

East Pasadena SPECIFIC PLAN

*Design Commission
July 27, 2021*



OUR PASADENA
PUTTING THE PLAN IN MOTION

Presentation Agenda



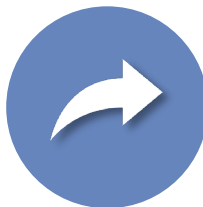
General Plan Overview



Community Outreach

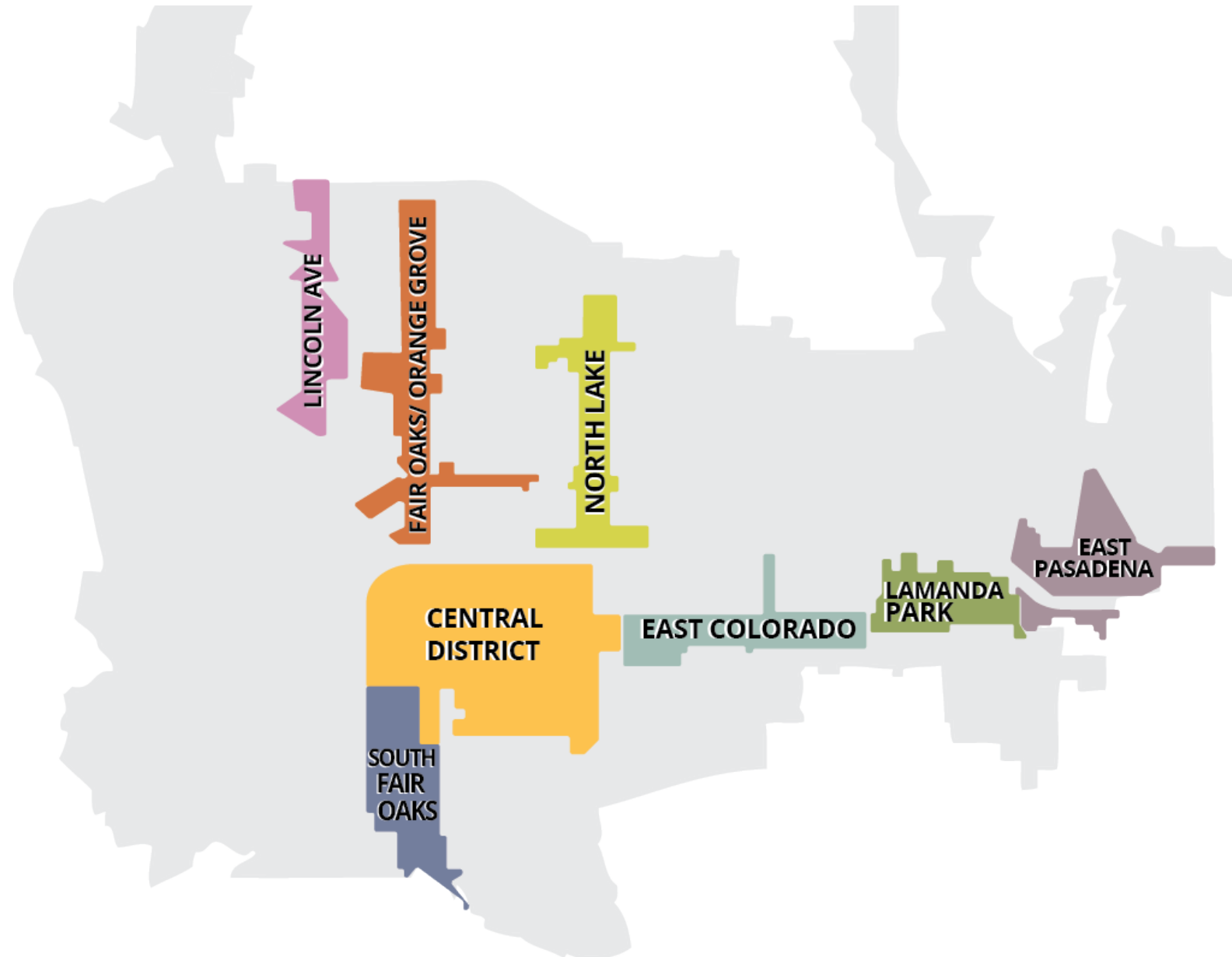


Key Standards Updates + Concept Areas



Next Steps

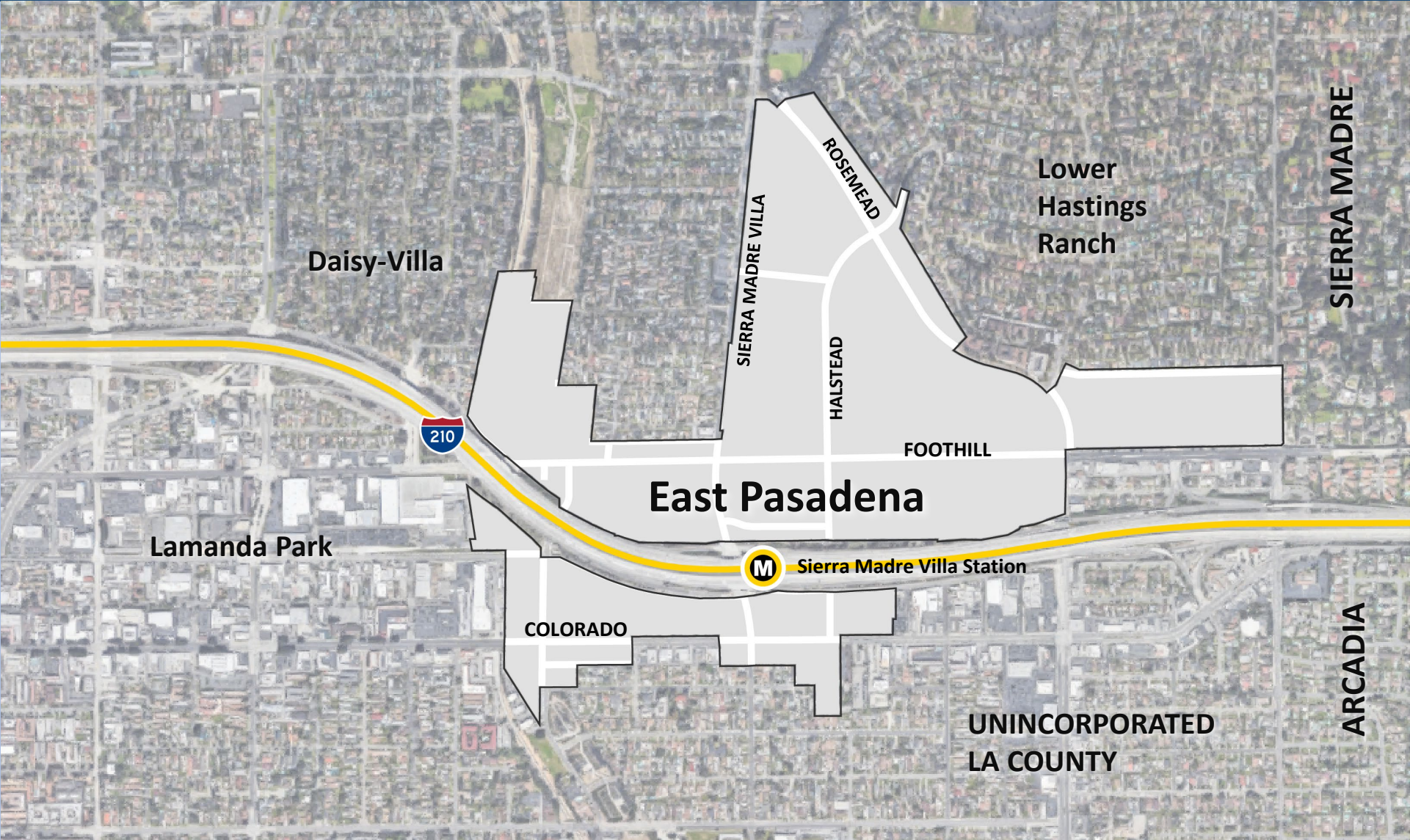
Specific Plans



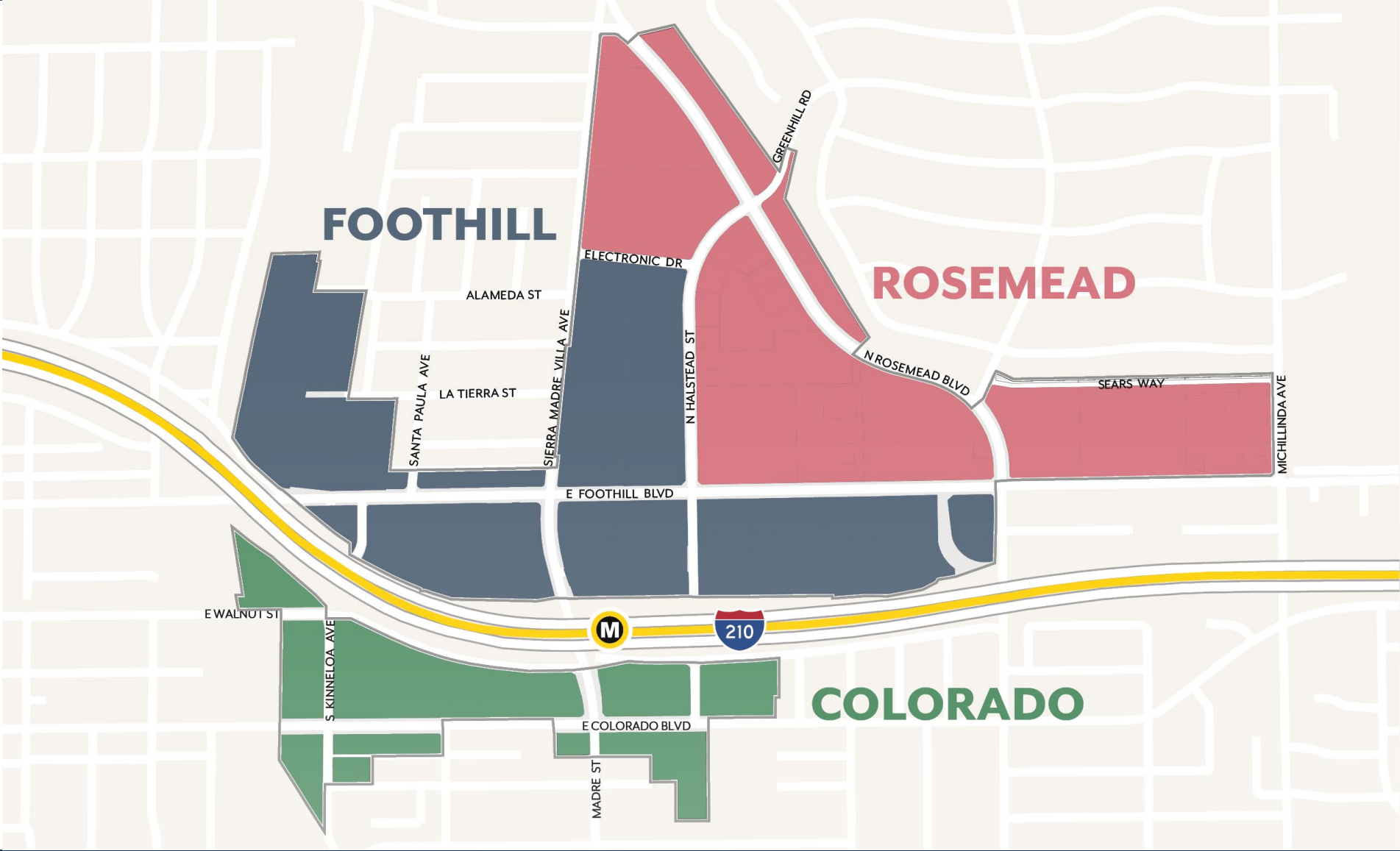
GENERAL PLAN OVERVIEW



Plan Area Context



East Pasadena Sub-Areas: Proposed



COMMUNITY OUTREACH



Outreach Snapshot

- Initial Online Survey
- Round 1 Workshop
- Round 1 Workshop
Online Survey
- Round 2 Workshop
- Youth Summit
- Round 3 Virtual Open
House & Webinar



Round 3 Virtual Open House



- 360-degree virtual room with interactive boards, draft plan, presentation and survey
- Live webinar held December 17, 2020

What We Heard

- Support for more pleasant pedestrian connections to transit station and within retail and employment centers
- Support for wide, landscaped sidewalks and setbacks
- Support for paseos that allow shoppers to park once and walk between businesses
- Support for open spaces that encourage dwell time at retail centers



- Desire to concentrate new density and height around transit station and away from neighboring residential areas
- Support for preservation of vibrant shopping centers with a greater mix of retail and entertainment uses
- Interest in shopping center flexibility by re-allowing housing and mixed-use

KEY STANDARDS & PROPOSED CHANGES

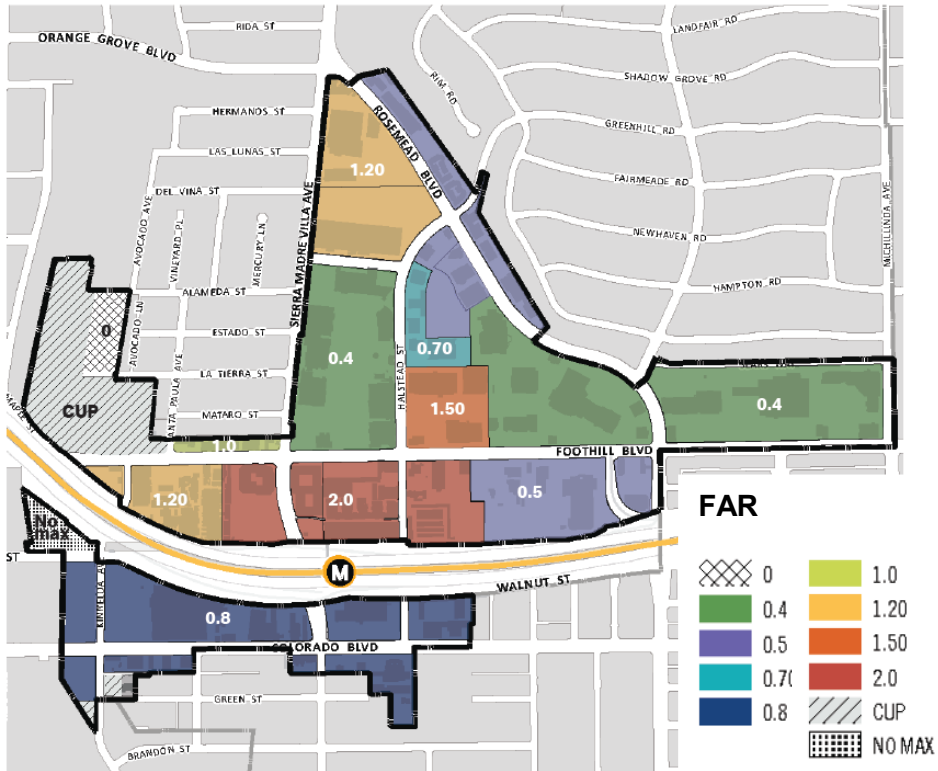


FAR

Floor Area Ratio

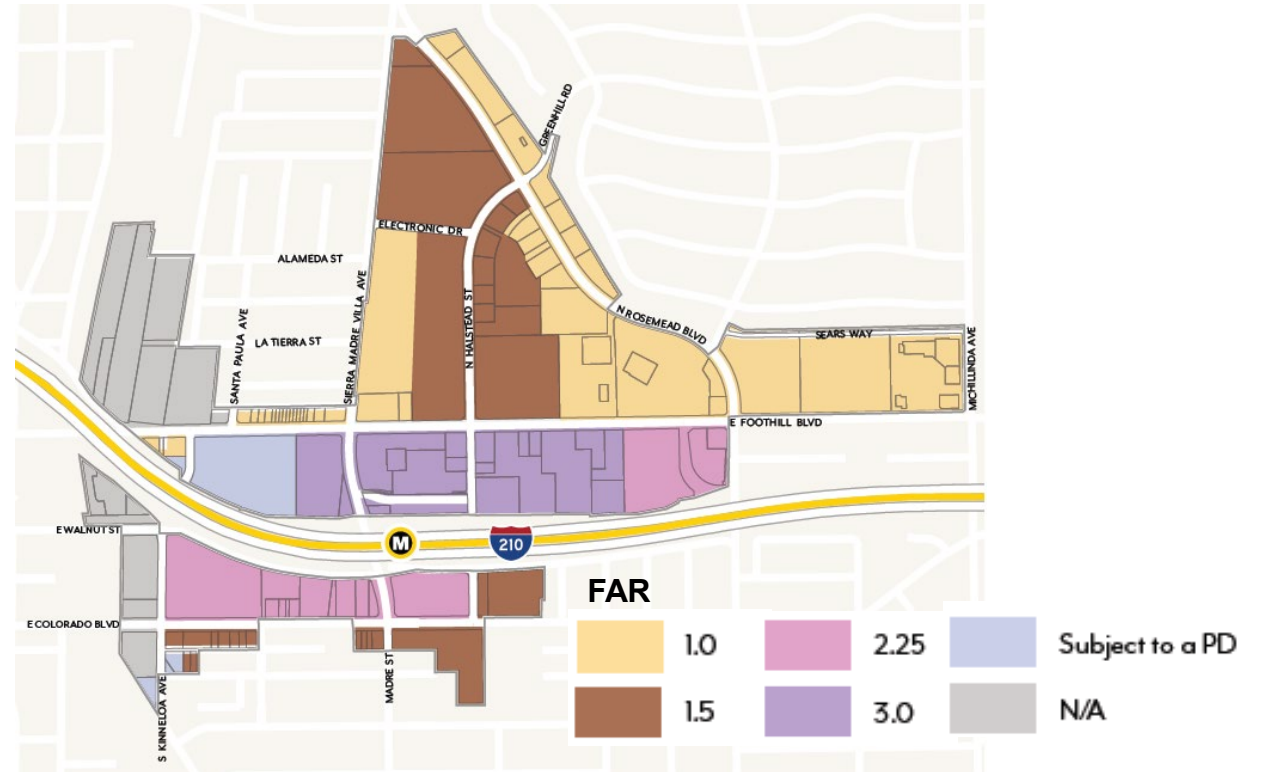


Development Standards: Updated FAR



Updates Needed:

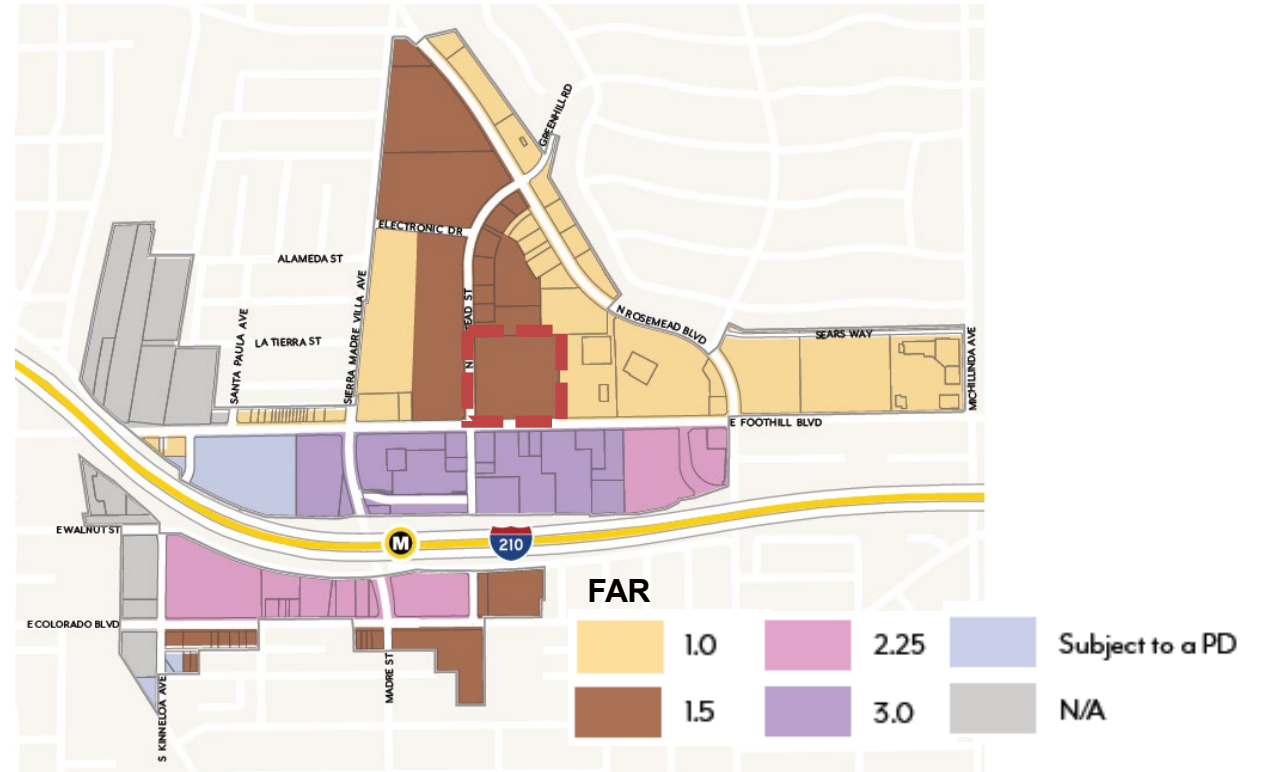
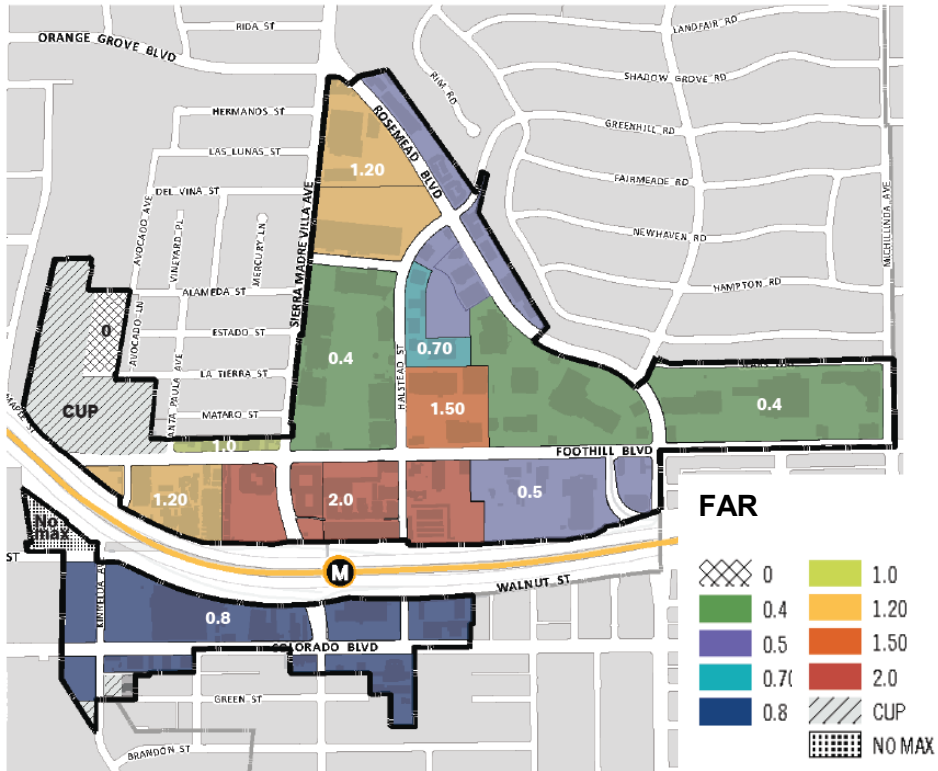
- Consistency with General Plan (GP)
- Intensity to enable infill development
- Focus intensity as TOD near transit station



Update Approach

- ✓ Refinements from General Plan
- ✓ Intensity focused near Transit
- ✓ Transitions between activity centers

Development Standards: Updated FAR



Updates Needed:

- Consistency with General Plan (GP)
- Intensity to enable infill development
- Focus intensity as TOD near transit station

Update Approach

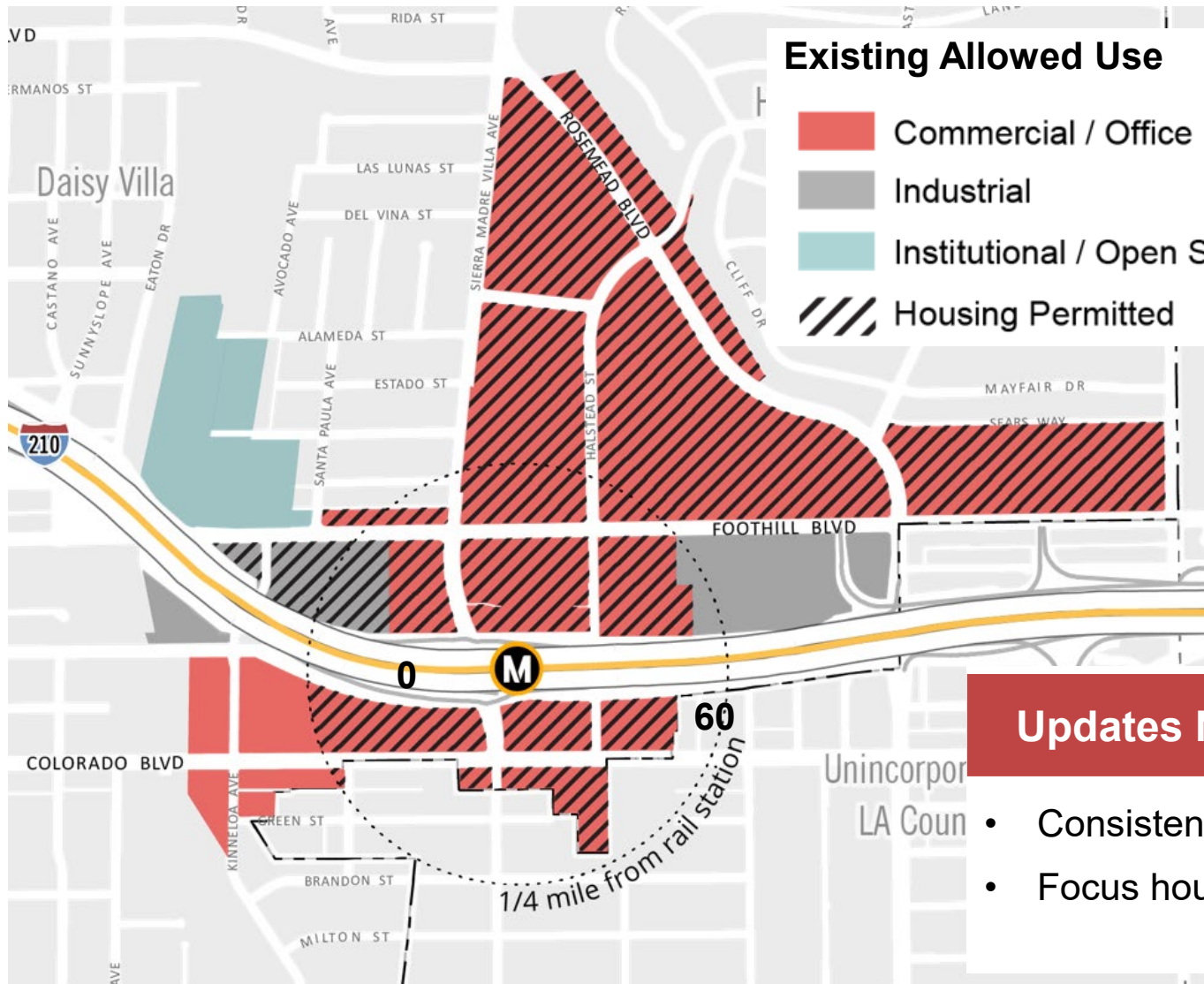
- ✓ Refinements from General Plan
- ✓ Intensity focused near Transit
- ✓ Transitions between activity centers

Housing / Density

Units per Acre



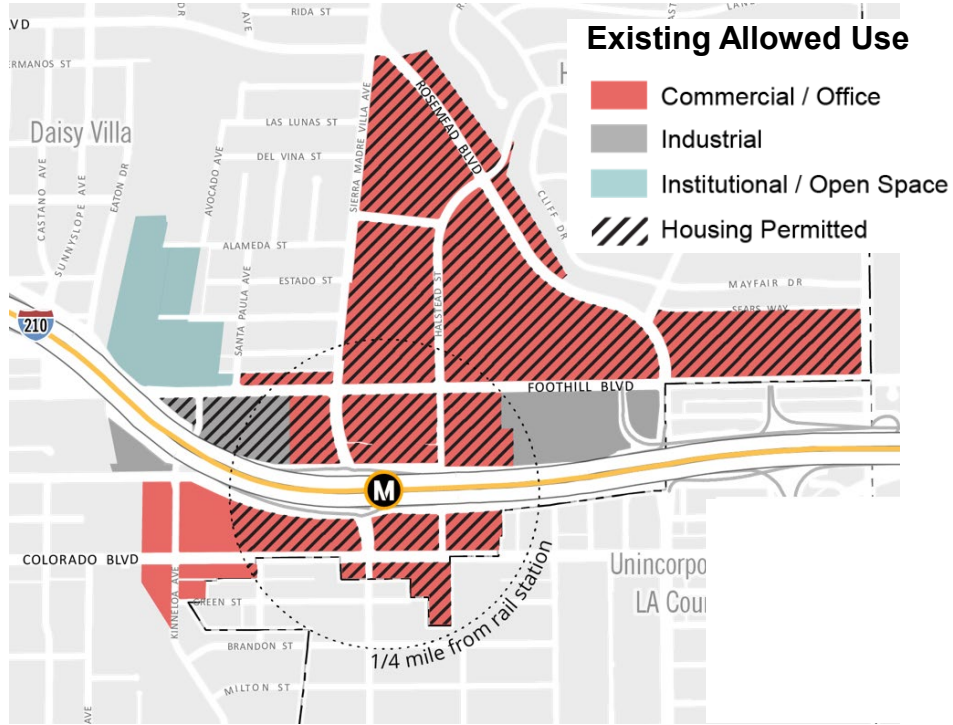
Housing / Density : Existing Standards



Updates Needed:

- Consistency with General Plan (GP)
- Focus housing near transit station

Housing / Density : Proposed Changes



Update Approach

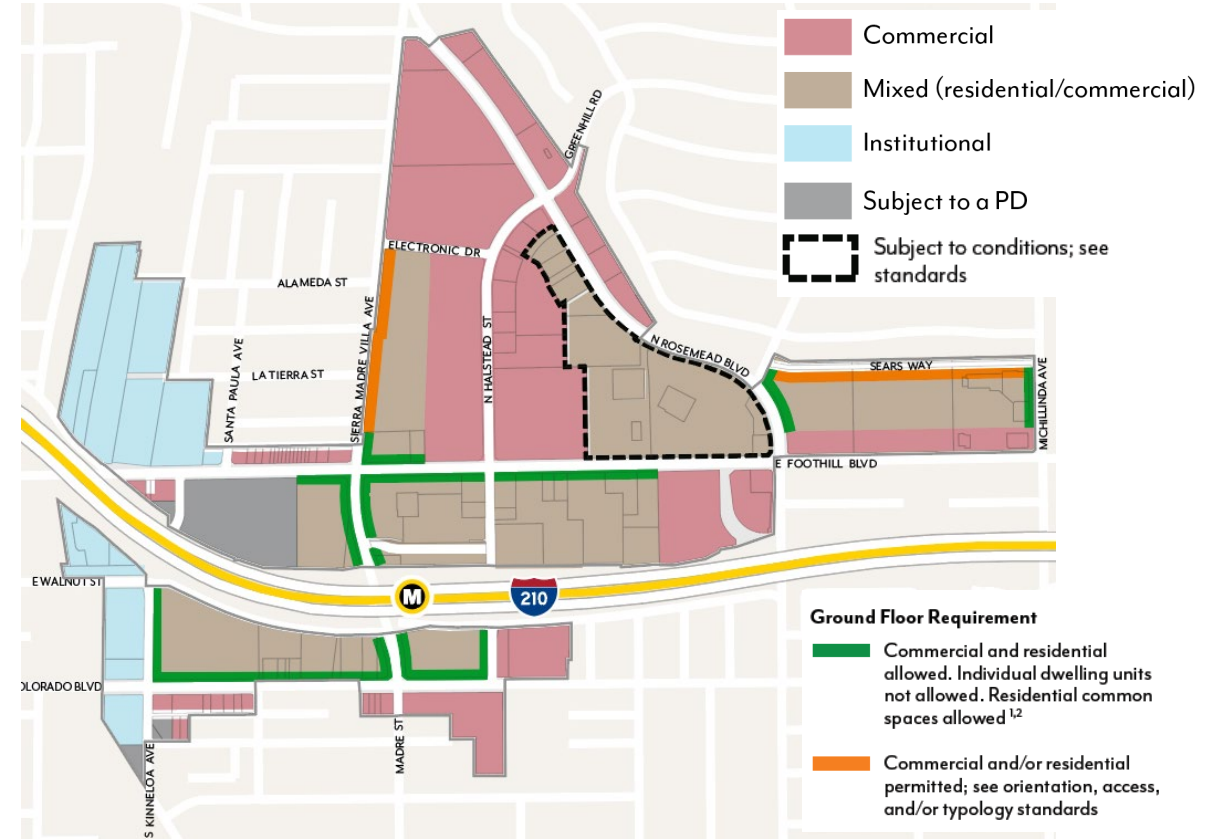
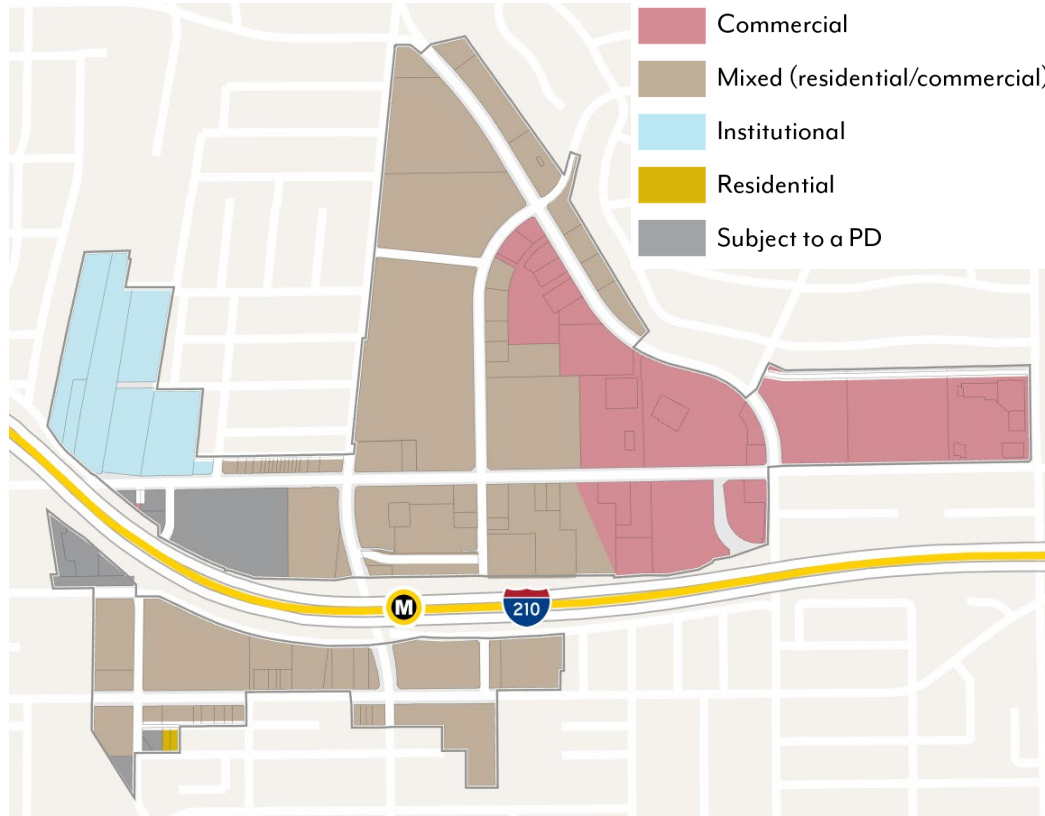
- ✓ General Plan consistency
- ✓ Transitions to residential
- ✓ Review process for larger mixed-use redevelopment

Placemaking + Key Concept Areas

Pedestrian-Orientated Places



Land Use Standards: Allowed Use Changes


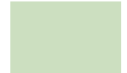


Update Approach

- ✓ Redefining mixed-use for this setting
- ✓ Focus mixed-use near transit
- ✓ Modernized range of pedestrian-uses
- ✓ Design requirements and flexibility
- ✓ Increasing walkability with ground floor conditions

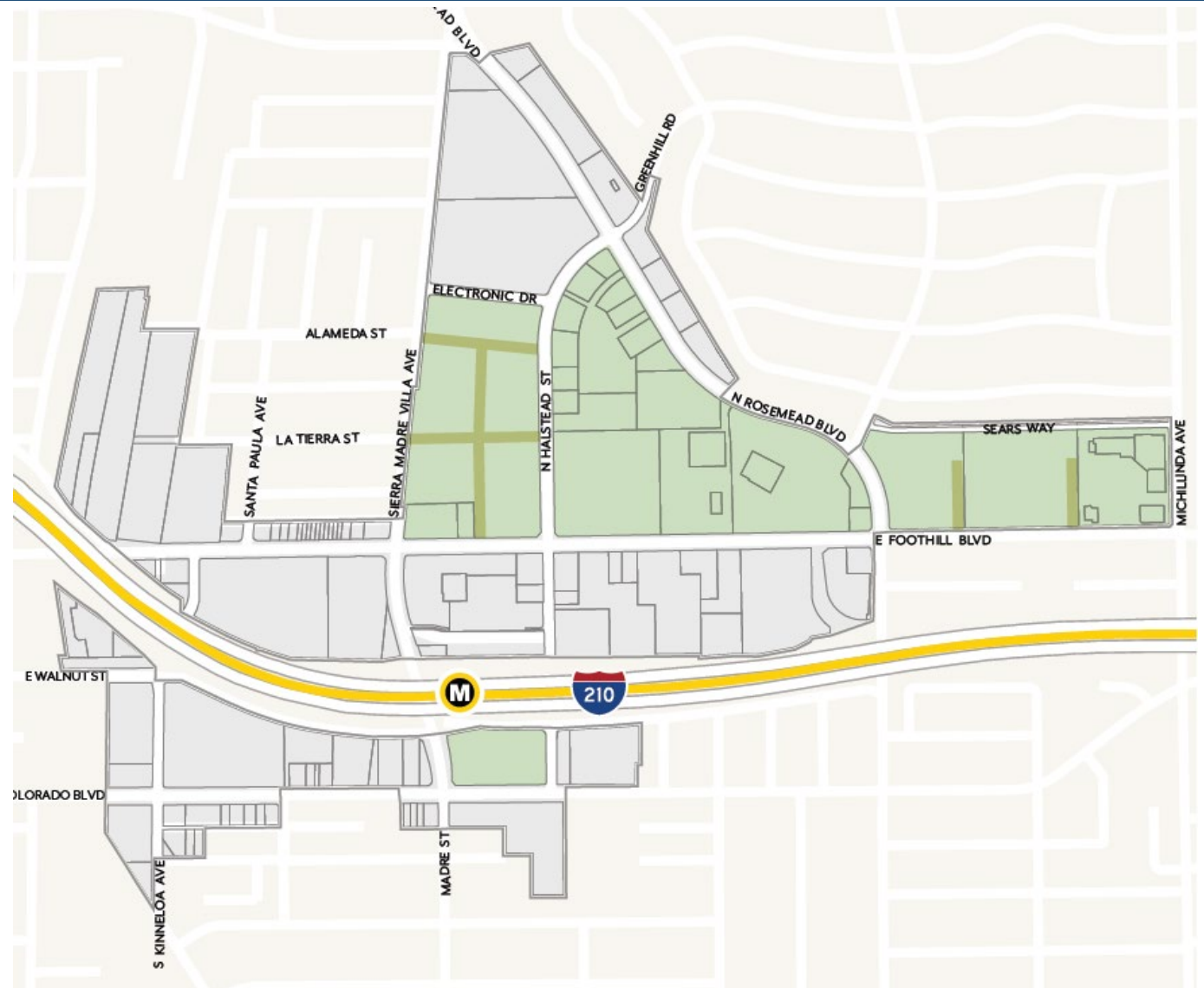
Public Open Space Standards: Updated Requirements

Open Space Requirements

-  Required Paseo Location
-  Parcel with Open Space Requirement
Exact size is to be determined by required public open space

| | Studio | 1-BR | 2-BR | 3+ BR |
|------------------------|--------|------|------|-------|
| Square Feet (per unit) | 200 | 225 | 250 | 275 |

| | <80k | 80k-119k | 120k-159k | 160k-199k | >200k |
|--|------|----------|-----------|-----------|--------|
| Projects within the MU-3 zone consistent with Figure Map 6.4-1 | None | 4% GFA | 4% GFA | 5% GFA | 6% GFA |
| Projects within the MU-1, MU-2 and CRDC zone consistent with Map 6.4-1 | None | 2% GFA | 3% GFA | 4% GFA | 5% GFA |



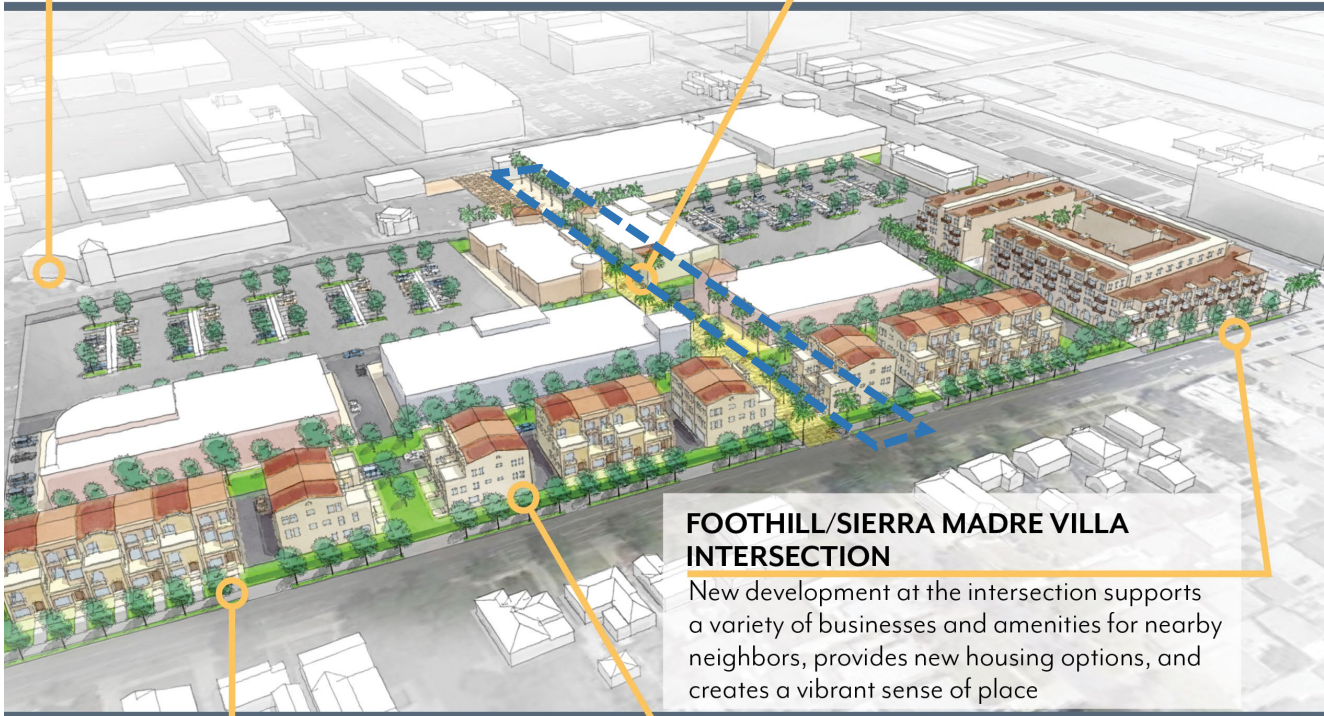
Sierra Madre Villa Concept Area

ENHANCED COMMERCIAL DISTRICTS

Promote the more efficient use and economic vitality of existing retail centers by the development of new uses on surface parking lots, sharing parking facilities, creating public spaces, increasing landscaping and providing pedestrian amenities

PEDESTRIAN CONNECTIONS

Paseos provide enhanced connections between residential neighborhoods, retail, and local amenities



FOOTHILL/SIERRA MADRE VILLA INTERSECTION

New development at the intersection supports a variety of businesses and amenities for nearby neighbors, provides new housing options, and creates a vibrant sense of place

LANDSCAPED SETBACKS

Reinforce surrounding residential character and enhance the pedestrian experience through expanded landscaped sidewalks and setback area

NEW HOUSING OPPORTUNITIES

Provide for the clustering of new housing near amenities, employment and public transit



Standards Approach

- ✓ Mixed-use, commercial, or residential allowed
- ✓ Residential townhome condition incentivized
- ✓ 2 paseo connections required from Sierra Madre Villa to Halstead
- ✓ Commercial or mixed-use infill allowed
- ✓ Foothill / Sierra Madre Villa intersection allows mixed-use
- ✓ Required setbacks

Sierra Madre Villa Concept Area: Standards

Sierra Madre Villa Conditions north of Mataro Street:

Residential north of Mataro Street

- Single-family attached/detached only ≤ 30 feet from Sierra Madre Villa Ave.
- Maximum height: 39 feet
- Required 20 foot stepback above 24 feet
- Setback: 10 feet
- Landscaped setback required
- Garage access from Sierra Madre Villa Ave. prohibited

Mixed-Use / Commercial

- >30 feet from Sierra Madre Villa Ave.
- Maximum height: 39 feet
- Required 20 foot stepback above 24 feet
- Setback: 20-30 feet
- Landscaped setback required
- Oriented toward paseo or interior of lot Plazas / outdoor seating allowed facing Sierra Madre Villa Ave.



Hastings Ranch Center Concept Area

SUBURBAN HOUSING

Support new housing opportunities to enable residents to live close to local amenities, jobs, and public transit while fitting within existing suburban character

PEDESTRIAN CONNECTIONS

Paseos break up large blocks, provide opportunities for gathering places, and increase pedestrian connectivity between residences and Foothill Blvd.



GREEN SPACE

Green open spaces allow residents, shoppers, and employees to gather and relax

ENHANCED LANDSCAPING

Landscaped street setbacks and expanded sidewalks create a more pleasant pedestrian environment along Foothill Blvd.

COMMERCIAL CHARACTER

A variety of new commercial developments build on the area's existing retail character, providing employment opportunities and access to local services and amenities

Hastings Ranch Center Concept Area



Standards Approach

- ✓ Maintain commercial edge along Foothill
- ✓ Improve landscaping edges and sidewalks
- ✓ Allow residential or mixed-use along Sears Way
- ✓ Require paseos connecting to Foothill

Hastings Ranch Center Concept Area: Standards

Hastings Ranch Center Conditions:

- Cohesive development planning required
- Non-residential required within 150 feet of Foothill Blvd.
- Mixed-use / residential development encouraged to face **away** from Sears Way
- Residential driveways not allowed to take access from Sears Way
- Street setback required to be landscaped (Foothill Blvd. and Sears Way)
- Paseos required to connect mixed-use / residential development to Foothill Blvd.
- Max of 1 common access curb cut on Michelinda Ave.
- Maximum building height 45 feet
- Required stepbacks from Rosemead and Foothill Blvds

Hastings Ranch Center Concept Area



Sidewalks + Setbacks

Shaping the Public Realm



Public Realm Standards: Existing Sidewalks



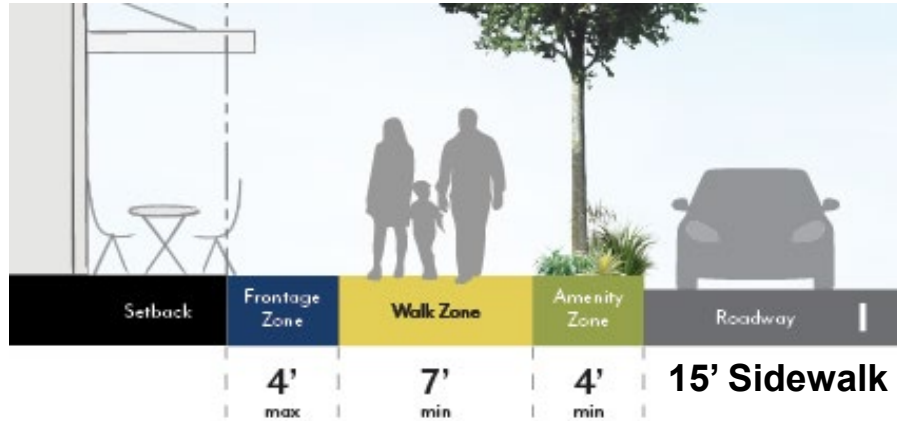
Source: Google Maps

Feedback:

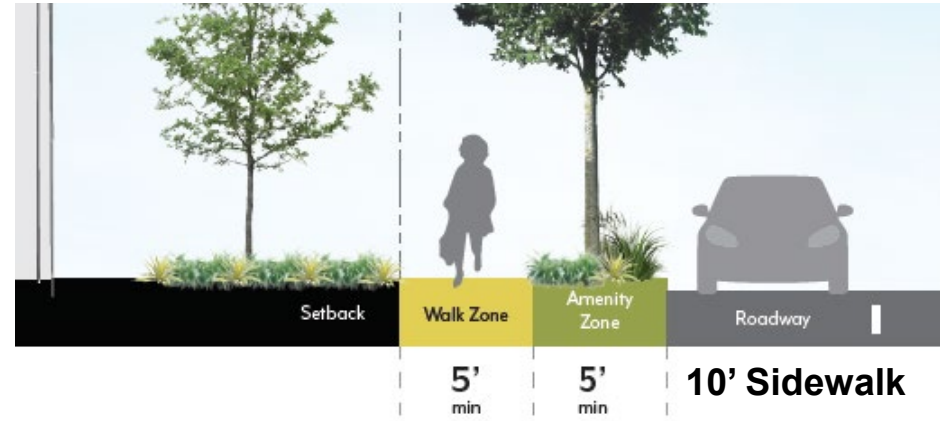
- More landscaping desired
- Improve walkability in area
- Maintain and increase street trees

Public Realm Standards: Updated Sidewalks

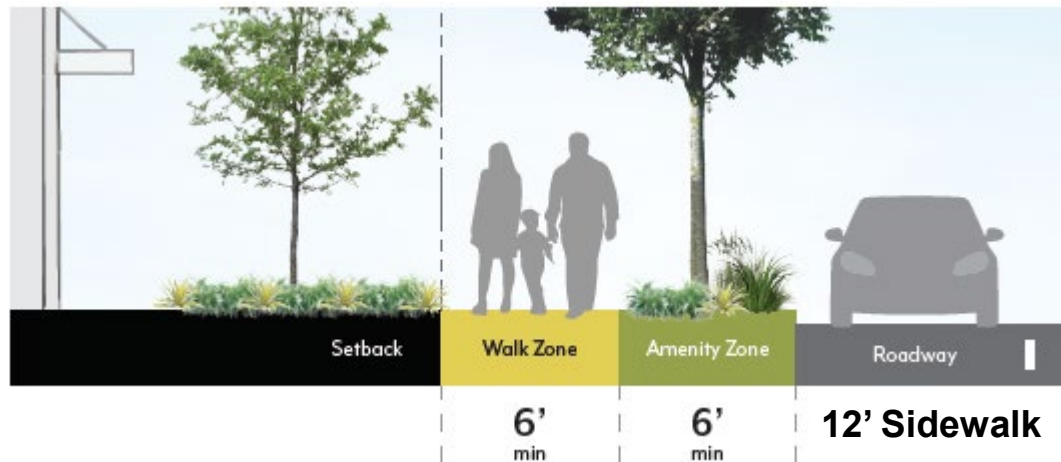
E. Colorado



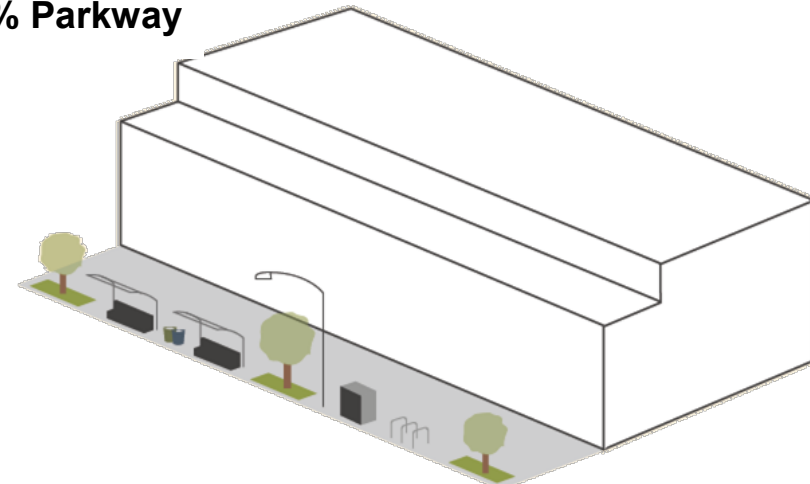
Side Streets



Foothill / Sierra Madre Villa / Rosemead / Halstead



30% Parkway



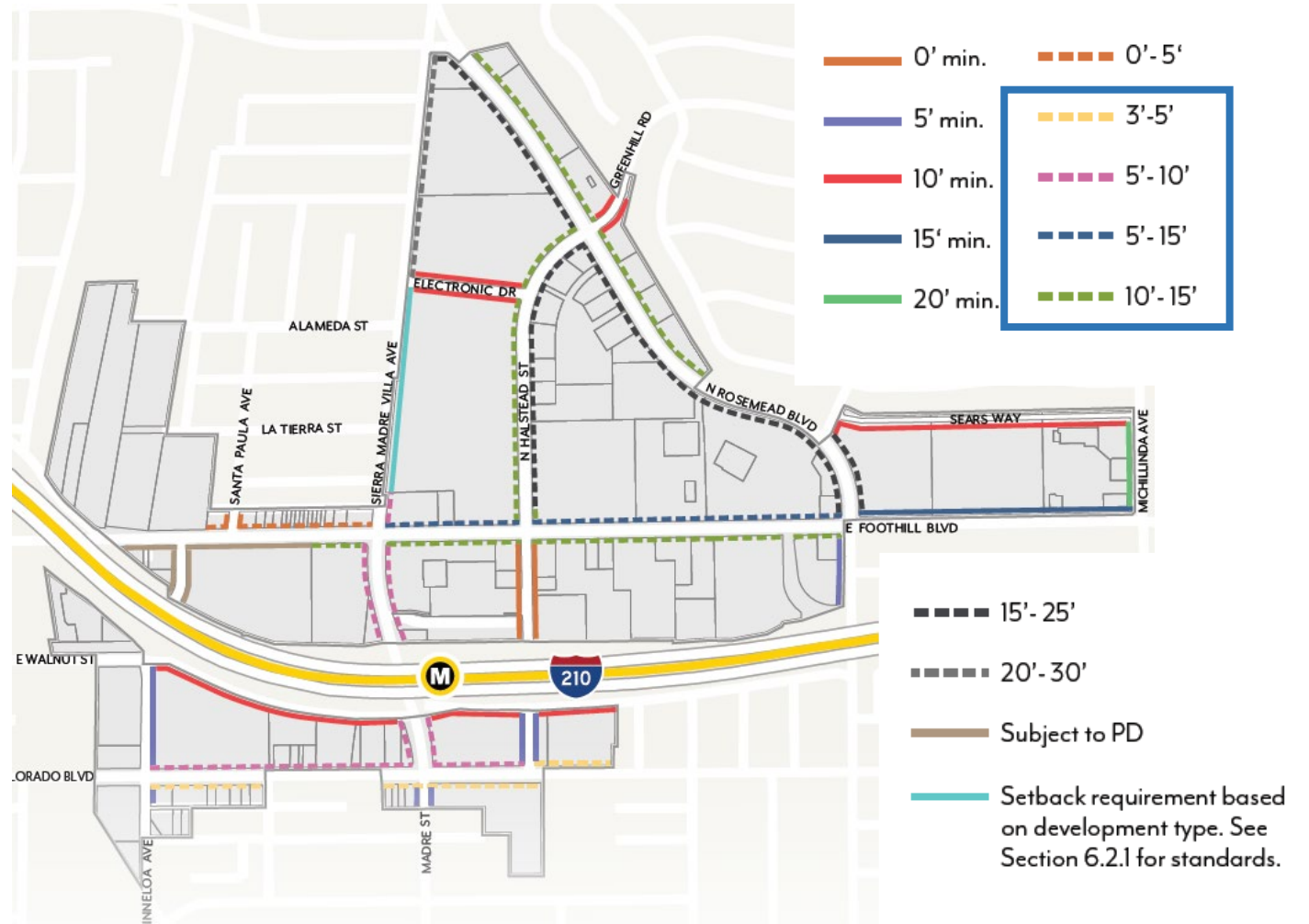
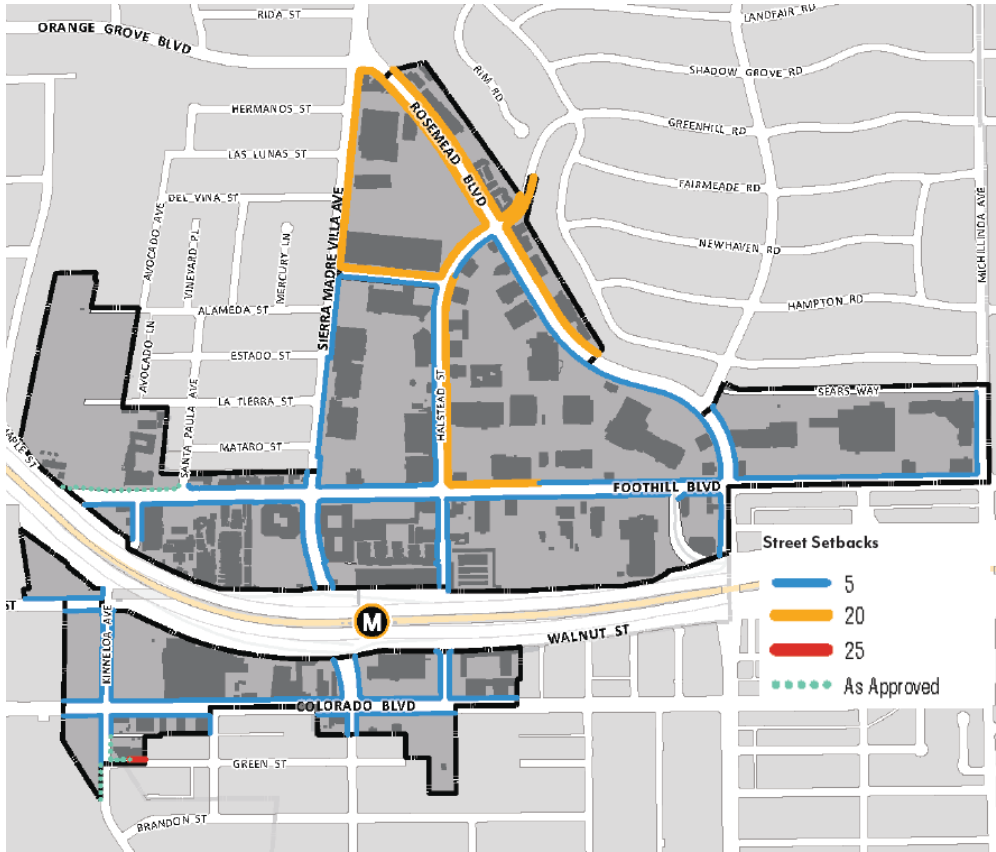
Public Realm Standards: Proposed Sidewalks



Update Approach

- ✓ Increased landscaping along key frontages
- ✓ Reinforce or improve sidewalks widths
- ✓ Range of conditions: 15' / 12' / 10'
- ✓ Private property increases sidewalk width
- ✓ Shade structures allowed to project

Development Standards: Setback Changes



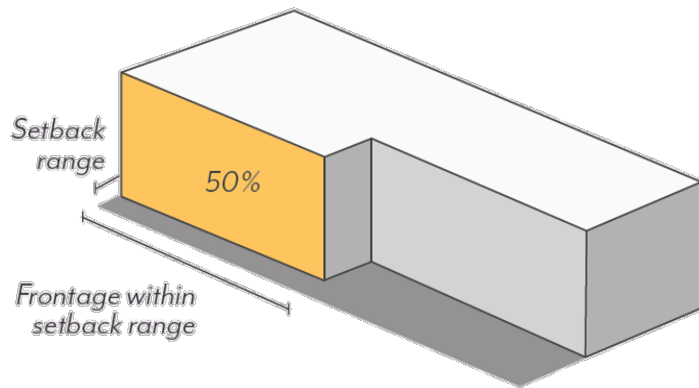
Update Approach

- ✓ Increase walkability and comfort
- ✓ Reinforce existing character
- ✓ Setback ranges for flexibility

Colorado Corridor Concept Area

Update Approach

- ✓ Enable mixed-use infill (north)
- ✓ Improve walkability to transit station
- ✓ Support commercial character (south)
- ✓ Extend improved sidewalks across specific plans

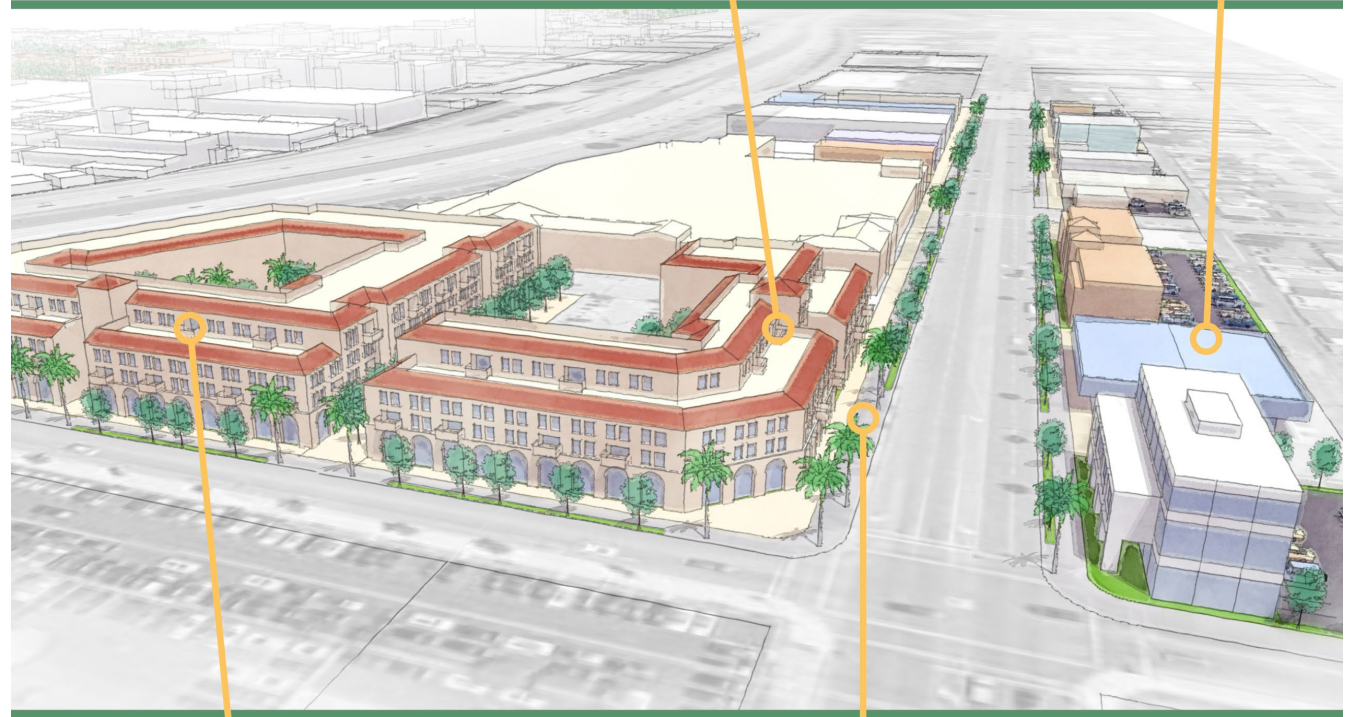


COLORADO/KINNELOA INTERSECTION

A landmark gateway to East Pasadena establishes visual identity and provides new housing opportunities

COMMERCIAL CHARACTER

Commercial-only development on the south side of Colorado Blvd maintains the corridor's existing character



QUALITY DESIGN

Design standards and guidelines improve the quality of architecture in the plan area, and encourage shared parking facilities to reduce the need for surface parking lots

PEDESTRIAN IMPROVEMENTS

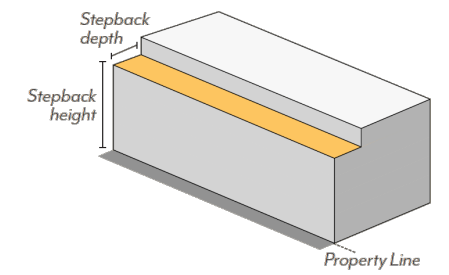
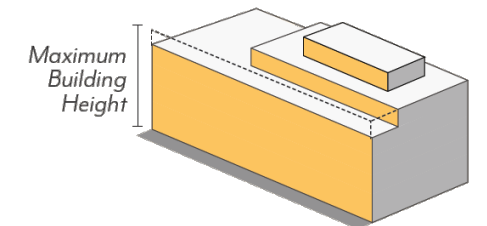
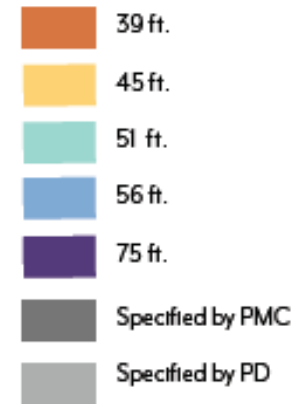
Enhanced landscaping and amenities in sidewalks and setbacks create a more comfortable pedestrian experience

Height, Stepbacks & Modulation

Shaping the Public Realm



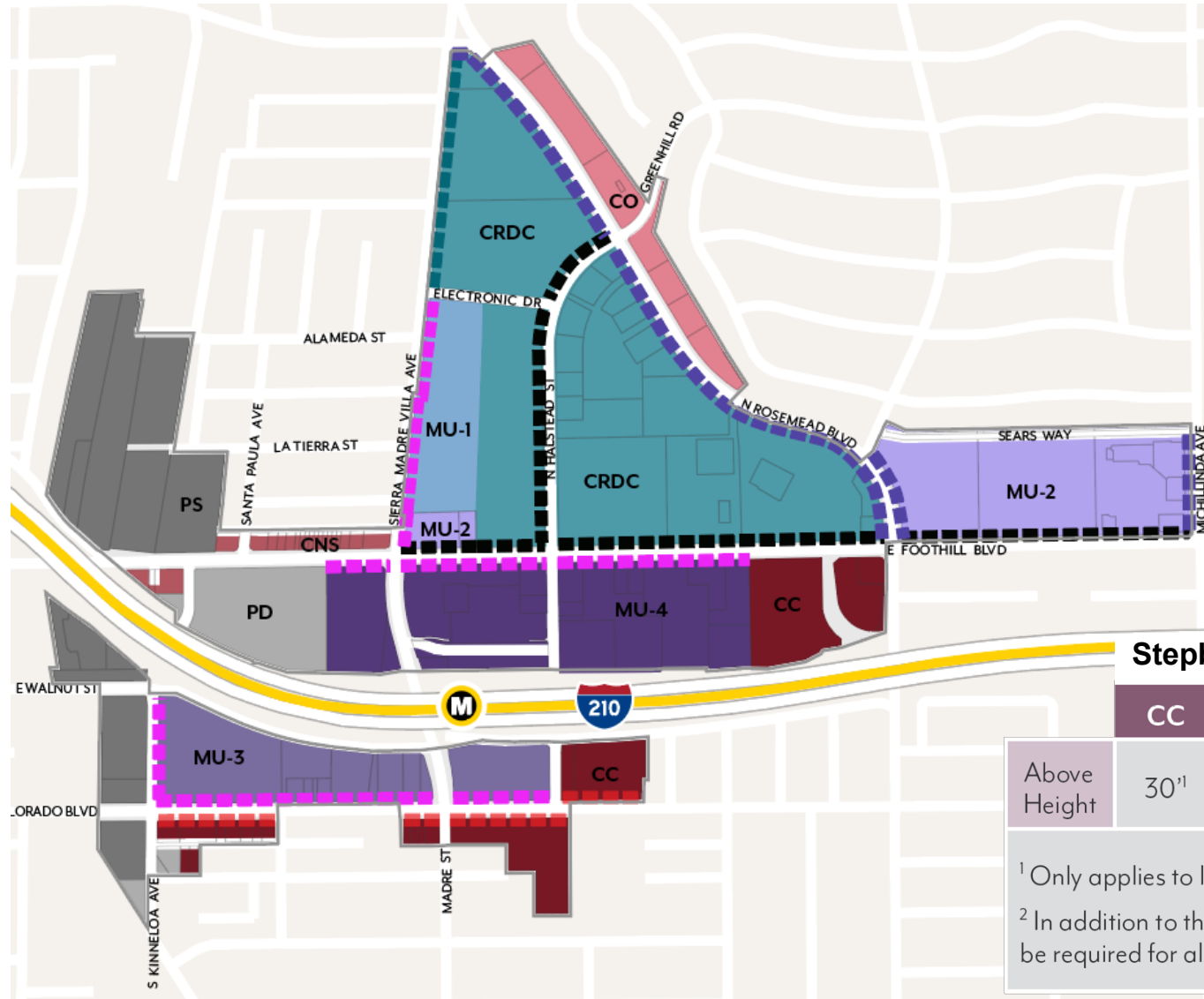
Development Standards: Building Heights



Update Approach

- ✓ Enable density and FAR per General Plan
- ✓ Greater consistency & modern building practices
- ✓ Height transitions from residential areas

Development Standards: Stepbacks



Stepback Depth

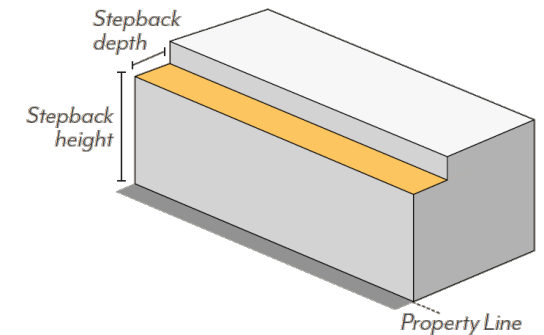
15'

20'

25'

30'

40'



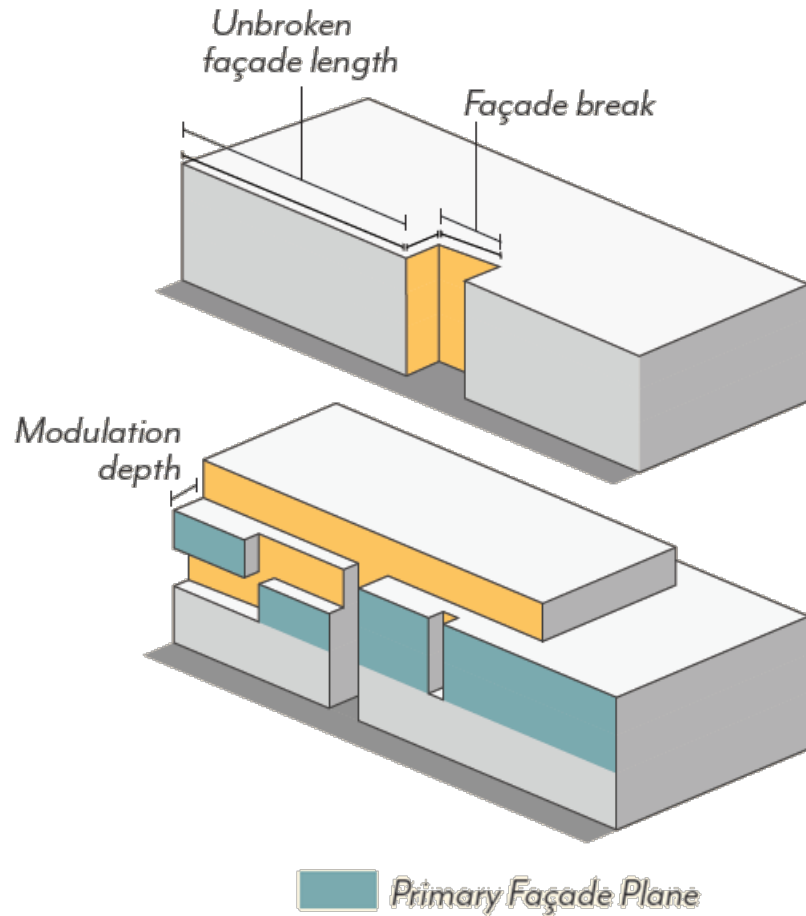
Stepback Height

| | CC | CO | CNS | CRDC | MU-1 | MU-2 | MU-3 | MU-4 |
|--------------|------------------|----|-----|------------------|------|------|------|------|
| Above Height | 30' ¹ | — | — | 40' ² | 24' | 36' | 36' | 51' |

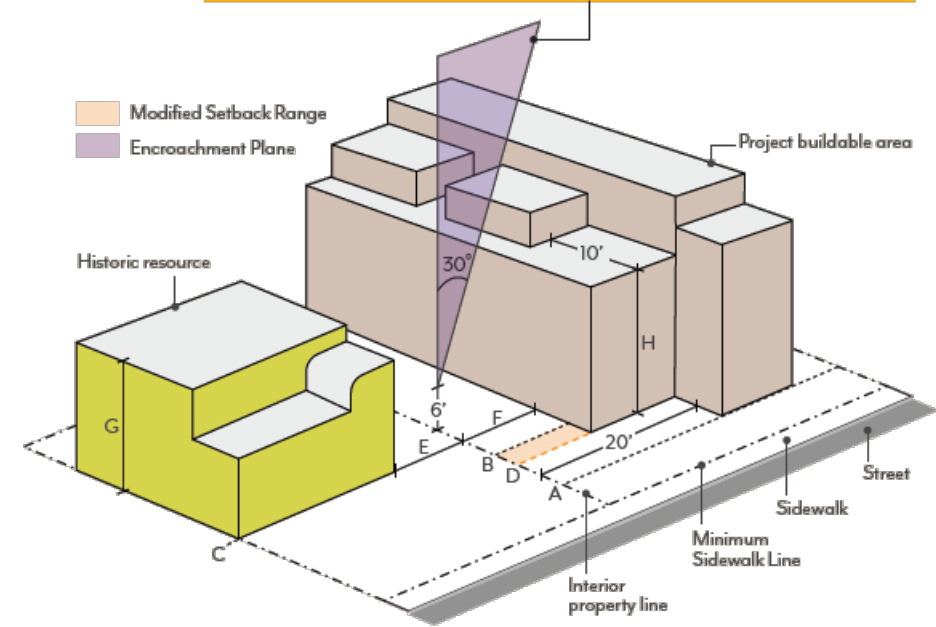
¹ Only applies to locations indicated in Map 6.2-2

² In addition to the from street stepbacks illustrated by Map 6.2-2, a 15 foot stepback shall be required for all building facades that are not subject to street stepback.

Development Standards: Modulation & Adjacency Standards



The 30 degree historic adjacency encroachment plane is an imaginary inclined plane that slopes inward and extends along the interior property line. New Projects are not allowed to build within the imaginary plane to help promote compatible building height and massing abutting designated historic resources.

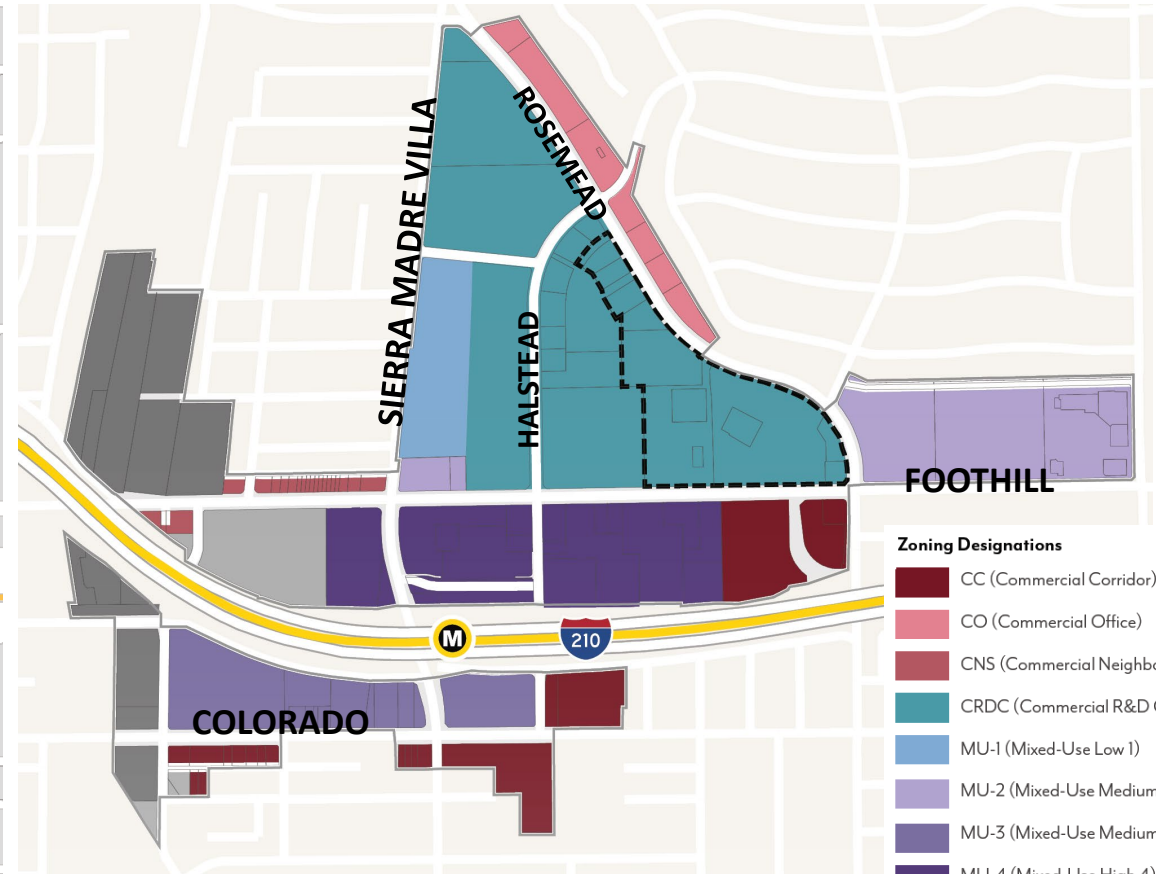
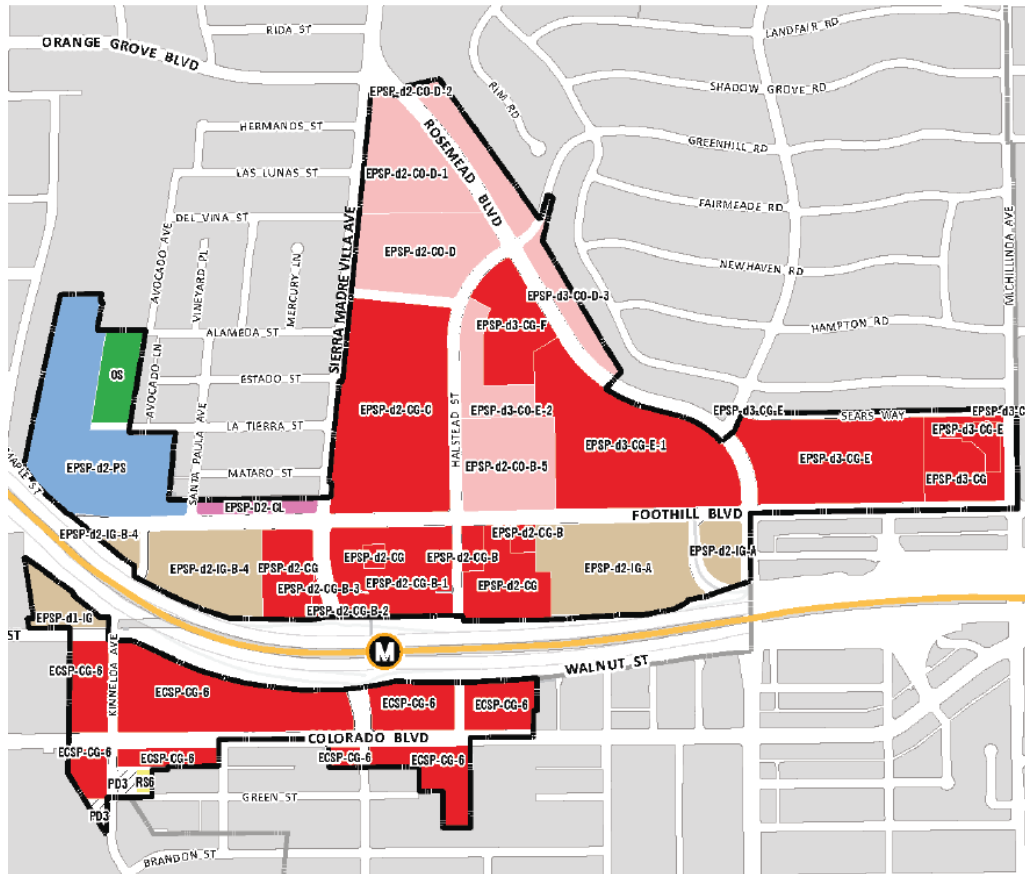


Zoning

How Uses are Regulated



Land Use Standards: Zoning Changes



- Zoning Designations**
- CC (Commercial Corridor)
 - CO (Commercial Office)
 - CNS (Commercial Neighborhood Services)
 - CRDC (Commercial R&D Core)
 - MU-1 (Mixed-Use Low 1)
 - MU-2 (Mixed-Use Medium 2)
 - MU-3 (Mixed-Use Medium 3)
 - MU-4 (Mixed-Use High 4)
 - PS (Public/Semi-Public)
 - PD (Planned Development) on development type
 - Subject to conditions; see standards

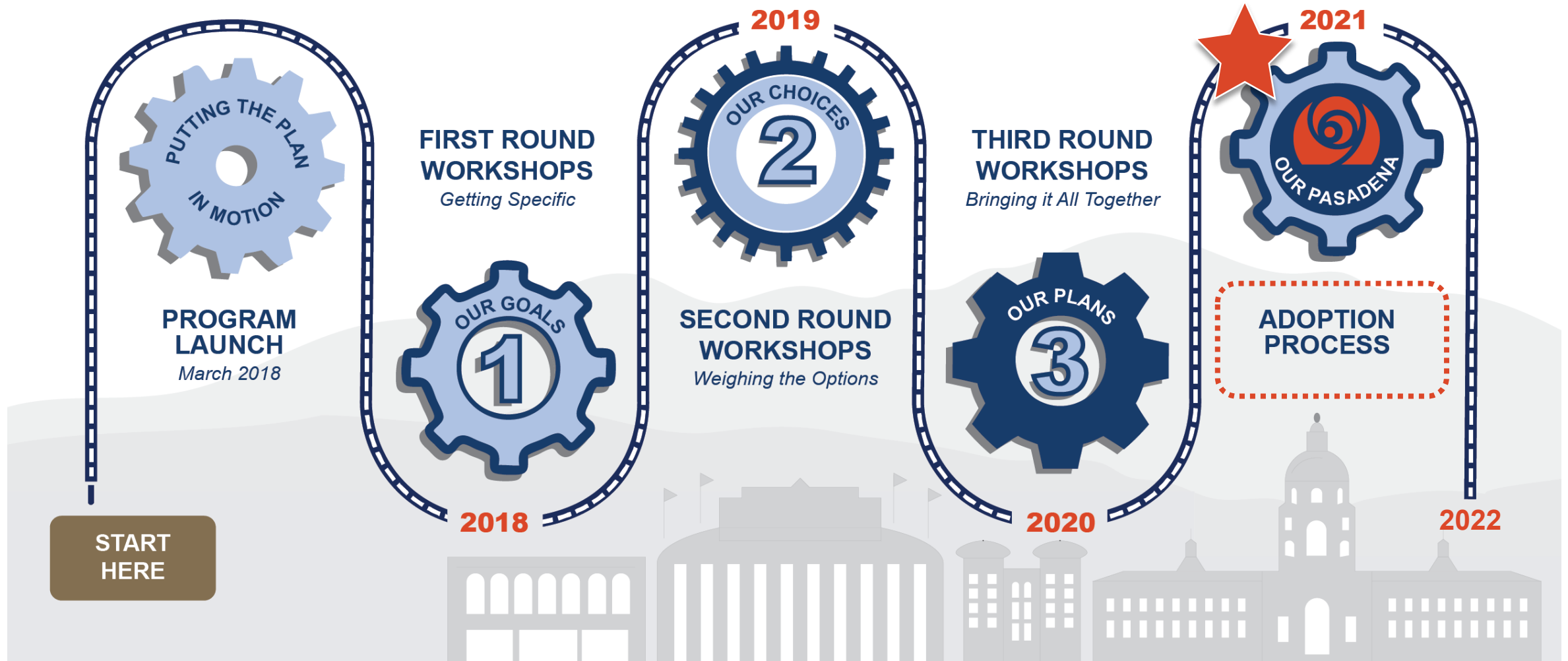
Update Approach

- ✓ Fewer zones for simpler implementation

NEXT STEPS



Next Steps for East Pasadena



NEXT STEPS:

- Incorporate feedback to prepare proposed Specific Plan
- Present to Planning Commission in 2022 for review and recommendation to City Council

THANK YOU

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Q&A

