



CITY OF PASADENA



EAST COLORADO SPECIFIC PLAN

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CHAPTER 17.31 - EAST COLORADO SPECIFIC PLAN

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- 17.31.020 - Purposes of ECSP Zoning Districts
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17.31.010 - Purpose of Chapter

This Chapter lists the land uses that may be allowed within the zoning districts established by the East Colorado Specific Plan (ECSP), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

17.31.020 - Purposes of ECSP Zoning Districts

The purpose of the ECSP zoning districts is to implement the East Colorado Specific Plan by balancing and optimizing economic development, historic preservation, and the maintenance of local community culture, and to:

- A. Promote a vibrant mix of land uses, a unified streetscape, and a series of distinctive "places" along the Boulevard.
- B. Improve the appearance, function, and urban ambiance of East Colorado Boulevard.
- C. Identify areas of East Colorado Boulevard, which are appropriate locations for developing mixed-use and housing projects, and areas where commercial development should be concentrated.
- D. Retain the eclectic mix of uses and protect the vitality of small, independent businesses. Uphold Colorado Boulevard as a location for specialty and niche retail businesses.
- E. Beautify the streetscape through installation of street trees, street and median landscaping to soften the urban edge, and a consistent selection of urban furnishings.
- F. Create a pedestrian-friendly environment that balances the needs of pedestrians and vehicular traffic, recognizing the heavy local and regional use of Colorado Boulevard.
- G. Protect historic resources and honor the past of Colorado Boulevard and its surrounding communities through subarea identification and remembrance of Colorado Boulevard as Route 66.
- H. Effectively plan for the utilization of the light rail stations at Allen Avenue and Sierra Madre Villa at the 210 Freeway through the establishment of special development standards in these light rail "nodes".

17.31.030 - Applicability

The standards of the ECSP zoning districts apply to proposed development and new land uses in the following areas, as shown on the Zoning Map.

- A. **ECSP-CG-1.** The Mid-City area.
- B. **ECSP-CG-2.** The College District area.
- C. **ECSP-CG-3.** The Gold Line-General Commercial area.
- D. **ECSP-CL-3.** The Gold Line-Limited Commercial area.
- E. **ECSP-CG-4.** The Route 66 area.
- F. **ECSP-CG-5.** The Lamanda Park area.
- G. **ECSP-CG-6.** The Chihuahuita area.

17.31.040 - ECSP District Land Uses and Permit Requirements

- A. **Allowable land uses and permit requirements.** Table 3-3 identifies the uses of land allowed by this Zoning Code in each residential zoning district, and the land use permit required to establish each use, in compliance with Section 17.21.030 (Allowable Land Uses and Permit Requirements). The land use permit requirements established by Table 3-3 are as follows.

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Code Compliance Certificate required.	17.61.020
MC	Conditional use, Minor Conditional Use Permit required.	17.61.050
C	Conditional use, Conditional Use Permit required.	17.61.050
E	Conditional use, Expressive Use Permit required.	17.61.060
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	Use not allowed. (See Section 17.21.030.A regarding uses not listed.)	

Note: the right column in the tables ("Specific Use Standards") will show a section number for regulations that apply to the particular use listed in addition to the other general standards of this Zoning Code.

**TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	

RESIDENTIAL USES

Boarding houses	—	—	P	—	—	—	—	
Caretaker quarters	P	P	P	P	P	P	P	
Dormitories	—	—	P	—	—	—	—	
Fraternities, sororities	—	—	P	—	—	—	—	
Home occupations	P	P	P	P	—	P	P	17.50.110
Mixed-use projects (4)	P	P	P	P (2)	—	P	P (2)	17.50.160
Multi-family housing	—	—	P	P (2)	—	—	P (2)	17.50.350
Residential accessory uses and structures	P	P	P	P	—	P	P	17.50.250
Residential care, general	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Residential care, limited	—	—	P	—	—	—	—	
Single-family housing	—	—	P	—	—	—	—	
Single-room occupancy	—	—	—	—	—	P	—	17.50.300
Transition housing	—	—	P (3)	—	—	—	—	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (7, 8, 9)

Clubs, lodges, private meeting halls (6)	P	P	MC (5)	P	P	P	—	
Colleges - Nontraditional campus setting	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Colleges - Traditional campus setting	—	C (6)	—	C (6)	C (6)	—	—	
Commercial entertainment	E (4)	E (4)	E (4)	E (4)	E (4)	E (4)	E (4)	17.50.130
Commercial recreation - Indoor	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.130
Commercial recreation - Outdoor	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.130
Cultural institutions	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	
Electronic game centers	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.100

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Mixed-use projects and multi-family housing permitted only within 1/4 mile of light rail platform.
- (3) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J. for additional requirements.
- (5) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (6) A use established on a site greater than two acres after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (7) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (8) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per six-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses that expand by more than 30 percent of the gross floor area.

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RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (Continued) (7, 8, 9)

Internet access studio	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.100
Park and recreation facilities	C	C	C	C	C	P	C	
Religious facilities (6)	C	C	C	C	C	C	C	17.50.230
with columbarium	MC	MC	MC	MC	MC	MC	MC	17.50.230
with temporary homeless shelter	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	17.50.230
Schools - Public and private	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	17.50.270
Schools - Specialized education and training	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Street fairs	P	P	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.50.320

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (7, 8, 9)

Automated teller machines (ATM)	P	P	P	P	P	P	P	17.50.060
Banks and financial services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
with walk-up services	P	P	P	P	P	P	P	17.50.060
Business support services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Offices - Accessory	P	P	P	P	P	P	P	
Offices - Administrative business professional	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Offices - Government	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	
Offices - Medical	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Research and development - Offices	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.240
Work/live units	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.370

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RETAIL SALES (7, 8, 9)

Alcohol sales - Beer and wine	C	C	C	C	C	C	C	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	C	C	C	C	17.50.040
Animal services - Retail sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Bars or taverns	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.040
with live entertainment	C	C	C	C	C	C	C	17.50.130
Building materials and supplies sales	—	—	P (4)	—	—	—	P (4)	
Commercial nurseries	—	—	C (4)	P (4)	P (4)	P (4)	P (4)	17.50.180
Convenience stores	C	C	C	C	C	C	C	
Food sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Internet vehicle sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Liquor stores	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.040
Pawnshops	C (4)	C (4)	C (4)	—	C (4)	C (4)	C (4)	17.50.200
Personal property sales	—	—	P	—	—	—	—	17.50.190
Restaurants	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.260
Restaurants, fast food	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.260
Restaurants, formula fast food	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.260
Restaurants with limited live entertainment	P	P	P	P	P	P	P	
Restaurants with walk-up window	C	C	C	C	C	C	C	17.50.260
Retail sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Seasonal merchandise sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.180
Significant tobacco retailers	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.330
Swap meets	—	C (4)	—	—	—	C (4)	C (4)	
Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	

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RETAIL SALES CONTINUED (7, 8, 9)

Vehicle services - Automobile rental	—	—	—	P (4)	P (4)	—	P (4)	
Vehicle services - Sales and leasing	C (4)	C (4)	—	C (4)	C (4)	—	C (4)	17.50.360
Vehicle services - Sales and leasing - limited	P	P	—	P	P	P	P	17.50.360
Vehicle services - Service stations	—	—	—	C (4)	C (4)	—	C (4)	17.50.290

SERVICES (7, 8, 9)

Adult day-care - General	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Adult day-care - Limited	—	P	P	—	—	C	—	
Ambulance services	—	—	—	P (4)	P (4)	—	P (4)	
Animal services - Grooming	—	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Animal services - Hospitals	—	—	—	P (4)	P (4)	—	P (4)	17.50.050
Catering services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Charitable institutions	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Child day-care centers	P	—	—	P	P	P	—	17.50.080
Child day-care - Large care home, 9 to 14 persons	—	—	P	—	—	—	—	17.50.080
Child day-care - Small care home, 1 to 8 persons	—	—	P	—	—	—	—	
Drive-through business - Nonrestaurants	—	—	—	C	C	—	C	17.50.090
Drive-through business - Restaurants	—	—	—	C	C	—	C	17.50.090
Emergency shelters	MC	MC	—	MC	MC	MC	MC	
Filming, long-term	C	C	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	P	P	

Notes:

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SERVICES - CONTINUED (7, 8, 9)

Laboratories	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Life/care facilities	C	C	C	C	C	C	C	17.50.120
Lodging - Bed and breakfast inns	—	—	C	—	—	—	—	17.50.140
Lodging - Hotels, motels	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.150
Maintenance or repair services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Massage establishments	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.155
Medical services - Extended care	—	—	C (6)	—	—	C (6)	—	
Medical services - Hospitals	C (6)	C (6)	—	C (6)	C (6)	C (6)	C (6)	
Mortuaries, funeral homes	—	—	—	P (4)	P (4)	—	P (4)	
Personal improvement services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Personal services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Personal services, restricted	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.200
Printing and publishing	P (4)	P (4)	C (4)	P (4)	P (4)	P (4)	P (4)	
Printing and publishing, limited	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Public safety facilities	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Sexually oriented businesses	P	P	—	P	P	P	P	17.50.295
Vehicle services - Vehicle/equipment repair	C (4)	—	—	C (4)	C (4)	—	C (4)	17.50.360
Vehicle services - Washing and detailing	—	—	—	C (4)	C (4)	—	C (4)	17.50.290
Vehicle services - Washing/detailing, small-scale	—	—	P	P	P	—	P	17.50.290

INDUSTRY, MANUFACTURING & PROCESSING USES (7, 8, 9)

Industry, restricted	—	—	—	C (4)	C (4)	—	C (4)	
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INDUSTRY, MANUFACTURING & PROCESSING USES (Continued) (7, 8, 9)

Industry, restricted, small-scale	—	—	—	C	C	C	C	
Recycling - Small collection facility	—	MC	MC	MC	MC	MC	MC	17.50.220
Research and development - Non-offices	—	C (4)	C (4)	P (4)	P (4)	C (4)	P (4)	17.50.240
Wholesaling, distribution and storage	—	—	—	—	—	—	C (4)	
Wholesaling, distribution and storage, small scale	—	—	—	—	—	—	C	

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Alternative fuel/recharging facilities (4, 7, 8, 9)	C	C	C	C	C	C	C	
Accessory antenna arrays	P	P	P	P	P	P	P	
Communications facilities (4, 7, 8, 9)	C	C	—	C	C	C	C	
Commercial off-street parking (7, 9)	MC	MC	MC	MC	MC	MC	MC	
Heliports	C	—	—	—	—	—	—	
Transportation terminals	—	—	C	—	—	—	C	
Utility, major	C	C	C	C	C	C	C	
Utility, minor	P	P	P	P	P	P	P	
Vehicle storage (4, 7, 8)	—	—	—	—	—	—	C	
Wireless telecommunications facilities - Minor	MC	MC	MC	MC	MC	MC	MC	17.50.310
Wireless telecommunications facilities - Major	C	C	C	C	C	C	C	17.50.310
Wireless telecommunications facilities, SCL	P	P	P	P	P	P	P	17.50.310

TRANSIT-ORIENTED DEVELOPMENT

Transit-oriented development (4, 7)	—	—	P	—	—	—	P	17.50.340
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(Ord. 7210 § 4, 2011; Ord. 7164 § 6, 2009; Ord. 7160 §§ 7, 14, 2009; Ord. 7148 § 2 (Exh. 1), 2008; Ord. 7099 § 12, (Exh. 8), 2007; Ord. 7009 § 10, 2005)

17.31.050 - ECSP General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements of this Section, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 4 (Site Planning and General Development Standards) and 5 (Standards for Specific Land Uses). Principal and accessory structures shall meet the same development standards unless otherwise modified in this Zoning Ordinance.

- A. **Table 3-4 standards.** The standards in Table 3-4 apply to residential projects, nonresidential projects and all projects, as noted, within a ECSP zoning district.
- B. **Amount of permitted development.** New residential and nonresidential development shall not exceed the amount of new, permitted development as specified under the Specific Plan (750 housing units and 316,000 square feet of commercial/institutional floor area). There are no subdistrict limitations on the number of housing units or commercial square footage; new development can occur plan-wide.
 - 1. **Calculation of commercial floor area.** Commercial floor area shall be calculated based on net new square footage. Existing commercial floor area that is demolished to facilitate new development will be subtracted from the total floor area built on site.
 - 2. **Substitution of commercial floor area for residential units.** In addition to the allocation of new densities provided in this Section, property owners may utilize a conversion factor for new development whereby commercial floor area may substitute for a residential unit at a rate of 1,000 square feet per unit. This conversion factor applies only to convert residential units into commercial square footage and not vice versa. The conversion factor is described within the Specific Plan.

TABLE 3-4 - EAST COLORADO SPECIFIC PLAN DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District						
	ECSP-CG-1	ECSP-CG-2	ECSP-CG-3	ECSP-CL-3	ECSP-CG-4	ECSP-CG-5	ECSP-CG-6
Minimum lot size	<i>Minimum area and width for new lots.</i>						
	Determined through the subdivision process.						
Residential density	<i>Maximum number of dwelling units per acre of site area.</i>						
Maximum density (7)	48 units/acre (3)	48 units/acre (3)	60 units/acre (3) (4)	48/60 units/acre (4) (5)	N.A.	48 units/acre (3)	60 units/acre (3) (4)

Residential standards	Mixed-use projects shall comply with the standards of Section 17.50.160; in CL-3, single-family uses shall comply with the RS-6 standards, multi-family projects shall comply with those of the RM-48 district, except that two units on a lot shall comply with the RM-12 standards; all other districts follow the urban housing standards of 17.50.350.						
Setbacks	<i>Fixed setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>						
Front	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (2)	5 ft (1)	5 ft (2)
Corner side	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (2)	5 ft (1)	5 ft (2)
Side or rear	15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise.						
Height limit	<i>Maximum height of main structures. See 17.40.060 for height measurement and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.160.</i>						
Maximum height	60 ft	45 ft	45/60 ft (6)	45/60 ft (6)	45 ft	45 ft	45/60 ft (6)
Transit-oriented development	N.A.	N.A.	See 17.50.340	See 17.50.340	N.A.	N.A.	See 17.50.340
Driveway access	For parcels less than 200 feet in width (street frontage), only one driveway shall be permitted. To lessen the number of curb cuts and sloped depressions in the sidewalk, driveways shall be shared with adjacent properties wherever possible						
Building entries	For parcels with frontage on Colorado Boulevard, a building or storefront entry shall be oriented to Colorado Boulevard. A minimum of 50% percent of the street façade to a height of eight feet must be visually transparent window display. The Director may waive these requirements if they result in practical difficulties.						
Landscaping	Chapter 17.44 (Landscaping)						
Parking	Chapter 17.46 (Parking and Loading)						
Signs	Chapter 17.48 (Signs)						
Other applicable standards	Chapter 17.40 (General Property Development and Use Standards)						

Notes:

- (1) The required five-foot setback shall be used for expanded sidewalk treatment and/or pedestrian area (hardscape). Additional front or corner yard setbacks are allowed only to create space for streetside plazas, patios, and building entrances.
- (2) The required five-foot setback shall be landscaped. Additional front or corner yard setbacks are allowed only to create space for streetside plazas, patios, and building entrances.
- (3) Residential units are permitted only as part of a mixed-use project in which the residential and commercial uses are combined in a single building. The residential uses may be above the commercial uses or behind the commercial uses in compliance with 17.50.160.
- (4) Within ¼ mile of the Allen Avenue and Sierra Madre Villa Light Rail platforms, the maximum residential density for mixed-use projects shall be 60 units per acre.
- (5) The maximum density for multi-family residential uses (excluding mixed-use projects) shall be 48 units/acre. The applicable development standards shall be the urban housing provisions in Section 17.50.350 and maximum allowable height shall be 45 feet.
- (6) Within ¼ mile of the Allen Avenue and Sierra Madre Villa Light Rail Station Platforms the maximum height limit shall be 60 feet. For multi-family residential uses (excluding mixed-use projects), the maximum height limit shall be 45 feet.

(7) See Chapter 17.43 regarding density bonus provisions.

(Ord. 7169 § 8 (Exh. 4), 2009; Ord. 7099 § 12, (Exh. 9), 2007; Ord. 7057 § 7 (Exh. 2), 2006; Ord. 7035 § 4, (Exh. 3), 2006)