



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Jennifer Paige, AICP, Director of Planning & Community Development

DATE: May 12, 2025

SUBJECT: Minor Technical Changes to Specific Plans

At the May 5, 2025 City Council meeting, during first reading of the Lamanda Park Specific Plan, staff was asked to provide more detail on the minor technical changes to other specific plans. A strikethrough of the changes was included, and is included again (see enclosure) for reference along with the following table that denotes the changes within each specific plan.

The changes are done periodically to clarify how standards should be read and interpreted (e.g. what is a “side”) and to provide technical guidance where it wasn’t provided before (e.g. how to measure a window recess). They are also done to provide consistency among the specific plans.

| SUMMARY OF CODE CHANGES TO PASADENA SPECIFIC PLANS | | |
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| PAGE | DESCRIPTION | NOTES |
| CENTRAL DISTRICT SPECIFIC PLAN (2024) | | |
| 7 | - Clarified that the standard applies to any street frontage, not just “primary” frontage. | To be consistent with recently adopted Specific Plans. |
| 11 | - Clarified that facades cannot exceed 150 FT in length without providing a break. | |
| 12 | - Clarified, depth on a facade break is a minimum of 10 FT, not 2 FT. | Typographic error. |
| 17 | - Clarified, dimensions of planters are measured by width and length, and <i>not</i> depth. | To be consistent with recently adopted Specific Plans. |
| 18 | - Clarified that any gates used to access Publicly Accessible Open Space shall not be locked during daytime. | |
| 24 | - Added additional standards for buffering above ground parking structures. | |
| EAST COLORADO SPECIFIC PLAN (2022) | | |
| 26 | - Added Administrative Conditional Use Permit (CUP) and Administrative Minor CUP to the land use table. | To be consistent with recently adopted Zoning Code Amendments. |
| 29 | - Require a CUP for a General Residential Care Facility. | Typographic error. |
| 35 | - Clarified that the standard applies to any street frontage, not just “primary” frontage. - Clarified that exterior light fixtures are allowed within street setbacks. | To be consistent with recently adopted Specific Plans. |

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| 35 | - Added landscape requirements for front setbacks greater than 5 FT. | To be consistent with recently adopted Specific Plans. |
| 41 | - Clarified that facades cannot exceed 150 FT in length without providing a break. | |
| 42 | - Added that façade breaks of 20 FT x10 FT are considered a plane break. | |
| 46 | - Added a ground floor height of 12 FT for residential buildings setback more than 10 FT. | |
| 48 | - Added measuring criteria for window recess. - Updated requirements for shading structures (awnings and canopies) recess. | |
| 49 | - Added façade lighting standards recess. | |
| 50 | - Clarified the “side” of a patio/stoop. - Clarified the placement of rooftop railing for roof decks. | |
| 52 | - Added that Publicly Accessible Open Space and Paseo standards may be modified by the Design Commission. - Added open space reductions for R&D uses. | |
| 54 | - Clarified that any gates used to access Publicly Accessible Open Space shall not be locked during daytime. | |
| 57 | - Added that State law prevails in further parking reductions. - Added additional standards for buffering above ground parking structures from street frontages. | |
| SOUTH FAIR OAKS SPECIFIC PLAN (2022) | | |
| 65 | - Added arcades and Publicly Accessible Open Space as setback exceptions. | To be consistent with recently adopted Specific Plans. |
| 68 | - Clarified that facades cannot exceed 150 FT in length without providing a break. | |
| 69 | - Clarified measurement of building modulation above the first story. - Added that façade breaks of 20 FT x10 FT are considered a plane break. | |
| 74 | - Added measuring criteria for window recess. | |
| 76 | - Added additional façade lighting standards. - Clarified the “side” of a patio/stoop. | |
| 77 | - Clarified the placement of rooftop railing for roof decks. | |
| 78 | - Added open space reductions for R&D uses. | |
| 81 | - Clarified that any gates used to access Publicly Accessible Open Space shall not be locked during daytime. - Clarified, dimensions of planter are measured by width and length, and <i>not</i> depth. | |
| 87 | - Added additional standards for buffering above ground parking structures from street frontages. | |
| LINCOLN AVENUE SPECIFIC PLAN (2022) | | |
| 90 | - Added landscape requirements for front setbacks greater than 5 FT. | To be consistent with recently adopted Specific Plans. |
| 95 | - Clarified that facades cannot exceed 150 FT in length without providing a break. - Added that façade breaks of 20 FT x10 FT are considered a plane break. | |
| 97 | - Added a ground floor height of 12 FT for residential buildings setback more than 10 FT. | |
| 98 | - Updated transparency requirements for windows and doors. | |

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| 100 | <ul style="list-style-type: none"> - Added additional façade lighting standards. - Clarified the “side” of a patio/stoop. | To be consistent with recently adopted Specific Plans. |
| 102 | - Added that Publicly Accessible Open Space standards may be modified by the Design Commission. | |
| 103 | - Clarified, dimensions of planter are measured by width and length, and <i>not</i> depth. | |
| 104 | - Clarified that any gates used to access Publicly Accessible Open Space shall not be locked during daytime. | |
| 106 | - Added that State law prevails in further parking reductions. | |
| 107 | - Clarified that unbundled parking is not required for units with attached garages reductions. | |
| 108 | - Added additional standards for buffering above ground parking structures from street frontages. | |