

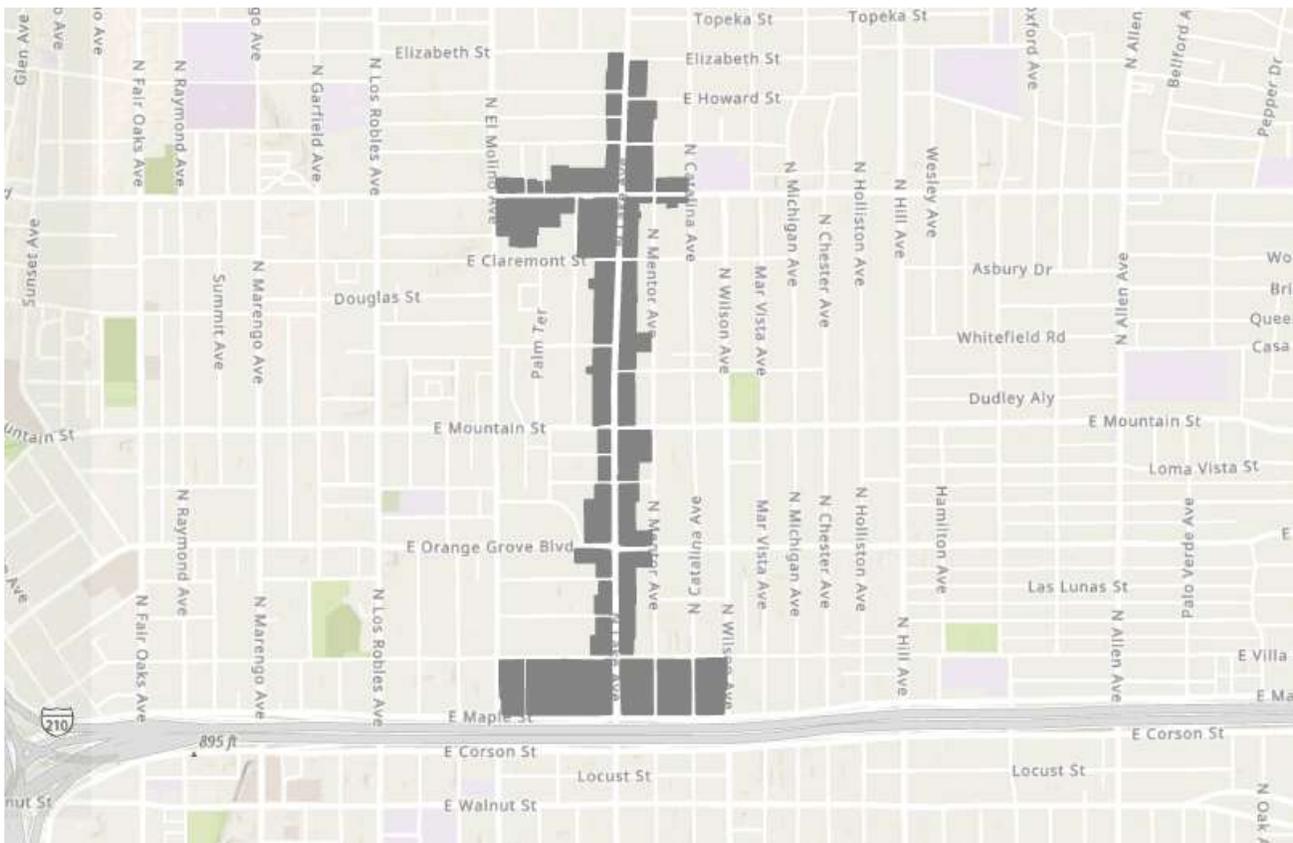
Frequently Asked Questions (FAQ)

Q: What is a Specific Plan?

Response: A specific plan is a planning and/or zoning document that guides future development of a particular geographic area within a city. A specific plan typically contains a set of development standards that would implement a city's general plan and vision for how it should evolve over time. For example, a specific plan may include development standards that regulate building height or the amount of open space a new residential project must provide. A specific plan might also include goals and policies to help decision-makers, such as Planning Commission, recommend or approve new development projects when a property owner seeks a construction permit for a new commercial or apartment building. Many of the improvements envisioned in a specific plan document may take a very long time to come to fruition because it is implemented when a property owner seeks to do something with their land/property. Important to note that a specific plan is one of the many toolboxes that a city uses to provide amenities and services to a community that are managed by other departments such as public works, water and power, and transportation.

Q: What are the proposed boundaries of the North Lake Specific Plan (NLSP)?

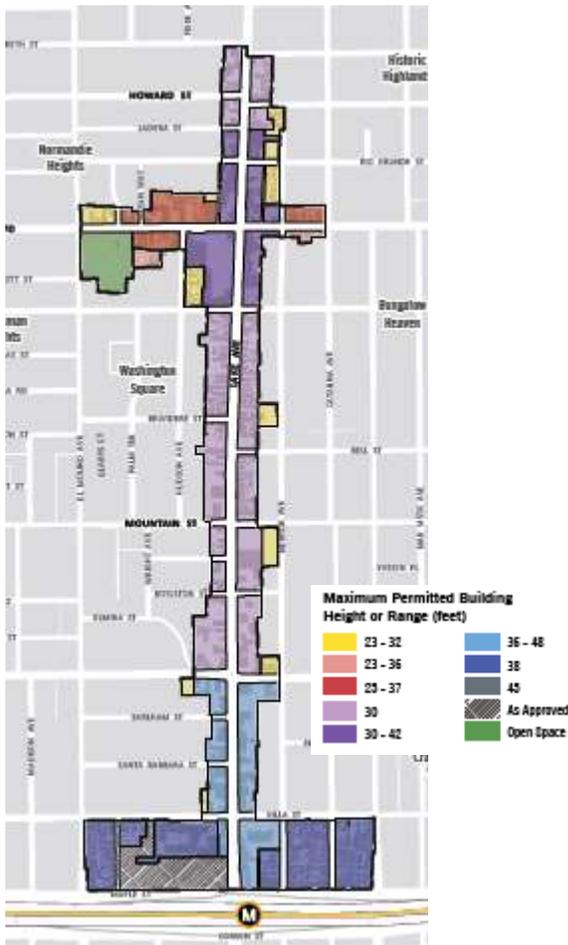
Response: The map below illustrates the proposed boundaries for the NLSP area. The southern portion of the plan area is within a half-mile radius from the Lake Gold Line (L Line) Station.



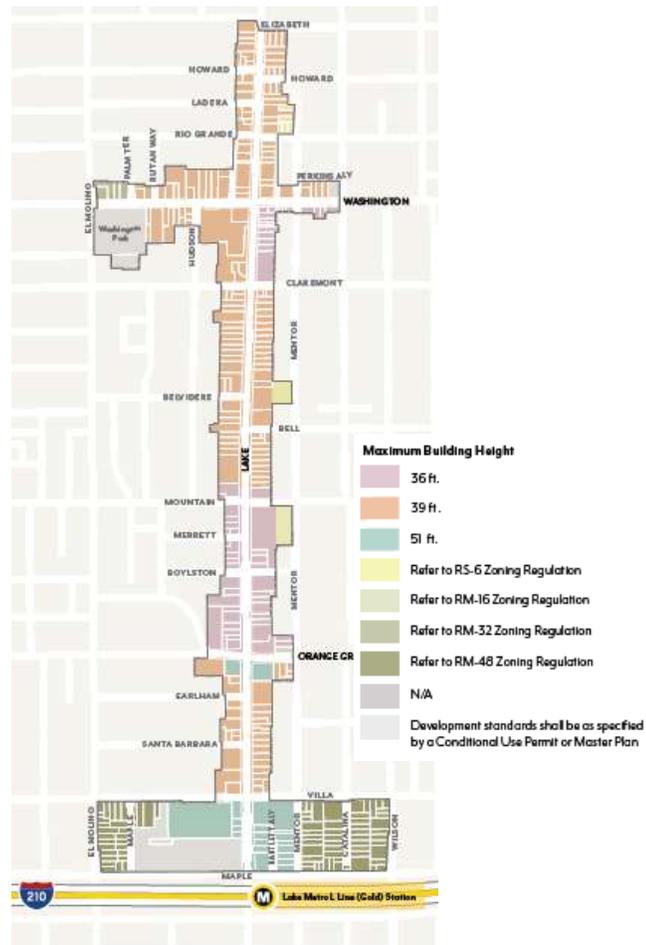
Q: What are the current building height limits compared to the height limits being considered for the North Lake Specific Plan?

Response: Maximum building height requirements being considered in the Specific Plan vary by zoning districts. The following maps compare maximum building heights currently allowed by the Zoning Code with height limits being considered for the Specific Plan. The areas around the intersection of Washington Blvd. and Lake Ave. would moderately increase in height but stay within the maximum building height range allowed today. In the area around the Lake Avenue Gold Line (L Line) station, the height maximum of 51 feet has been calibrated to the FAR and Density maximums to allow for higher residential capacity in order to meet local and regional housing needs and support local businesses. The proposed increases in height enable projects to meet the 15-foot ground floor requirement.

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Q: Please provide an overview of the program’s outreach efforts?

Response: The NLSP update is part of a larger effort to update all eight Specific Plans in the City. The Our Pasadena program launched in early 2018 and several events have been held to engage the community. In addition to the events listed below, the Our Pasadena team has been proactive in building partnerships with the Pasadena Youth Ambassadors, youth organizations such as Adelante Youth Alliance, Pasadena Education Network through the Pasadena Unified School District, local newspapers and businesses. Notifications are also included in Pasadena’s In Focus flyer that goes out to every household in the City. We are currently in

the third round of workshops and postcards were mailed out to every owner and occupant living within 500 feet of the Specific Plan boundary.

Below is a list of past engagement events. Click on each event to view workshop summaries and materials.

- [Community Open Houses](#) (March 2018)
- [Round 1 Workshop](#) (June 21, 2018)
- [Round 2 Workshop](#) (May 30, 2019)
- [Community Walking Tour](#) (April 6, 2019)
- [Youth Engagement](#)
 - Our Pasadena- Student Summit
 - Youth Educational Workshops

In addition, to encourage public participation of all groups, materials on the NLSP have been provided in Spanish and a translator was available during the workshop webinar to reflect the demographics in Northwest Pasadena.

Q: How is the Specific Plan document planning for a more equitable future?

Response: As part of this process to update the existing North Lake Specific Plan, there are opportunities to advance an affirmative vision for equitable community growth, one that is more inclusive and diverse, where all residents have a voice in decision-making. One of the primary objectives of this update process is to ensure that proposed policies and regulations will serve and benefit all residents of a community in ways that reduce or eliminate inequity.

The draft North Lake SP centers around four key “good planning” principles:

- Opportunity to implement the General Plan vision for pedestrian-oriented mixed-use villages;
- Ability for N. Lake Avenue to draw together residents from east and west through compatible, neighborhood-serving uses;
- Importance of the area’s historic and cultural resources, surrounding landmark districts in need of sensitive building transitions; and
- More shade trees and parkways.

The North Lake SP includes policies and development standards that commit resources to improving and maintaining sidewalk areas and open spaces. It would require new developments of a certain size to provide a minimum amount of publicly-accessible open space for use by the general public, such as a plaza, that would be privately constructed and maintained. The North Lake SP also encourages a variety of uses serving the daily needs of adjacent residential areas within specific subareas to encourage walkability of neighborhoods. It focuses on accommodating pedestrians comfortably through sidewalks that are wide enough for benches, bus shelters, pedestrian signage, pedestrian-scale lighting, public art, landscaped parkways, and trees. Lastly, the North Lake SP includes policies and development standards that support preserving historic landmarks throughout the area.. The North Lake SP includes modified standards for properties that are adjacent to historic resources to ensure that historic structures do not appear diminished or incongruous with new developments that take form in the surrounding area.

Q: What are development caps?

Response: The City has set a precedent of adopting development caps that are applied to each existing specific plan area in order to moderate growth over time and reflect the level of development that is consistent with the guiding principles of the General Plan. The development caps serve to guide the appropriate level of development envisioned in various areas of the City. The principle of directing growth into the specific plan areas has been a central tenet of Pasadena’s General Plan since 1994 and it continues to be a central theme today. Directing development into specific plan areas and then applying development

caps to those areas is the mechanism through which the City regulates the overall amount of residential and nonresidential development that could occur through a given horizon period.

The following development caps regulate building intensity and population density consistent with the designations established by the 2015 General Plan Land Use Diagram for the NLSP area.

Specific Plan Area	Residential Units	Commercial Square Feet
North Lake	250	250,000

The General Plan also allows for the review of the development caps every five years, and the ability to modify, as necessary, to reflect development that has occurred, its impacts, evolving market and economic conditions, and consistency with community values. Modifications to the development caps would require a General Plan Amendment, which requires approval from City Council.

Q: How does the draft development standards support and encourage more shade in the plan area?

Response: Proposed public realm standards and design guidelines work together to improve the public realm for users of all abilities, and to provide enough space on the sidewalk to enhance the walking environment, including space for more 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. 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. The Specific Plan also includes ground floor design standards and guidelines that support shade structures and other features that provide shade, such as arcades, in future development.

Q: How does the Specific Plan support sensitive transitions to surrounding historic landmark districts?

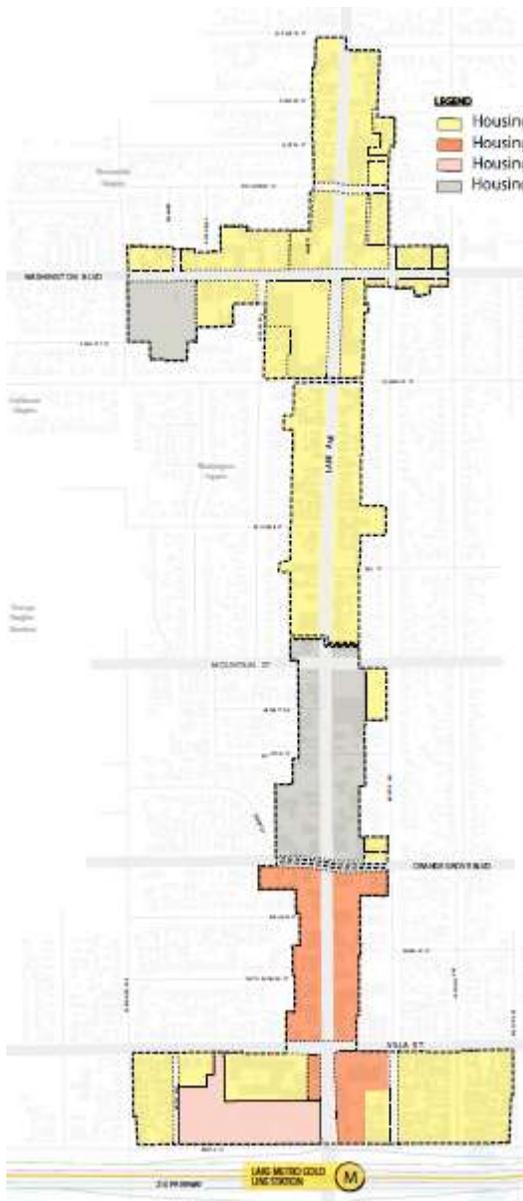
Response: To ensure sensitive transitions to surrounding historic landmark districts, the Specific Plan provides development standards that help reduce building massing adjacent to single-family zones (such as historic landmark districts) through setback and stepback requirements that create appropriate transitions. Through building setbacks, developments can allow for landscaping, seating and shade structures, as well as public plazas and open space. Between buildings, development can step back from the property line to help ensure context-sensitive massing transitions, including transitions to residential neighborhoods or historic properties. The Specific Plan requires interior setbacks of between 15’ – 20’ for development that is adjacent to residential zones and maintains the existing Zoning Code’s encroachment plane standards to moderate the mass and scale of proposed structures to maintain the desired neighborhood character.

Additionally, the Specific Plan also further regulates the types of uses, density/intensity, and height in areas adjacent to historic landmark districts. In the Washington Neighborhood subarea, parcels adjacent to the Bungalow Heaven Landmark District is limited to commercial uses only, will maintain the 36-foot maximum height, and 1.25 FAR. In the North Lake Mixed-Use Corridor subarea, which is adjacent to both the Bungalow Heaven and Washington Square Landmark Districts, the Specific Plan includes development standards and design guidelines to ensure that development along North Lake Avenue complement and respond to the existing character, reflecting the scale and proportion of residential buildings dating from the 1900s to 1940s in the corridor.

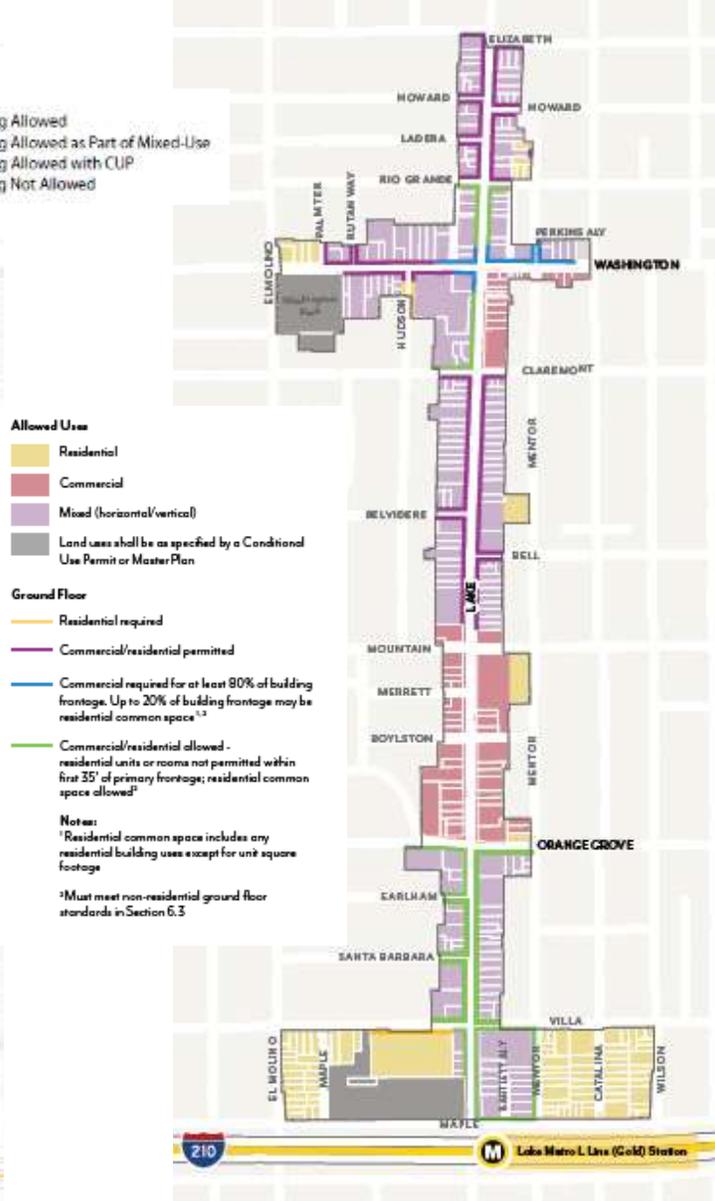
Q: Where is housing currently allowed compared to where it is being considered in the Specific Plan?

Response: Housing is currently allowed throughout most of the North Lake Specific Plan area by the Pasadena Zoning Code, with the exception of the North Lake Commercial Corridor Subarea. The following maps identify areas within the North Lake SP where housing is currently allowed by the Zoning Code and where housing will be permitted by the updated North Lake SP.

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Q: Where can I get a copy of the Draft NLSP document?

Response: For the full range of proposed public realm, design and development standards, visit the North Lake Specific Plan Virtual Open House at <https://ourpasadena.consultation.ai/northlake/>.