

Attachment D
2003-2021 ECSP Land Use and Development Standards Comparison Table

ECSP-MU1			
Standard	Current Zoning	Proposed Zoning	Change
	ECSP-CG-1, ECSP-CG-2, CL, CG	ECSP-MU1 (Mixed-Use 1)	
Sidewalks	no requirement	15 ft on Colorado; 12 ft on Green; see Map 5.1-1: Sidewalks	new standard
Parkways	no requirement	20-30% of parcel frontage	new standard
Density	48 du/ac (ECSP-CG-1, ECSP-CG-2) 32 du/ac (CL) Residential not allowed (CG)	87 du/ac	increased
Unit Mix	no requirement	In projects with 50+ units west of Hill, 20% of units shall have 3+ bedrooms	new standard
Intensity	no requirement (ECSP-CG-1, ECSP-CG-2) 0.7 (CL) 0.8 (CG)	2.25 FAR	increased
Height	60 ft (ECSP-CG-1) 45 ft (ECSP-CG-2, CG) 36 ft (CL)	63 ft	increased
Street Setbacks	5 ft (ECSP, CL, CG); 15 ft corner (CL, CG)	0-3 for 75% of frontage on Colorado; 5-8 for 75% on Green; see Map 6.1-4: Street Setbacks	increased in partial area, decreased in partial area
Interior Setbacks	Side and rear: 15 ft + encroachment plane when adjacent to RM (ECSP, CL, CG)	Minimum 15 ft + encroachment plane where adjacent to PS or RM zone	similar, modified encroachment plane
Streetwall	no requirement	25' on Colorado for 75% of building frontage if overall building height is greater	new standard
Upper Story Stepback	no requirement	Colorado: 15 ft stepback depth above 51 ft in height; Green: 8 ft stepback depth above 20 ft in height and 50 ft stepback depth above 51 ft in height; Other streets: 8 ft stepback depth above 45 ft in height	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Area	no requirement	25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	50% height of 8 ft ground floor (All ECSP zones, CL, CG)	70% of non-residential building frontage between 2 and 10 ft in height; 30% overall façade	increased on non-residential, decreased on residential

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Standard	Current Zoning	Proposed Zoning	Change
	ECSP-CG-1, ECSP-CG-2, CL, CG	ECSP-MU1 (Mixed-Use 1)	
Ground Floor Height	no requirement	Minimum 15 ft	new standard
Ground Floor Elevation	+/- 2 ft around sidewalk grade (CL, CG)	0 ft grade separation for non-residential primary entry; up to 6 ft for residential units	strict around entrances, more flexible elsewhere
Primary Entrances	Facing Colorado for parcels with frontage on Colorado (All ECSP zones) Facing the front property line (CL, CG)	On primary frontage facing the street/public realm	no change
Commercial Depth	no requirement	Minimum 35 ft for 80% of commercial frontage	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard
Private and Common Open Space	150 sq ft per unit	200 sq ft per studio 225 sq ft per 1-bed 250 sq ft per 2-bed 275 sq ft per 3+bed 5% of non-residential projects over 40k sq ft; exceptions for R&D	increased residential; new non-residential standard
Publicly Accessible Open Space	no requirement	Minimum 400 sq ft 2% GFA for projects 80k-120k sq ft 3% GFA for projects 120k-160k sq ft 4% GFA for projects 160k-200k sq ft 5% GFA for projects over 200k sq ft paseos required per Map 6.3-1; 50% reduction for R&D uses east of Holliston	new standard
Open Space Distribution	Minimum 70% common	Maximum 40% private Minimum 60% common	Increased amount that can be private; because overall OS requirement is higher, amount of common open space will not decrease

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ECSP-MU1			
Standard	Current Zoning	Proposed Zoning	Change
	ECSP-CG-1, ECSP-CG-2, CL, CG	ECSP-MU1 (Mixed-Use 1)	
Parking	Commercial: (Varies)—3-10+ /1k sq ft Lodging: 1 per room Residential: <650 sq ft: 1 /unit >=650 sq ft: 2 /unit	Per Pasadena Municipal Code except: Commercial: Retail, Services, Office— 3 /1k sq ft no parking required for commercial less than 5k sq ft Lodging: 0.5 per room Residential: <=1-bed: 1 /unit >=2-bed: 1.5/unit Guest: 1/10 units	decreased required parking overall

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ECSP-MU2 (Allen Transit)			
Standard	Current Zoning	Proposed Zoning	Change
	ECSP-CG-3, ECSP-CL-3	ECSP-MU2 (Mixed-Use 2 - Allen Transit)	
Sidewalks	no requirement	16 ft	new standard
Parkways	no requirement	20-30% of parcel frontage	new standard
Density	60 du/ac (ECSP-CG-3) 48, 60 du/ac (ECSP-CL-3)	87 du/ac	increased
Intensity	no requirement	2.25 FAR	new standard
Height	45/60 ft (ECSP-CG-3, ECSP-CL-3)	63 ft	increased
Street Setbacks	5 ft (All ECSP zones)	0-3 for 75% of frontage on Allen; see Map 6.1-4: Street Setbacks	increased in partial area, decreased in partial area
Interior Setbacks	Side and rear: 15 ft + encroachment plane when adjacent to RM (All ECSP zones)	Minimum 15 ft + encroachment plane where adjacent to PS or RM zone	similar, modified encroachment plane
Streetwall	no requirement	35' on Allen for 75% of building frontage	new standard
Upper Story Stepback	no requirement	8 ft stepback depth above 45 ft in height	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Area	no requirement	25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	50% height of 8 ft ground floor (All ECSP zones)	70% of non-residential building frontage between 2 and 10 ft in height; 30% overall façade	increased on non-residential, decreased on residential
Ground Floor Height	no requirement	Minimum 15 ft	new standard
Ground Floor Elevation	no requirement	0 ft grade separation for non-residential primary entry; up to 6 ft for residential units	strict around entrances, more flexible elsewhere
Primary Entrances	no requirement	On primary frontage facing the street/public realm	no change
Commercial Depth	no requirement	Minimum 35 ft for 80% of commercial frontage	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard

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ECSP-MU2 (Allen Transit)			
Standard	Current Zoning	Proposed Zoning	Change
	ECSP-CG-3, ECSP-CL-3	ECSP-MU2 (Mixed-Use 2 - Allen Transit)	
Private and Common Open Space	no requirement	200 sq ft per studio 225 sq ft per 1-bed 250 sq ft per 2-bed 275 sq ft per 3+bed 5% of non-residential projects over 40k sq ft; exceptions for R&D	increased residential; new non-residential standard
Publicly Accessible Open Space	no requirement	Minimum 400 sq ft 2% GFA for projects 80k-120k sq ft 3% GFA for projects 120k-160k sq ft 4% GFA for projects 160k-200k sq ft 5% GFA for projects over 200k sq ft paseos required per Map 6.3-1; 50% reduction for R&D uses east of Holliston	new standard
Open Space Distribution	no requirement	Maximum 40% private Minimum 60% common	Increased amount that can be private; because overall OS requirement is higher, amount of common open space will not decrease
Parking	Commercial (TOD): (Varies)—3-10+ /1k sq ft Lodging: 1 per room office: 25-35% reduction other non-residential: 10-20% reduction Residential (TOD): <650 sq ft: 1 /unit >=650 sq ft: 1.5-1.75 /unit	Per Pasadena Municipal Code except: Commercial: Retail, Services, Office— 3 /1k sq ft no parking required for commercial less than 5k sq ft Lodging: 0.5 per room office: 25-35% reduction (TOD) other non-residential: 10-20% reduction (TOD) Residential: <=1-bed: 1 /unit >=2-bed: 1.5/unit Guest: 1/10 units	similar in TOD area

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ECSP-MU2 (College District)			
Standard	Current Zoning	Proposed Zoning	Change
	ECSP-CG-2	ECSP-MU2 (Mixed-Use 2 - College District)	
Sidewalks	no requirement	15 ft on Colorado; see Map 5.1-1: Sidewalks	new standard
Parkways	no requirement	20-30% of parcel frontage	new standard
Density	48 du/ac (ECSP-CG-2)	64 du/ac	increased
Intensity	no requirement	2.0 FAR	new standard
Height	45 ft (ECSP-CG-2)	48 ft	increased
Street Setbacks	5 ft (All ECSP zones)	0-3 for 75% of frontage on Colorado; see Map 6.1-4: Street Setbacks	increased in partial area, decreased in partial area
Interior Setbacks	Side and rear: 15 ft + encroachment plane when adjacent to RM (All ECSP zones)	Minimum 15 ft + encroachment plane where adjacent to PS or RM zone	similar, modified encroachment plane
Streetwall	no requirement	25' on Colorado for 75% of building frontage	new standard
Upper Story Stepback	no requirement	Colorado: 15 ft stepback depth above 51 ft in height; Other streets: 8 ft stepback depth above 45 ft in height	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Area	no requirement	25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	50% height of 8 ft ground floor (All ECSP zones)	70% of non-residential building frontage between 2 and 10 ft in height; 30% overall façade	increased on non-residential, decreased on residential
Ground Floor Height	no requirement	Minimum 15 ft	new standard
Ground Floor Elevation	no requirement	0 ft grade separation for non-residential primary entry; up to 6 ft for residential units	strict around entrances, more flexible elsewhere
Primary Entrances	Facing Colorado for parcels with frontage on Colorado (All ECSP zones)	On primary frontage facing the street/public realm	no change
Commercial Depth	no requirement	Minimum 35 ft for 80% of commercial frontage	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard

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ECSP-MU2 (College District)			
Standard	Current Zoning	Proposed Zoning	Change
	ECSP-CG-2	ECSP-MU2 (Mixed-Use 2 - College District)	
Private and Common Open Space	no requirement	200 sq ft per studio 225 sq ft per 1-bed 250 sq ft per 2-bed 275 sq ft per 3+bed 5% of non-residential projects over 40k sq ft; exceptions for R&D	increased residential; new non-residential standard
Publicly Accessible Open Space	no requirement	Minimum 400 sq ft 2% GFA for projects 80k-120k sq ft 3% GFA for projects 120k-160k sq ft 4% GFA for projects 160k-200k sq ft 5% GFA for projects over 200k sq ft paseos required per Map 6.3-1; 50% reduction for R&D uses east of Holliston	new standard
Open Space Distribution	no requirement	Maximum 40% private Minimum 60% common	Increased amount that can be private; because overall OS requirement is higher, amount of common open space will not decrease
Parking	Commercial: (Varies)—3-10+ /1k sq ft Lodging: 1 per room Residential: <650 sq ft: 1 /unit >650 sq ft: 2 /unit	Per Pasadena Municipal Code except: Commercial: Retail, Services, Office— 3 /1k sq ft no parking required for commercial less than 5k sq ft Lodging: 0.5 per room Residential: <=1-bed: 1 /unit >=2-bed: 1.5/unit Guest: 1/10 units	decreased required parking overall

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ECSP-MU2 (Gateway)			
Standard	Current Zoning	Proposed Zoning	Change
	ECSP-CG-2	ECSP-MU2 (Mixed-Use 2 - Gateway)	
Sidewalks	no requirement	15 ft on Colorado; see Map 5.1-1: Sidewalks	new standard
Parkways	no requirement	20-30% of parcel frontage	new standard
Density	48 du/ac (ECSP-CG-2)	87 du/ac	increased
Intensity	no requirement	2.25 FAR	new standard
Height	45 ft (ECSP-CG-2)	63 ft	increased
Street Setbacks	5 ft (All ECSP zones)	0-3 ft for 75% of frontage on Colorado; see Map 6.1-4: Street Setbacks	increased in partial area, decreased in partial area
Interior Setbacks	Side and rear: 15 ft + encroachment plane when adjacent to RM (All ECSP zones)	Minimum 15 ft + encroachment plane where adjacent to PS or RM zone	similar, modified encroachment plane
Streetwall	no requirement	25' on Colorado for 75% of building frontage	new standard
Upper Story Stepback	no requirement	Colorado: 15 ft stepback depth above 51 ft in height; Other streets: 8 ft stepback depth above 45 ft in height	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Area	no requirement	25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	50% height of 8 ft ground floor (All ECSP zones)	70% of non-residential building frontage between 2 and 10 ft in height; 30% overall façade	increased on non-residential, decreased on residential
Ground Floor Height	no requirement	Minimum 15 ft	new standard
Ground Floor Elevation	no requirement	0 ft grade separation for non-residential primary entry; up to 6 ft for residential units	strict around entrances, more flexible elsewhere
Primary Entrances	Facing Colorado for parcels with frontage on Colorado (All ECSP zones)	On primary frontage facing the street/public realm	no change
Commercial Depth	no requirement	Minimum 35 ft for 80% of commercial frontage	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard

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ECSP-MU2 (Gateway)			
Standard	Current Zoning	Proposed Zoning	Change
	ECSP-CG-2	ECSP-MU2 (Mixed-Use 2 - Gateway)	
Private and Common Open Space	no requirement	200 sq ft per studio 225 sq ft per 1-bed 250 sq ft per 2-bed 275 sq ft per 3+bed 5% of non-residential projects over 40k sq ft; exceptions for R&D	increased residential; new non-residential standard
Publicly Accessible Open Space	no requirement	Minimum 400 sq ft 2% GFA for projects 80k-120k sq ft 3% GFA for projects 120k-160k sq ft 4% GFA for projects 160k-200k sq ft 5% GFA for projects over 200k sq ft paseos required per Map 6.3-1; 50% reduction for R&D uses east of Holliston	new standard
Open Space Distribution	no requirement	Maximum 40% private Minimum 60% common	Increased amount that can be private; because overall OS requirement is higher, amount of common open space will not decrease
Parking	Commercial: (Varies)—3-10+ /1k sq ft Lodging: 1 per room Residential: <650 sq ft: 1 /unit >650 sq ft: 2 /unit	Per Pasadena Municipal Code except: Commercial: Retail, Services, Office— 3 /1k sq ft no parking required for commercial less than 5k sq ft Lodging: 0.5 per room Residential: <=1-bed: 1 /unit >=2-bed: 1.5/unit Guest: 1/10 units	decreased required parking overall

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ECSP-MU3			
Standard	Current Zoning	Proposed Zoning	Change
	ECSP-CG-4	ECSP-MU3 (Mixed-Use 3)	
Sidewalks	no requirement	15 ft on Colorado; see Map 5.1-1: Sidewalks	new standard
Parkways	no requirement	20-30% of parcel frontage	new standard
Density	Residential not allowed	32 du/ac	new standard
Intensity	no requirement	1.0 FAR	new standard
Height	45 ft (ECSP-CG-4)	39 ft	increased in partial area, decreased in partial area
Street Setbacks	5 ft (all ECSP zones)	3-8' for 50% of frontage on Colorado; see Map 6.1-4: Street Setbacks	similar
Interior Setbacks	Side and rear: 15 ft + encroachment plane when adjacent to RM (All ECSP zones)	Minimum 15 ft + encroachment plane where adjacent to PS or RM zone	similar, modified encroachment plane
Streetwall	no requirement	25' on Colorado for 75% of building frontage	new standard
Upper Story Stepback	no requirement	Colorado: 15 ft stepback depth above 51 ft in height; Other streets: 8 ft stepback depth above 45 ft in height	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Area	no requirement	25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	50% height of 8 ft ground floor (All ECSP zones)	70% of non-residential building frontage between 2 and 10 ft in height; 30% overall façade	increased on non-residential, decreased on residential
Ground Floor Height	no requirement	Minimum 15 ft	new standard
Ground Floor Elevation	no requirement	0 ft grade separation for non-residential primary entry; up to 6 ft for residential units	strict around entrances, more flexible elsewhere
Primary Entrances	Facing Colorado for parcels with frontage on Colorado (All ECSP zones)	On primary frontage facing the street/public realm	no change
Commercial Depth	no requirement	Minimum 35 ft for 80% of commercial frontage	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard

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ECSP-MU3			
Standard	Current Zoning	Proposed Zoning	Change
	ECSP-CG-4	ECSP-MU3 (Mixed-Use 3)	
Private and Common Open Space	no requirement	200 sq ft per studio 225 sq ft per 1-bed 250 sq ft per 2-bed 275 sq ft per 3+bed 5% of non-residential projects over 40k sq ft; exceptions for R&D	increased residential; new non-residential standard
Publicly Accessible Open Space	no requirement	Minimum 400 sq ft 2% GFA for projects 80k-120k sq ft 3% GFA for projects 120k-160k sq ft 4% GFA for projects 160k-200k sq ft 5% GFA for projects over 200k sq ft paseos required per Map 6.3-1; 50% reduction for R&D uses east of Holliston	new standard
Open Space Distribution	no requirement	Maximum 40% private Minimum 60% common	Increased amount that can be private; because overall OS requirement is higher, amount of common open space will not decrease
Parking	Commercial: (Varies)—3-10+ /1k sq ft Lodging: 1 per room Residential: <650 sq ft: 1 /unit >650 sq ft: 2 /unit	Per Pasadena Municipal Code except: Commercial: Retail, Services, Office— 3 /1k sq ft no parking required for commercial less than 5k sq ft Lodging: 0.5 per room Residential: <=1-bed: 1 /unit >=2-bed: 1.5/unit Guest: 1/10 units	decreased required parking overall

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ECSP-CG			
Standard	Current Zoning	Proposed Zoning	Change
	ECSP-CG-3	ECSP-CG (Commercial General)	
Sidewalks	no requirement	15 ft on Allen; see Map 5.1-1: Sidewalks	new standard
Parkways	no requirement	20-30% of parcel frontage	new standard
Density	60 du/ac (ECSP-CG-3)	residential not allowed	removal of all residential
Intensity	no requirement	1.0 FAR	new standard
Height	45/60 ft (ECSP-CG-3)	36 ft	decreased
Street Setbacks	5 ft (All ECSP zones)	5-10' for 75% of frontage on Allen; 3-5' for 50% of frontage on Walnut; see Map 6.1-4: Street Setbacks	increased in partial area, decreased in partial area
Interior Setbacks	Side and rear: 15 ft + encroachment plane when adjacent to RM (All ECSP zones)	Minimum 15 ft + encroachment plane where adjacent to PS or RM zone	similar, modified encroachment plane
Streetwall	no requirement	no requirement	no change
Upper Story Stepback	no requirement	Colorado: 15 ft stepback depth above 51 ft in height; Other streets: 8 ft stepback depth above 45 ft in height	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Area	no requirement	25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	50% height of 8 ft ground floor (All ECSP zones)	70% of non-residential building frontage between 2 and 10 ft in height; 30% overall façade	increased on non-residential, decreased on residential
Ground Floor Height	no requirement	Minimum 15 ft	new standard
Ground Floor Elevation	no requirement	0 ft grade separation for non-residential primary entry; up to 6 ft for residential units	strict around entrances, more flexible elsewhere
Primary Entrances	no requirement	On primary frontage facing the street/public realm	no change
Commercial Depth	no requirement	Minimum 35 ft for 80% of commercial frontage	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard
Private and Common Open Space	no requirement	5% of non-residential projects over 40k sq ft; exceptions for R&D	increased residential; new non-residential standard

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ECSP-CG			
Standard	Current Zoning	Proposed Zoning	Change
	ECSP-CG-3	ECSP-CG (Commercial General)	
Publicly Accessible Open Space	no requirement	Minimum 400 sq ft 2% GFA for projects 80k-120k sq ft 3% GFA for projects 120k-160k sq ft 4% GFA for projects 160k-200k sq ft 5% GFA for projects over 200k sq ft paseos required per Map 6.3-1; 50% reduction for R&D uses east of Holliston	new standard
Open Space Distribution	no requirement	Maximum 40% private Minimum 60% common	Increased amount that can be private; because overall OS requirement is higher, amount of common open space will not decrease
Parking	Commercial (TOD): (Varies)—3-10+ /1k sq ft Lodging: 1 per room office: 25-35% reduction other non-residential: 10-20% reduction	Per Pasadena Municipal Code except: Commercial: Retail, Services, Office— 3 /1k sq ft no parking required for commercial less than 5k sq ft Lodging: 0.5 per room office: 25-35% reduction (TOD) other non-residential: 10-20% reduction (TOD)	similar in TOD area

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ECSP-CL			
Standard	Current Zoning	Proposed Zoning	Change
	CL, CG	ECSP-CL (Commercial Limited)	
Sidewalks	no requirement	12 ft on Green; see Map 5.1-1: Sidewalks	new standard
Parkways	no requirement	20-30% of parcel frontage	new standard
Density	32 du/ac (CL) Residential not allowed (CG)	Residential not allowed	removal of all residential
Intensity	0.7 (CL) 0.8 (CG)	2.25 FAR	increased
Height	36 ft (CL) 45 ft (CG)	48 ft	increased
Street Setbacks	5 ft front, 15 ft corner (CL, CG)	3-8' for 75% of frontage on Green; see Map 6.1-4: Street Setbacks	similar
Interior Setbacks	Side and rear: 15 ft + encroachment plane when adjacent to RM (CL, CG)	Minimum 15 ft + encroachment plane where adjacent to PS or RM zone	similar, modified encroachment plane
Streetwall	no requirement	no requirement	no change
Upper Story Stepback	no requirement	Green: 8 ft stepback depth above 20 ft in height and 50 ft stepback depth above 51 ft in height; Other streets: 8 ft stepback depth above 45 ft in height	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Area	no requirement	25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	50% height of 8 ft ground floor (CL, CG)	70% of non-residential building frontage between 2 and 10 ft in height; 30% overall façade	increased on non-residential, decreased on residential
Ground Floor Height	no requirement	Minimum 15 ft	new standard
Ground Floor Elevation	+/- 2 ft around sidewalk grade (CL, CG)	0 ft grade separation for non-residential primary entry; up to 6 ft for residential units	strict around entrances, more flexible elsewhere
Primary Entrances	Facing the front property line (CL, CG)	On primary frontage facing the street/public realm	no change
Commercial Depth	no requirement	Minimum 35 ft for 80% of commercial frontage	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard

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Private and Common Open Space	no requirement	5% of non-residential projects over 40k sq ft; exceptions for R&D	increased residential; new non-residential standard
Publicly Accessible Open Space	no requirement	Minimum 400 sq ft 2% GFA for projects 80k-120k sq ft 3% GFA for projects 120k-160k sq ft 4% GFA for projects 160k-200k sq ft 5% GFA for projects over 200k sq ft paseos required per Map 6.3-1; 50% reduction for R&D uses east of Holliston	new standard
Open Space Distribution	no requirement	Maximum 40% private Minimum 60% common	Increased amount that can be private; because overall OS requirement is higher, amount of common open space will not decrease
Parking	Commercial: (Varies)—3-10+ /1k sq ft Lodging: 1 per room	Per Pasadena Municipal Code except: Commercial: Retail, Services, Office— 3 /1k sq ft no parking required for commercial less than 5k sq ft Lodging: 0.5 per room	decreased required parking overall