

Attachment D
1998-2021 SFOSP Land Use and Development Standards Comparison Table

<i>Standard</i>	<i>Current Zoning</i>	<i>Draft Zoning</i>	<i>Change</i>
	<i>IG SP-2 HL-56, CD-6</i>	<i>SFOSP-MU-T</i>	
Sidewalks	10 ft (CD)	15, 22, 25 ft	increased
Parkways	No requirement	20-30% of street frontage	new standard
Density	0 (CD-6) 32 du/ac (SP-2) 48 du/ac (CD-6)	87 du/ac	increased
Intensity	no requirement (SP-2) 1.5 FAR (CD-6)	3.0 FAR	doubled in partial area, new standard in partial area
Height	56 ft (SP-2) 50 ft (65 ft for 30% of building) (CD-6)	51 ft (63 ft for 30% of building) 63 ft (75 ft for 30% of building) 75 ft (87 ft for 30% of building)	increased
Street Setbacks	0-10 ft (SP-2) non-residential 0-5 ft, residential 5-10 ft (CD-6)	0-5 ft, 0-10 ft, 5-10 ft	no change/increased/decreased in partial area, new standard in partial area
Street Setback Range	no requirement	75%	new standard
Interior Setbacks	Side and rear: non-residential no requirement, residential 10 ft (CD)	Side and rear: 15 ft when adjacent to PS/RM	increased when adjacent residential, new standard when adjacent PS
Façade Length	No requirement	Maximum 150 ft	new standard
Façade Modulation	No requirement	25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	No requirement	60% ground floor non-residential 15% ground floor residential	new standard
Ground Floor Height	15 ft non-residential (CD)	Minimum 15 ft	new standard on residential
Ground Floor Elevation	No requirement	0 ft grade separation for non-residential primary entry; up to 6 ft for residential units	new standard
Primary Entrances	No requirement	On primary frontage facing the street/public realm	new standard
Commercial Depth	No requirement	Average 35 ft, minimum 20 ft	new standard

Attachment D
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Standard	Current Zoning	Draft Zoning	Change
	IG SP-2 HL-56, CD-6	SFOSP-MU-T	
Blank Walls	No requirement	Maximum 20 ft	new standard
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	new standard
Open Space Distribution	no requirement	Maximum 40% private Minimum 60% common	new standard
Publicly Accessible Open Space	Minimum 300 sq ft (SP-2)	4-5% GFA within 500 feet of Metro, otherwise: 2% GFA 60k-119k sq ft 3% GFA 120k-159k sq ft 4% GFA 160k-199k sq ft 5% GFA over 200k sq ft paseos where required	increased
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— 2 /1k sq ft no parking required for commercial less than 5k sq ft Lodging: 0.5 per room +TOD reductions per PMC Residential: ≤1-bed: 1 /unit ≥2-bed: 1.5/unit Guest: 1/10 units	decreased

Attachment D
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	<i>IG SP-2 HL-56, CD-6, IG SP-2, IG SP-2 AD-2</i>	<i>SFOSP-MU-C</i>	
Sidewalks	10 ft (CD)	12, 15, 22 ft	increased
Parkways	No requirement	20-30% of street frontage	new standard
Density	0 (CD-6) 32 du/ac (SP-2) 48 du/ac (CD-6)	87 du/ac	increased
Intensity	no requirement (SP-2) 1.5 FAR (CD-6)	3.0 FAR	doubled in partial area, new standard in partial area
Height	45 and 56 ft (SP-2) 50 ft (65 ft for 30% of building) (CD-6)	51 ft (63 ft for 30% of building) 63 ft (75 ft for 30% of building) 75 ft (87 ft for 30% of building)	increased
Street Setbacks	0-10 ft (SP-2) non-residential 0-5 ft, residential 5-10 ft (CD-6)	0-5 ft, 5-10 ft	no change/increased/decreased in partial area, new standard in partial area
Street Setback Range	no requirement	75%	new standard
Interior Setbacks	Side and rear: non-residential no requirement, residential 10 ft (CD)	Side and rear: 15 ft when adjacent to PS/RM	increased when adjacent residential, new standard when adjacent PS
Façade Length	No requirement	Maximum 150 ft	new standard
Façade Modulation	No requirement	25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	No requirement	60% ground floor non-residential 15% ground floor residential	new standard
Ground Floor Height	15 ft non-residential (CD)	Minimum 15 ft	new standard on residential
Ground Floor Elevation	No requirement	0 ft grade separation for non-residential primary entry; up to 6 ft for residential units	new standard
Primary Entrances	No requirement	On primary frontage facing the street/public realm	new standard

Attachment D
1998-2021 SFOSP Land Use and Development Standards Comparison Table

Standard	Current Zoning	Draft Zoning	Change
	IG SP-2 HL-56, CD-6, IG SP-2, IG SP-2 AD-2	SFOSP-MU-C	
Commercial Depth	No requirement	Average 35 ft, minimum 20 ft	new standard
Blank Walls	No requirement	Maximum 20 ft	new standard
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	new standard
Open Space Distribution	no requirement	Maximum 40% private Minimum 60% common	new standard
Publicly Accessible Open Space	Minimum 300 sq ft (SP-2)	4-5% GFA within 500 feet of Metro, otherwise: 2% GFA 60k-119k sq ft 3% GFA 120k-159k sq ft 4% GFA 160k-199k sq ft 5% GFA over 200k sq ft paseos where required	increased
Parking	Commercial: (Varies)—3-10+ /1k sq ft Lodging: 1 per room office: 25-35% reduction (TOD) other non-residential: 10-20% reduction (TOD) Residential: <650 sq ft: 1 /unit >=650 sq ft: 2 /unit Residential (TOD): <650 sq ft: 1 /unit >=650 sq ft: 1.5-1.75 /unit	Per Pasadena Municipal Code except: Commercial: Retail, Services, Office— 2 /1k sq ft no parking required for commercial less than 5k sq ft Lodging: 0.5 per room +TOD reductions per PMC Residential: <=1-bed: 1 /unit >=2-bed: 1.5/unit Guest: 1/10 units	decreased

Attachment D
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<i>Standard</i>	<i>Current Zoning</i>	<i>Draft Zoning</i>	<i>Change</i>
	<i>CD-6</i>	<i>SFOSP-MU-N</i>	
Sidewalks	10 ft (CD)	12, 15 ft	increased
Parkways	No requirement	20-30% of street frontage	new standard
Density	60, 87 du/ac (CD)	87 du/ac	increased in partial area, no change in partial area
Intensity	1.25, 2.0, 2.5 FAR (CD)	3.0 FAR	increased overall
Height	35 ft (45 ft for 30% of building) (CD) 50 ft (65 ft for 30% of building) (CD) 60 ft (75 ft for 30% of building) (CD)	51 ft (63 ft for 30% of building) 63 ft (75 ft for 30% of building) 75 ft (87 ft for 30% of building)	increased
Street Setbacks	Non-residential 0-5 ft (CD) residential 5-10 ft (CD)	0-5 ft, 0-10 ft	similar, different way of measurement
Street Setback Range	no requirement	75%	new standard
Interior Setbacks	Side and rear: non-residential no requirement, residential 10 ft (CD)	Side and rear: 15 ft when adjacent to PS/RM	increased when adjacent residential, new standard when adjacent PS
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Modulation	no requirement	25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	no requirement	60% ground floor non-residential 15% ground floor residential	new standard
Ground Floor Height	15 ft non-residential (CD)	Minimum 15 ft	new standard on residential
Ground Floor Elevation	no requirement	0 ft grade separation for non-residential primary entry; up to 6 ft for residential units	new standard
Primary Entrances	no requirement	On primary frontage facing the street/public realm	new standard
Commercial Depth	no requirement	Average 35 ft, minimum 20 ft	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard

Attachment D
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Standard	Current Zoning	Draft Zoning	Change
	CD-6	SFOSP-MU-N	
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	new standard
Open Space Distribution	no requirement	Maximum 40% private Minimum 60% common	new standard
Publicly Accessible Open Space	no requirement	4-5% GFA within 500 feet of Metro, otherwise: 2% GFA 60k-119k sq ft 3% GFA 120k-159k sq ft 4% GFA 160k-199k sq ft 5% GFA over 200k sq ft paseos where required	new standard
Parking	Commercial: (Varies)—3-10+ /1k sq ft Lodging: 1 per room office: 25-35% reduction (TOD) other non-residential: 10-20% reduction (TOD) Residential: <650 sq ft: 1 /unit >=650 sq ft: 2 /unit Residential (TOD): <650 sq ft: 1 /unit >=650 sq ft: 1.5-1.75 /unit	Per Pasadena Municipal Code except: Commercial: Retail, Services, Office— 2 /1k sq ft no parking required for commercial less than 5k sq ft Lodging: 0.5 per room +TOD reductions per PMC Residential: <=1-bed: 1 /unit >=2-bed: 1.5/unit Guest: 1/10 units	decreased

Attachment D
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Standard	Current Zoning	Draft Zoning	Change
	IG SP-2, IG SP-2 AD-2, PD-5, RS-6, RM-32 HL-1	SFOSP - MU-G	
Sidewalks	no requirement	12, 15 ft	new standard
Parkways	no requirement	20-30% of street frontage	new standard
Density	6 du/ac (RS-6) 32 du/ac (SP-2, RM-32)	32, 48 du/ac	increased in partial area, no change in partial area
Intensity	no requirement (SP-2, RM-32) 25% of lot size plus 1,000 sf GFA (RS-6)	1.0, 2.25 FAR	increased
Height	45 ft (SP-2) 23 ft top plate, 28-32 ft highest ridge line (RS-6) 23 ft top plate + 32 ft ridgeline (RM-32 HL-1)	39 ft 48 ft (60 ft for 30% of building)	increased in partial area, decreased in partial area
Street Setbacks	25 ft (RS-6) 20 ft (RM-32)	5-10, 10-15 ft	decreased in half
Street Setback Range	40-50% (RM)	50%, 75%	new standard in partial area, increased in partial area
Interior Setbacks	Side: 5-10 ft + encroachment plane (RS-6) Rear: 25 ft (RS-6) Side and rear: 5-15 ft + encroachment plane when adjacent RS or RM (IG) Side and rear: 0-5 ft + encroachment plane (RM-32)	Side and rear: 15 ft when adjacent to PS/RM	increased overall, decreased in rear setbacks when adjacent RS in partial area
Façade Length	Maximum 60 ft (RM)	Maximum 150 ft	new standard in partial area, doubled to tripled in partial area
Façade Modulation	no requirement	25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	no requirement	60% ground floor non-residential 15% ground floor residential	new standard
Ground Floor Height	no requirement	Minimum 15 ft	no change
Ground Floor Elevation	no requirement	0 ft grade separation for non-residential primary entry; up to 6 ft for residential units	new standard

Attachment D
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Standard	Current Zoning	Draft Zoning	Change
	IG SP-2, IG SP-2 AD-2, PD-5, RS-6, RM-32 HL-1	SFOSP - MU-G	
Primary Entrances	Facing the street/ public realm (RM)	On primary frontage facing the street/public realm	no change
Commercial Depth	no requirement	Average 35 ft, minimum 20 ft	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard
Private and Common Open Space	Minimum 400 sq ft (RM) 32-37% lot area (RM-32)	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	different way of measurement
Publicly Accessible Open Space	300 sq ft (SP-2)	4-5% GFA within 500 feet of Metro, otherwise: 2% GFA 60k-119k sq ft 3% GFA 120k-159k sq ft 4% GFA 160k-199k sq ft 5% GFA over 200k sq ft paseos where required	increased
Open Space Distribution	no requirement	Maximum 40% private Minimum 60% common	new standard
Parking	Commercial: (Varies)—3-10+ /1k sq ft Lodging: 1 per room office: 25-35% reduction (TOD) other non-residential: 10-20% reduction (TOD) Residential: <650 sq ft: 1 /unit >=650 sq ft: 2 /unit Residential (TOD): <650 sq ft: 1 /unit >=650 sq ft: 1.5-1.75 /unit	Per Pasadena Municipal Code except: Commercial: Retail, Services, Office— 2 /1k sq ft no parking required for commercial less than 5k sq ft Lodging: 0.5 per room +TOD reductions per PMC Residential: <=1-bed: 1 /unit >=2-bed: 1.5/unit Guest: 1/10 units	decreased in parking overall

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	<i>CD-1, CD-6</i>	<i>SFOSP-CG</i>	
Sidewalks	10 ft (CD)	12, 15 ft	increased
Parkways	No requirement	20-30% of street frontage	new standard
Density	0, 48, 60, 87 du/ac (CD)	residential not allowed	removal of residential
Intensity	1.25, 1.5, 2.0, 2.5 FAR (CD)	1.0, 2.0 FAR	increased
Height	35 ft (45 ft for 30% of building) (CD) 40 ft (50 ft for 30% of building) (CD) 50 ft (65 ft for 30% of building) (CD) 60 ft (75 ft for 30% of building) (CD)	35 ft (45 ft for 30% of building) 43 ft (55 ft for 30% of building) 48 ft (60 ft for 30% of building) 57 ft (69 ft for 30% of building)	decreased
Street Setbacks	non residential 0-5 ft (CD) residential 5-10 ft (CD)	0-5 ft, 5-10 ft	increased in partial area, no change in partial area
Street Setback Range	no requirement	75%	new standard
Interior Setbacks	Side and rear: non-residential no requirement, residential 10 ft (CD)	Side and rear: 15 ft when adjacent to PS/RM	increased when adjacent residential, new standard when adjacent PS
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Modulation	no requirement	25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	no requirement	60% ground floor non-residential 15% ground floor residential	new standard
Ground Floor Height	15 ft non-residential (CD)	Minimum 15 ft	no change
Ground Floor Elevation	no requirement	0 ft grade separation for non-residential primary entry; up to 6 ft for residential units	new standard
Primary Entrances	no requirement	On primary frontage facing the street/public realm	new standard
Commercial Depth	no requirement	Average 35 ft, minimum 20 ft	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard

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Standard	Current Zoning	Draft Zoning	Change
	CD-1, CD-6	SFOSP-CG	
Private and Common Open Space	no requirement	5% of non-residential projects over 40k sq ft	new standard
Publicly Accessible Open Space	no requirement	4-5% GFA within 500 feet of Metro, otherwise: 2% GFA 60k-119k sq ft 3% GFA 120k-159k sq ft 4% GFA 160k-199k sq ft 5% GFA over 200k sq ft paseos where required	new standard
Parking	Commercial: (Varies)—3-10+ /1k sq ft Lodging: 1 per room office: 25-35% reduction (TOD) other non-residential: 10-20% reduction (TOD)	Per Pasadena Municipal Code except: Commercial: Retail, Services, Office— 2 /1k sq ft no parking required for commercial less than 5k sq ft Lodging: 0.5 per room +TOD reductions per PMC	decreased

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<i>Standard</i>	<i>Current Zoning</i>	<i>Draft Zoning</i>	<i>Change</i>
	<i>IG SP-2 HL-56, PS</i>	<i>SFOSP-CL</i>	
Sidewalks	No requirement	12, 15 ft	new standard
Parkways	No requirement	20-30% of street frontage	new standard
Density	32 du/ac (SP-2)	Residential not allowed	removal of residential
Intensity	No requirement	3.0 FAR	new standard
Height	45 ft (56 ft for 30% of building) (SP-2) 45 ft (SP-2) 56 ft (SP-2)	63 ft (75 ft for 30% of building)	increased
Street Setbacks	no requirement	5-10 ft	new standard
Street Setback Range	no requirement	75%	new standard
Interior Setbacks	Side and rear: 5-15 ft + encroachment plane when adjacent RS or RM	Side and rear: 15 ft when adjacent to PS/RM	increased
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Modulation	no requirement	25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	no requirement	60% ground floor non-residential 15% ground floor residential	new standard
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	new standard
Primary Entrances	No requirement	On primary frontage facing the street/public realm	new standard
Commercial Depth	no requirement	Average 35 ft, minimum 20 ft	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard
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	new standard

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<i>Standard</i>	<i>Current Zoning</i>	<i>Draft Zoning</i>	<i>Change</i>
	<i>IG SP-2 HL-56, PS</i>	<i>SFOSP-CL</i>	
Publicly Accessible Open Space	300 sq ft (SP-2)	4-5% GFA within 500 feet of Metro, otherwise: 2% GFA 60k-119k sq ft 3% GFA 120k-159k sq ft 4% GFA 160k-199k sq ft 5% GFA over 200k sq ft paseos where required	increased
Open Space Distribution	no requirement	Maximum 40% private Minimum 60% common	no change
Parking	Commercial: (Varies)—3-10+ /1k sq ft Lodging: 1 per room office: 25-35% reduction (TOD) other non-residential: 10-20% reduction (TOD)	Per Pasadena Municipal Code except: Commercial: Retail, Services, Office— 2 /1k sq ft no parking required for commercial less than 5k sq ft Lodging: 0.5 per room +TOD reductions per PMC	decreased

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Standard	Current Zoning	Draft Zoning	Change
	IG SP-2 HL-56, IG SP-2 AD-2	SFOSP-IF	
Sidewalks	No requirement	12 ft	new standard
Parkways	No requirement	20-30% of street frontage	no change
Density	32 du/ac (SP-2)	Residential not allowed	removal of residential
Intensity	no requirement (SP-2)	1.25 FAR	new standard
Height	45 ft (56 ft for 30% of building) (SP-2) 45 ft (SP-2) 56 ft (SP-2)	48 ft (60 ft for 30% of building)	slightly increased in partial area, decreased in partial area
Street Setbacks	No requirement	0-5 ft, 5-10 ft	new standard
Street Setback Range	no requirement	75%	no change
Interior Setbacks	Side and rear: 5-15 ft	Side and rear: 15 ft when adjacent to PS/RM	increased when adjacent residential
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Modulation	no requirement	25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	no requirement	60% ground floor non-residential 15% ground floor residential	new standard
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	new standard
Primary Entrances	No requirement	On primary frontage facing the street/public realm	new standard
Commercial Depth	no requirement	Average 35 ft, minimum 20 ft	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	new standard

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<i>Standard</i>	<i>Current Zoning</i>	<i>Draft Zoning</i>	<i>Change</i>
	<i>IG SP-2 HL-56, IG SP-2 AD-2</i>	<i>SFOSP-IF</i>	
Publicly Accessible Open Space	300 sq ft (SP-2)	2% GFA 60k-119k sq ft 3% GFA 120k-159k sq ft 4% GFA 160k-199k sq ft 5% GFA over 200k sq ft paseos where required	increased
Parking	Commercial: (Varies)—3-10+ /1k sq ft Lodging: 1 per room	Per Pasadena Municipal Code except: Commercial: Retail, Services, Office— 2 /1k sq ft no parking required for commercial less than 5k sq ft Lodging: 0.5 per room +TOD reductions per PMC	decreased

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1998-2021 SFOSP Land Use and Development Standards Comparison Table

Standard	Current Zoning	Draft Zoning	Change
	CD-6	SFOSP-CF	
Sidewalks	10 ft (CD)	12, 15 ft	increased
Parkways	No requirement	20-30% of street frontage	new standard
Density	work/live (CD)	Residential not allowed	removal of residential
Intensity	1.25 FAR (CD)	1.25 FAR	no change
Height	35 ft (45 ft for 30% of building) (CD)	35 ft (45 ft for 30% of building)	no change
Street Setbacks	minimum 10 ft (CD)	no requirement	removal of requirement
Street Setback Range	no requirement	no requirement	new standard
Interior Setbacks	Side and rear: no requirement for non-res, 10 ft for residential (CD)	Side and rear: 15 ft when adjacent to PS/RM	removal of interior setbacks
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Modulation	no requirement	25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	no requirement	60% ground floor non-residential 15% ground floor residential	new standard
Ground Floor Height	15 ft non-residential (CD)	Minimum 15 ft	no change
Ground Floor Elevation	no requirement	0 ft grade separation for non-residential primary entry; up to 6 ft for residential units	new standard
Primary Entrances	no requirement	On primary frontage facing the street/public realm	new standard
Commercial Depth	no requirement	Average 35 ft, minimum 20 ft	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	new standard

Attachment D
1998-2021 SFOSP Land Use and Development Standards Comparison Table

Standard	Current Zoning	Draft Zoning	Change
	CD-6	SFOSP-CF	
Publicly Open Space	no requirement	4-5% GFA within 500 feet of Metro, otherwise: 2% GFA 60k-119k sq ft 3% GFA 120k-159k sq ft 4% GFA 160k-199k sq ft 5% GFA over 200k sq ft paseos where required	new standard
Parking	Commercial: (Varies)—3-10+ /1k sq ft Lodging: 1 per room office: 25-35% reduction (TOD) other non-residential: 10-20% reduction (TOD)	Per Pasadena Municipal Code except: Commercial: Retail, Services, Office— 2 /1k sq ft no parking required for commercial less than 5k sq ft Lodging: 0.5 per room +TOD reductions per PMC	decreased in parking overall