

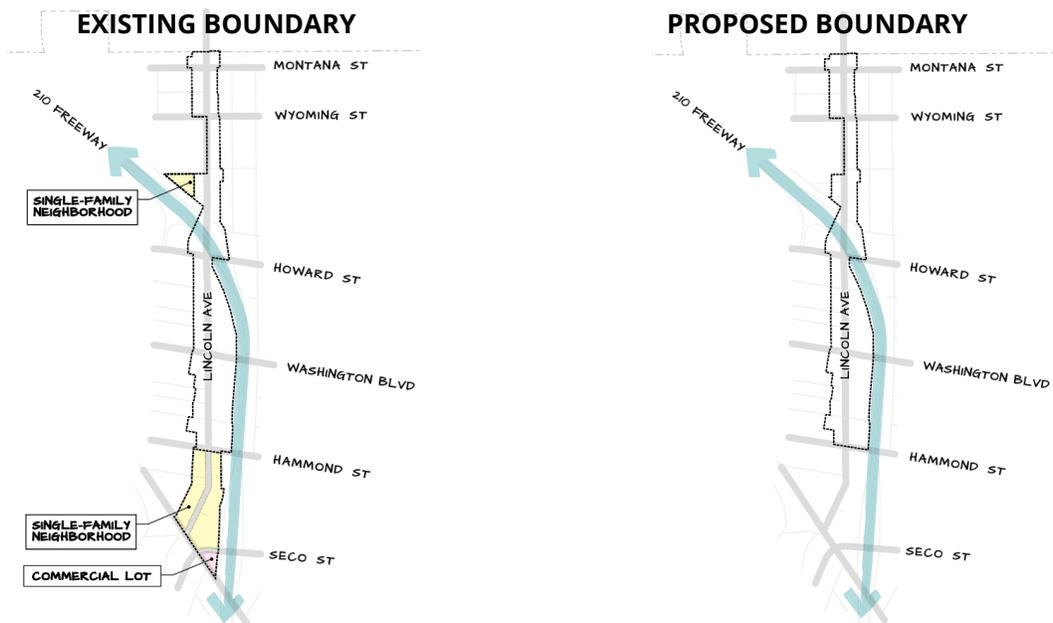
## Frequently Asked Questions (FAQ)

### Q: What is a Specific Plan?

**Response:** A specific plan is a planning and/or zoning document that guides future development of a particular geographic area within a city. A specific plan typically contains a set of development standards that would implement a city's general plan and vision for how it should evolve over time. For example, a specific plan may include development standards that regulate building height or the amount of open space a new residential project must provide. A specific plan might also include goals and policies to help decision-makers, such as Planning Commission, recommend or approve new development projects when a property owner seeks a construction permit for a new commercial or apartment building. Many of the improvements envisioned in a specific plan document may take a very long time to come to fruition because it is implemented when a property owner seeks to do something with their land/property. Important to note that a specific plan is one of the many toolboxes that a city uses to provide amenities and services to a community that are managed by other departments such as public works, water and power, and transportation.

### Q: What are the proposed boundaries of the Lincoln Avenue Specific Plan (LASP)?

**Response:** The maps below illustrate existing and proposed boundaries for the LASP area. The proposed boundary would include only commercial and multi-family designated properties. The two existing pockets of single-family residential areas (highlighted in yellow) would no longer be part of the LASP. Single-family residential neighborhoods would continue to be regulated by the Pasadena Municipal Code. No changes are proposed for the single-family residential areas. Since the boundaries of a specific plan area must be continuous, the small parcel on the southern edge of the existing plan boundary would also be removed from the proposed plan boundary and would be regulated by the code.



**Q:** What are the current building height limits compared to the height limits being considered for the LASP?

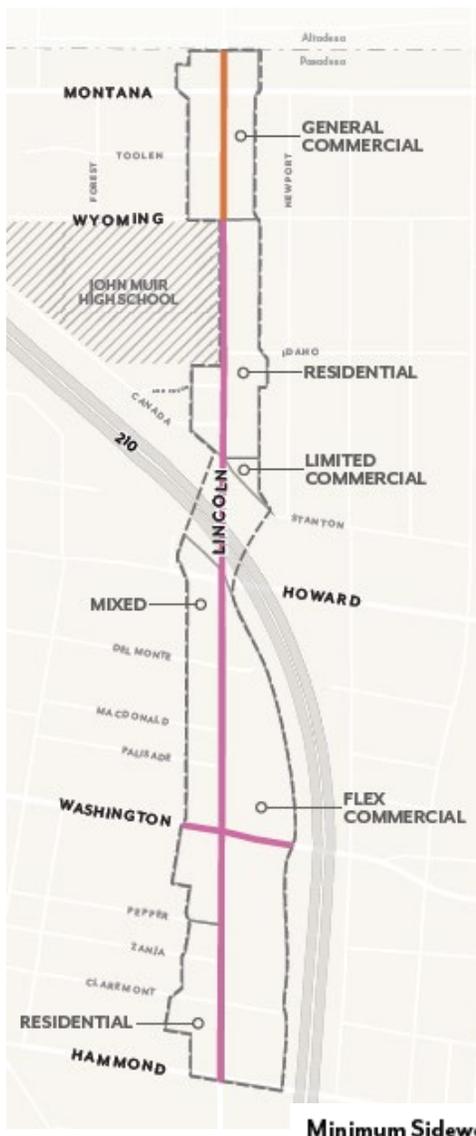
**Response:** Maximum building height requirements being considered in the LASP vary by zoning districts. The following table compares maximum building heights currently allowed by the Zoning Code with height limits being considered for the Specific Plan. Generally, height limits are being retained in the plan area. Only two zoning districts, LASP-MU-48 and LASP-CF, are proposing an increase from 36 feet to 39 feet to enable projects to meet the 15-foot ground floor requirement. *(The 39-foot height maximum assumes a 15-foot ground floor, and two 12-foot tall upper stories.)*

Proposed Zoning Districts	Draft Regulations			Existing Zoning Regulation		
	Height Maximum	Du/Ac	FAR	Height Maximum	Du/Ac	FAR
General Commercial (LASP-CG)	36 feet	0	1.0	36 feet (2 stories max)	0	0.8
Residential (LASP-RM-16)	36 feet	16	N/A	36 feet (2 stories max)	16	N/A
Limited Commercial (LASP-CL)	36 feet	0	1.0	36 feet (2 or 3 stories if 3 <sup>rd</sup> story is residential)	16	0.7
Mixed Use (LASP-MU-48)	39 feet	48	1.50	36 feet (2 or 3 stories if 3 <sup>rd</sup> story is residential)	16	0.7
Flex Commercial (LASP-CF)	39 feet	0	1.0	36 feet (2 stories max)	0	1.0
Residential (LASP-RM-16)	36 feet	16	N/A	36 feet (2 stories max)	16	N/A

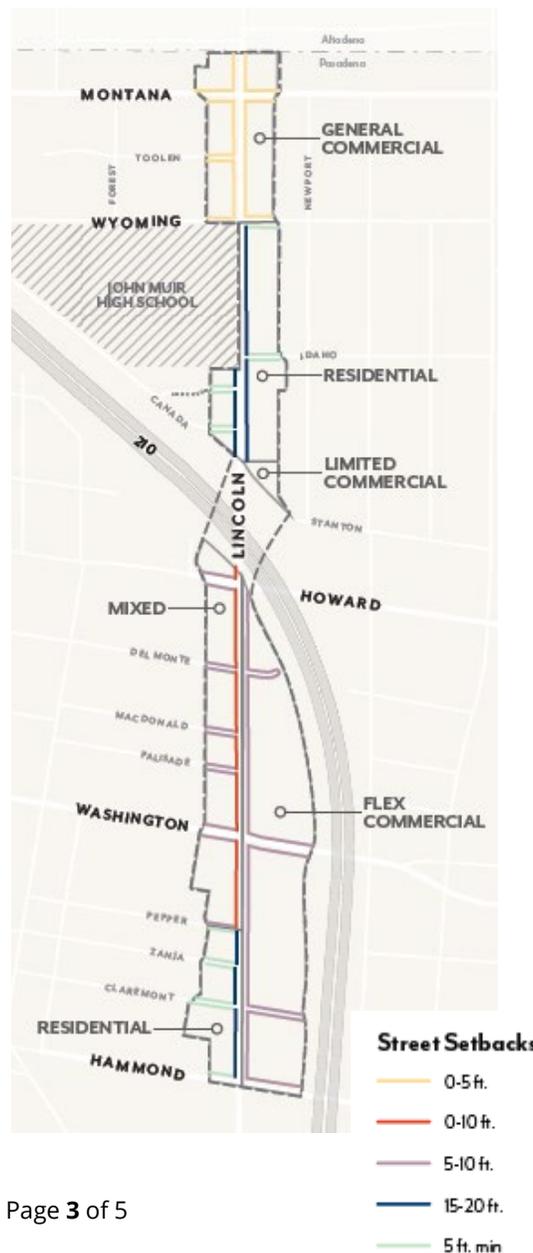
**Q:** What are the front setback requirements being considered for new development?

**Response:** The intent of front setback requirements is to provide wider sidewalks and set back the building to allow for public realm frontage amenities, like street trees and landscaping. There are two requirements that determine how far the building is set back from the street: Minimum Sidewalk Widths and Street Setbacks (see maps below). Depending on the existing sidewalk width, new development would need to locate the building a few extra feet back from the Parcel Line to satisfy the Minimum Sidewalk Width requirements, which is a new standard for future development. New development would also need to locate a percentage of the building within the Street Setback Range requirement. The intent is to provide wider sidewalks and set back the building to allow for public realm frontage amenities, like street trees and landscaping.

### MINIMUM SIDEWALK WIDTHS



### STREET SETBACKS



## Q: Please provide an overview of the program's outreach efforts?

**Response:** The LASP update is part of a larger effort to update all eight Specific Plans in the City. The Our Pasadena program launched in early 2018 and several events have been held to engage the community. In addition to the events listed below, the Our Pasadena team has been proactive in building partnerships with the Pasadena Youth Ambassadors, John Muir High School, youth organizations such as Outward Bound Adventures, Pasadena Education Network through the Pasadena Unified School District, local newspapers and businesses. Notifications are also included in Pasadena's In Focus flyer that goes out to every household in the City. We are currently in the third round of workshops and postcards were mailed out to every owner and occupant living within 500 feet of the Specific Plan boundary.

Below is a list of past engagement events. Click on each event to view workshop summaries and materials.

- [Community Open Houses](#) (March 2018)
- [Round 1 Workshop](#) (June 14, 2018)
- [Virtual Community Walking Tour](#) (February 2, 2019)
- [Round 2 Workshops](#) (February 28, 2019)
- [Youth Engagement](#)
  - Our Pasadena- Student Summit
  - Youth Educational Workshops

In addition, to encourage public participation of all groups, materials on the LASP have been provided in Spanish and a translator was available during the workshop webinar to reflect the demographics in Northwest Pasadena.

## Q: How is the LASP document planning for a more equitable future?

**Response:** As part of this process to update the existing LASP, there are opportunities to advance an affirmative vision for equitable community growth, one that is more inclusive and diverse, where all residents have a voice in decision-making. One of the primary objectives of this update process is to ensure that proposed policies and regulations will serve and benefit all residents of a community in ways that reduce or eliminate inequity.

The draft LASP centers around four key "good planning" principles:

- Growth and preservation of affordable housing
- Inclusive economic development that supports workers and businesses,
- Community health and environmental justice, and
- Livable, publicly accessible, walkable public areas.

For example, the LASP encourages new housing opportunities that include affordable housing that promote and sustain mixed-income communities, a more inclusive growth. The LASP also includes policies and development standards that commit resources to improving and maintaining sidewalk areas and open spaces. It would require new developments of a certain size to provide a minimum amount of publicly-accessible open space for use by the general public, such as a plaza, that would be

privately constructed and maintained. The LASP also encourages a variety of uses serving the daily needs of adjacent residential areas within specific subareas to encourage walkability of neighborhoods. It focuses on accommodating pedestrians comfortably through sidewalks that are wide enough for benches, bus shelters, pedestrian signage, pedestrian-scale lighting, public art, landscaped parkways, and trees. Lastly, the LASP includes policies and development standards that support small businesses and low-income entrepreneurs. The LASP would reduce barriers to opportunity by encouraging development of retail space of appropriate size for small businesses and reducing parking requirements for specific uses.

**Q: What are development caps?**

**Response:** The City has set a precedent of adopting development caps that are applied to each existing specific plan area in order to moderate growth over time and reflect the level of development that is consistent with the guiding principles of the General Plan. The caps serve to guide the appropriate level of development envisioned in various areas of the City. The principle of directing growth into the specific plan areas has been a central tenet of Pasadena’s General Plan since 1994 and it continues to be a central theme today. Directing development into specific plan areas and then applying development caps to those areas is the mechanism through which the City regulates the overall amount of residential and nonresidential development that could occur through a given horizon period.

The following development caps regulate building intensity and population density consistent with the designations established by the 2015 General Plan Land Use Diagram for the LASP area.

Specific Plan Area	Residential Units	Commercial Square Feet
Lincoln Avenue	180	300,000

The General Plan also allows for the review of the development caps every five years, and the ability to modify, as necessary, to reflect development that has occurred, its impacts, evolving market and economic conditions, and consistency with community values. Modifications to the development caps would require a General Plan Amendment, which requires approval from City Council.

**Q: Where can I get a copy of the Draft LASP document?**

**Response:** For the full range of proposed public realm, design and development standards, visit the LASP Virtual Open House at <https://ourpasadena.consultation.ai/lincolnavenue/>.