

## ATTACHMENT B

### SUMMARY OF PASADENA MUNICIPAL CODE AND SOUTH FAIR OAKS SPECIFIC PLAN AMENDMENTS

Below is a summary of the recommended Amendments to the Pasadena Municipal Code (PMC) and South Fair Oaks (SFO) Specific Plan.

#### 1. Rose Parade Grandstands – PMC Section 3.12.070

Complete the following text amendment, with removed text ~~crossed out~~ and added text underlined.

- PMC Section 3.12.070(C). The start of construction of a grandstand or the placing of any materials or equipment to be used in the construction of a grandstand in the area bordered by Orange Grove Boulevard on the west, Colorado Boulevard on the north, Terrace Drive on the east, and Green Street on the south shall be permitted on or after November ~~7<sup>th</sup>~~ 1<sup>st</sup> of any year, and a permit authorizing the aforementioned activity may be issued on or after November ~~7<sup>th</sup>~~ 1<sup>st</sup> of any year. Grandstands in this area shall be dismantled and removed before the following January 15th.

#### 2 & 3. Medical Uses – PMC Section 17.35.030 and SFO Specific Plan

- Allow medical offices by-right in the “Mixed-Use Neighborhood” (MU-N) zoning district in the SFO Specific Plan.

#### 4. Walls and Fences – PMC Section 17.40.180

- Specify that single-family projects shall follow the wall/fence standards for low density residential zones, regardless of where they are located.
- Specify the maximum allowed height for interior side and rear yard walls/fences in residential zones (six feet).
- Allow taller walls/fences in the corner side yard (the area between the house and the side street property line) in RS and RM-12 zones from four feet to six feet.
- Allow taller walls/fences in the front yard in RS-1 and RS-2 zones from four feet to six feet provided the primary dwelling is set back a minimum 40 feet and the wall/fence is set behind landscaping and a minimum five feet from the front property line.
- Specify that mixed-use projects with residential units shall follow the wall/fence standards of nonresidential zones.
- Add wall/fence standards for nonresidential projects (e.g., religious facilities, schools, daycare centers) in residential zones.
- Specify that the Zoning Code shall apply when specific plans do not have standards for walls/fences.

- Allow anti-climbing roller barriers or “coyote rollers” be attached at the top of walls/fences in single-family zones along interior side, corner side and rear lot lines. This would increase the overall height of walls/fences by up to one foot (for a total height of seven feet).

## **5. Miscellaneous Updates**

- Accessory Dwelling Units – PMC Section 17.50.275.  
Clarify that new second story windows shall be prohibited along the interior side and rear lot lines for all non-exemption 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 or clerestory windows. This shall not apply to Junior Accessory Dwelling Units.
- Temporary Uses – PMC Section 17.50.320.H.  
Clarify that a Temporary Use Permit shall not be required for “Seasonal Merchandise Sales – Small Scale.” This includes two-day sales events per calendar year for holidays such as Valentine’s Day, Easter Sunday and Mother’s Day. A Temporary Use Permit shall still be required for “Seasonal Merchandise Sales – General” such as Christmas tree lots and pumpkin patches.
- Dwelling Unit Definition – PMC Section 17.80.020  
Currently, the definition requires all rooms to be internally accessible. However, staff recommends this be limited to habitable rooms (i.e., a room for living, sleeping, eating or cooking). This would allow other rooms such as bathrooms, storage and utility areas to be internally or externally accessible (e.g., a bathroom for a swimming pool).