

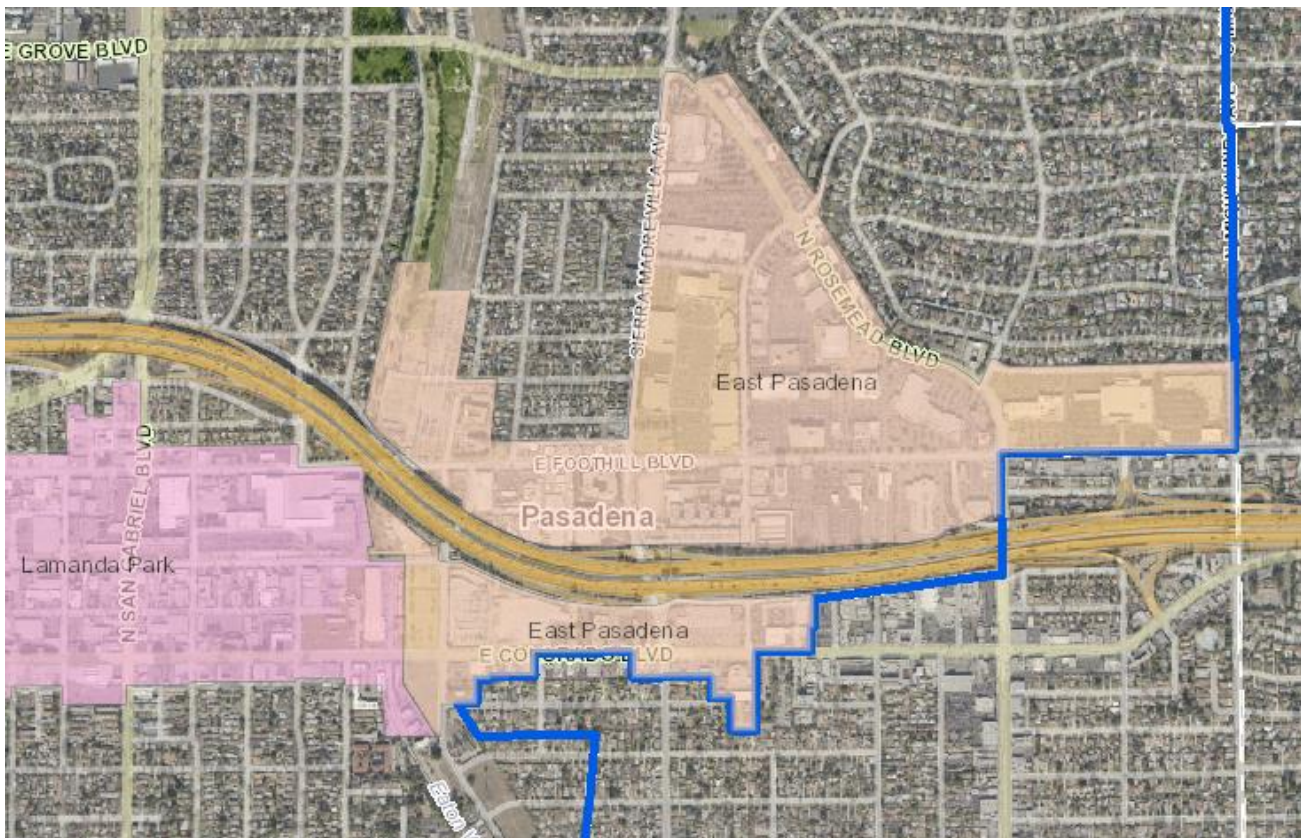
Frequently Asked Questions (FAQ)

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 East Pasadena Specific Plan (EPSP)?

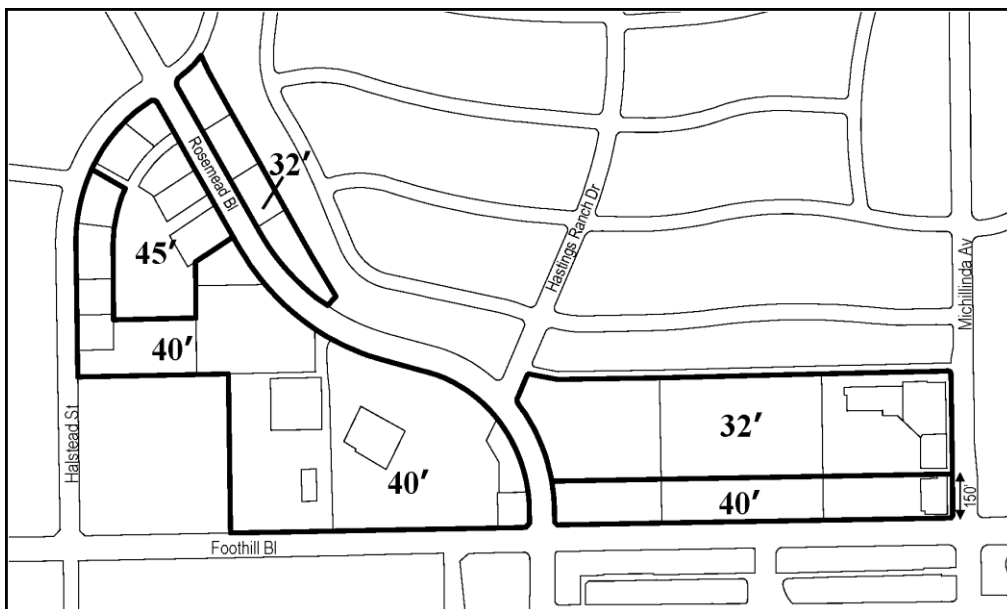
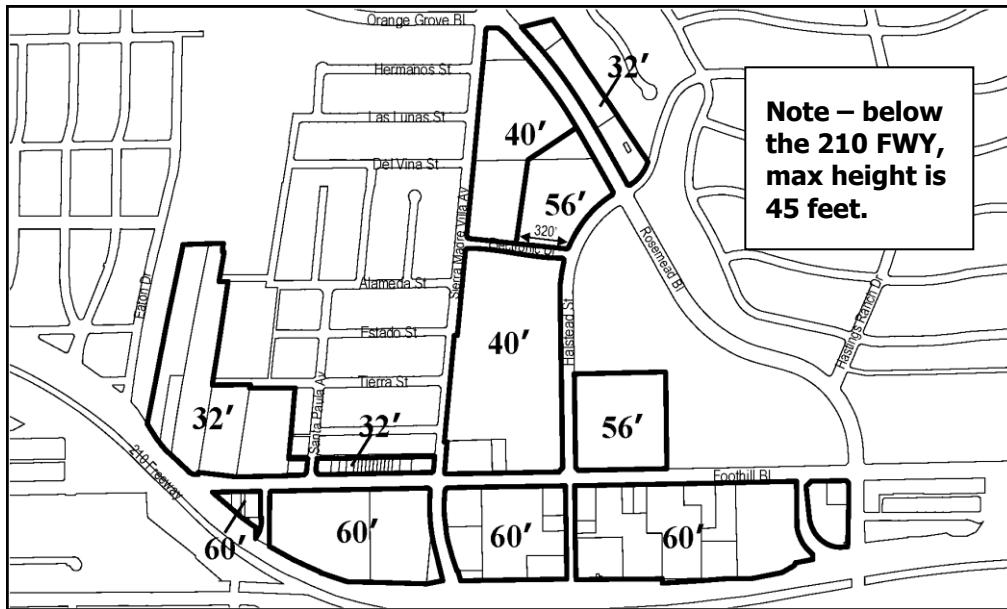
Response: The map below illustrates the proposed boundaries for the EPSP area. The portion below the 210 freeway was previously part of the East Colorado Specific Plan. The portion to the west (in pink) was largely part of East Pasadena as well as East Colorado and has since moved to the Lamanda Park Specific Plan.



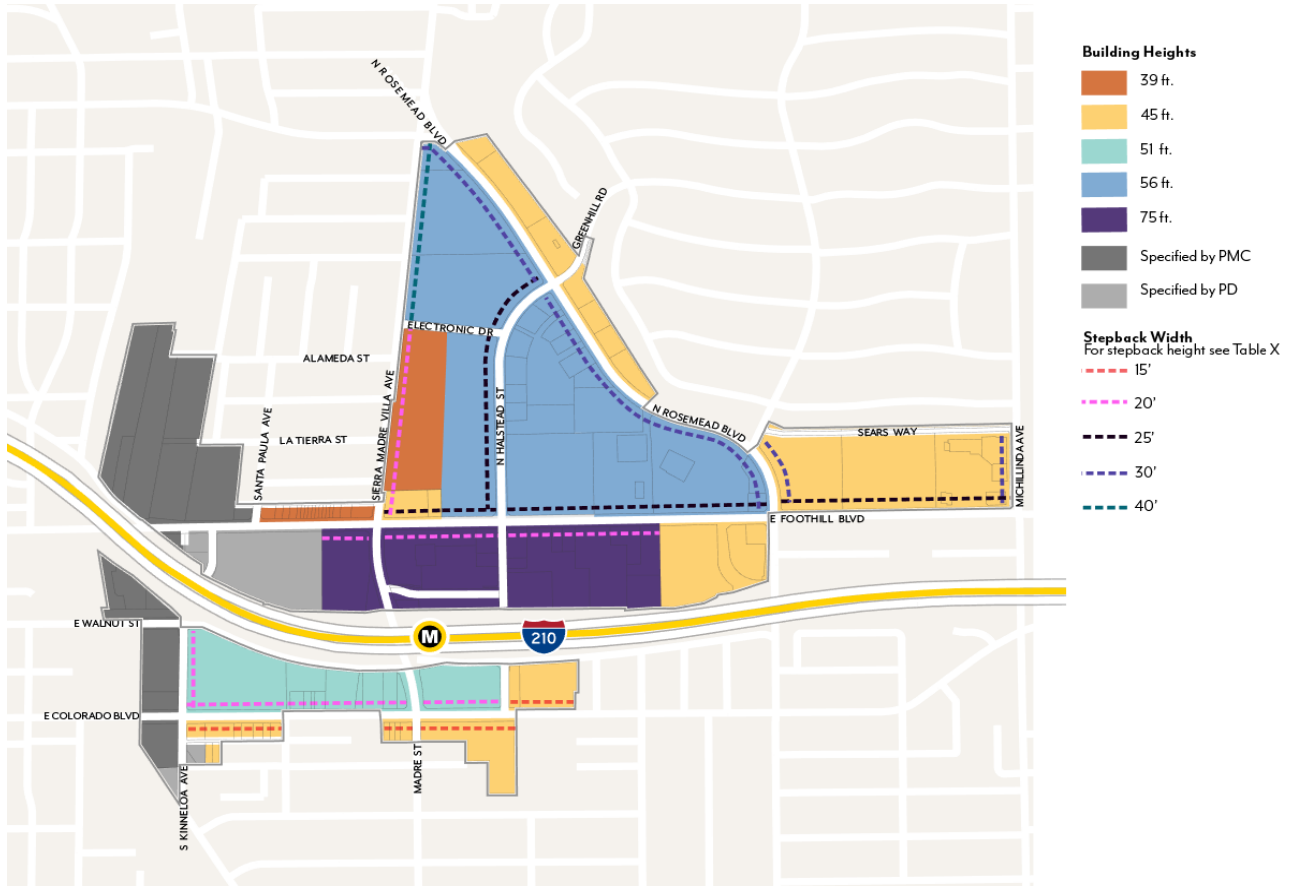
Q: What are the current building height limits compared to the height limits being considered for the East Pasadena Specific Plan?

Response: Maximum building height requirements being considered in the Specific Plan vary by zoning districts. The following maps compare maximum building heights currently allowed by the Zoning Code with height limits being considered for the Specific Plan. The building height standards of this plan are based on the type of development anticipated for each area. For example, the 51-foot height maximum reflects an appropriate building height to achieve employment or residential over ground floor commercial; the 56-foot maximum is based on standard building practices for employment and non-residential uses.

EXISTING



PROPOSED



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

Response: The EPSP 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. Notifications are also included in Pasadena’s In Focus flyer that goes out to every household in the City along with emails to website subscribers and posts on social media. 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](#) (May 2018)
- [Round 2 Workshop](#) (January 2019)
- [Community Walking Tour](#) (November 2018)

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 to moderate growth over time and reflect the level of development that is consistent with the guiding principles of the General Plan. The development 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 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 EPSP area.

Specific Plan Area	Residential Units	Commercial Square Feet
East Pasadena	750	1,095,000

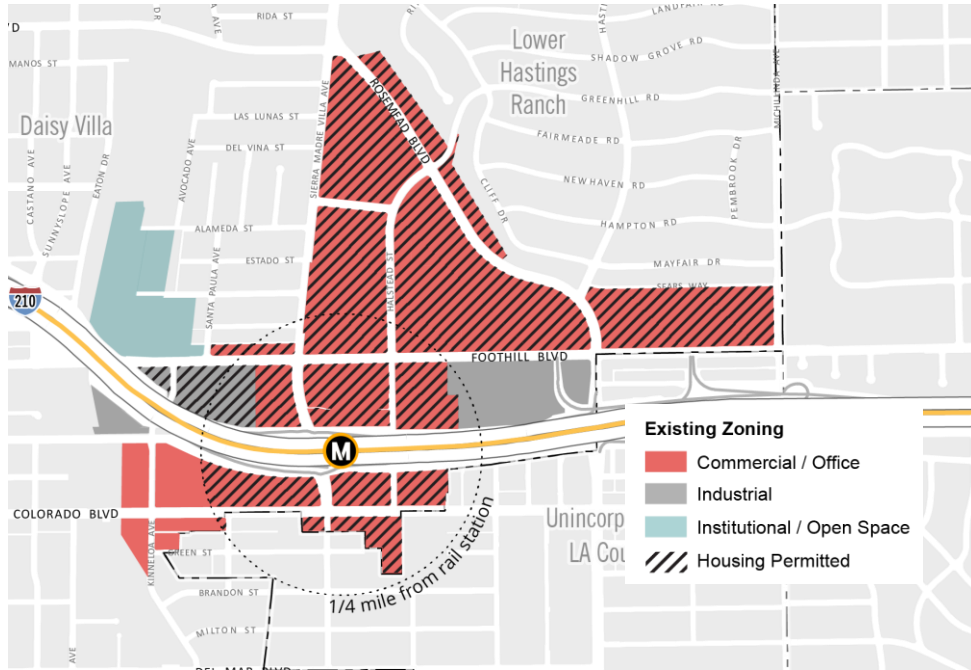
The General Plan also allows for the review of the development caps every five years, and the ability to modify, as necessary, to reflect development that has occurred, its impacts, evolving market and economic conditions, and consistency with community values. Modifications to the development caps would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

Q: How do the draft development standards support and encourage more greenery and shade in the plan area?

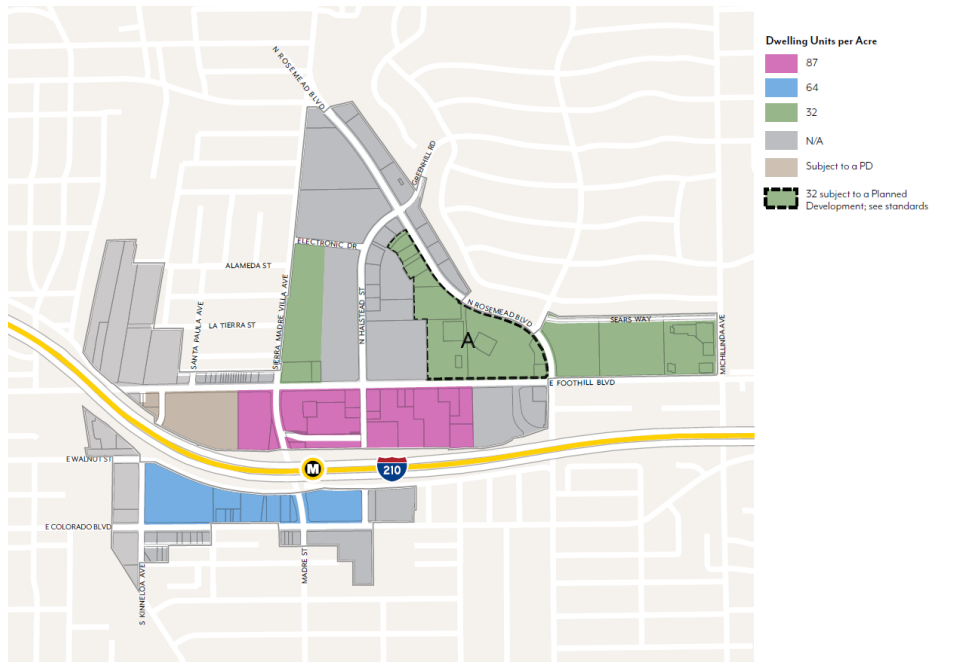
Response: Proposed public realm standards and design guidelines work together to improve the public realm for users of all abilities, and to provide enough space on the sidewalk to enhance the walking environment, including space for more landscaping and street trees. Street trees play an important role in keeping cities livable, sustainable and resilient. Trees improve air quality, increase urban biodiversity, and help reduce carbon emissions. Requirements based on guidance from the City’s Master Street Tree Plan will increase street tree coverage and require the preservation or introduction of certain tree species. In adherence with these street tree standards and guidelines, new development will contribute to expanded and enhanced landscaped areas and paseos to increase pedestrian comfort and improve the visual experience of streets and shopping centers. The Specific Plan also includes ground floor design standards and guidelines that support shade structures and other features that provide shade, such as arcades, in future development.

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 East Pasadena Specific Plan area by the Pasadena Zoning Code, with the exception of properties zoned PS and IG. Other commercial properties currently zoned ECSP-CG-6 do not allow housing except when within ¼ mile of the Sierra Madre Villa Station. The following map identifies areas within the EPSP where housing is currently allowed.



The following map identifies areas within the EPSP where housing is proposed to be allowed.



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

Response: For the full range of proposed public realm, design and development standards, visit the East Pasadena Specific Plan Virtual Open House at <https://ourpasadena.consultation.ai/eastpasadena/>.