled **Definitions** is amended to read as follows:

**A. Definitions, "A."**

**Abutting or Adjoining.**

Having zoning district boundaries or lot lines in common.

**Access Corridor.**

See "Lot - Flag or Corridor Lot."

**Accessory Dwelling Units (land use).**

A residential dwelling unit that provides complete independent living facilities for one or more persons on the same parcel as a proposed or existing legal single-family residence. An accessory dwelling unit shall include permanent provisions that include, but are not limited to, living, sleeping, eating, cooking, and sanitation. An accessory dwelling unit includes only conditioned living areas within exterior walls and a roof. An 'attached accessory dwelling unit' means attached to the primary single-family residence or multifamily structure.

1. **Conversion Accessory Dwelling Unit.** An accessory dwelling unit constructed through conversion of part of the existing floor area of a primary single-family or multi-family residence or an existing structure accessory to a primary residence, such as a garage, a carriage house, a pool house, a rear yard studio, or similar enclosed structure. An 'attached converted accessory dwelling unit' means within the primary single-family residence or multifamily structure.
2. **Newly Constructed Accessory Dwelling Unit.** An accessory dwelling unit constructed as a new structure, or by addition to an existing structure, either attached to or detached from a primary single-family residence and located on the same lot.
3. **Junior Accessory Dwelling Unit.** A Junior Accessory Dwelling Unit is limited to a maximum area of 500 square feet and shall be constructed within the walls of the proposed or existing single-family residence and/or attached garage or other non-habitable attached space.
4. **Multi-family.** For purposes of accessory dwelling unit regulation, multi-family shall be defined as two or more attached units, existing or proposed.
5. **Exemption Accessory Dwelling Unit.** Pursuant to state law, a statewide Exemption ADU or Exempt ADU is an Accessory Dwelling Unit conforming to the standards contained in Section 17.50.275.B.2.a.2 or Section 17.50.275.B.2.b.1.

**Accessory Tasting Room (land use).**

The sale of beverages manufactured on the premises for on-site or off-site consumption. It includes establishments such as breweries, wineries, and distilleries that offer tastings and sales of alcohol beverages in accordance with a license issued by the California Department of Alcoholic Beverage Control.

**Acting in Concert.**

Means a person that has common ownership or control of the subject parcel with the owner of the adjacent parcel, a person acting on behalf of, acting for the predominant benefit of, acting on the instructions of, or actively cooperating with, the owner of the parcel being subdivided.

**Adjacent Parcel.**

Means any parcel of land that is (1) touching the parcel at any point; (2) separated from the parcel at any point only by a public right-of-way, private street or way, or public or private utility, service, or access easement; or (3) separated from another parcel only by other real property which is in common ownership or control of the applicant.

**Adult Day Care, General (land use).**

Provision of nonmedical care for seven or more persons on a less than 24-hour basis. Includes day care centers for adults.

**Adult Day Care, Limited (land use).**

Nonmedical care and supervision for six or fewer persons on less than a 24-hour basis.

**Affordable Housing Definitions.**

The following terms and phrases are defined for the purposes of Chapter 17.42 (Inclusionary Housing Requirements) and Chapter 17.43 (Density Bonus, Waivers and Incentives).

1. **Adjusted for Household Size Appropriate for the Unit.** A household of one person in the case of a studio unit, two persons in the case of a one-bedroom unit, three persons in the case of a two-bedroom unit, four persons in the case of a three-bedroom unit, and five persons in the case of a four-bedroom unit.
2. **Affordable Housing Cost.** The total housing costs paid by a qualifying household, which shall not exceed a specified fraction of its gross income, adjusted for household size appropriate for the unit, as follows:
  - a. **Very low-income households, rental units.** Thirty percent of 50 percent of the Los Angeles County median income.
  - b. **Low-income households, rental or for-sale units.** Thirty percent of 80 percent of the Los Angeles County median income.
  - c. **Moderate-income households, for-sale units.** Forty percent of 110 percent of the Los Angeles County median income.
  - d. **Moderate-income households, rental units.** Thirty percent of 120 percent of the Los Angeles County median income.
3. **Concessions or Other Incentives.** Concessions or other incentives include a reduction in a site development standard or modification of another Zoning Code requirement or design requirement that results in an identifiable, financially sufficient, and actual cost reduction; or, approval of mixed-use zoning

in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located; or other concession or regulatory incentive that results in an identifiable, financially sufficient, and actual cost reduction, as determined by the City in its sole discretion. A concession or other incentive does not include additional density beyond that allowed in Chapter 17.43.

4. **Density Bonus.** A density bonus is an increase in density above the otherwise maximum allowable residential density under this Title and the Land Use Element of the General Plan as of the date the development application for the project is deemed complete. The amount of the density bonus to which the applicant is entitled shall vary according to the amount by which the percentage of affordable dwelling units meets the percentage established in the following section. When calculating the number of density bonus units allowed, any fraction of a residential unit shall be counted as a whole unit. An applicant may elect to accept a lesser percentage of density bonus units. An applicant may not seek a density bonus greater than that provided in Chapter 17.43 or by State law.
5. **Developer.** Any association, corporation, firm, joint venture, partnership, person, or any entity or combination of entities, which seeks City approval for all or part of a residential project.
6. **Development Standard.** For Chapter 17.43 (Density Bonus, Waivers and Incentives), a development standard includes a site or construction condition that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter amendment, or other local condition, law, policy, resolution, or regulation. A development standard subject to waiver does not include additional density beyond that allowed in Chapter 17.43.
7. **Inclusionary Housing Agreement.** A legally binding agreement between a developer and the City, in a form and substance satisfactory to the City Manager or Assistant City Manager and City Attorney, containing those provisions necessary to ensure that the requirements of this Chapter, whether through the provision of inclusionary units or through an alternative method, are satisfied.
8. **Inclusionary Housing Plan.** The plan referenced in Section 17.42.070 A. (Procedures), and further described in the City's regulations for the implementation of Chapter 17.42 (Section 17.42.020.A), which identifies the manner in which the requirements of Chapter 17.42 will be implemented for a particular residential project.
9. **Inclusionary Housing Trust Fund.** Shall have the meaning identified in Section 17.42.110 (Inclusionary Housing Trust Fund), below.

10. **Inclusionary Unit.** A dwelling unit that will be offered for sale or rent to low- and moderate-income households, at an affordable housing cost, in compliance with this Chapter.
11. **Low-Income Households.** Households whose gross income does not exceed 80 percent of the median income for Los Angeles County as determined annually by the U.S. Department of Housing and Urban Development.
12. **Low-Income Units, Moderate-Income Units, and Very Low-Income Units.** Inclusionary units restricted to occupancy by low, moderate, or very low-income households, respectively, at an affordable housing cost.
13. **Market Rate Units.** Those dwelling units in a residential project that are not inclusionary units.
14. **Moderate-Income Households.** Households whose gross income does not exceed 120 percent of the median income for Los Angeles County as determined annually by the U.S. Department of Housing and Urban Development.
15. **Redevelopment Agreement.** An Owner Participation Agreement, Disposition and Development Agreement, or similar agreement entered into between the Community Development Commission and a developer.
16. **Regulations.** The regulations adopted by the Council in compliance with Section 17.42.020.A for the implementation and enforcement of the provisions of Chapter 17.42.
17. **Residential project.** A subdivision resulting in the creation of 10 or more residential lots, the new construction of a project consisting of 10 or more multi-family units, 10 or more single-room occupancy units, or 10 or more single-family units for which a PD approval is obtained.
18. **Substantial Rehabilitation or Substantially Rehabilitated.** The rehabilitation of a dwelling unit(s) that has substantial building and other code violations, and has been vacant for at least 180 days, in that the unit is returned to the City's housing supply as decent, safe, and sanitary housing, and the cost of the work exceeds \$40,000.00 per dwelling unit, as that amount may be adjusted for inflation in compliance with the City's regulations for the implementation of Chapter 17.42 (Section 17.32.020.A).
19. **Total Housing Costs.** The total monthly or annual recurring expenses required of a household to obtain shelter. For a rental unit, total housing costs shall include the monthly rent payment and utilities. For an ownership unit, total housing costs shall include the mortgage payment (principal and interest), homeowner's association dues, mortgage insurance, taxes, utilities, and any other related assessments.
20. **Very low-Income Households.** Households whose gross income is equal to 50 percent or less of the median income for Los Angeles County as determined annually by the U.S. Department of Housing and Urban Development.

**Agent.**

A person authorized in writing by a property owner to represent and act for the property owner in contacts with City employees, committees, Commissions, and the Council, regarding matters regulated by this Zoning Code.

**Alcohol Beverage Manufacturing (land use).**

A use where manufacturing of beer, wine, or other alcohol beverages are produced and prepared. Sale for off-site consumption permitted.

**Alcohol Sales — Beer and Wine (land use).**

A use that provides accessory sales of beer and wine for off- or on-site consumption.

**Alcohol Sales — Full Alcohol Sales (land use).**

A use that provides accessory sales of alcoholic beverages including beer, wine, and distilled spirits for off- or on-site consumption.

**Alley.**

Any public roadway without curbs or sidewalk having a roadway not exceeding 25 feet in width that is primarily used for access to the rear or side entrances of abutting properties.

**Alternative Fuels and Recharging Facilities (land use).**

A commercial facility offering motor vehicle fuels not customarily offered by commercial refueling stations (e.g., LPG) as well as equipment to recharge electric-powered vehicles.

**Alter or Alteration.**

To make a change in the supporting members of a structure (e.g., bearing walls, columns, beams or girders) that will prolong the life of the structure.

**Animal, Large.**

An animal larger than the largest breed of dogs. This term includes horses, cows, and other mammals customarily kept in corrals or stables.

**Animal Sales and Services (land use).**

1. **Animal Boarding.** The provision of shelter and care for small animals on a commercial basis including activities (e.g., feeding, exercising, grooming, and incidental medical care).
2. **Animal Grooming.** The provision of bathing and trimming services for small animals on a commercial basis. These uses include boarding of domestic animals for a maximum period of 48 hours.
3. **Animal Hospital.** Establishments where small animals receive medical and surgical treatment.
4. **Animals, Retail Sales.** The retail sales and boarding of small animals within an entirely enclosed building. These uses include grooming, if incidental to the

retail use, and boarding of animals not offered for sale for a maximum of 48 hours.

**Animal Shelter (land use).**

A facility operated for the purposes of impounding, harboring, selling, placing and retrieving seized, strayed, distressed, homeless, abandoned or unwanted animals. May include incidental activities including vaccination, training classes, spay/neuter services, and boarding services.

**Animal, Small.**

An animal no larger than the largest breed of dogs. This term includes fish, birds, and mammals customarily kept as domestic pets within a dwelling unit.

**Antenna.**

See "Telecommunications Facility Definitions."

**Appeal.**

A request by an interested party for a de novo review of a decision.

**Applicant.**

A person filing an application in compliance with this Zoning Code who is:

1. The owner or lessee of property;
2. A party who has contracted to purchase property contingent upon that party's ability to acquire the necessary approvals required for that action in compliance with this Zoning Code, and who presents written authorization from the property owner to file an application with the City; or
3. The agent of either of the above who presents written authorization from the property owner to file an application with the City.

**Approval.**

Includes both approval and approval with conditions.

**Appurtenance.**

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.

**Architectural Attributes.**

The design and/or construction technique and elements or combination of elements that are the character-defining features of a structure.

**Architectural Feature.**

Any portion of the outer surface of a structure, including the kind, color and texture of the building material, the type and style of all windows, doors, lights, signs, walls, fences, awnings, canopies, screens, sculptures, decoration, roof shape and materials, and other fixtures appurtenant to a structure.

**Architectural Projection.**

A marquee, porch, canopy or similar projection of a building.

**Area, Bar.**

An area accessible to the public used for preparing and serving alcoholic beverages, which may also be used for preparing and serving nonalcoholic beverages. Bar area shall include any seating area where tables and chairs are devoted to serving or consuming these beverages.

**Area, Building.**

The sum in square feet of the area of the horizontal projections of all buildings on a lot excluding buttresses, chimneys, cornices, eaves, open pergolas, patios, steps, unenclosed and unroofed terraces, unenclosed private balconies not used for access, and minor ornamental features projecting from the walls of a building which are not directly supported by the ground.

**Area, Dining.**

The seating area including aisles within a restaurant, fast-food, or formula fast-food restaurant where food and beverages are served. This includes any outdoor area not located on the sidewalk.

**Area, Lot or Site.**

The horizontal area within the property lines of a lot. If a street dedication is required, the lot or site area shall be calculated using the size of the lot prior to the street dedication.

**Area, Seating.**

An area that is part of a restaurant that includes tables and chairs that are movable or where seats are bolted or otherwise fixed and immovable or an area of a religious facility that does not have permanent seats that is used for religious worship. (This definition also applies to religious facilities.)

**Attendant Parking.**

A parking facility where a lot attendant parks vehicles for drivers. This term is used interchangeably with "valet parking."

**Attic.**

The area located between the top plate and the roof or ridge of a building. Does not include any area in which the top plate is more than 18 inches from the floor joists.

**Automated Teller Machines (ATM) (land use).**

A pedestrian-oriented machine used by bank and financial service patrons for conducting transactions including deposits, fund transfers, and withdrawals without contact with financial institution personnel. The machines may be located at or within a bank, or in other locations.

**Awning.**

A permanent or temporary structure attached to and wholly supported by a building



and installed over or in front of openings or windows, and consisting of a fixed or movable frame, and covered in canvas or other similar material.

### **17.50.160 - Mixed-Use Projects**

- A. **Purpose and applicability.** The purpose of this Section is to ensure compatibility between the different land uses (e.g., residential and commercial) operating within a mixed-use project. The requirements of this Chapter shall apply to mixed-use projects not regulated by Article 3 (Specific Plans). All standards for development of mixed-use projects in an adopted Specific Plan area shall be regulated by the applicable specific plan.
- B. **Zoning district standards.** The density, floor area ratio (FAR), height, and street setbacks for a mixed-use development project shall be determined by the underlying zoning district.
- C. **Commercial structure required.** When the residential units are located above the commercial uses, the structure shall be treated as a commercial type of structure for front and corner setbacks and no interior side setbacks shall be required. No rear yard setback is required unless specified for commercial uses.
- D. **Hours of operation.** Outside the Central District the commercial portion of projects shall comply with the Limited Hours of Operation requirements (Section 17.40.070), if applicable.
- E. **Commercial uses along street frontages.**
  - 1. Commercial uses shall be located along street frontages and have a minimum depth of 50 feet. The Zoning Administrator may reduce the commercial uses for a secondary street.
  - 2. On corner lots, the commercial space shall turn (wrap around) the corner for a minimum depth of 50 feet.
  - 3. The Zoning Administrator shall determine the primary frontage for purposes of compliance with this Subsection.
  - 4. On double-frontage lots, commercial uses shall be located along both street frontages.
  - 5. Projects within the Central District shall comply with Figure 3-4 (Ground Floor Concept).
- F. **Ground floor residential units allowed.** Ground floor residential dwelling units located along secondary streets are allowed only if the structure is located on a corner lot.
- G. **Ground floor height.** Projects located in the Central District shall comply with the minimum ground floor height requirements of Table 3-2.
- H. **Community space requirements.**
  - 1. **Community space defined.**
    - a. Community space shall include both indoor/interior space and outdoor open space.

- b. Community space can be in the form of private open space (e.g., balconies) or common open space (e.g., pool or side or rear setback areas.)
  - c. An indoor recreational room of up to 600 square feet may be credited toward fulfilling this community space requirement.
  - d. A utility easement may be credited toward fulfilling this community space requirement if it is properly landscaped in compliance with Chapter 17.44 (Landscaping).
2. **Minimum space per unit.** Each development project shall provide a minimum of 150 square feet of community space for each dwelling unit.
  3. **Front and/or corner side setbacks do not count.** Required front and/or corner side setbacks shall not be credited toward fulfilling this community space requirement.
  4. **Private open space.**
    - a. The private open space shall not exceed 30 percent of the total requirement for community space.
    - b. Each private open space shall have a minimum six-foot dimension.
    - c. This maximum 30 percent requirement may be modified by not more than five percent if determined to be necessary during Design Review.
  5. **Community open space.** Each community open space shall have at least one minimum dimension of 15 feet and the other dimensions shall be at least six feet, except for private open space (e.g., balconies or patios).
- I. **Balconies.**
    1. Balconies may project no closer than six feet to an interior or rear property line and four feet into a front or corner side setback.
    2. Balconies shall have a minimum dimension of six feet in order to count as required open space.
    3. Balconies that are designed to project over the public right-of-way shall have prior approval from the Department of Public Works.
- J. **Inclusionary housing requirements.** Mixed-use projects shall be subject to the inclusionary housing requirements of Section 17.42.040 (Inclusionary Unit Requirements).
- K. **Parking.**
    1. **Location.** The mixed-use project may have parking located at grade level behind the ground floor commercial/residential uses on the street frontage.
    2. **Number of parking spaces required.** For new development projects, parking shall be provided in compliance with Table 4-6 for both the residential component and the commercial component. A minimum of one off-street parking space shall be located on-site for each residential unit in a new project.

3. **Guest parking required.** Guest parking shall be provided for the residential units in compliance with Table 4-6 (Off-Street Parking Space Requirements — multi-family dwelling units).
  4. **Off-site spaces.** All other parking spaces designed to serve the residential units may be located off-site with a long-term parking lease agreement in compliance with Subparagraph 17.46.020 I. (Location and ownership).
  5. **Distance requirements.** Off-site parking for residential units shall meet the distance requirements for commercial customer/visitor spaces.
  6. **Conversion of existing structures.** Conversions of existing structures (including additions) may provide parking for the residential units off-site as long as they meet the distance requirements and there is a long term parking lease agreement all in compliance with Subparagraph 17.46.020 I. (Location and ownership).
  7. **Overnight parking permits not allowed.**
    - a. Up to one overnight street permit may be issued for each approved off-street parking space converted to an accessory dwelling unit or junior accessory dwelling unit in compliance with Section 17.50.275. In all other instances, City Permits for overnight parking on City streets shall not be issued for residential development projects built in compliance with these regulations.
    - b. Residential tenants shall be advised of the unavailability of on-street overnight parking permits.
- L. **Lighting.** Lighting for commercial uses shall be appropriately shielded to not negatively impact the residential units.
- M. **Noise notification.**
1. Residents of a mixed-use development project shall be notified that they are living in an urban area and that the noise levels may be higher than in a typical residential area.
  2. The signature of the residents shall confirm receipt and understanding of this information.
- N. **Loading.**
1. **Off-street loading.** Off-street loading areas shall be located as far as possible from the residential units and shall be completely screened from view from the residential portion of the project.
  2. **Loading and unloading of household goods.** If the loading of furniture and household goods for the residential units is to occur on the street, it shall be limited to the hours of 9:00 a.m. to 2:00 p.m. and 7:00 p.m. to 10:00 p.m. on weekdays and 9:00 a.m. to 10:00 p.m. on weekends.

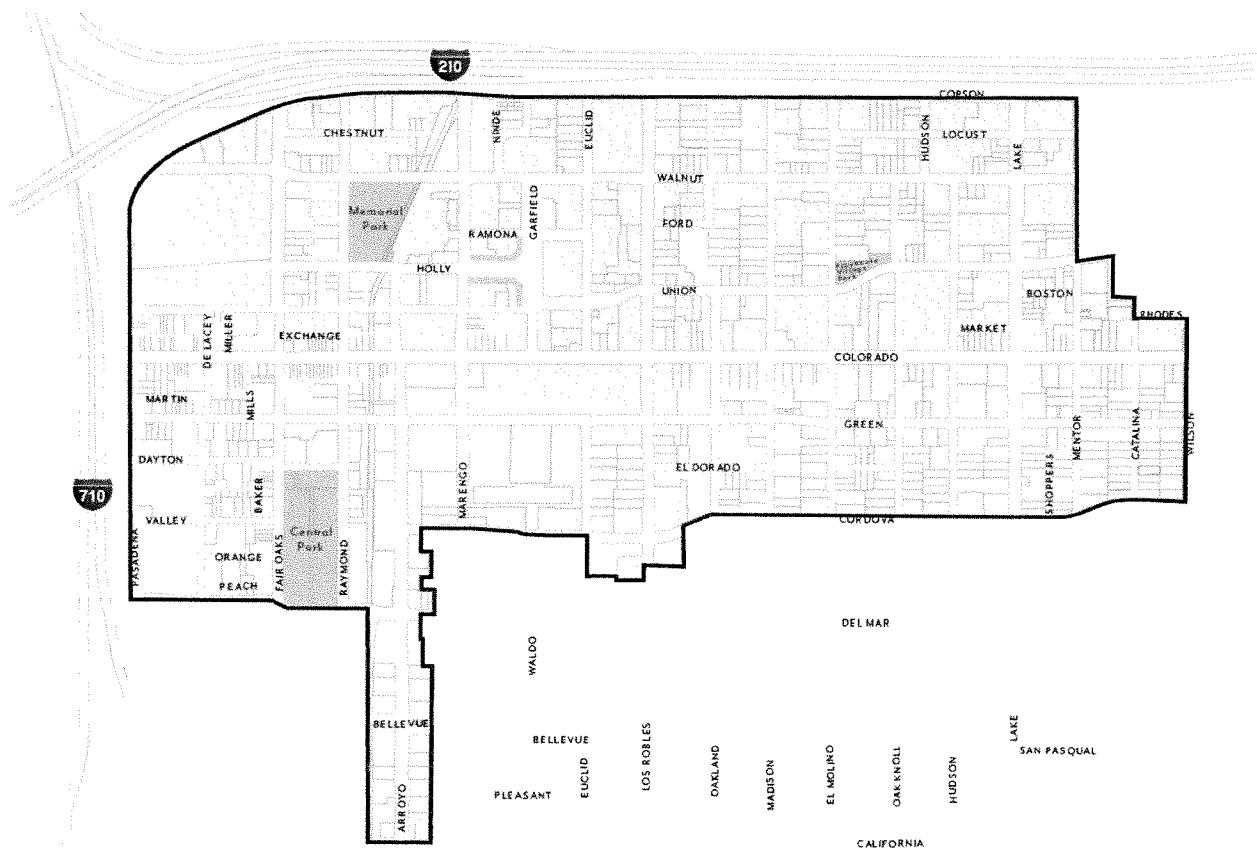
- O. **Refuse and recycling areas.** Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and nonresidential uses.

**17.50.340 - Transit-Oriented Development (TOD).**

**A. Applicability.**

1. The standards of this Section provide for a mixture of commercial, high-density residential, mixed-use, public, and semi-public uses in close proximity to light rail stations, encouraging transit usage in conjunction with a safe and pleasant pedestrian-oriented environment.
2. These standards emphasize intensification of development and reduced reliance on motor vehicles.
3. These standards shall apply to new Projects located within a designated TOD area of a radius of 1,320 feet (¼ mile) from a light-rail station platform. Within the Central District, these standards shall also apply to the area identified on Figure 1 - Central District Transit-Oriented Area. A Project shall be subject to provisions of this Section if any portion of the Project's property boundary is within the specified distance indicated in this Section.

**Figure 1 – Central District Transit-Oriented Area**



4. When there is an overlap between TOD areas, the more restrictive standards of the respective TOD areas shall apply.

5. Optional Half-Mile TOD Area.

- a. Projects located between 1,320 feet (quarter-mile) and 2,640 feet (half-mile) of a light-rail station platform may voluntarily make use of applicable TOD standards provided in this Section, unless:
  - (1) The proposed Project is one of the prohibited land uses listed in Section 17.50.340.B; or
  - (2) The proposed Project is located between 1,320 feet (quarter-mile) and 2,640 feet (half-mile) of the Sierra Madre Villa Gold Line station platform, where the optional half-mile TOD area shall not apply.
- b. If TOD standards are utilized, the Project must comply with all standards listed in this Section.

**B. Prohibited land uses.**

1. The following nontransit-oriented land uses, as these land uses are defined in Article 8 (Glossary of Technical Terms and Land Use Types), are prohibited within the designated TOD area as specified in Section 17.50.340.A.3:
  - a. Drive-through businesses;
  - b. Large recycling facilities;
  - c. Vehicle services - sales and leasing; (except for sales and leasing - limited);
  - d. Vehicle services - service stations;
  - e. Vehicle services - washing and detailing; (except washing and detailing, small-scale);
  - f. Vehicle storage; and
  - g. Wholesaling, distribution, and storage (including commercial and small-scale).

**C. Permit requirements.**

1. **Applicability.**

- a. A Minor Conditional Use Permit shall be required for any proposed commercial and industrial Projects exceeding 15,000 square feet of gross floor area.
- b. When a Conditional Use Permit is required per Section 17.61.050.J.2 (Major Construction), a proposed Project located within the TOD area shall be reviewed through a Conditional Use Permit with the additional findings listed in Section 17.50.340.C.4, in lieu of the Minor Conditional Use Permit requirement of this Section.

2. **Exceptions.** The following projects are exempt from the permit requirement of this Section (17.50.340.C):

- a. A change of use or alterations to the existing building that results in new square footage less than 15,000 square feet; and





2. **Exceeding allowable parking requirements.** A project site may exceed the maximum allowable parking requirements in compliance with the following conditions.
  - a. **Commercial Off-Street Parking.** A site may exceed the maximum allowable number of parking spaces if the parking is approved to serve as Commercial Off-Street Parking. Approval of this parking shall require the granting of a Minor Conditional Use Permit in compliance with Section 17.61.050, and shall be subject to the following conditions:
    - (1) All parking spaces in excess of the maximum allowable parking must be for public parking;
    - (2) The site shall provide a minimum of 25 public parking spaces;
    - (3) The site shall include pedestrian and automotive-oriented signs to advertise the availability and location of the public parking spaces on the property;
    - (4) Public parking may not be located on more than two levels, and must be located in a contiguous manner starting on the ground floor;
    - (5) Each public parking space shall have a sign noting that the parking space is available for public parking;
    - (6) Parking facilities shall be designed to allow for automated operations unless a parking attendant can be assigned during public parking hours;
    - (7) City shall be provided with monthly reports on monthly and transient usage;
    - (8) The public parking spaces shall comply with Section 17.40.070 of the Zoning Code. At a minimum, the spaces shall be available from 7:00 a.m. to 10:00 p.m., Monday through Sunday;
    - (9) If monthly passes are sold for the public parking spaces, sales shall not exceed 50 percent of the total public parking spaces;
    - (10) Hourly, daily, monthly rates for the public spaces may not exceed the City's Old Pasadena public parking structures rates by more than 150 percent;
    - (11) The parking area shall be managed to limit the use of public parking by tenants;
    - (12) The City may post wayfinding signs directing motorists to the commercial public parking on the site; and
    - (13) The City and/or other business districts may advertise the commercial public parking on site in written publications or on its website.
  - b. **Shared parking.** A site may exceed the maximum allowable number of parking spaces if the parking is approved to serve as shared parking in compliance with Section 17.46.050.

- c. **Joint parking.** A site may exceed the maximum allowed number of parking spaces if the parking is approved to serve as joint parking.
    - (1) Joint parking is a type of parking that is designed to serve uses on at least two different sites.
    - (2) The joint parking provided shall not exceed the maximum required parking for the combined total parking requirements of the different individual sites.
  - d. **Sierra Madre Villa TOD Area.** The maximum allowed parking requirements in Section 17.50.340.D may be increased through a parking demand study and approval of a Minor Conditional Use Permit, up to an amount that is consistent with the standards applicable to other areas outside of the TOD areas as specified by the Section 17.46.040.
  - e. **Existing Off-Street Parking Spaces.** If a Project results in a condition where the number of existing off-street parking spaces is greater than the requirements for such development or uses established by this Section, the number of existing spaces in excess of the prescribed maximums may be maintained, but shall not be further exceeded except as allowed by the Section 17.50.340.D.2.
3. **Residential development Projects.** The following requirements apply to multi-family residential and mixed-use development Projects proposing at least 48 dwelling units per acre.
- a. **Sierra Madre Villa Station TOD Area.**
    - (1) **Units less than 650 square feet.** A limit of 1 space for each unit (no more or less); and
    - (2) **Units 650 square feet or more.** A minimum of 1.5 spaces for each unit, to a maximum of 2 spaces per unit.
  - b. **Allen, Lake, Memorial Park, Del Mar, and Fillmore Station TOD Areas and Central District Transit-Oriented Area.**
    - (1) **Units 1-bedroom or fewer.** A limit of 1 parking space for each unit (no more or less); and
    - (2) **Units 2-bedrooms or more.** A minimum of 1.5 parking spaces shall be required for each unit, to a maximum of 1.75 spaces per unit.
  - c. The parking requirements may be further reduced through a parking demand study and approval of a Minor Conditional Use Permit in compliance with Section 17.61.050.
  - d. City Permits for overnight parking shall not be allowed.
    - (1) Up to one overnight street permit may be issued for each approved off-street parking space converted to an accessory dwelling unit or junior accessory dwelling unit in compliance with Section 17.50.275. In all other instances, In all other instances, City Permits for overnight parking on

City streets shall not be issued for residential development Projects built in compliance with these regulations.

- (2) Residential tenants shall be advised of the unavailability of on-street overnight parking permits.
- e. Guest parking shall be provided as required by Table 4-6 (Off-Street Parking Space Requirements) of Section 17.46.040. The number of guest parking spaces provided shall not exceed the minimum number of guest parking spaces required by Table 4-6 of the Section 17.46.040.
4. **Modification.** The Zoning Administrator may modify the required parking in a parking garage (including below grade and at or above grade garages) by allowing the total parking requirement to exceed or be reduced by five percent but not more than 10 spaces, only if it can be shown to the satisfaction of the Zoning Administrator that such modification is necessary to alleviate on-site limitations resulting from, but not limited to, the configuration of the parking garage and/or vehicle circulation.

**E. Development Projects within the CG zoning district.**

1. **¼ mile of the Allen Street Station.** For development Projects located within ¼ mile of the Allen Street Station, multi-family uses are conditionally permitted, shall contain a minimum of 50 dwelling units, and shall have a maximum allowable density of 48 units per acre. The Conditional Use Permit shall also establish the appropriate setbacks.
2. **Between ¼ and ½ mile of the Allen Street Station.** For development Projects that are located between ¼ of a mile and ½ mile of the Allen Street Station that do not make use of applicable TOD standards as allowed by the Section 17.50.340.A.5, and require a Conditional Use Permit for a project over 25,000 square feet of gross floor area, the additional findings identified in Section 17.50.340.C.4., shall not be required, but shall be used to guide the review of the Project and the development of appropriate conditions.
3. **Further reductions.** The parking requirements may be further reduced through a parking demand study and the issuance of a Minor Conditional Use Permit in compliance with Section 17.61.050.

### 17.50.350 - Urban Housing

- A. **Applicability.** The development standards of this Section shall apply to multi-family residential development projects utilizing a density greater than 48 dwelling units per acre located outside of a Residential zoning district or Specific Plan area.
- B. **Density and height standards.** The density and height standards for an urban housing development project shall be in compliance with the underlying zoning district.
- C. **Setbacks required.** In order to provide suitable amounts of air, light, and open space, the following setbacks shall be required:
  - 1. Front and corner side: In compliance with the underlying zoning district.
  - 2. Side and rear:
    - a. Ten-foot minimum.
    - b. Through the Design Review process, the side and rear setbacks may be reduced if the reduction results in a larger courtyard.
- D. **Street entries required.** Residential dwelling units located adjacent to the street shall have direct entries from the street.
- E. **Open space required:**
  - 1. A minimum of 30 percent of the net floor area of the structure shall be provided as open space.
  - 2. The minimum dimension of any open space shall be six feet in any direction. Private balconies, at-grade patios, rooftop gardens (including upper level terraces), and the portion of a front or corner side yard setback that is greater than the minimum requirement may be counted as open space.
  - 3. Not more than 35 percent of the total open space may be met by counting balconies.
  - 4. Planter balconies that are two feet or less in width shall not be counted as open space.
- F. **Courtyard requirement.** There shall be a ground-floor landscaped courtyard that shall be a minimum of 20 feet in any direction. Balconies may project up to four feet into the courtyard.
- G. **Courtyard opening required.**
  - 1. **Opening required.** For structures with 75 feet of street frontage or more, the street side of the structure shall have an opening into a landscaped courtyard.
  - 2. **Minimum height of opening.** This opening shall be a minimum of 50 percent of the overall height of the structure but not more than 25 feet.
  - 3. **Minimum width of opening.**

- a. The width of the opening shall be a minimum of 10 feet.
  - b. If the depth of the structure opening is more than 30 feet, the minimum width of the opening shall be increased by one foot for every three feet of depth above 30 feet.
4. **Multiple frontages.** For structures with multiple frontages, the Design Review process shall determine which frontages shall have an opening in compliance with Section 17.61.030.
  5. **Modification through Design Review.** The requirements of this Subsection may be modified through the Design Review process.
  6. **Gate transparency.** Any gate placed across the courtyard opening shall have a minimum of 75 percent transparency.
- H. **Parking and Driveways.**
1. **Location of parking.**
    - a. Parking areas shall be provided either at grade, semi-subterranean, or subterranean.
    - b. Parking areas (e.g., provided at grade or semi-subterranean) shall not abut the front or corner side street elevations. Only completely subterranean parking facilities may be located within the front or corner side setbacks. All other parking areas shall be located behind the habitable living space required by Subparagraph c., immediately below.
    - c. Each dwelling unit contiguous to a front or corner side street elevation shall have a habitable living space on the ground floor that is a minimum of 12 feet in depth, measured from the interior wall closest to the street.
  2. **One space per unit on-site.** For new development projects, parking shall be provided in compliance with Table 4-5 (Off-Street Parking Space Requirements — multi-family dwelling units) and there shall be a minimum of one off-street parking space for each residential unit located on the subject site.
  3. **Guest parking required.** Guest parking shall be provided for the residential units in compliance with Table 4-5 (Off-Street Parking Space Requirements — multi-family dwelling units).
  4. **Other spaces may be located off-site.** All other parking spaces designed to serve the residential units may be located off-site with a long-term parking lease agreement in compliance with Subsection 17.46.020 I. (Location and ownership).
  5. **Distance requirements.** Off-site parking for residential units shall meet the distance requirements for commercial customer/visitor spaces in compliance with Subsection 17.46.020.I (Location and ownership).
  6. **Conversion of existing structures.** Conversions of existing structures (including additions) may provide parking for residential units off-site as long as they meet the distance requirements and there is a long term parking lease

agreement all in compliance with Subsection 17.46.020 I.(Location and ownership).

7. **Driveway location.** Driveways shall be located not more than five feet from a side property line. The review authority (i.e., Design Commission, Planning Director) may modify the location of a driveway to preserve a street tree or tree located on the site.
- G. **Landscaping required.** All areas of the subject site not devoted to lot coverage, driveways, or walkways shall be properly landscaped and maintained in compliance with Chapter 17.44 (Landscaping).
- H. **Balconies.**
1. Balconies may project no closer than six feet to an interior or rear property line and four feet into a front or corner side setback.
  2. Balconies shall have a minimum dimension of six feet in order to count as required open space.
  3. Balconies that are designed to project over the public right-of-way shall have prior approval from the Department of Public Works.
- I. **Fences and walls.**
1. Fences and walls located along a street frontage are limited to four feet in height.
  2. Fences and walls located within rear and interior side setbacks are limited to six feet in height.
  3. Projects with rear and interior side yards located adjacent to commercial uses may have a fence or wall height up to eight feet.
  4. Fences located within front and corner side setbacks shall have a minimum of 50 percent transparency.
  5. Fence height shall be measure from the existing grade.
- J. **Overnight parking permits not allowed.**
1. Up to one overnight street permit may be issued for each approved off-street parking space converted to an accessory dwelling unit or junior accessory dwelling unit in compliance with Section 17.50.275. In all other instances, In all other instances, City Permits for overnight parking on City streets shall not be issued for residential development projects built in compliance with this Section.
  2. Residential tenants shall be advised of the unavailability of on-street overnight parking permits.
- K. **Urban noise levels.**
1. Residents of an urban housing development project shall be notified that they are living in an urban area and that the noise levels may be higher than in a typical residential area.

2. The signature of the residents shall confirm receipt and understanding of this information.
- L. **Loading and unloading of household goods.** If the loading and unloading of furniture and household goods for residential dwelling units is to occur on the street, it shall be limited to the hours of 9:00 a.m. to 2:00 p.m. and 7:00 p.m. to 10:00 p.m. on weekdays and 9:00 a.m. to 10:00 p.m. on weekends.