NOVEMBER CHARRETTE – DAY 3, NOVEMBER 13 THEME #3 – Reduced Capacity

Policies

- Move to form-based code, not FAR [floor area ratio] (site-specific), integrate form-based code with form-based derived FAR [floor area ratio]
- No net trips is a capacity constraint though it would/could allow more people
- Similarly infrastructure no net "increase"
- Prohibit demolition of courtyard (low density) housing ("affordable") with new units
- Downzone all higher density sites allowing density bonus to take density back up to full density <u>assume all</u> will have density bonuses
- Focus housing funds on family housing projects
- Require inclusionary on site
- No net increase in resource consumption (e.g. water, trips)
- Tie to available or new park space requirement
- Bona fide open space not counting balconies, eg
- Every parking space is a destination (i.e. a trip) in traffic studies
- Unbundle parking (+ charge) for residential development
- No net loss of park or open space
- Can light rail service actually be increased? Impacts on streets?
- Reduce heights in CD to encourage growth in other areas
- Never even increase any cap anywhere
- Couple non residential growth to population change & limit population growth
- Allow certain job-based uses (eg flex space) in addition to neighborhood commercial
- Space for Cal Tech incubation.
- Couple commercial growth to local needs of residents and institutions.
- If limiting development we don't have regional corporate offices, so be it.
- "Ugly factor," size and mass.
- Use "median," neighborhood compatibility for non-residential
- No variances
- No adjustment permits
- No tearing down trees.
- Establish and enforce <u>absolute</u> prohibitions (eg. Certain protected trees)
- Need citywide design guidelines similar to new corridor guidelines
- Zoning code is maximum, not minimum
- No 3 story adjacent to single family house
- Count affordable units against caps
- Out law motels (new)

Reduce caps

• CD [Central District] – reduce to .5 million from existing entitled

- EC [East Colorado] -
- FOOG [Fair Oaks Orange Grove] no change
- EP [East Pasadena] allow 2 story on available sites 3 on sites south of Foothill
- SFO [South Fair Oaks] 275,000
- WG [West Gateway] 0
- NL [North Lake] No change (beyond entitlement)
- CD [Central District] 150 beyond entitlement number
- EC [East Colorado] No change
- NL [North Lake] 150
- EP [East Pasadena] No change
- FOOG [Fair Oaks Orange Grove] –
- SFO [South Fair Oaks] 100 SR [senior] and student only
- WG [West Gateway] 0
- Non SP [Specific Plan] Commercial 1.25 M [million]