Ch. 4
Zoning and Land Use

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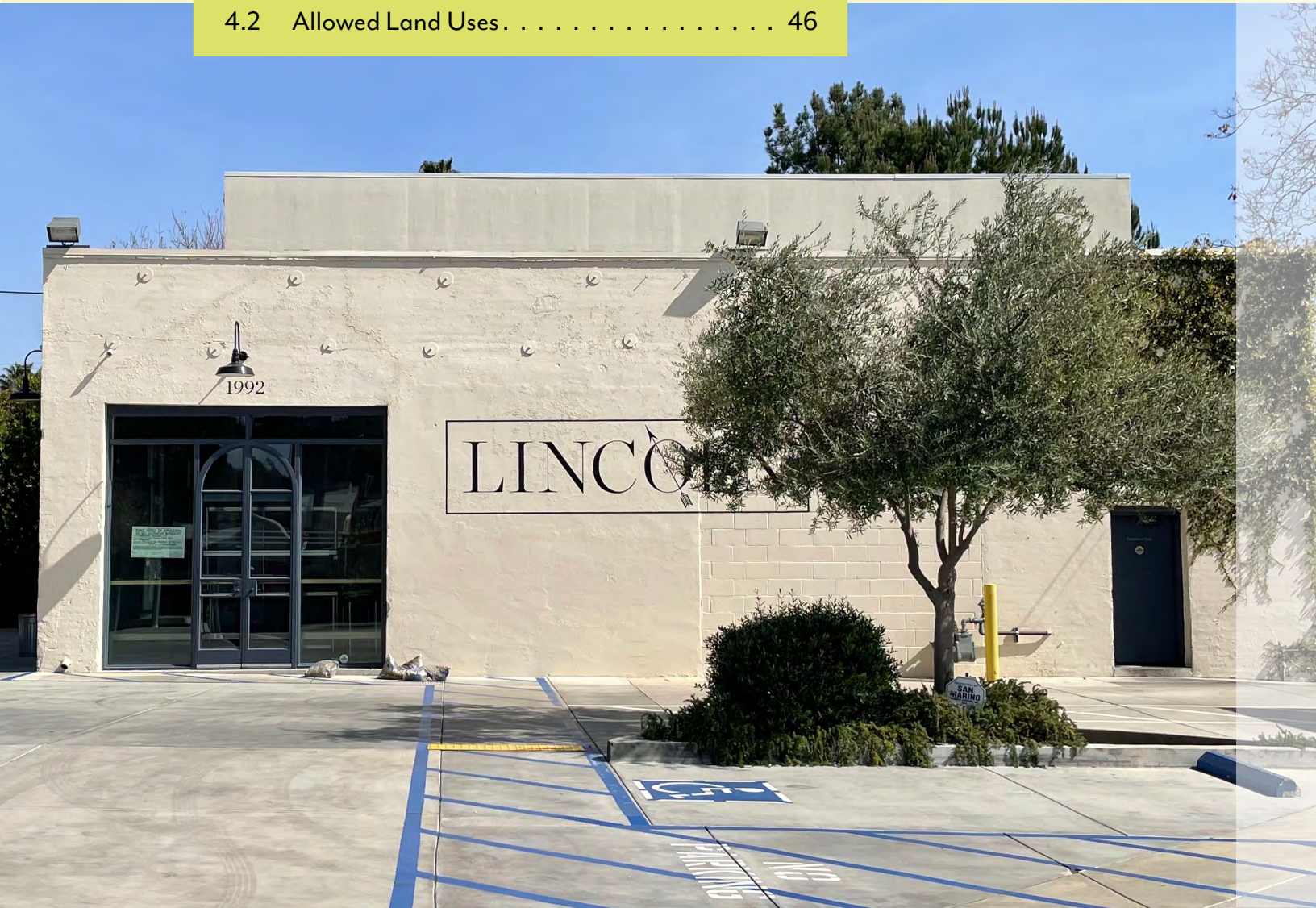



SILVERLAKE

Zoning and Land Use

CHAPTER OVERVIEW

The zoning and land use regulations in this chapter are intended to guide development and decision making to achieve the vision of the Lincoln Avenue Specific Plan.

While broad land use categories are assigned in the General Plan, the Specific Plan establishes a detailed list of allowed land uses and permit requirements for each zoning district within the plan area.

This chapter is organized into the following sections:

- **4.1 Zoning Districts.**
- **4.2 Allowed Land Uses.**

4.1 Zoning Districts

4.1.1 PURPOSE

The purpose of the Lincoln Avenue Specific Plan zoning districts is to implement the Plan vision for each of the districts, described below.

LASP-CG
Commercial General

- Foster a pedestrian-oriented neighborhood core
- Accomodate a diverse range of retail and office businesses that people can walk to for shopping, dining, personal and community services, and social activities

LASP-MU
Mixed-Use

- Allow pedestrian-oriented ground floor commercial uses
- Support projects that are entirely commercial, entirely residential, or a mix of the two, integrated either horizontally or vertically

LASP-CL
Commercial Limited

- Allow existing commercial uses to remain in place
- Ensure that future uses are compatible with neighboring homes

LASP-RM-16
Residential Multi-family

- Allow a variety of multi-family and compatible residential uses of an appropriate scale

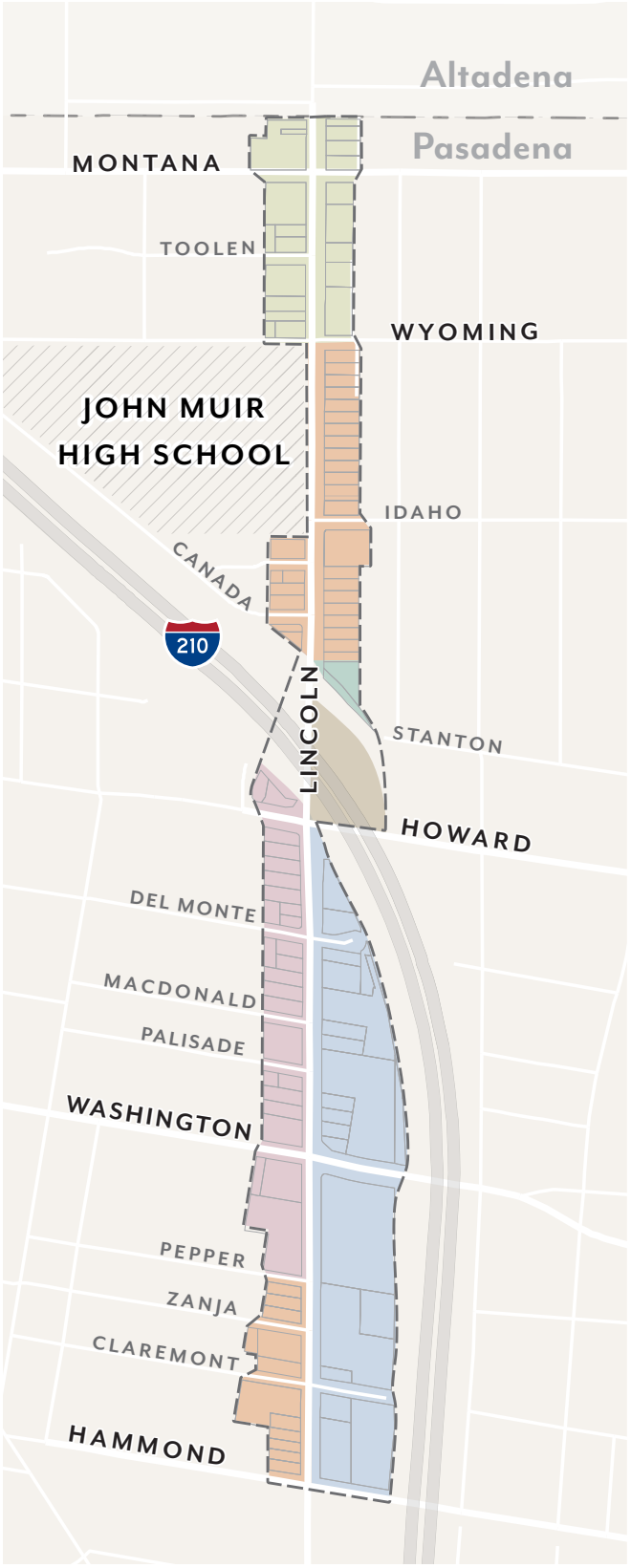
LASP-CF
Commercial Flex

- Allow a wide range of commercial and research & development uses
- Provide flexibility for the city's burgeoning innovation and production industries
- Restrict industrial uses that are inappropriate next to residential uses

PS
Public-Semipublic

- Provide for institutional uses that may not be appropriate in other base zoning districts

Map 4.1-1: Zoning Districts



LASP-CG
LASP-CL
LASP-CF
LASP-MU
LASP-RM-16
PS

4.1.2 APPLICABILITY

The standards of this Specific Plan apply to proposed development and new land uses in all zones except PS. In PS, development shall be subject to a Conditional Use Permit or Master Plan per Pasadena Municipal Code (PMC) 17.26.

In LASP-RM-16, development shall follow all standards of RM-16 zoning in PMC 17.22 unless modified by this Specific Plan.

4.2 Allowed Land Uses

4.2.1 LAND USES AND PERMIT REQUIREMENTS

A. **Permit Requirements.** Table 4.2-1 identifies the uses of land allowed by this Specific Plan, the land use permit required to establish each use, and limitations that may apply for a particular use.

1. Definitions of specific land uses are found in PMC 17.80.020.
2. Additional standards for specific land uses may apply; refer to the PMC Section noted in the table.

B. **Upper Floors.** In MU-48, stories above the ground floor are limited to residential uses; nonresidential uses are prohibited.

C. **Alcohol Sales.** The sale of alcohol is conditionally permitted only as an accessory to the following uses where permitted.

- On-site consumption: A restaurant or alcohol beverage manufacturing (i.e. brewery, distillery tasting room).
- Off-site consumption: Retail food sales in commercial spaces ≥15,000 square feet; floor space for alcohol shall be no more than 5% of the store's total floor area, including both sales and storage.

D. **Prohibited Uses.** Those uses not listed in Table 4.2-1 are prohibited by this Specific Plan, except as otherwise provided by PMC17.21.030.A.

1. Drive-throughs associated with any use are prohibited.

E. **Nonconforming Uses.** Existing uses which are made nonconforming by this Specific Plan shall not be expanded and are further subject to the provisions of PMC17.71.

Table 4.2-1: Allowed Uses, Permit Requirements & Specific Limitations

Symbol	Description	PMC Section
P	Permitted use, Code Compliance Certificate required.	17.61.020
MC	Conditional use, Minor Conditional Use Permit required.	17.61.050
C	Conditional use, Conditional Use Permit required.	
E	Conditional use, Expressive Use Permit required.	17.61.060
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	Use not allowed.	

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENT						
Land Use[1]	Permit Requirement					PMC Section / Notes
	LASP-CG	LASP-CL	LASP-CF	LASP-MU	LASP-RM-16	
RESIDENTIAL USES						
Accessory Dwelling Unit	—	—	—	P	P	17.50.275
Home Occupations	—	—	—	P	P	17.50.110
Multi-family Residential	—	—	—	P	P	
Residential Accessory Uses and Structures	—	—	—	P	P	17.50.250
Residential Care, Limited	—	—	—	P	P	
Transitional Housing	—	—	—	P[2]	P[2]	Maximum
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Clubs, Lodges, Private Meeting Halls	C	C	C	C	C	17.50.230
Colleges, Nontraditional Campus Setting	P	P	P	P	—	
Commercial Entertainment	E	—	E	E	—	17.50.130
Commercial Recreation, Indoor	P	—	P	P	—	17.50.130
Commercial Recreation, Outdoor	C	—	C	—	—	17.50.130
Cultural Institutions	P	P	P	P	C	
Electronic Game Centers	C	—	C	C	—	17.50.100
Park and Recreation Facilities	P	P	P	P	P	
Religious Facilities	C	C	C	C	C	17.50.230
with Columbarium	MC	MC	MC	MC	—	17.50.230
with Temporary Homeless Shelter	C	C	C	C	—	17.50.230
Schools, Public and Private	C	C	C	C	C	17.50.270
Schools, Specialized Education and Training	P	P	P	P	—	17.61.050.J

[1] See PMC 17.80.020 for definition of the listed land uses, except those listed in footnotes 2 and 3.

[2] The maximum interior or exterior area in which support services are offered or located shall not exceed 250 square feet.

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENT						
Land Use[1]	Permit Requirement					PMC Section / Notes
	LASP-CG	LASP-CL	LASP-CF	LASP-MU	LASP-RM-16	
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES						
Automated Teller Machines (ATMs)	P	P	P	P	—	17.50.060
Banks and Financial Services	P	P	P	P	P	17.61.050.J
with Walk-Up Services	P	P	P	P	—	17.50.060
Business Support Services	P	P	P	P	—	17.61.050.J
Offices, Accessory	P	P	P	P	—	17.61.050.J
Offices, Administrative Business Professional	P	P	P	P	—	
Offices, Government	P	P	P	P	—	
Offices, Medical	P	P	P	P	—	
Offices, Research and Development	P	P	P	P	—	17.50.240, 17.61.050.J
Work/Live Units	—	—	P	P	—	17.50.370
RETAIL SALES						
Accessory Tasting Rooms[3]	—	—	C	—	—	Refer to Section 4.2.1.C, 17.50.040
Alcohol Sales, Beer and Wine	C	C	C	C	—	
Alcohol Sales, Full Alcohol	C	C	C	C	—	
Animal Retail Sales	P	—	—	—	—	
Commercial Nurseries	C	C	C	C	—	17.50.180
Convenience Stores	C	C	C	C	—	
Food Sales	P	—	P	P	—	
Restaurants, Fast Food	P	—	P	P	—	17.50.260
Restaurants, Formula Fast Food	P	—	P	P	—	17.50.260
Restaurants	P	P	P	P	—	17.50.260, 17.61.050.J
with Limited Live Entertainment	P	—	P	P	—	
with Walk-Up Window	C	C	C	C	—	
Retail Sales	P	P	P	P	—	Retail stores may not exceed 40,000 square feet in size.
Service Stations	C	—	—	—	—	17.40.070; 17.61.050.J

[1] See PMC 17.80.020 for definition of the listed land uses, except those listed in footnotes.

[3] **Accessory Tasting Rooms** is defined as uses accessory to an alcohol manufacturing plant that offer on-site tastings and sell beverages manufactured on the premises for on-site or off-site consumption. The subcategory includes establishments such as breweries, wineries, and distilleries that offer tastings and sales of alcohol beverages in accordance with a license issued by the California Department of Alcoholic Beverage Control.

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENT						
Land Use[1]	Permit Requirement					PMC Section / Notes
	LASP-CG	**LASP-CL**	**LASP-CF**	**LASP-MU**	**LASP-RM-16**	
SERVICES						
Adult Day Care, Limited	P	P	P	P	P	
Animal Services, Grooming	P	P	P	P	—	
Catering Services	P	P	P	P	—	17.61.050.J
Charitable Institutions	P	P	P	P	—	17.61.050.J
Child Day Care Centers	C	C	C	C	C	17.50.080
Child Day Care, Large	—	P	—	P	P	17.50.080
Child Day Care, Small	—	P	—	P	P	
Laboratories	P	MC	P	MC	—	
Maintenance and Repair Services	P	—	P	P	—	
Massage Establishments	C	—	—	C	—	17.50.155, 17.61.050.J
Mortuaries/Funeral Homes	C	—	C	—	—	
Neighborhood/Community Gardens	P	P	P	P	P	
Personal Improvement Services	P	P	P	P	—	17.61.050.J
Personal Services	P	P	P	P	—	
Printing and Publishing, Limited	P	P	P	P	—	17.61.050.J
Public Safety Facilities	C	C	C	C	C	
INDUSTRY, MANUFACTURING & PROCESSING						
Alcohol Beverage Manufacturing[4]	—	—	C	—	—	Refer to Section 4.2.1.C
Custom Manufacturing / Artisan Production[5]	—	—	P	—	—	
Recycling Centers, Small	—	—	MC	—	—	17.50.220
Research and Development, Non-offices	C	C	P	—	—	17.50.240

[1] See PMC 17.80.020 for definition of the listed land uses, except those listed in footnotes.

[4] **Alcohol Beverage Manufacturing** is defined as a use where manufacturing of beer, wine, or other alcohol beverages are processed or prepared for consumption.

[5] **Custom Manufacturing / Artisan Production** is defined as an artisanal, independent, or small-scale use limited to a maximum gross floor area of 15,000 square feet that involves the assembly, compounding, design, development, evaluation, manufacturing, processing, packaging, or treatment of components into products and conducted within enclosed buildings. These uses do not produce noise and vibration beyond the property line. Uses requiring State or Federal emissions permits are excluded from this use category to protect neighboring properties. Truck trips are limited to maximum of 10 per day. Small-scale food production including commercial bakeries, but excluding catering, are included in this use category. Accessory uses that support the primary use of the establishment may comprise up to 25% of the gross floor area of the establishment. Accessory uses may include those such as, but not limited to, outdoor dining, on-site food and beverage tastings, and retail.

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENT						
Land Use[1]	Permit Requirement					PMC Section / Notes
	LASP-CG	LASP-CL	LASP-CF	LASP-MU	LASP-RM-16	
TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES						
Accessory Antenna Arrays	P	P	P	P	—	17.40.070
Commercial Off-Street Parking	C	C	C	—	—	
Communications Facilities	C	C	C	C	—	
Transportation Terminals	C	C	C	C	—	
Wireless Telecom Facilities, Major	C	C	C	C	—	17.50.310
Wireless Telecom Facilities, Minor	MC	MC	MC	MC	—	
Wireless Telecom Facilities, SCL	P	P	P	P	—	
Utilities, Major	C	C	C	C	C	
Utilities, Minor	P	P	P	P	P	
TEMPORARY USES						
Filming, Long-term	C	C	C	C	C	
Filming, Short-term	P	P	P	P	P	
Street Fairs	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	17.50.320
Personal Property Sales	—	—	—	P	P	17.50.190
Seasonal Merchandise Sales	P	P	P	P	—	17.50.180; 17.61.050.J
Other Temporary Uses	TUP	TUP	TUP	TUP	TUP	

[1] See PMC 17.80.020 for definition of the listed land uses, except those listed in footnotes.

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Ch. 5
Public Realm

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Public Realm

CHAPTER OVERVIEW

The public realm standards and guidelines in this chapter serve to implement the General Plan vision for Lincoln Avenue Specific Plan area and achieve objectives of the Pasadena Street Design Guide and Pasadena Master Street Tree Plan. To improve the public realm for users of all abilities, and to provide enough space for simultaneous uses of the sidewalk, these standards and guidelines ensure that new developments contribute to the safety, accessibility, and connectivity of their surrounding streetscape network. Many features that are critical to walkability depend on the width and organization of the sidewalk. For example, consistent street trees provide shade and other aesthetic and environmental benefits, and sidewalk seating for restaurants and cafés activate the public realm and boost business. However, the success of both relies on the sidewalk offering ample and well-organized space to prevent conflicts with pedestrians.

The public realm standards and guidelines in this chapter address and regulate pedestrian infrastructure and amenities to support a safe, accessible, and comfortable pedestrian experience. The standards and guidelines are presented in the following sections:

- **5.1 Sidewalks**. Addresses minimum sidewalk widths and sidewalk zones.
- **5.2 Parkways and Street Trees**. Addresses parkway dimensions, amenities, and materials, and street tree placement and preferred species.

Each section includes rationale for the standard followed by sub-sections for individual standards, if applicable. Each standard is introduced in text and/or table format with diagrams and images to illustrate regulations. Supplementary text boxes are provided for additional context on most standards and diagrams. Note that diagrams are provided for the purposes of communicating measurements and images are included to illustrate potential outcomes of the standards; neither are suggestive of regulated architectural styles.

Sidewalks with sufficient width can support pedestrian travel as well as space for various amenities.

A well-designed public realm provides comfortable and accessible space for people of all abilities.

PASADENA STREET DESIGN GUIDE

Pasadena's Street Design Guide provides a framework for understanding the way sidewalks are used, and organizes sidewalks into zones to avoid conflict between various uses and amenities. Requirements vary based on the level of activity, land uses, intensities, and densities, as well as special conditions. Through designating specific zones, the Lincoln Avenue Specific Plan can help enhance the pedestrian experience by increasing sidewalk widths, enabling more shade coverage and opportunities for amenities such as seating and landscaping.

The Street Design Guide organizes sidewalks into the following three zones, which provide a basis for standards in the Specific Plan:

- The **Amenity / Curb Zone (Amenity Zone)** is the portion of the sidewalk directly adjacent to the street right-of-way. This zone typically includes street trees, street lights, parkways, street furniture, bicycle parking, bus shelters, and other utility facilities.
- The **Walk Zone** is the portion of the sidewalk dedicated to pedestrian travel and shall be free of obstruction.
- The **Building Frontage Zone** is adjacent to private property and allows for door openings from buildings, outdoor furniture and shade structures.

Figure 5.1-1: Sidewalk Zones

5.1 Sidewalks

Standards in sections 5.1 shall apply to all Projects as defined in PMC 17.80.020. These standards are intended to:

- Ensure a minimum sidewalk width is achieved, appropriate to support future densities, intensities, uses, and pedestrian volumes;
- Provide sufficient space to support dedicated amenity and walk zones; and
- Increase shade, carbon sequestration, and stormwater capture by allowing adequate space for street trees and parkways.

5.1.1 SIDEWALK WIDTH

A. **Dimension.** Projects shall provide sidewalks that meet the required widths per Map 5.1-1. Where the existing sidewalk right-of-way is less than the required width, the difference shall be provided through a dedication.

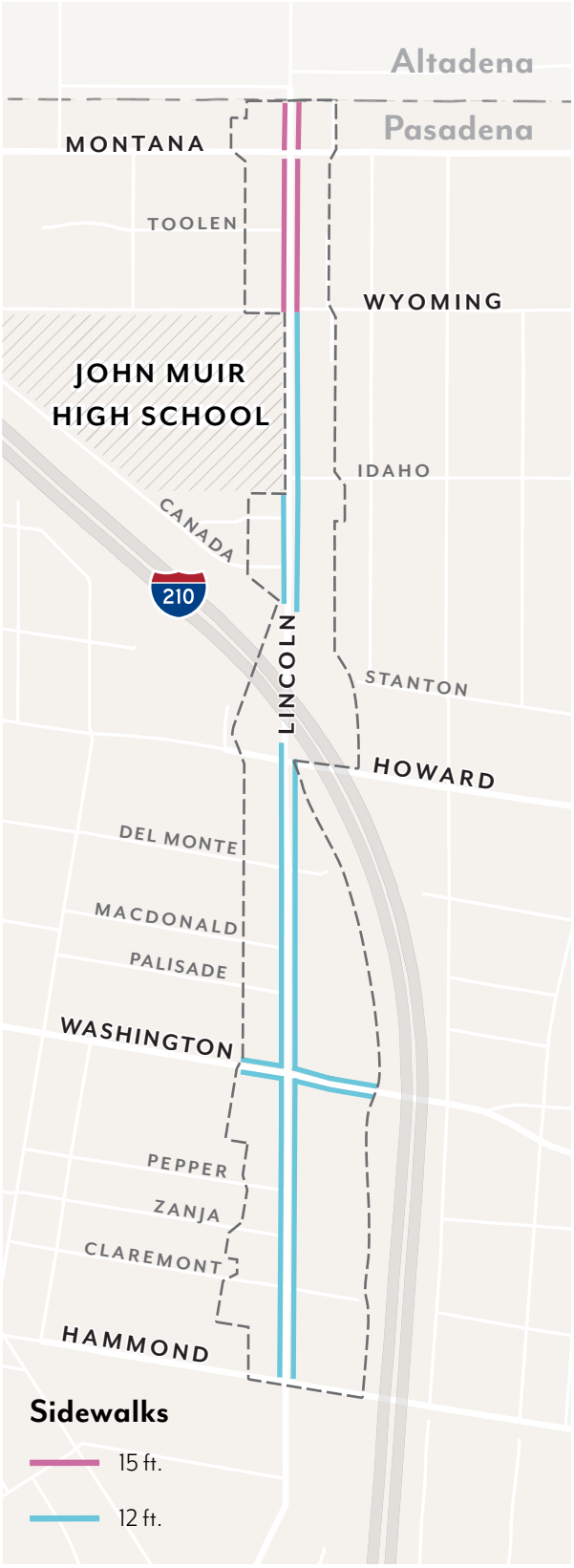
1. Sidewalks are measured from the Primary Curb Line of each block to the sidewalk line, as illustrated in Figure 5.1-2.
2. This area shall be paved for general use to the standards specified by Public Works, except for landscaped parkways per Section 5.2.
3. Within the sidewalk width, sidewalk zones shall be provided to the dimensions set in Figures 5.1-3 through 5.1-6.
4. Where the curb deviates (i.e. bulb-outs), exceptions in zone width are allowed and shall be determined by Public Works.
5. Driveways are allowed per Section 6.6.1.

B. **Maintenance.** Sidewalk improvements shall be installed and maintained by the abutting property owner(s).

SIDEWALK WIDTHS

Sidewalk widths of at least 12' are required throughout the Specific Plan area to provide space for a clear walk zone and basic amenities such as landscaping, lighting, signage, and bicycle parking. Sidewalks of 15' are required in commercial areas with more pedestrian activity and greater need for amenities.

Map 5.1-1: Sidewalk Widths



Public Realm

5.1.2 SIDEWALK ZONES

A. **Amenity Zone.** Sidewalks shall provide an amenity zone at the width illustrated in Figures 5.1-3 through 5.1-6, including the curb.

1. Projects shall meet minimum parkway and street tree requirements per Section 5.2.
2. The following elements are permitted in the Amenity Zone at the discretion of Public Works:
   a. Paved area for pedestrian mobility,
   b. Parkways and street trees,
   c. Seating/furniture,
   d. Outdoor dining (with a Public Works permit),
   e. Planters,
   f. Bicycle parking,
   g. Bus shelters, and/or
   h. Other utility facilities including streetlights, signals, meter and sign poles, and pullboxes, etc.

B. **Walk Zone.** Sidewalks shall maintain a minimum continuous path of travel for pedestrians at the width illustrated in Figures 5.1-3 through 5.1-6. This area shall be free of all furnishings, landscaping, or obstructions.

IMPORTANCE OF SIDEWALKS

Sidewalks play a multi-faceted role in the built environment, serving as spaces for pedestrian travel, entryways, outdoor dining, landscaping and trees, as well as containing a variety of amenities, such as benches, bus shelters, bicycle racks and trash receptacles. Sidewalk standards correlate to the level of surrounding densities, intensities, and uses. Having sufficient widths and establishing distinct zones ensure that the sidewalk can support activities of all kinds.

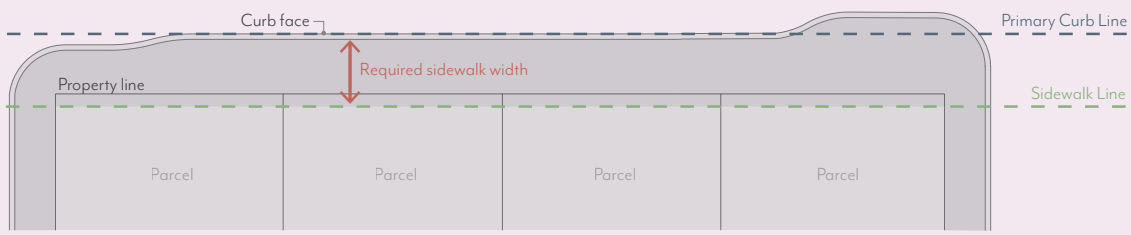
C. **Frontage Zone.** Sidewalks may include a building frontage zone between the Walk Zone and the Sidewalk Line. A maximum width is illustrated in Figures 5.1-3 through 5.1-6.

1. The following elements are permitted within the Frontage Zone and may not encroach on the Walk Zone:
   a. Seating/furniture,
   b. Outdoor dining (with a Public Works permit),
   c. Planters, and/or
   d. Shade structures and galleries.

Figure 5.1-2: Sidewalk Width Measurement

The sidewalk line is the line created by measuring the required sidewalk width (as shown in Figure 5.1-2) from the Primary Curb Line. The Primary Curb Line is the predominant face of curb line of a given block at the discretion of Public Works, and shall not include "bulb-outs" or reductions in sidewalk width at intersections.

As illustrated here, some parcels may not currently provide sufficient width to meet the sidewalk requirement. In these cases, the property owner must provide additional paved area through a dedication.



SIDEWALK ZONES

The images below reflect examples of appropriate conditions for the three sidewalk zones. These examples are illustrative and may not reflect all applicable development standards.

BUILDING FRONTAGE ZONE

Frontage zones may be used to accommodate outdoor dining

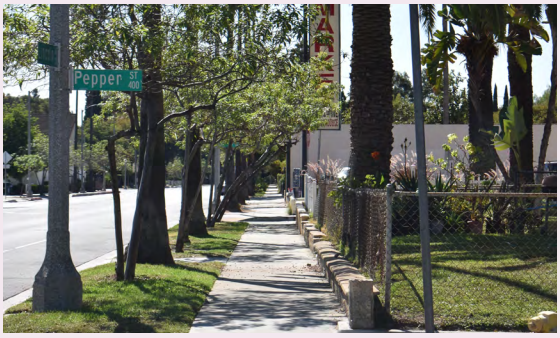
Frontage zones may include planters to add greenery

WALK ZONE

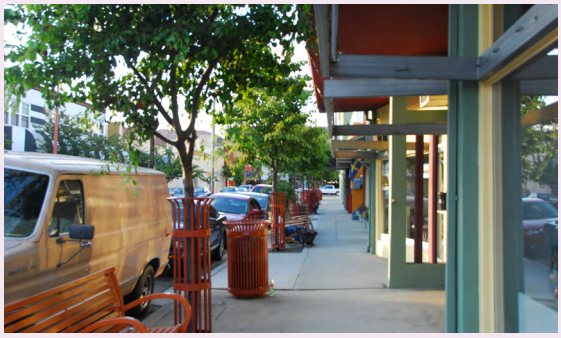
Walk zones of 5 feet allow two people to walk together comfortably

Wider walk zones of 7 feet or more are appropriate for commercial retail areas

AMENITY ZONE



Amenity zones often include landscaped parkways, especially on residential blocks



Amenity zones may include street furniture and landscaping

SIDEWALK DIMENSIONS | CROSS-SECTIONS BY STREET AND ZONING DISTRICT

Figure 5.1-3: CG Sidewalks

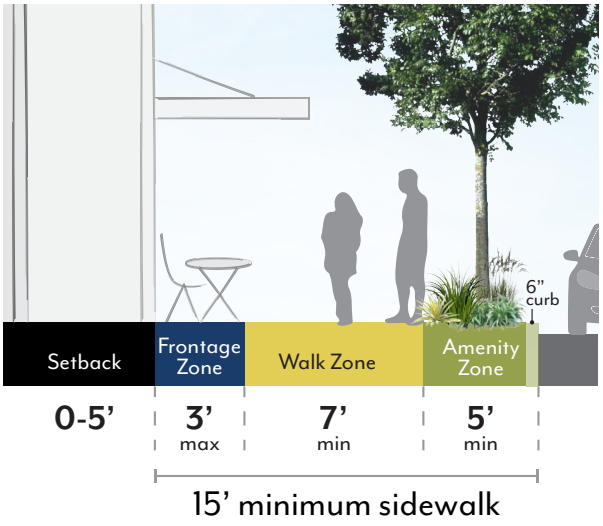


Figure 5.1-4: RM Sidewalks

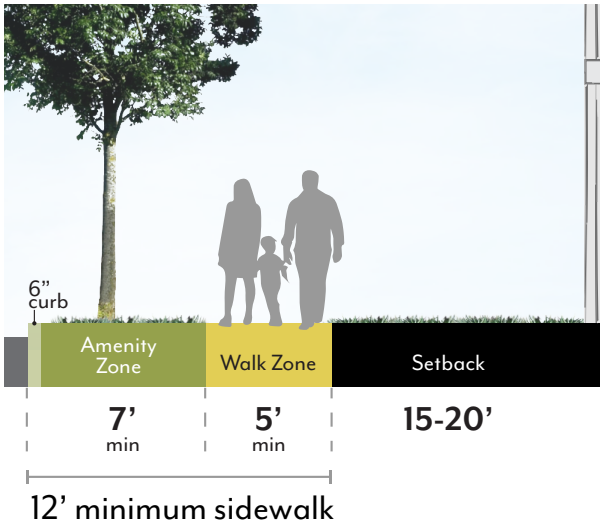


Figure 5.1-5: MU Sidewalks

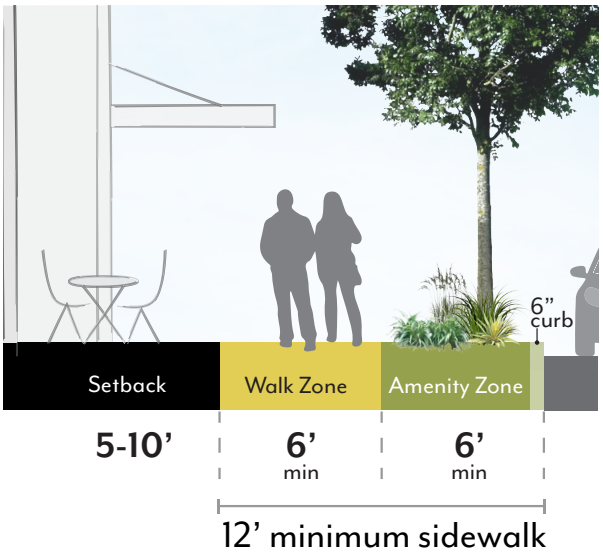
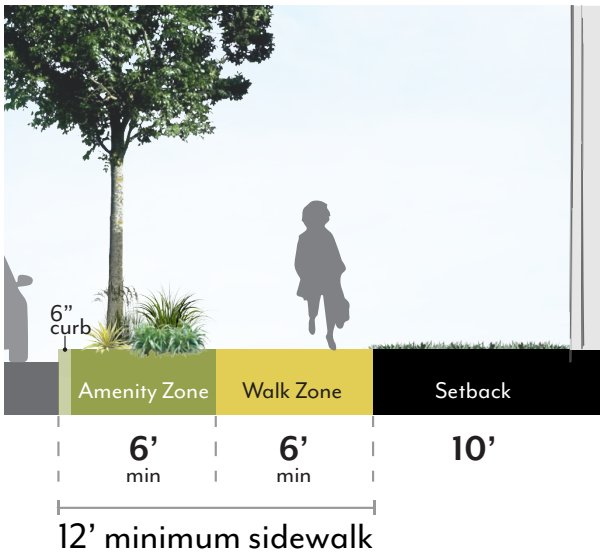


Figure 5.1-6: CF Sidewalks



5.2 Parkways and Street Trees

Standards in sections 5.2 shall apply to all Projects as defined in PMC 17.80.020. These standards are intended to:

- Enhance pedestrian conditions through increased landscaping at sidewalk level;
- Provide a visual buffer between parking lane and sidewalk;
- Improve stormwater capture and increase permeability of sidewalk zone; and
- Improve street tree health and support the process of carbon sequestration.

5.2.1 PARKWAYS

A. **Required parkways.** Projects shall provide parkways within the amenity zone for between 20 to 30% of parcel frontage. Tree wells shall be counted towards the parkway frontage.

1. Where parkways currently exist, they are permitted to maintain the current parkway frontage even if it is more than 30% of the parcel; however, planted areas shall be updated to meet the requirements in 5.2.1.C.

B. **Dimensions.** Parkways shall be constructed at the same width as the Amenity Zones illustrated in Figures 5.1-3 to 5.1-6, minus the 6-inch width required for the curb. When street parking is adjacent to the curb, an 18-inch paved buffer is required, in addition to the 6-inch curb.

2. The length of individual parkways shall be at least 3 feet and no more than 15 feet. When street trees are planted within a parkway, the minimum parkway length shall be 5 feet.

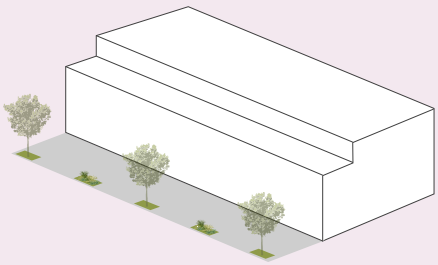
3. Barriers up to 2.5 feet high, such as low walls or fences, are permitted to be constructed at the edge of the parkways but are not required.

IMPORTANCE OF PARKWAYS

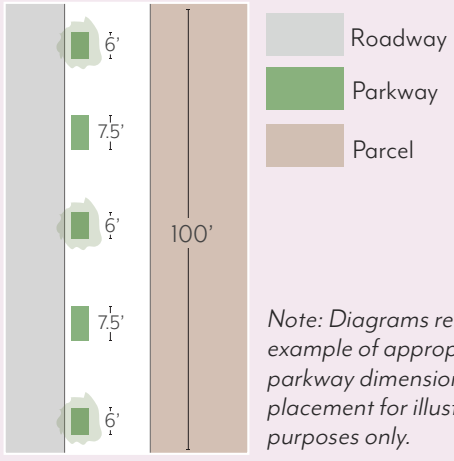
Parkways are landscaped or permeable areas within the sidewalk that play an important role in today's urban landscape by improving pedestrian comfort, increasing sustainability, and enhancing the aesthetic character of the public realm. By expanding the permeable area around street trees, parkways increase rain and stormwater capture, leading to improved street tree health and larger tree canopies, which creates cooler temperatures for pedestrians, helps to sequester carbon from the atmosphere, and reduces pollution in our nearby waterways.

Parkways also provide a visual buffer between the pedestrian and moving or parked vehicles, which further improves pedestrian comfort and creates a more attractive sidewalk environment. Typically residential neighborhoods can accommodate long, uninterrupted areas of parkways within the sidewalk. In commercial and mixed use areas, available space for parkways may be constrained by bus shelters, street lights, and the need to accommodate higher levels of pedestrian traffic; however, significant parkway opportunities still exist on these corridors.

Figure 5.2-1: Parkway Requirements



A 20-30% parkway frontage provides room for landscaping and street trees while allowing for other amenities or utilities that may be found in a commercial or mixed-use environment, including seating, waste receptacles, bicycle parking, bus shelters, and driveways.



Note: Diagrams reflect example of appropriate parkway dimensions and placement for illustrative purposes only.

C. **Planted area.** At least 50% of the total parkway area required for a given project must be comprised of plant material.

1. **Materials.** Permitted materials include groundcovers, turf or turf substitutes, and shrubs or low perennials that are lower than 2.5 feet in height at full maturity.

   a. Plant material shall not exceed a height of two 2 feet within 5 feet of a driveway/curb cut.

   b. All plant material shall be native or climate appropriate and have a water use rating of Moderate, Low or Very-Low as defined by Water Use Classification of Landscape Species (WUCOLS) for the region. Plant water use requirements may be relaxed to maximize the efficiency of parkway stormwater capture systems per approval by the Director of Public Works.

   c. Plants with spines or thorns shall not be planted adjacent to any walkways or curbs.

   d. Edible plants are not permitted in parkways.

   e. Artificial turf is not permitted in parkways.

2. **Material removal.** When removing existing plant material like turf grass from a parkway, there shall be no damage to the street tree roots. Parkway improvements involving excavation within an existing tree's root zone must be consistent with the City's Tree Protection Guidelines. Root pruning, if required and approved by Public Works, must be overseen by a Certified Arborist. Excavation within a tree's root zone must be replanted immediately to prevent the tree roots from exposure and undo harm.

D. **Non-vegetative area.** Up to 50% of the parkway area may be organic or inorganic cover.

1. **Materials.** Permitted materials include permeable pavers, decomposed granite, gravel, rocks, or mulch.

   a. Plant Material shall not be placed within 24 inches of tree trunks and shall not run off into the street.

   b. Pavers are not allowed within three (3) feet of any public streetlight pole or pull box or other utility facilities.

Parkway with street trees and low perennial plantings

MATERIALS & ACCESS GUIDELINES

» In areas with high pedestrian traffic, plant material should have a minimum height of 18 inches to discourage pedestrians from stepping on the parkway. Groundcover is discouraged unless it can withstand heavy foot traffic.

» Plants which require little or no irrigation are preferred.

» Plants are not recommended to be planted within 4 feet from a tree trunk.

E. **Stormwater management.** Parkways shall either meet the following basic stormwater standards, or propose a biofiltration planter or swale design based on local conditions per the approval of the Director of Public Works.

1. **Grade.** The parkway shall be at the same grade as the adjacent hardscape surface at the outer edge of the parkway and slope at a minimum of 1% towards the center of the parkway.

2. **Required shallow swale.** For parkways with a width greater than 5 feet, the center two feet of the parkway should be depressed 3 to 4 inches to form a shallow swale to collect sidewalk stormwater. Alternative means of storing runoff, such as gravel sumps within the parkway, may be provided.

F. **Irrigation.** Irrigation systems in parkways must be designed and constructed in a manner that will eliminate surface runoff onto any impermeable surface, public or private, under any condition. Design of irrigation systems in parkways shall be in accordance with all local, state, and federal laws and regulations for water conservation. Street tree roots shall not be damaged during the irrigation installation process.

G. **Maintenance.** Abutting property owner shall ensure and maintain the parkway in a condition so as not to endanger persons or property, and not to interfere with the public convenience.

STORMWATER & IRRIGATION GUIDELINES

» Parkways should be designed to treat and/or capture stormwater run-off from the adjacent to the greatest extent feasible given soil conditions.

» Suspended pavement systems are encouraged as a means of controlling runoff volume and should be implemented under and adjacent to large pedestrian walkways.

» If impermeable surfaces are used within parkways, they shall be constructed to drain to permeable areas.

» Low-volume, sub-surface/drip irrigation or other non-spray irrigation systems or hand-watering is preferred where irrigation is needed.

5.2.2 STREET TREES

A. **Tree species.**[1] Street tree species shall be selected according to the Master Street Tree Plan at the discretion of the Director of Public Works. Trees may be planted within parkways or tree wells.

B. **Tree spacing.** Street trees shall be planted at a spacing no greater than one per every 30 feet. Exceptions can be made by the Director of Public Works due to conflicts with street lights, bus shelters, utility boxes, or other street amenities. Closer spacing is encouraged when feasible and when appropriate for the particular tree type.

C. **Tree well dimension.** Tree well width must be equivalent to the required Amenity Zone, minus the 6-inch width required for the curb. If a paved buffer zone is required due to adjacent street parking, the tree well width may be reduced to accommodate this buffer strip. The minimum length of a tree well shall be 6 feet. Street trees planted within tree wells must be installed according to the Department of Public Works Tree Planting in Tree Well Standard Plan.

D. **Tree well frames.** Tree well frames, or tree grates, may be installed according to the Department of Public Works Tree Well Frame Installation Standard.

E. **Expanded Root Zone Cell.** Each street tree shall be provided with an uncompacted root zone volume of at least 800 cubic feet. The root zone volume depth shall be 2 feet minimum and 3 feet maximum. Where this root zone volume cannot be provided within the parkway area, an expanded root zone cell volume shall be provided below adjacent pavement using a strategy such as structural soil or a suspended pavement system to provide an uncompacted soil area suitable for tree root growth. The root zone volume per tree requirement may be reduced by 10% where two or more trees share a contiguous root zone cell.

F. **Maintenance.** All street trees shall be maintained by the Department of Public Works.

Young Oak tree on Lincoln Ave.

[1] See **Appendix A.2 *Design Guidance for Tree Selection*** for detailed recommendations to better align Lincoln Avenue's street tree species with the vision, goals, and policies in this Specific Plan related to shade, climate resilience, stormwater capture, and supporting a vibrant public realm.

IMPORTANCE OF 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. In addition to environmental benefits, trees provide health, social, economic, and aesthetic benefits to communities. 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 an enhanced shade canopy that helps to reduce the urban heat island effect, decrease sidewalk temperatures, enhance pedestrian comfort, and improve the visual experience of the street.

Mature Oak tree on Lincoln Ave.

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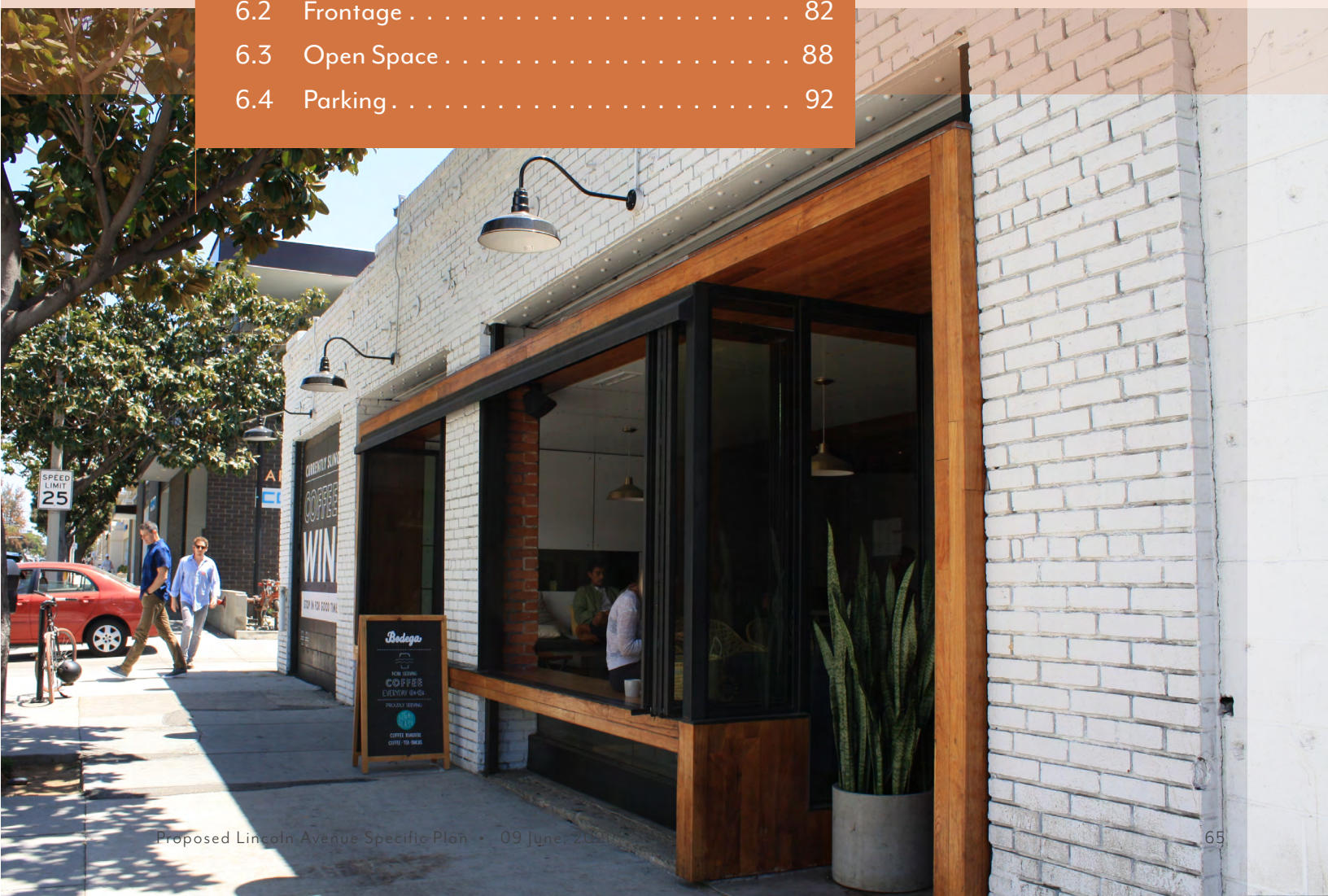
Ch. 6
Development Standards

Development Standards 67
6.1 Scale 70
6.2 Frontage 82
6.3 Open Space 88
6.4 Parking 92



Development Standards

CHAPTER OVERVIEW

The development and design standards in this chapter serve to implement the vision, goals, and policies for the Lincoln Avenue Specific Plan area, described in Chapter 3.

This chapter is organized into the following sections:

- **6.1 Scale.**
  - 6.1.1 Density (du/ac)
  - 6.1.2 Intensity (FAR)
  - 6.1.3 Height*
  - 6.1.4 Setbacks*
  - 6.1.5 Stepbacks*
  - 6.1.6 Historic Adjacency*
  - 6.1.7 Modulation
- **6.2 Frontage.**
  - 6.2.1 Ground Floor
  - 6.2.2 Entrances
  - 6.2.3 Transparency
  - 6.2.4 Shade Structures
  - 6.2.5 Arcades & Galleries
  - 6.2.6 Lighting
  - 6.2.7 Walls & Fences*
  - 6.2.8 Balconies & Roof Decks*
- **6.3 Open Space.**
  - 6.3.1 Minimum Area
  - 6.3.2 Private Open Space
  - 6.3.3 Common Open Space
  - 6.3.4 Public Open Space
- **6.4 Parking.**
  - 6.4.1 Minimum Parking*
  - 6.4.2 Vehicle Access
  - 6.4.3 Layout & Design

*Applicable RM-16 standards modified by this Specific Plan.

In addition to the requirements of this Specific Plan, all projects shall comply with the Pasadena Municipal Code (PMC) requirements below. In the event of conflict between the Zoning Code and this Specific Plan, the requirements of this Specific Plan shall control (PMC 17.12.020.D).

- PMC 17.40 General Development
- PMC 17.42 Inclusionary Housing
- PMC 17.43 Density Bonus
- PMC 17.44 Landscaping
- PMC 17.46 Parking & Loading
- PMC 17.48 Signs
- PMC 17.50 Specific Land Uses

In LASP RM-16, development shall follow all RM-16 standards in PMC 17.22 except where modified by this Specific Plan.

Per Section 4.1.2, standards for PS zoning are not included in this Specific Plan. In PS, development shall be subject to a Conditional Use Permit or Master Plan (PMC 17.26).

Guidelines, incorporated as part of this plan in shaded text boxes, are intended to encourage quality architecture that enhances the community's unique character. Projects should also consult Pasadena's *Design Guidelines for Neighborhood Commercial and Multi-Family Districts* for further guidance on building form and relationship to the surrounding neighborhood. Projects required to go through Design Review will be assessed based its contents.

Table 6-1: Summary of Development and Design Standards

Table 6-1 provides abbreviated development and design standards by zoning district for the Lincoln Avenue Specific Plan. Where the Plan defers to the Pasadena Municipal Code (PMC) for a particular standard, the relevant code section is provided; however, the city's code is updated periodically and exact code references may change. Checkmarks (✓) indicate where a Specific Plan standard applies, but the standard is text-based and cannot be condensed into the table. **Complete standards shall be referenced within the relevant sections of Chapter 6.**

Standard	LASP-CG	LASP-CL	LASP-CF	LASP-MU	LASP-RM-16
Scale					
Maximum Density					
Dwelling Units per Acre	0	0	0	48	16
Maximum Intensity					
Floor Area Ratio	1.0	1.0	1.0	1.5	N/A
Maximum Height					
Height (stories)	39'	36'	39'	39' (3)	36'
Required Setbacks					
Lincoln Avenue	0-5' for 75% of frontage	15'	5-10' for 75% of frontage	5-10' for 75% of frontage	15-20' for 50% of frontage
Other streets	0-5' for 75% of frontage	None required	5-10' for 50% of frontage	5-10' for 50% of frontage	10'
Adjacent RM/RS	15'	15'	N/A	15' (5' if Res.)	5'
Other interiors	None required				5'
Required Stepbacks					
All streets	None required			10' deep at 39'	None required
Adjacent RS	Figure 6.1-5	Figure 6.1-3	None required	Figure 6.1-3	Figure 6.1-4
Historic Adjacency	✓	✓	✓	✓	✓
Setbacks & Stepbacks	Modified standards apply to Projects adjacent designated resources				
Required Modulation					PMC17.22.070
Length	100'	75'	150'	150'	
Area	25%	25%	25%	25%	
Frontage					
Minimum Ground Floor Dimensions					PMC17.22.070
Height	15'	15'	15'	15'	
Non-residential Depth	35'	35'	35'	35'	
Entrances	✓	✓	✓	✓	
Minimum Transparency					
Ground Floor	70%	30%	30%	70%	N/A
Overall Façade	30%	15%	15%	30%	15%
Residential Units	N/A	N/A	N/A	15%	15%

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Standard	LASP-CG	LASP-CL	LASP-CF	LASP-MU	LASP-RM-16
Arcades/Galleries	✓	✓	✓	✓	N/A
Required Shade Structures	✓	N/A	N/A	N/A	
Required Lighting	✓	N/A	N/A	N/A	
Walls & Fences	✓	✓	✓	✓	✓
Balconies & Roof Decks	✓	✓	✓	✓	✓
Open Space					
Minimum Area	✓	✓	✓	✓	PMC17.22.080
Private Open Space	✓	✓	✓	✓	
Common Open Space	✓	✓	✓	✓	
Public Open Space	✓	N/A	✓	N/A	
Parking					
Minimum Parking	✓	✓	✓	✓	✓
Vehicle Access	✓	✓	✓	✓	PMC17.22.070
Layout & Design	✓	✓	✓	✓	
Other Applicable Standards[1]					
City of Gardens	N/A	N/A	N/A	N/A	PMC17.22.070
General Development	PMC17.40				
Inclusionary Housing	PMC17.42				
Density Bonus	PMC17.43				
Landscaping	PMC17.44				
Parking & Loading	PMC17.46				
Signs	PMC17.48				
Specific Land Uses	PMC17.50				

[1] Projects shall follow all requirements below except where modified by this Specific Plan. In the event of conflict between the Zoning Code and this Specific Plan, the requirements of this Specific Plan shall control, per PMC 17.12.020.D.

6.1 Scale

These standards are intended to:

- Implement the General Plan density (du/ac) and floor area ratio (FAR) values;
- Shape development in a manner that creates a defined public realm and appropriate scale of buildings for a visually appealing community;
- Reduce building massing through setback and stepback requirements that create appropriate transitions to residential neighborhoods;
- Support high-quality architecture and urban design through modulation requirements and variation in façade length; and
- Require appropriate transitions to designated historic resources.

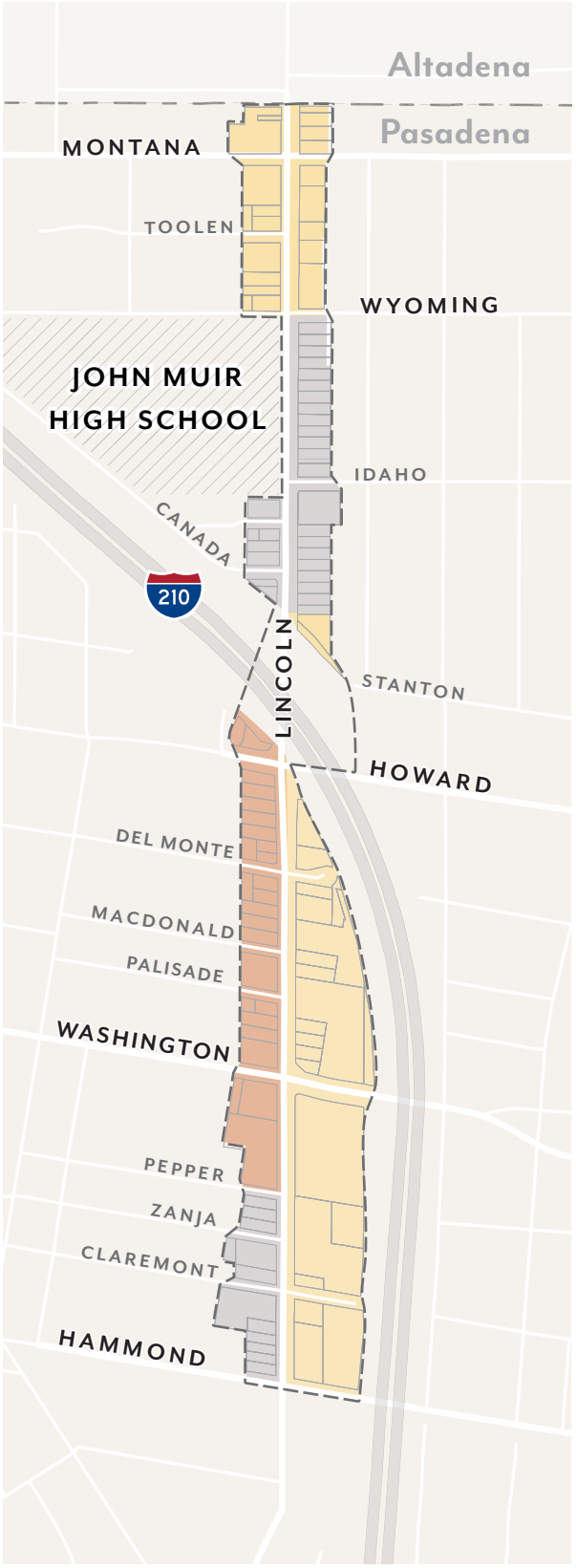
6.1.1 DENSITY

A. **Residential Density.** Projects that include residential dwelling units shall not exceed the allowable dwelling units per acre (du/ac) set in Map 6.1-1.

1. Fractions shall be rounded to the nearest whole number; those at 0.50 may be rounded up. For projects utilizing state density bonus, refer to Government Code 69515.
2. This maximum is based on gross site area; a reduction in buildable area due to dedications/ easements shall not reduce allowable maximums.

Map 6.1-1: Maximum Density

Map 6.1-2: Maximum Floor Area Ratio

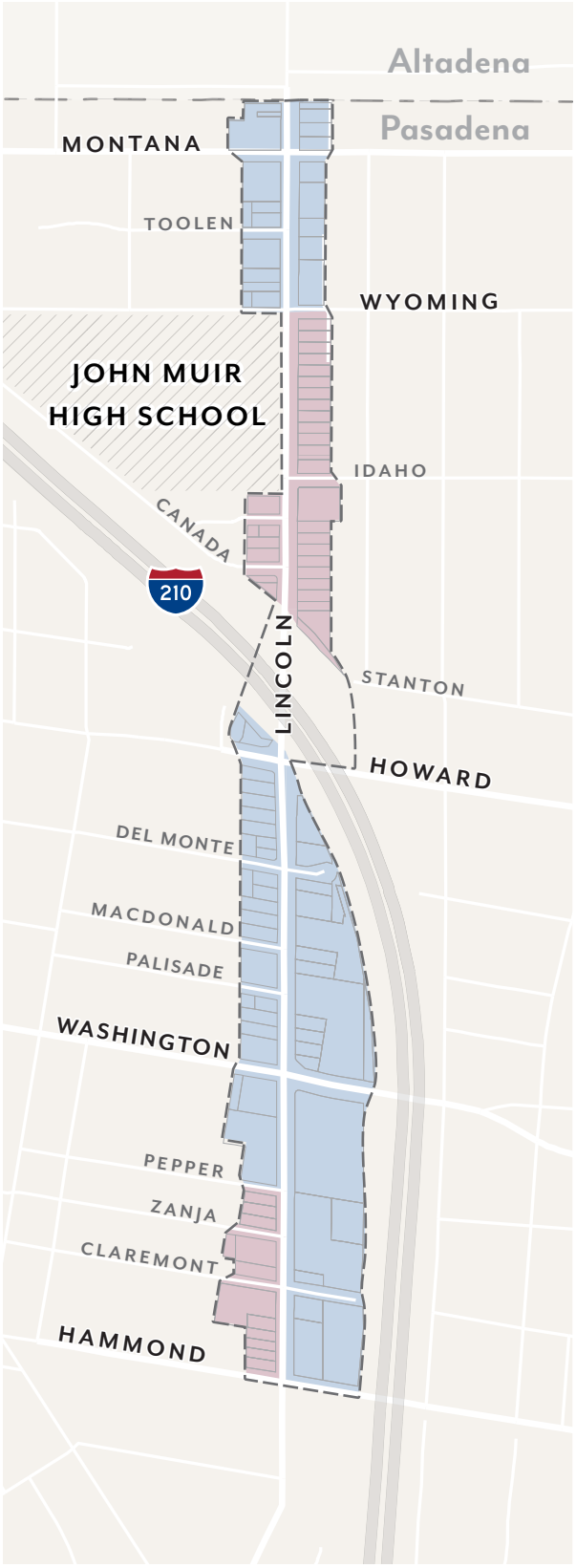


6.1.2 INTENSITY

A. **Floor Area Ratio.** Projects that include non-residential space, including mixed-use, shall not exceed the allowable floor area ratio (FAR) set in Map 6.1-2.

1. In mixed-use projects, residential floor area is included in FAR.
2. Areas used exclusively for vehicle and bicycle parking and loading are excluded from FAR.
3. This maximum is based on gross site area; a reduction in buildable area due to dedications/ easements shall not reduce allowable maximums.

Map 6.1-3: Maximum Building Height



6.1.3 HEIGHT

A. **Building Height.** Projects shall not exceed the height limits set in Map 6.1-3.

1. Exceptions allowed for projecting features such as appurtenances and railings per PMC 17.40.060.

SAMPLE HEIGHTS

Maximum heights of 36' and 39' allow for up to 3 stories in building height. Architectural features such as roof shape, stepbacks, and modulation can add variation to the roof line and reduce visual impact of building height. These examples are illustrative and may not reflect all applicable development standards.

Example of approximately 36' building

Example of approximately 39' building

SAMPLE SETBACKS

Street setbacks refer to the space between the public sidewalk and a building. Setback standards create a consistent streetwall and help achieve an appropriate level of interaction between the public realm and private properties. These examples are illustrative and may not reflect all applicable development standards.

Example of approximately 5' setback

Example of 5-10' setback

Example of 15 - 20' setback

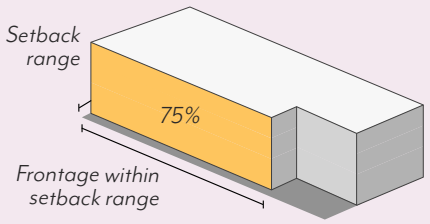
Map 6.1-4: Street Setbacks

6.1.4 SETBACKS

A. **Street Setbacks.** Projects shall comply with the street setback ranges set in Map 6.1-4. Ranges establish a minimum and maximum for the specified percentage of frontage; see Figure 6.1-1. While the remaining frontage may exceed the maximum, setbacks less than the minimum are prohibited.

1. Street setbacks are measured from the sidewalk line; see Figure 5.1-2.
2. Exceptions allowed per PMC 17.40.160 (Table 4-1).
3. Arcades and recessed ground floors up to 15 feet in depth are allowed when a second story meets the specified setback.
4. Other features allowed within the street setback include:
   a. Landscaping and planters;
   b. Hardscape (e.g. stoops, patios);
   c. Shade structures per Section 6.2.4;
   d. Arcades and galleries per Section 6.2.5;
   e. Walls and fences per Section 6.2.6;
   f. Seating and furniture; and
   g. Other open space amenities per review authority approval.

Figure 6.1-1: Setback Range



Up to 25% of building can be set back further than the range (percentage varies by street)

Note: Diagram used for illustrative purposes only.

- 0-5' for 75%
- 5-10' for 75%
- 5-10' for 50%
- 15-20' for 50%
- 5' minimum

B. **Interior Setbacks.** Projects shall comply with the interior setbacks set in Table 6.1-1 based on project type when adjacent to residential zoning. Interior setbacks are not required along other property lines.

1. Interior setbacks are those abutting other parcels (non-street side and rear) and are measured from the shared property line.
2. Exceptions allowed per PMC 17.40.160 (Table 4-1).

Table 6.1-1: Interior Setbacks Adjacent to RM/RS

Project type	CG, CL, CF	MU	RM-16
Mixed-use	15' min.		N/A
Nonresidential	15' min.		N/A
Residential	N/A	5' min.	

6.1.5 STEPBACKS

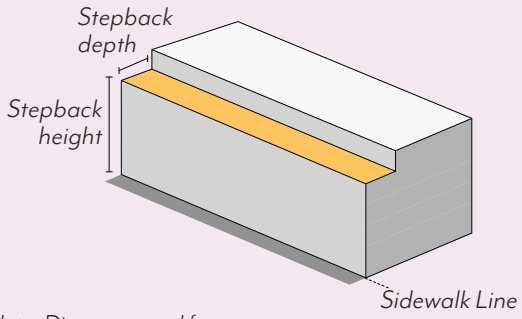
A. **Street Stepbacks.** Projects utilizing a height concession per PMC 17.43.055 shall provide a stepback depth of at least 10 feet at a height of 39 feet or less along street frontages; see Figure 6.1-2.

1. Street stepbacks are those abutting public right-of-way and are measured from the sidewalk line.
2. Uses allowed within the street stepback include:
   a. Open Space (e.g. balconies, terraces);
   b. Shade structures, trellises, and similar;
   c. Green roofs and photovoltaic panels; and
   d. Other open space features per review authority approval.

B. **Interior Stepbacks.** Adjacent to RS zoning districts, projects shall comply with the stepbacks below. Interior stepbacks are not required along other property lines.

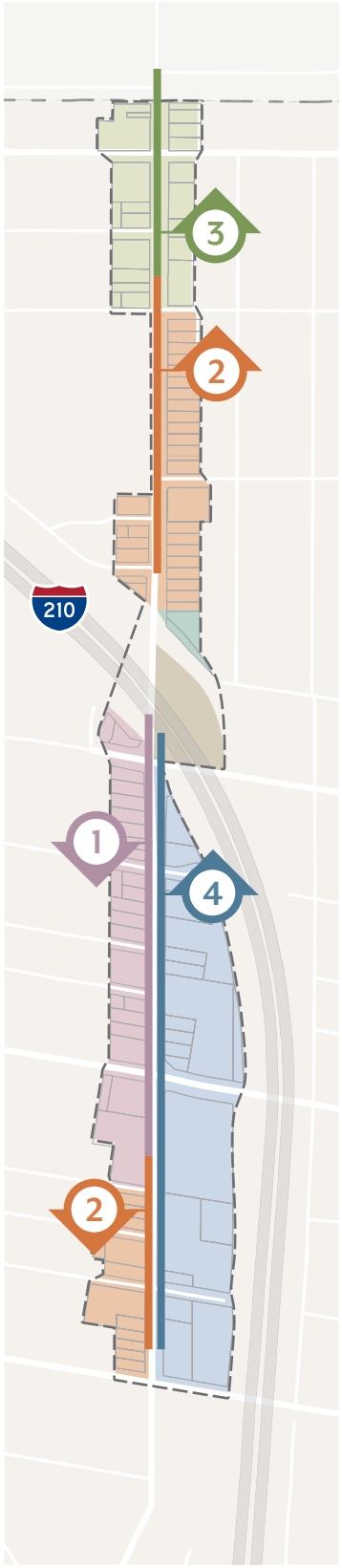
1. In all zones except LASP-RM-16, projects shall not be located within the encroachment plane sloping upward and inward at a 45-degree angle measured from the vertical, commencing 15 feet above the existing grade along the shared property line; see Figures 6.1-3 and 6.1-5.
2. In LASP-RM-16, projects shall step back 15 feet at the second story and 50 feet at the third story, measured from the shared property line; see Figure 6.1-4.
3. Exceptions allowed per PMC 17.40.160 (Table 4-2.1).

Figure 6.1-2: Street Stepbacks



Note: Diagrams used for illustrative purposes only.

Map 6.1-5: Sections Key



BUILDING ENVELOPES | CROSS-SECTIONS BY ZONING DISTRICT

The colored bars and numbered labels correspond to the sections in Figures 6.1-3 through 6.1-6. The arrows indicate the direction of the views represented.

Figure 6.1-3: LASP-MU Buildings

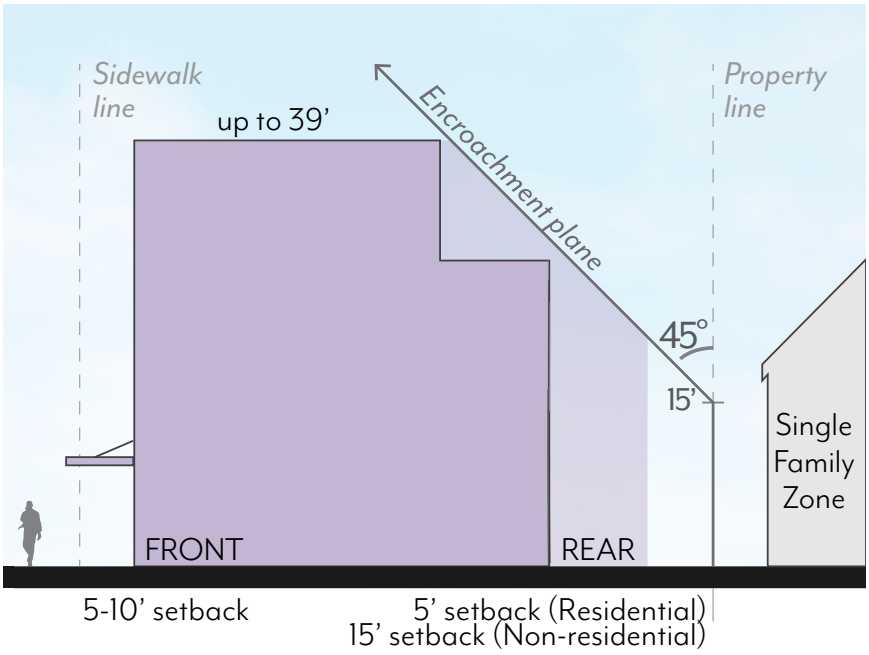


Figure 6.1-4: LASP-RM-16 Buildings

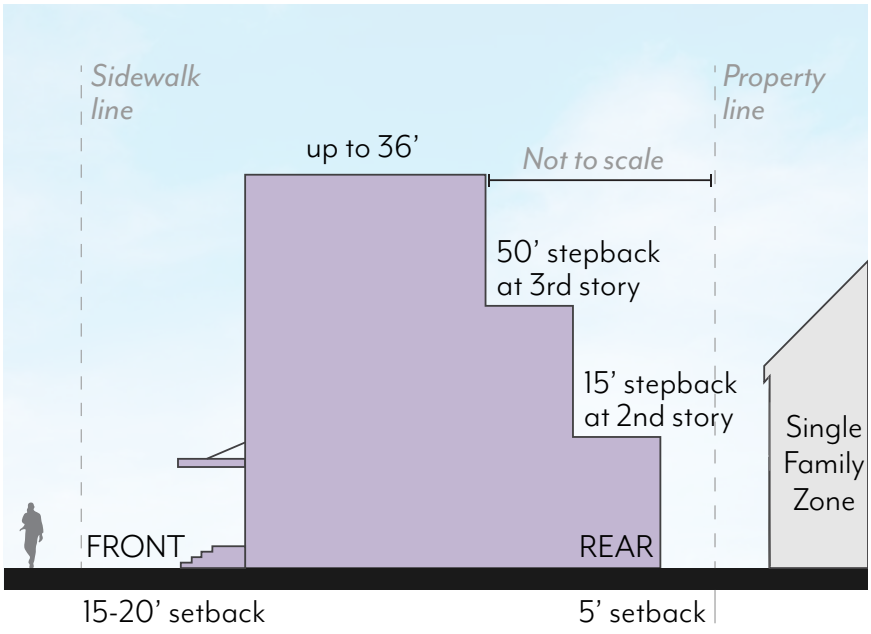


Figure 6.1-5: LASP-CG Buildings

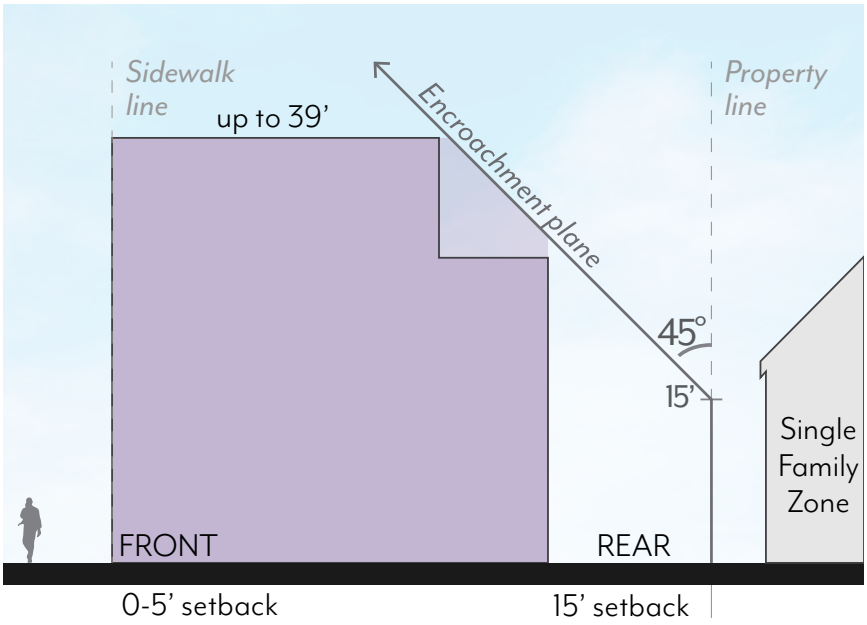
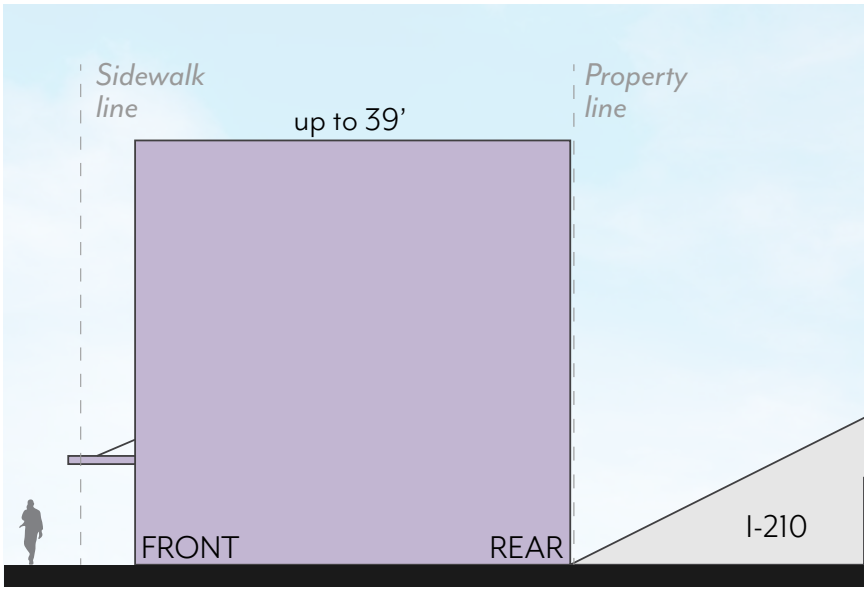


Figure 6.1-6: LASP-CF Buildings



Note: Diagrams used for illustrative purposes only.

Dental Center Building at 2030 Lincoln Ave.

Kettle's Nursery Building at 1960 Lincoln Ave.

California Bungalow style house at 1826 Lincoln Ave.

6.1.6 HISTORIC ADJACENCY

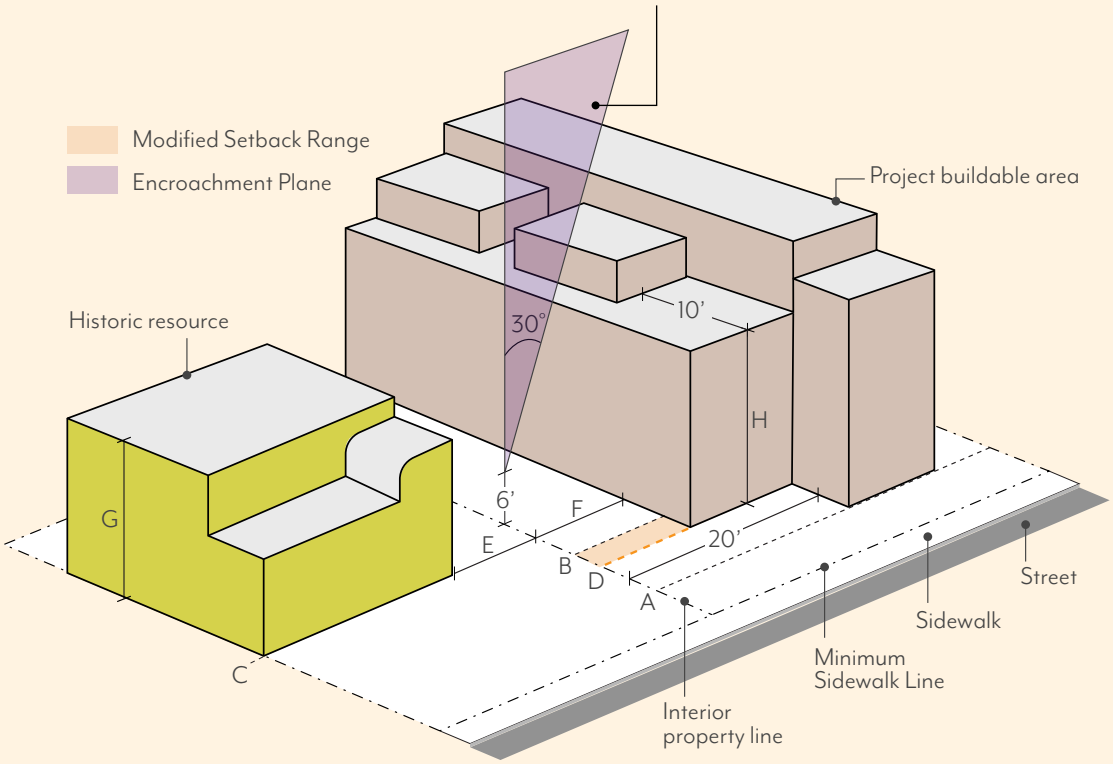
A. **Landmark Properties.** Projects on parcels with a designated historic resource shall be subject to review for consistency with the Secretary of the Interior's Standards and approval by the Design Commission.

B. **Transition Massing.** Projects sharing a property line with a designated historic resource (resource) are subject to the following modified standards, illustrated in Figure 6.1-7.

1. Street Setbacks: The minimum street setback shall be an average of the minimum setback set in Map 6.1-4 and the established setback of the resource for at least 20 feet from the shared property line. If between two resources, the street setback shall be an average of the setbacks of the two resources for the full street frontage.
2. Interior Setbacks: The minimum interior setback shall be equal to that of the historic resource. No setback is required where the resource is built to the shared property line.
3. Interior Stepbacks: Projects shall not be located within an encroachment plane sloping upward and inward at a 30-degree angle measured from the vertical, commencing 6 feet above the existing grade at the property line; see Figure 6.1-7. This plane is not applicable if the resource is built to the shared property line.

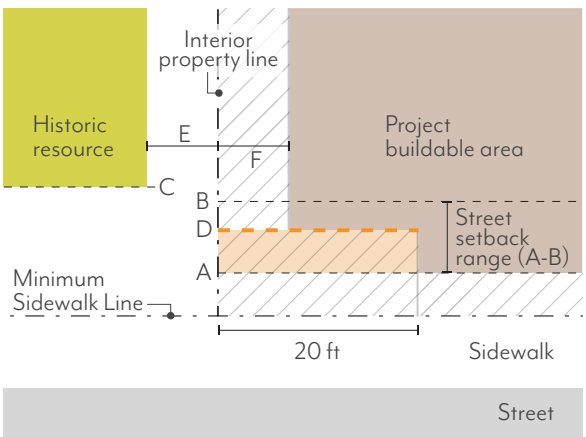
Figure 6.1-7: Historic Adjacency Transition Massing

The 30 degree historic adjacency encroachment plane is an imaginary inclined plane that slopes inward and extends along the length of the shared property line.

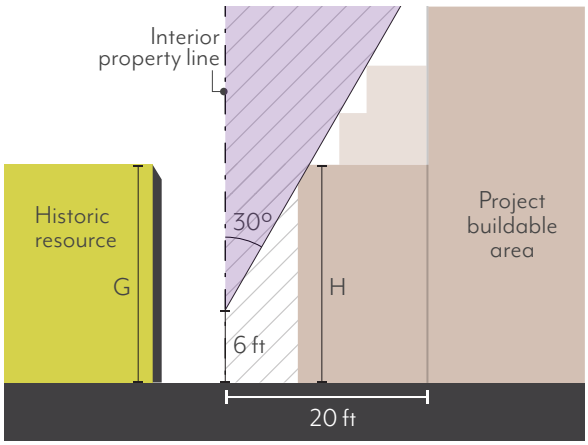


A: Minimum street setback from setback range
B: Maximum street setback from setback range
C: Street setback of historic resource
D: Modified minimum street setback (average of A & C) within 20' of Interior property line
E: Interior setback of historic resource
F: Interior setback of project
G: Height of historic resource
H: Maximum height before stepback of 10' in depth within 20' of Interior property line

PLAN VIEW



ELEVATION VIEW



Note: Diagrams used for illustrative purposes only.

Historic Legacy: 1960 Lincoln Avenue

The building at **1960 Lincoln Avenue** represents early Googie-style architecture that became popular after World War II as America was transformed by futurism and car culture. Typical roadside architecture evolved with bright colors, oversized signage, and exaggerated forms.

The former **Foster's Old Fashion Freeze** served up "California's Original" soft-serve ice cream from about 1948 to 1968. In the late 1960s when plans for Interstate 210 displaced businesses further south on Lincoln Avenue, **Kettle's Nursery** relocated and took over the property. A family-owned Pasadena business from the late 1940s, it's operated on the site since 1970.

The style was widely used on coffee shops, gas stations, motels, and restaurants through the 1950s and 1960s. However, the commercial nature of these buildings generally involves frequent tenant changes and remodels, which have made intact examples rarer. The building retains primary features of the original design that convey its mid-century style and feeling, including its wide-overhanging roof with round corners, rooftop metal sheet signage (modified), slanted plate glass walls, and stone siding.

DESIGN GUIDELINES

- **Access.** The streetscape at the primary façade on Lincoln Avenue should maintain a pedestrian-oriented walkway for at least the appearance of access to the walk-up service windows in the primary façade.
- **Alterations.** Changes to the building should repair and maintain its primary features to perpetuate its early Googie-style feeling. Restoration of signage, walk-up windows, or other removed features should be based on historic examples so as not to create a false sense of history for the building. Interior changes to the building should avoid blocking the transparency of the storefront.
- **Architecture.** New development should consider the Modernist style and materials of the building for a complementary aesthetic.
- **Site.** A larger project on the site may incorporate the building into a larger floorplan but should respect the standalone nature of the building by implementing a 15-foot buffer of open space around the extent of the roofline perimeter at the front (west) and side (north and south) elevations. Any new connections to the structure itself should be restricted to the rear.

6.1.7 MODULATION

A. **Façade Length.** Buildings that exceed the length set in Table 6.1-2 along any street frontage shall include a break of at least 10% of the façade length or 20 feet, whichever is more. This break shall be at least 10 feet deep, open to the sky; see Figure 6.1-8.

Table 6.1-2: Modulation

Façade	CG	CL	CF	MU
Length	100'	75'	150'	150'
Area	25%	25%	25%	25%

B. **Façade Area.** Street-facing façades over 50 feet in length shall modulate a minimum of 25% of the area above the ground floor between 2 feet and 12 feet in depth from the primary façade plane; see Figure 6.1-9. Buildings with 2 stories or less are exempt.

1. The primary façade plane is defined as the vertical plane with the greatest surface area above the ground floor.
2. Modulation is not required to be continuous or open to the sky, and may be recessed or projected, but not past the property line.
3. Required stepbacks (6.1.5.A), façade breaks (6.1.7.A), and projected balconies (6.2.8.A) shall not count toward the modulation requirement; balconies that are recessed at least 2 feet shall count.

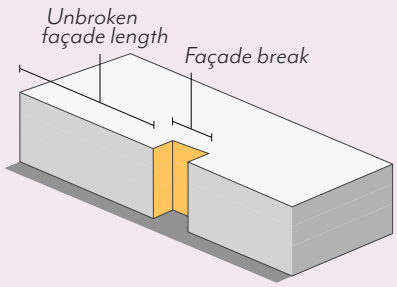
CREATING VISUAL INTEREST AND BREAKING UP MASS

Façade modulation refers to variations in depth of a building's façade. Modulation can be achieved through architectural elements such as fenestration patterns and window bays, stepbacks, balconies, and full façade breaks. Modulation breaks up building massing, creates visual interest, and provides opportunities for open space.

Façade plane breaks help to prevent monolithic building forms

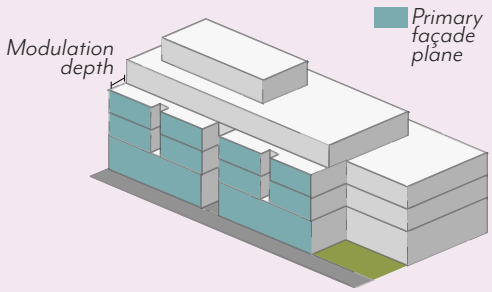
Balconies and other variations in wall plane depth create visual interest

Figure 6.1-8: Façade Length



Façades over the specified length shall include a break at least 20 feet wide and 10 feet deep, open to the sky.

Figure 6.1-9: Façade Area



Façades shall modulate at least 25% of the area above the ground floor between 2 and 12 feet in depth.

Note: Diagrams used for illustrative purposes only.

6.2 Frontage

These standards are intended to:

- Prioritize pedestrian access by ensuring doorways are open to a public sidewalk or public open space;
- Increase visibility into ground floor uses to create visual interest for pedestrians;
- Promote shade through arcades and shade structures;
- Support a consistent character when different uses are allowed on the ground floor within the same block; and
- Limit blank walls on the ground floor to enhance visual interest and pedestrian comfort.

6.2.1 GROUND FLOOR

A. **Height.** Buildings shall have a minimum ground floor height of 15 feet, measured from sidewalk elevation to second story floor.

   1. For residential units, floors may be elevated up to 6 feet above the sidewalk elevation. Where elevated between 4 and 6 feet, a minimum setback of 8 feet is required.

B. **Depth.** Commercial uses facing the street shall have a minimum depth of 35 feet for at least 80% of the commercial frontage.

Figure 6.2-1: Ground Floor Height

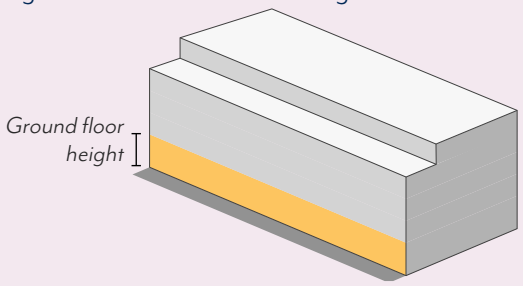
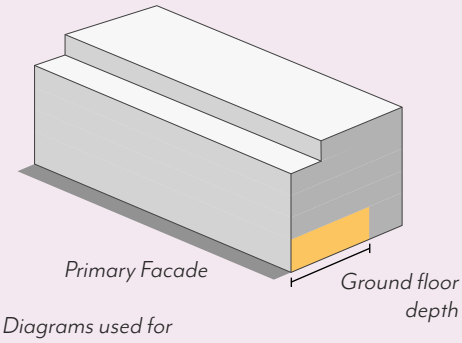


Figure 6.2-2: Ground Floor Depth



Note: Diagrams used for illustrative purposes only.

CREATING A VIBRANT STREET ENVIRONMENT

Successful ground floor design contributes to a vibrant built environment to create an inviting, visually engaging, shaded sidewalk and pedestrian environment that supports commercial activity. Altogether, ground floor treatments increase visual interest and physical access across all building uses to create active frontages.

A commercial ground floor of at least 15 feet in height

A residential ground floor elevated above the sidewalk

6.2.2 ENTRANCES

A. **Location.** At least one primary entrance shall be on the primary frontage of each building and open into the public realm (e.g. a sidewalk or public open space).

1. In LASP-CG, entrances shall be recessed at least 30 inches from the building façade along Lincoln Avenue. On other streets, all entrances shall be recessed at least 30 inches from the sidewalk line.
2. Primary entrances shall be distinguished by architectural features such as overhead projections (e.g. an awning or canopy).
3. For non-residential uses, primary entrances shall be located at sidewalk elevation.

Recessed entrance with overhead awnings

6.2.3 TRANSPARENCY

A. **Windows & Doors.** Minimum transparency for street-facing façades is set in Tables 6.2-1 and 6.2-2 based on use.

1. For non-residential and residential common space uses, ground floor transparency is measured as the percentage of building frontage that consists of transparent openings between a height of 2 feet and 10 feet above sidewalk elevation.
2. All other transparency is measured as the percentage of building frontage area, viewed in elevation.
3. Windows shall be recessed by at least 2 inches from the façade; flush windows may be allowed per review authority approval.
4. The use of tinted, mirrored or highly reflective glazing is prohibited.
5. Blinds, drapes, posters, and shelving for product displays visible to the public right-of-way shall obscure no more than 10 percent of the transparent areas of each respective storefront.

B. **Blank Walls.** Windowless expanses of street-facing walls shall not exceed 20 feet in length.

C. **Security Bars.** Any exterior or interior security bars shall be designed to be fully hidden from view during business hours with devices such as concealed side pockets and ceiling cavities.

Recessed entrance with ground floor transparency

Table 6.2-1: Transparency for Non-residential Uses and Residential Common Space

Non-residential	CG	CL	CF	MU
Ground Floor	70%	30%	30%	70%
Overall Façade	30%	15%	15%	30%

Table 6.2-2: Transparency for Residential Units

Residential units	CG	CL	CF	MU
Ground Floor	N/A			15%
Overall Façade	N/A			15%

DESIGN GUIDELINES FOR COMMERCIAL BUILDINGS

New development along Lincoln Avenue should complement and respond to the immediate area, reflecting the scale and proportion of existing commercial buildings in the corridor.

These are predominantly one-story buildings with rows of typical early to mid-20th century storefronts composed of plate glass windows and recessed glazed doors that have minimal setbacks from the sidewalk.

- **Access.** The streetscape should maintain pedestrian-oriented views of the storefronts/primary façades. No fencing should obscure the façades, which should remain approachable.
- **Alterations.** Changes to an existing building should repair and maintain its primary features, including traditional materials, such as brick and stucco, and storefront configurations, including large expanses of windows and main entrances oriented towards the sidewalk. Upper story additions should respond to the existing cornice or roofline facing the sidewalk and use complementary fenestration patterns and materials.
- **Articulation.** New building design within the commercial corridor should implement façade patterns that modulate the appearance of a traditional storefront (approximately 25 to 50 feet wide) to promote the sense of a variety of small establishments.

Refer to Pasadena's *Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts* for further detail.

Commercial building on Lincoln Avenue with recessed entrance and transparency

Commercial building on Lincoln Avenue using traditional materials and facade patterns.

Facade transparency adds to the public realm by creating a visual interaction between businesses and the adjacent sidewalk

DESIGN GUIDELINES FOR COMMERCIAL BUILDINGS

- **Storefront.** Ground floor treatments should be pedestrian in scale, character, and design detail. Building elements such as lighting, signage, and awnings should be coordinated to contribute to the continuity of pedestrian scale, storefront character, and street activity.
- **Lighting.** Exterior light fixtures should be designed to illuminate the sidewalk, building entrances, storefront signage, and architectural features of the building. Fixtures should be simple and unobtrusive in appearance and size. Do not over-light the building with high intensity lighting or project light into the sky.
- **Signage.** Signs should be oriented toward the pedestrian and designed to be read from a distance of 15 to 20 feet. Signs should be mounted in locations that respect the design of a building and be sized to fit; they should not cover windows or architectural features. Projecting blade signs are highly encouraged.
- **Awnings.** Awnings should be mounted over individual bays of a storefront; those that extend over masonry piers and transom windows are strongly discouraged. Shed awnings, with no end panels and simple horizontal valances, are the preferred awning style.

Refer to Pasadena's *Sign Design Guidelines* for further detail.

Commercial building with gooseneck lighting at a pedestrian height

Pedestrian-oriented commercial storefront with awning

Blade signs are oriented to the pedestrian for easy visibility and recognition

6.2.4 SHADE STRUCTURES

A. **Shading.** In LASP-CG along Lincoln Avenue, shade structures (e.g. awnings and canopies) are required and shall project at least 5 feet and no more than 10 feet into the public right-of-way for at least 50% of the building frontage. For all other frontages, shade structures may project up to two-thirds of the sidewalk width.

   1. Shade structures shall allow at least 8 feet of vertical clearance from sidewalk elevation and shall not conflict with existing trees.
   2. Where an arcade or recessed ground floor provides at least 5 feet of unobstructed pedestrian clearance, shade structures are not required.

6.2.5 ARCADES & GALLERIES

A. **Arcades.** Arcades may be located in street setback ranges, but shall not encroach past the sidewalk line.

   1. Any arcades shall be at least 8 feet from back of column to building façade. The distance between columns shall be at least the same dimension as arcade depth, as measured from the column center.
   2. The façade shall still meet the ground floor transparency set in Section 6.2.3.
   3. Uses allowed within arcades include:
      a. Pedestrian travel,
      b. Seating/street furniture,
      c. Outdoor dining,
      d. Landscape planters, and/or
      e. Bicycle parking.

B. **Galleries.** Galleries may be located in street setbacks, and those up to 50 feet in length may project over public right-of-way with approval from Design Commission and Public Works.

   1. Galleries shall allow at least 8 feet of vertical clearance from sidewalk elevation
   2. Columns shall not be located in the Amenity Zone. The minimum Walk Zone dimension shall be maintained between columns and the sidewalk line.
   3. Sidewalks shall still meet parkway requirements set in Section 5.2.

TRANSITIONAL OUTDOOR SPACES

Arcades create a shaded outdoor space between the public realm and ground floor interior. Shade structures contribute to a comfortable pedestrian experience and serve as inviting design features for ground floor uses.

Arcades provide shaded space for pedestrians

Shade structures help to make the sidewalk more comfortable for pedestrians.

6.2.6 LIGHTING

A. **Fixtures.** In LASP-CG, pedestrian-scale lighting, such as sconces and goose-neck fixtures, shall be located on the building frontage at least every 25 feet along Lincoln Avenue.

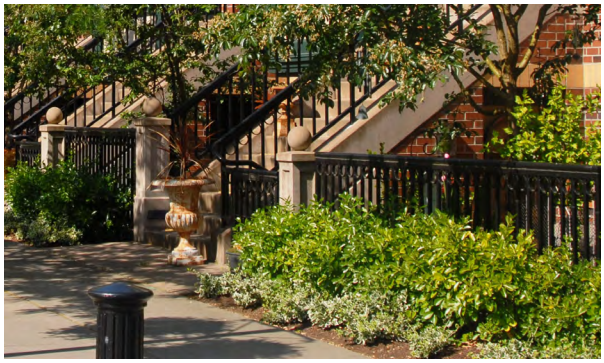
1. Fixtures shall be placed between 8 and 15 feet above sidewalk elevation, and shall not project more than 30 inches from the façade.
2. Lighting shall be static; flashing, pulsating or other dynamic lighting is not permitted.

6.2.7 WALLS & FENCES

A. **Walls and Fences.** Walls, fences, and similar structures are permitted within the street setback up to a maximum height of 42 inches.

1. Walls and fences taller than 30 inches shall be at least 50% transparent and shall be set back 24 inches from the sidewalk line, separated by planted area.
2. In LASP-RM-16, all walls and fences shall be set back 24 inches from the sidewalk line, separated by planted area.
3. Exceptions to height allowed for guardrails, which may exceed the maximum height to the extent required by the Building Code. The guardrail shall be at least 50% transparent.
4. Exceptions to setback allowed for outdoor dining, which may be enclosed by a wall, fence, or similar structure up to 42 inches in height located at the sidewalk line.

B. **Stoops and Patios.** Walls along the side of a stoop, patio or entry to a residential dwelling unit shall be set back at least 24 inches from the sidewalk line, separated by planted area.



Appropriate residential fence height and placement

6.2.8 BALCONIES & ROOF DECKS

A. **Balconies.** Balconies may project up to 4 feet into a street setback but not past the sidewalk line, and no closer than 6 feet to an interior property line. Balconies shall not project from a building façade within 50 feet of an RS zoning district.

B. **Roof Decks**. Roof decks shall be set back 5 feet from the building edge on all sides, and shall not be located within 50 feet of an RS zoning district. The sum of all roof decks shall cover no more than one-third of the roof area.

6.3 Open Space

These standards are intended to:

- Provide a variety of open space types for gathering, recreation and respite that contribute to enhanced livability within an urban setting;
- Give residents access to natural light and fresh air in and around their living spaces;
- Improve building design and site planning through the integration of open space throughout the development; and
- Correlate open space requirements with number of residents and size of buildings.

Private Open Space (Patio and Balconies)

IMPORTANCE OF OPEN SPACE

A variety of high quality, usable and accessible open space contributes to an active public realm and successful building design. A combination of **Private**, **Common**, and **Public Open Space** serves a range of purposes, including spaces for relaxation and community gathering for residents, employees, and visitors within an urban setting. Open spaces either on the ground floor or on upper level stories, correlated to the building use and size, can also help to break up building massing creating effective site and building design.

TYPES OF OPEN SPACE

- **Private.** Private Open Spaces (e.g. patios and balconies) are not freely open to the public and are only accessible from individual units.
- **Common.** Common Open Spaces are shared among tenants of a building and often take the form of courtyards and pool areas. Common Open Space can also include shared indoor spaces, such as lounges, community kitchens, and gyms.
- **Public.** Public Open Spaces, e.g. plazas, pocket parks, and paseos, are freely available to the public to use and typically include amenities such as seating, landscaping, fountains, and public art.

6.3.1 MINIMUM AREA

A. **Private and Common Open Space.** Projects shall provide the minimum area of Open Space based on use and size per Table 6.3-1. Areas used regularly for parking, loading or storage do not count towards minimum Open Space requirements.

1. **Residential.** Projects with dwelling units shall provide the minimum area of Open Space per Table 6.3-1 as Private and/or Common Open Space.
2. **Non-residential.** Projects with more than 40,000 square feet of non-residential uses shall provide at least 5% of the gross non-residential floor area as Common Open Space, which may be open to the pubic; see Section 6.3.3.
3. **Mixed-use.** Projects shall comply with requirements applicable to each type of use.

B. **Public Open Space.** In LASP-CG, projects with more than 15,000 square feet of building floor area shall provide 5% of building floor area as Public Open Space. In LASP-CF, projects with more than 80,000 square feet of building floor area shall provide a percentage of building floor area as Public Open Space, as set in Table 6.3-2.

Table 6.3-1: Residential Open Space by Unit Type

Number of Bedrooms	0	1	2	3+
Per Unit, sq ft	200	225	250	275

Common Open Space (Courtyard)

Private Open Space (Patio)

6.3.2 PRIVATE OPEN SPACE

A. **Dimensions.** A minimum area of 40 square feet with a dimension of at least 5 feet in each direction is required for Private Open Space.

B. **Distribution.** No more than 40% of the required residential Open Space shall be private to individual tenants.

1. All Private Open Space shall be outdoors.
2. Private Open Space may be located within a required setback.

6.3.3 COMMON OPEN SPACE

A. **Dimensions.** A minimum area of 400 square feet with a dimension of at least 15 feet in each direction is required for Common Open Space.

B. **Distribution.** At least 60% of the required residential Open Space shall be common or shared among tenants.

   1. At least 70% of Common Open Space shall be outdoors, and at least 80% of outdoor Common Open Space shall be open to the sky.

   2. No more than 50% of Common Open Space may be on a building's rooftop, defined as any roof area on the highest two floors of the structure.

   3. No more than 30% of Common Open Space may be indoors. Indoor Common Open Space shall not include spaces used primarily for circulation.

C. **Landscape.** A minimum of 25% of Common Open Space shall be planted area at least 30 inches in each direction. Plant materials shall be selected in compliance with PMC 17.44.050.

D. **Trees.** A minimum of one 24-inch box tree per project or for every 500 square feet of outdoor Common Open Space, whichever is greater, shall be planted within Common Open Space. For projects with 2 or more trees, at least 50% of trees planted shall be shade trees.

E. **Hardscape.** A maximum of 25% of Common Open Space may be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.

F. **Water Features.** A maximum of 5% of Common Open Space shall be fountains, reflecting pools, or other decorative water features. Swimming pools are not considered water features for the purposes of this standard.

G. **Access.** Common Open Spaces may be accessible to the public if desired; see 6.3.4.B.

CREATING COMMUNITY GATHERING SPACES

Common open spaces provide areas for gathering, recreation, and respite within a development.

Communal picnic area with moveable seating options

Enhanced paving, seating, and landscaping

6.3.4 PUBLIC OPEN SPACE

Minimum area requirements set in 6.3.1.B.

A. **Dimensions.** A minimum area of 400 square feet with a dimension of at least 15 feet in each direction is required for Public Open Space.

B. **Access.** At least 50% of Public Open Space shall be accessible to the general public and shall not be restricted to patrons of a particular business.

C. **Signage.** Public Open Space shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and listing accessible hours.

D. **Hours.** At a minimum, Public Open Space shall be open to the general public from 8am to 8pm.

E. **Elevation.** A minimum of 3,000 square feet of Public Open Space shall be at sidewalk elevation. If less square footage is required, then all required Public Open Space shall be at sidewalk elevation.

F. **Hardscape.** A maximum of 25% of Public Open Space shall be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.

Table 6.3-2: LASP-CF Public Open Space by Project Size

80,000-119,999 ft²	120,000+ ft²
2%	3%

G. **Seating.** Seating accessible to the general public shall be provided at a minimum of 1 seat per 250 square feet of required space. Fractions shall be rounded down to the nearest whole number.

H. **Landscape.** A minimum of 10% of Public Open Space shall be planted area at least 30 inches in length, width, and depth. Plant materials shall be selected in compliance with PMC17.44.

I. **Trees.** A minimum of one 24-inch box tree per project or per each 750 of Public Open Space, whichever is greater, shall be planted. For projects with 2 or more trees, a minimum 50% of trees planted shall be shade trees.

J. **Common Open Space Credit.** Public Open Space may count towards up to 30% of the Common Open Space requirement at a 1:1 ratio.

Public Open Space (Plaza)

6.4 Parking

These standards are intended to:

- Reduce the visual impacts of parking;
- Regulate appropriate parking supply and location in a manner that prioritizes pedestrian access and multi-modal activity;
- Encourage change of use and adaptive reuse of existing buildings through parking reductions and exemptions;
- Promote a more efficient use of space through shared parking among multiple uses; and
- Increase design standards for parking structures by ensuring habitable floor area and screening between parking and street frontage.

6.4.1 MINIMUM PARKING

A. **Number of Spaces.** Projects shall provide off-street automobile parking spaces per Table 6.4-1 based on general use classifications.

   1. Bicycle parking shall be required per PMC 17.46.320.

B. **Shared Parking.** Parking may be shared among multiple uses per PMC 17.46.050.

IMPORTANCE OF PARKING

Vehicle parking access, location and supply influences the street environment, multi-modal travel and overall development. Managing the location of vehicular access, such as entries and driveways, can help to promote continuous sidewalk activity and safer travel across modes. Similarly, minimizing surface parking lot size and locations (such as placing lots behind buildings or a landscaped open space), supports the success of street-fronting activity, such as pedestrian travel and commercial frontages. The number of required parking spots is another defining factor that shapes urban travel and development. By establishing an appropriate number of parking spots by land use and size of development, residential and commercial activity can be supported while also attracting a variety of new development. Through tailored standards as well as parking reductions and exemptions for certain uses and conditions, space efficiency and cost savings are promoted.

Table 6.4-1: Minimum Parking by Land Use

Use Classification[1]	Number of Spaces	Exceptions
Residential	≤1-bed: 1 per unit ≥2-bed: 1.5 per unit Guest: 1 per 10 units	Guest parking may be shared with commercial parking in mixed-use projects
Recreation, Education & Public Assembly	PMC 17.46.040	
Office, Professional & Business Support	2 per 1,000 sq ft in LASP-CG; 3 per 1,000 sq ft elsewhere	No parking required for: • First 5,000 sq ft of a project • First 500 sq ft of outdoor dining (per tenant)
Retail Sales (including Restaurants)		
Services		
Industry, Manufacturing & Processing	PMC 17.46.040	
Transportation, Communications & Utility	PMC 17.46.040	
Other Exceptions		
No new parking required for: • Projects within designated historic resources (excluding additions) • Changes of use in structures built prior to 1970		
[1] Use classifications correspond to general use categories in PMC 17.46.040. The number of spaces listed above shall apply to all uses listed under these general categories, with the exception of specific uses where the parking requirement is lower per PMC 17.46.040.		

C. **Unbundled Parking.** For any building with new residential units, automobile parking spaces shall be leased or sold separately from the rental or purchase fees, such that renters or buyers have the option of renting or buying the residential unit at a lower price than if the parking was included.

1. For deed-restricted affordable units, one parking space shall be included in the base rent of each unit. The tenant may choose to receive the parking space or receive a rent discount equivalent to half the amount charged for monthly lease of a parking space. Tenants of affordable units shall not sublease their parking spaces.
2. Renters or buyers have the right of first refusal to parking built for their unit. Any remaining spaces may be leased to other users on a month-to-month basis. New occupants shall have the opportunity to lease or purchase parking built for their unit.

6.4.2 VEHICLE ACCESS

A. **Driveways.** For Projects with less than 200 feet of primary street frontage, a maximum of one two-way driveway shall be permitted. For Projects with more than 200 feet of primary street frontage, a maximum of two two-lane driveways shall be permitted.

1. Driveways shall not be not permitted on primary frontages of 200 feet or less where there is access from a secondary street or alley.

6.4.3 LAYOUT & DESIGN

A. **Surface Parking.** Parking lots shall be set back at least 30 feet from the primary frontage, 10 feet from any secondary frontage, and 5 feet from RS zoning. Parking shall be buffered by habitable floor area or landscaped open space, except for access and driveways.

1. Landscaping shall include hedges or shrubs at least 3 feet in height at the time of planting that form a continuous visual screen.

B. **Podium Parking.** No more than one story of above-grade parking is permitted within habitable buildings. Multiple stories of above ground parking are permitted within wrap-style developments or parking structures if the project meets the parking structure standards below.

C. **Parking Structures.** Structures shall be buffered with habitable floor area between the parking and Lincoln Avenue, except for access and driveways.

1. Parking structures shall not be permitted in the LASP-MU.
2. Elevators and stairs shall be located adjacent sidewalks or public spaces.
3. Parking areas shall be screened from the public realm using heavy-gauge metal, precast concrete panels, laminated glass, green walls, photovoltaic panels or other material per review authority approval.

D. **Underground Parking**. Fully subterranean parking shall be set back at least 5 feet from RS zoning. Otherwise, it may extend up to the property line.

DESIGN GUIDELINES

Entrances to structured parking should be integrated into façade design and shall screen upper portions of the entrance not required for vehicle clearance.

Example of parking entrance design without screening or façade integration.

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