

## ATTACHMENT D

### COMPARISON OF CURRENT AND DRAFT PROPOSED STANDARDS

**CD-MU-C (Mixed-Use Core)**

Standard	Current Zoning	Draft Proposed Zoning	Change
	CD-1, CD-2, CD-4	CD-MU-C	
Sidewalks	10, 15 ft	10, 12, 15 ft	no change in partial area, decreased / increased in partial area
Parkways	Existing tree lawns shall be maintained	30% for mixed-use/non-residential 60% for residential Exceptions for Colorado, Green, Lake and Old Pasadena Existing parkways shall be maintained	new standard
Density	60 du/ac, 87 du/ac	87 du/ac	no change in partial area, increased in partial area
Intensity	2.0, 2.25, 3.0 FAR	2.25, 3.0 FAR	no change in partial area, increased in partial area
Height	35 ft 40 ft (50 ft for 30% of building) 50 ft (60 ft for 30% of building) 50 ft (65 ft for 30% of building) 60 ft 60 ft (75 ft for 30% of building) 75 ft (90 ft for 30% of building)	40 ft (55 ft for 30% of building)  63 ft (78 ft for 30% of building) 75 ft (90 ft for 30% of building) Transitional heights (one story lower) along sections of Green, Union	no change in partial area, decreased / increased in partial area
Street Setbacks	Non-residential: 0 ft, 0-5 ft Residential: 0-5 ft, 5-10 ft	0 ft, 0 - 3 ft, 0 - 5 ft, 3 - 5 ft, 5 - 10 ft Residential: min. 5 ft	no change in partial area, decreased / increased in partial area
Street Setback Range	no requirement	70% of building frontage, 90% in Old Pasadena	new standard
Interior Setbacks	Side and rear: no requirement on non-residential, min 10 ft on residential	No requirement	removal of interior setbacks except when adjacent to historic resources with setbacks
Streetwall	no requirement	Min 25 ft along Colorado Blvd for at least 75% of building frontage	new standard
Upper Story Stepback	no requirement	step back 8 ft above 20 ft along Green	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Modulation	no requirement	Minimum 2 ft + 25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	no requirement	70% ground floor non-residential between height of 2 and 10 feet	new standard
Ground Floor Height	15 ft non-residential	15 ft	no change on non-residential, new standard on residential
Ground Floor Elevation	no requirement	Non-residential: 0 ft grade separation for primary entry	new standard
Primary Entrances	no requirement	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	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 GFA when non-residential GFA over 40k sq ft	Increased standard
Open Space Distribution	Maximum 30% private	Maximum 40% private Minimum 60% common	Increased private open space
Publicly Accessible Open Space	no requirement	Minimum 400 sq ft if required 2-5% of gross floor area depending on project size over 80,000 sq ft Paseos required on certain sites	new standard

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**COMPARISON OF CURRENT AND DRAFT PROPOSED STANDARDS**

<b>Standard</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>	<b>Change</b>
	<b>CD-1, CD-2, CD-4</b>	<b>CD-MU-C</b>	
Parking	Commercial: (Varies)—3-10+ /1k sq ft office: 25-35% reduction, other non-residential: 10-20% reduction (TOD) non-residential 25% reduction in CD-1 districts (CD) 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: no parking required for commercial less than 5k sq ft Retail, Services, Office— 2/1k sq ft Lodging: 0.5/room Religious: 10/1k sq ft Residential: <=1-bed: 1/unit, >=2-bed: 1.5/unit 30% reduction if within 750 ft of rail station	decrease in parking overall

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### COMPARISON OF CURRENT AND DRAFT PROPOSED STANDARDS

**CD-MU-G (Mixed-Use General)**

Standard	Current Zoning	Draft Proposed Zoning	Change
	CD-1, CD-2, CD-4, CD-5, ECSP-CG-1	CD-MU-G	
Sidewalks	10, 15 ft	10, 12, 15 ft	no change in partial area, decreased / increased in partial area
Parkways	Existing tree lawns shall be maintained	30% for mixed-use/non-residential 60% for residential Exceptions for Colorado, Green, Lake and Old Pasadena Existing parkways shall be maintained	new standard
Density	48, 60, 87 du/ac (AD) 48 du/ac (ECSP-CG-1)	48, 64, 87 du/ac	no change in partial area, increased in partial area
Intensity	1.5, 1.75, 2.0, 2.25, 2.5, 2.75, 3.0 FAR (CD) no requirement (ECSP)	1.75, 2.25, 3.0 FAR	no change in partial area, decreased / increased in partial area
Height	35 ft 40 ft 50 ft (60 ft for 30% of building) 50 ft, 50 ft (65 ft for 30% of building) 60 ft, 60 ft (75 ft for 30% of building) 75 ft 75 ft (90 ft for 30% of building) 60 ft (ECSP-CG-1) City Hall view corridor	36 ft 40 ft (55 ft for 30% of building) 51 ft (66 ft for 30% of building) 63 ft 63 ft (78 ft for 30% of building) 75 ft (90 ft for 30% of building) City Hall view corridor Transitional heights (one story lower) along sections of Green, Union, Hudson, Mentor	no change in partial area, decreased / increased in partial area
Street Setbacks	Non-residential: 0 ft, 0-5 ft Residential: 0-5 ft, 5-10 ft Min 10 ft 5 ft (ECSP)	0 ft, 0-3 ft, 0-5 ft, 3-5 ft, 3-10 ft, 5-10 ft, 10-15 ft Residential: min. 5 ft	no change in partial area, decreased / increased in partial area
Street Setback Range	no requirement	70% of building frontage, 90% in Old Pasadena	new standard
Interior Setbacks	Side and rear: no requirement on non-residential, min 10 ft on residential Side and rear: 15 ft + encroachment plane when adjacent to RS or RM (ECSP)	No requirement	removal of interior setbacks except when adjacent to historic resources with setbacks
Streetwall	no requirement	Min 25 ft along Colorado, 40 ft along Lake north of Cordova, 25 ft along Lake south of Cordova, 25 ft along Walnut for at least 75% of building frontage	new standard
Upper Story Stepback	no requirement	step back 8 ft above 20 ft along Green	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Modulation	no requirement	Minimum 2 ft + 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 (ECSP)	70% ground floor non-residential between height of 3 and 8 feet 30% overall façade	new standard in partial area, increased in partial area
Ground Floor Height	15 ft non-residential (CD)	15 ft non-residential 10 ft residential	no change on non-residential, new standard on residential
Ground Floor Elevation	no requirement	Non-residential: 0 ft grade separation for primary entry	new standard
Primary Entrances	no requirement	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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**COMPARISON OF CURRENT AND DRAFT PROPOSED STANDARDS**

<b>Standard</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>	<b>Change</b>
	<b>CD-1, CD-2, CD-4, CD-5, ECSP-CG-1</b>	<b>CD-MU-G</b>	
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 GFA when non-residential GFA over 40k sq ft	Increased standard
Open Space Distribution	Maximum 30% private	Maximum 40% private Minimum 60% common	Increased private open space
Publicly Accessible Open Space	no requirement	Minimum 400 sq ft if required 2-5% of gross floor area depending on project size over 80,000 sq ft Paseos required on certain sites	new standard
Parking	Commercial: (Varies)—3-10+ /1k sq ft office: 25-35% reduction, other non-residential: 10-20% reduction (TOD) non-residential 25% reduction in CD-1 districts (CD) 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: no parking required for commercial less than 5k sq ft Retail, Services, Office— 2/1k sq ft Lodging: 0.5/room Religious: 10/1k sq ft Residential: <=1-bed: 1/unit, >=2-bed: 1.5/unit 30% reduction if within 750 ft of rail station	decrease in parking overall

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### COMPARISON OF CURRENT AND DRAFT PROPOSED STANDARDS

**CD-MU-N (Mixed-Use Neighborhood)**

Standard	Current Zoning	Draft Proposed Zoning	Change
	CD-1, CD-3, CD-5, CD-6	CD-MU-N	
Sidewalks	10, 15 ft	10, 11, 12, 15 ft	no change in partial area, decreased / increased in partial area
Parkways	Existing tree lawns shall be maintained	30% for mixed-use/non-residential 60% for residential Exceptions for Colorado, Green, Lake and Old Pasadena Existing parkways shall be maintained	new standard
Density	16, 48, 60, 87 du/ac	48, 64, 87 du/ac	no change in partial area, increased in partial area
Intensity	1.0, 1.5, 1.75, 2.0, 2.25, 2.5, 3.0 FAR	0, 1.75, 2.0, 2.25, 3.0 FAR	no change in partial area, decreased / increased in partial area
Height	35 ft 40 ft 50 ft (65 ft for 30% of building) 60 ft (75 ft for 30% of building) 75 ft (90 ft for 30% of building) City Hall view corridor	36 ft 40 ft (55 ft for 30% of building) 51 ft (66 ft for 30% of building) 63 ft (78 ft for 30% of building) 75 ft (90 ft for 30% of building) City Hall view corridor	no change in partial area, decreased / increased in partial area
Street Setbacks	Non-residential: 0 ft, 0-5 ft Residential: 0-5 ft, 5-10 ft Min 10 ft Min 20 ft	0 ft, 0-3 ft, 0-5 ft, 3-5 ft, 3-10 ft, 5-10 ft, 10-15 ft Residential: min. 5 ft	no change in partial area, decreased / increased in partial area
Street Setback Range	no requirement	70% of building frontage, 90% in Old Pasadena	new standard
Interior Setbacks	Side and rear: no requirement on non-residential, min 10 ft on residential	No requirement	removal of interior setbacks except when adjacent to historic resources with setbacks
Streetwall	no requirement	Min 25 ft along Lake south of Cordova, 25 ft along Walnut for at least 75% of building frontage	new standard
Upper Story Stepback	no requirement	step back 8 ft above 20 ft along Green	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Modulation	no requirement	Minimum 2 ft + 25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	no requirement	70% ground floor non-residential between height of 3 and 8 feet 30% overall façade	new standard
Ground Floor Height	15 ft non-residential	15 ft non-residential 10 ft residential	no change on non-residential, new standard on residential
Ground Floor Elevation	no requirement	Non-residential: 0 ft grade separation for primary entry	new standard
Primary Entrances	no requirement	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	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 GFA when non-residential GFA over 40k sq ft	Increased standard
Open Space Distribution	Maximum 30% private	Maximum 40% private Minimum 60% common	Increased private open space

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**COMPARISON OF CURRENT AND DRAFT PROPOSED STANDARDS**

<b>Standard</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>	<b>Change</b>
	<b>CD-1, CD-3, CD-5, CD-6</b>	<b>CD-MU-N</b>	
Publicly Accessible Open Space	no requirement	Minimum 400 sq ft if required 2-5% of gross floor area depending on project size over 80,000 sq ft Paseos required on certain sites	new standard
Parking	Commercial: (Varies)—3-10+ /1k sq ft office: 25-35% reduction, other non-residential: 10-20% reduction (TOD) non-residential 25% reduction in CD-1 districts (CD) 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: no parking required for commercial less than 5k sq ft Retail, Services, Office— 2/1k sq ft Lodging: 0.5/room Religious: 10/1k sq ft Residential: <=1-bed: 1/unit, >=2-bed: 1.5/unit 30% reduction if within 750 ft of rail station	decrease in parking overall

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### COMPARISON OF CURRENT AND DRAFT PROPOSED STANDARDS

**CD-CL (Commercial Limited)**

Standard	Current Zoning	Draft Proposed Zoning	Change
	CD-5	CD-CL (Commercial Limited)	
Sidewalks	10, 15 ft	10, 12, 15 ft	no change in partial area, decreased / increased in partial area
Parkways	Existing tree lawns shall be maintained	Min 30%, except on Lake Existing parkways shall be maintained	new standard
Density	48 du/ac	Residential not allowed	removal of residential
Intensity	2.0 FAR	1.0, 2.0 FAR	no change in partial area, decreased in partial area
Height	40 ft 50 ft (65 ft for 30% of building)	40 ft (55 ft for 30% of building)	no change in partial area, slightly decreased in partial area
Street Setbacks	Non-residential: 0 ft Residential: 0-5 ft	0-3 ft, 3-10 ft	increased
Street Setback Range	no requirement	70%	new standard
Interior Setbacks	Side and rear: no requirement on non-residential, min 10 ft on residential	No requirement	removal of interior setbacks except when adjacent to historic resources with setbacks
Streetwall	no requirement	25 ft along Lake south of Cordova for at least 75% of building frontage	new standard
Upper Story Stepback	no requirement	No requirement	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Modulation	no requirement	Minimum 2 ft + 25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	no requirement	70% ground floor non-residential between height of 3 and 8 feet 30% overall façade	new standard
Ground Floor Height	15 ft non-residential	15 ft non-residential	no change
Ground Floor Elevation	no requirement	Non-residential: 0 ft grade separation for primary entry	new standard
Primary Entrances	no requirement	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 GFA when non-residential GFA over 40k sq ft	Increased standard
Open Space Distribution	N/A	N/A	-
Publicly Accessible Open Space	no requirement	Minimum 400 sq ft if required 2-5% of gross floor area depending on project size over 80,000 sq ft Paseos required on certain sites	new standard
Parking	Commercial: (Varies)—3-10+ /1k sq ft Residential: <650 sq ft: 1 /unit >=650 sq ft: 2 /unit	Per Pasadena Municipal Code except: Commercial: no parking required for commercial less than 5k sq ft Retail, Services, Office— 2/1k sq ft Lodging: 0.5/room Religious: 10/1k sq ft 30% reduction if within 750 ft of rail station	decrease in parking overall

## ATTACHMENT D

### COMPARISON OF CURRENT AND DRAFT PROPOSED STANDARDS

**CD-RM-87 (Multifamily Residential)**

Standard	Current Zoning	Draft Proposed Zoning	Change
	CD-3	CD-RM-87 (Residential Multi-Family)	
Sidewalks	10 ft	10, 11, 12, 15 ft	no change in partial area, increased in partial area
Parkways	Existing tree lawns shall be maintained	Min 60% Existing parkways shall be maintained	new standard
Density	60, 87 du/ac	87 du/ac	no change in partial area, increased in partial area
Intensity	2.0, 2.25 FAR	Commercial not allowed	removal of commercial
Height	50 ft (65 ft for 30% of building) 60 ft (75 ft for 30% of building) City Hall view corridor	51 ft (66 ft for 30% of building) 63 ft (78 ft for 30% of building) City Hall view corridor	slightly increased
Street Setbacks	Non-residential: 0-5 ft Residential: 5-10 ft Min 10 ft Min 20 ft	0-5 ft, 5-10 ft, 10-15 ft Residential: min. 5 ft	no change in partial area, decreased / increased in partial area
Street Setback Range	no requirement	70%	new standard
Interior Setbacks	min 10 ft on residential	Min 10 ft building separation above the first story	changed to above first story
Streetwall	no requirement	Min 25 ft along Walnut for at least 75% of building frontage	new standard
Upper Story Stepback	no requirement	No requirement	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Modulation	no requirement	Minimum 2 ft + 25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	no requirement	30% overall façade	new standard
Ground Floor Height	15 ft non-residential	10 ft residential	removal of non-residential, new standard on residential
Ground Floor Elevation	no requirement	No requirement	no change
Primary Entrances	no requirement	Facing the street/ public realm	new standard
Commercial Depth	no requirement	N/A	no change
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	Increased standard
Open Space Distribution	Maximum 30% private	Maximum 40% private Minimum 60% common	Increased private open space
Publicly Accessible Open Space	no requirement	Minimum 400 sq ft if required 2-5% of gross floor area depending on project size over 80,000 sq ft Paseos required on certain sites	new standard
Parking	Commercial: (Varies)—3-10+ /1k sq ft office: 25-35% reduction, 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: Religious: 10/1k sq ft Residential: <=1-bed: 1/unit, >=2-bed: 1.5/unit Live/work: 1.5/unit 30% reduction if within 750 ft of rail station	decrease in parking overall