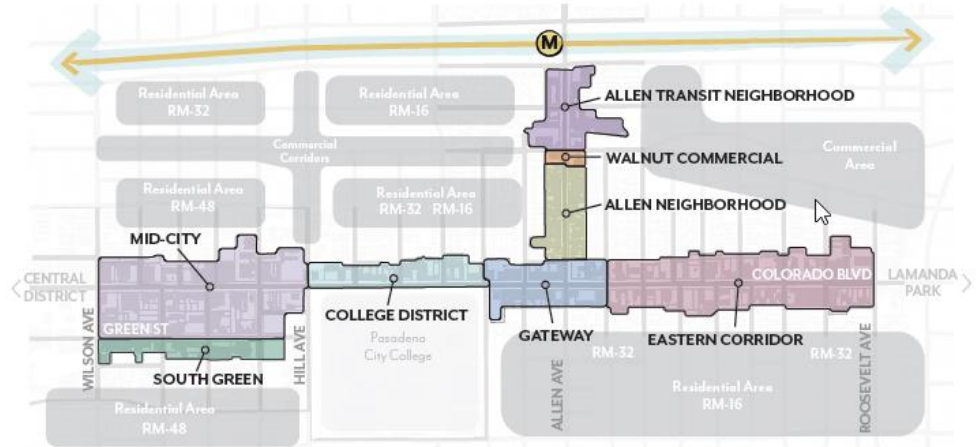


Frequently Asked Questions

Q: What are the boundaries of the East Colorado Specific Plan?

Response: The East Colorado Specific Plan (ECSP) area includes parcels generally fronting Colorado Boulevard between Wilson Avenue and Roosevelt Avenue, Green Street between Wilson Avenue and Hill Avenue, and Allen Avenue just south of Colorado Boulevard and Corson Street. The map below illustrates the ECSP boundaries which is made up of eight planning subareas: Mid-City, South Green, College District, Gateway, Eastern Corridor, and Allen Neighborhood, Walnut Commercial, Allen Transit Neighborhood.



Q: Where is housing currently allowed compared to where it is being considered in the Specific Plan?

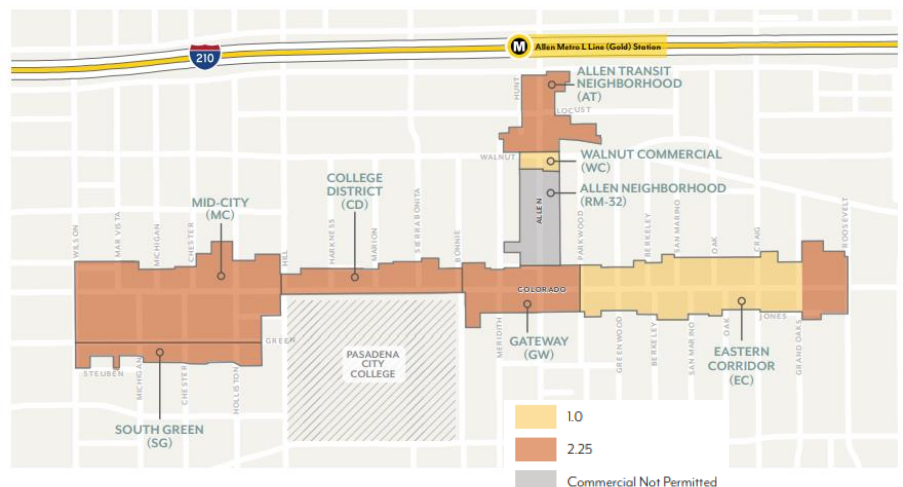
Response: Housing is currently allowed throughout most of the ECSP area by the Pasadena Zoning Code, with the exception of the Eastern Corridor subarea and a portion of the Gateway subarea. However, the adopted General Plan designates these areas for mixed-use development, including residential uses.

Q: Please define “Supportive Housing.” Are these types of uses currently allowed in the Specific Plan area?

Response: Per the Pasadena Zoning Code, “supportive housing” is “housing with no limit on length of stay, that is occupied by the target population as defined by the state Government Code Section 65582, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.” Per State Law, any zoning districts where multi-family housing (including housing in mixed-use developments) is allowed, supportive and transitional housing is also permitted. Supportive housing is currently allowed throughout most of the ECSP, with the exception of the Eastern Corridor subarea and a portion of the Gateway subarea.

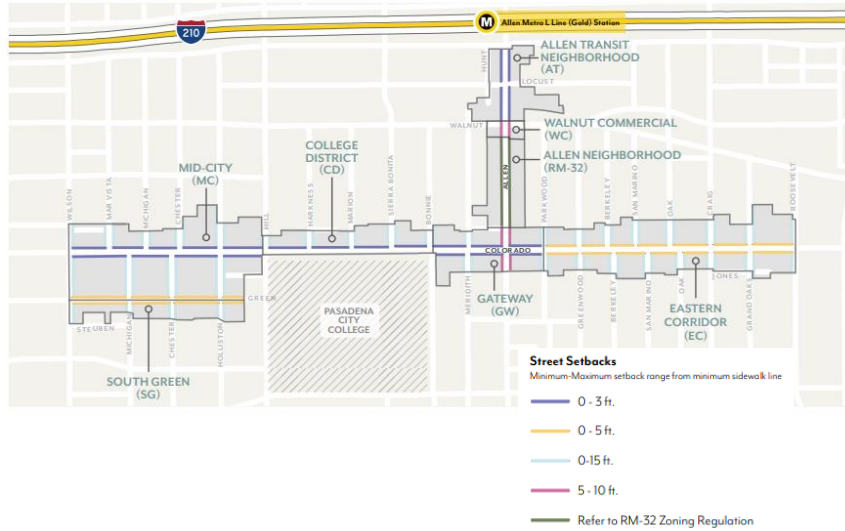
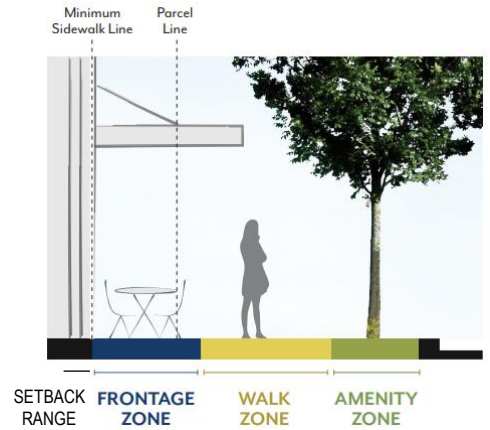
Q: Please define Floor Area Ratio?

Response: Floor Area Ratio (FAR) is the calculation used for measuring non-residential or mixed-use development intensity and designates the total permitted floor area in relation to the total area of the parcel. For example, a 10,000 square foot parcel designated Medium Mixed-Use is allowed up to 22,500 square feet (2.25 x 10,000) of non-residential or mixed-use development. The maximum FAR standards for the ECSP were established by the adopted General Plan, as shown on the map.



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

Response: There are two main requirements that determine how far the building is set back from the street: (1) Minimum Sidewalk Widths and (2) Street Setbacks. 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.

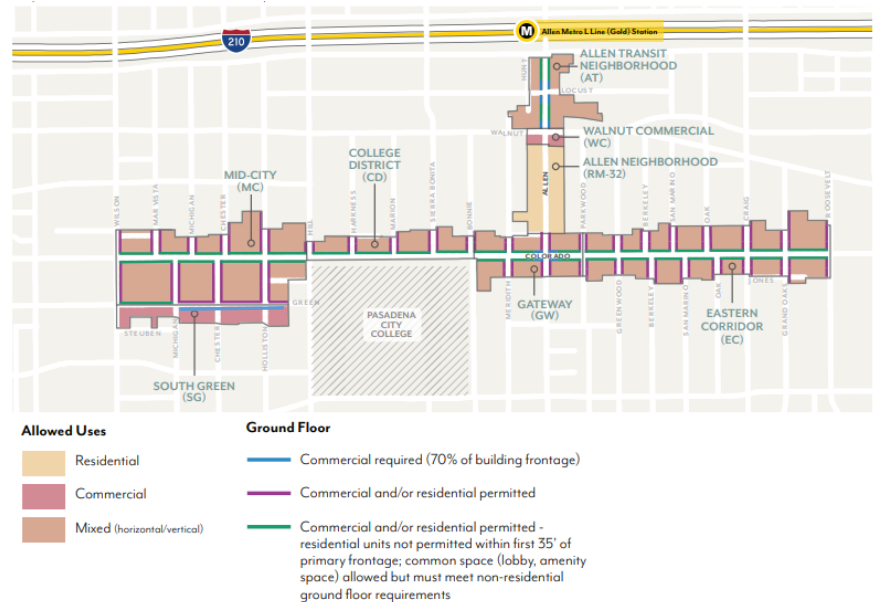


Minimum Sidewalk Widths:



Q: Are new mixed-use projects required to provide “commercial” uses on the ground floor?

Response: Some subareas would require a percentage of ground floor non-residential uses to front the street while other subareas would not, as shown on the map. In cases where ground floor non-residential uses are required, the types of uses have been expanded to include other uses in addition to retail in order to allow for greater flexibility and address vacant storefront issues raised by the community. To complement this flexibility for ground floor uses, development and design standards require new development to focus on street level improvements including enhanced entrances, pedestrian friendly amenities, expanded sidewalks, and articulated street walls.



Q: What are the current building height limits compared to what is being considered in the Specific Plan?

Response: Maximum building height requirements being considered in the ECSP vary by subarea. The following table compares maximum building heights currently allowed by the Zoning Code with height limits being considered for the plan area.

ECSP Subarea	Current Maximum Building Height (per Zoning Code)	Maximum Building Height (Draft ECSP)	Additional Building Height Limitations (Draft ECSP)
Mid-City	60 feet (Colorado Blvd) 45 feet (Green St)	63 feet	New development exceeding 55 feet in height is required to stepback the building a min. of 15 feet from the front property line New development adjacent to a multi-family zone exceeding 45 feet in height is required to stepback the building a min. of 25 feet from the rear property line, if the building is exceeding 51 feet in height the min. stepback is 35 feet
South Green	CL- 36 feet CG- 45 feet	48 feet	New development exceeding 15 feet in height is required to stepback the building a min. of 8 feet from the front property line New development adjacent to a multi-family zone exceeding 45 feet in height is required to stepback the building a min. of 25 feet from the rear property line
College District	45 feet	51 feet	New development exceeding 45 feet in height is required to stepback the building a min. of 15 feet from the front property line New development adjacent to a multi-family zone exceeding 45 feet in height is required to stepback the building a min. of 25 feet from the rear property line
Gateway	45 feet (west of Allen Ave)	63 feet	New development exceeding 51 feet in height is required to stepback the building a min. of 15 feet from the front property line New development adjacent to a multi-family zone exceeding 45 feet in height is required to stepback the building a min. of 25 feet from the rear property line, if the building is exceeding 51 feet in height the min. stepback is 35 feet
Allen Transit Neighborhood	45 feet (60 feet with height averaging)	63 feet	New development exceeding 51 feet in height is required to stepback the building a min. of 8 feet from the front property line New development adjacent to a multi-family zone exceeding 45 feet in height is required to stepback the building a min. of 25 feet from the rear property line, if the building is exceeding 51 feet in height the min. stepback is 35 feet
Allen Neighborhood	28 – 32 feet based on lot width	28 – 32 feet based on lot width	None
Walnut Commercial	45 feet (60 feet with height averaging)	36 feet	None
Eastern Corridor	45 feet	39 feet (Parkwood Ave to Grand Oaks Ave) 48 feet (Grand Oaks Ave to Roosevelt Ave)	None

Q: Where can I find a copy of the Draft ECSP Document?

Response: For the full range of public realm, design and development standards being considered visit the ECSP Virtual Open House at <https://ourpasadena.consultation.ai/eastcolorado/>.