

# CITY OF PASADENA



## *EAST PASADENA SPECIFIC PLAN*

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## **CHAPTER 17.32 - EAST PASADENA SPECIFIC PLAN**

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### **Sections:**

- 17.32.010 - Purpose of Chapter
- 17.32.020 - Purposes of EPSP Zoning Districts
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### **17.32.010 - Purpose of Chapter**

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

### **17.32.020 - Purposes of EPSP Zoning Districts**

The purposes of the EPSP zoning districts are to implement the East Pasadena Specific Plan by ensuring that the future development of East Pasadena balances the community needs of residents with the needs of businesses and commercial property owners, and preserves the quality of life in the area in terms of existing air quality, traffic, safety, and sense of community or place, and to:

- A. Ensure the future development of East Pasadena that balances the community needs of residents with the needs of businesses and commercial property owners;
- B. Preserve the quality of life in terms of air quality, traffic, safety, and sense of community or place that exists today for all people who live and work in the East Pasadena area;
- C. Allow sufficient expansion opportunities for businesses to grow and to maintain quality job opportunities that are needed to sustain a high quality of life for all residents of Pasadena;
- D. Strengthen the City's tax and employment base by supporting and protecting existing industrial uses and providing opportunities for the start-up of new industrial and office uses, including biomedical, research and development and technology-based industries;
- E. Sustain and create business development opportunities which will thrive on the synergy of relationships with the California Institute of Technology, the Jet Propulsion Laboratory, the Huntington Hospital and other technology-based industries within Pasadena and the East Pasadena area;
- F. Establish a vital business center consisting primarily of employment activities with some retail and entertainment uses serving the residential and business community of East Pasadena and the City as a whole;

- G. Strengthen the City's tax and employment base and the linkage of commercial districts to residential neighborhoods by continuing to support retail uses which serve the needs of local residents;
- H. Provide a framework which will unify private development with development in the public realm providing a distinct and attractive identity for the East Pasadena area;
- I. Provide a mechanism which regulates the pace of development in order to accommodate the capacity of the district to a reasonable level of additional activity and traffic;
- J. Protect the City's historic resources by providing incentives to preserve historically and architecturally significant structures;
- K. Develop a more transit-oriented community;
- L. Strengthen the future ridership of the mass-transit rail system by creating linkages to adjacent and nearby land uses by providing for transit-oriented development opportunities including housing and office uses within walking distance of the transit site;
- M. Protect against the harm and inconvenience caused by unreasonable traffic congestion by providing for interim development limits until planned permanent traffic improvements can be implemented;
- N. In Subarea d1:
  - 1. Encourage the subarea's continued use as an industrial district with moderate amounts of additional office and commercial development;
  - 2. Support the subarea's existing industrial base and encourage new research and development uses; and
  - 3. Facilitate transit-oriented development near the proposed light rail station at Sierra Madre Villa and the 210 freeway;
- O. In Subarea d2:
  - 1. Encourage additional industrial and office development with a limited amount of supporting retail/commercial development;
  - 2. Encourage the development of child care facilities;
  - 3. Create innovation in the development of housing within the district by encouraging mixed-use development and live/work projects; and
  - 4. Create housing opportunities within the district by providing for live/work housing and mixed-use development in appropriate areas;
- P. In Subarea d3: Continue use of the area as a retail center that serves the needs of the local community and increases the competitive advantage of existing businesses through the improved quality of the environment.

### 17.32.030 - Applicability

- A. Zoning designations.** The standards of the EPSP zoning districts apply to proposed development and new land uses in the CO, CL, CG, IG, and PS zoning districts established by Section 17.20.030 (Zoning Map and Zoning Districts), as applied to property within the specific plan area.
1. **EPSP-d1-CL.** East Pasadena Specific Plan subarea d1 limited commercial district.
  2. **EPSP-d1-CG.** East Pasadena Specific Plan subarea d1 general commercial district.
  3. **EPSP-d1-IG.** East Pasadena Specific Plan subarea d1 general industrial district.
  4. **EPSP-d1-CO.** East Pasadena Specific Plan subarea d1 commercial office district.
  5. **EPSP-d2-CO.** East Pasadena Specific Plan subarea d2 commercial office district.
  6. **EPSP-d2-CL.** East Pasadena Specific Plan subarea d2 limited commercial district.
  7. **EPSP-d2-CG.** East Pasadena Specific Plan subarea d2 general commercial district.
  8. **EPSP-d2-IG.** East Pasadena Specific Plan subarea d2 general industrial district.
  9. **EPSP-d2-PS.** East Pasadena Specific Plan subarea d2 public/semi-public district.
  10. **EPSP-d3-CO.** East Pasadena Specific Plan subarea d3 commercial office district.
  11. **EPSP-d3-CG.** East Pasadena Specific Plan subarea d3 general commercial district.
- B. Subzone designations.** The provisions of the CO, CL, CG, IG, and PS zoning districts are modified by this Chapter through their application in the D1, D2, and D3 subzones that are hereby established, and shown on the Zoning Map.
- C. Specific parcel designations.** The requirements of CO, CL, CG, IG, and PS zoning districts as applied in the subzones established by Subsection A., are also modified by Chapter as to how they are applied to specific parcels, which are identified in this Chapter as A, B, B-1, B-2, B-3, B-4, B-5, C, D-3, E, E-1, E-2, and F, and are shown on the Zoning Map.

### 17.32.040 - Definition of Density

For the purposes of this Chapter, density means the number of new dwelling units, or in the case of nonresidential development projects, the amount of square footage permitted by the allowed floor area ratio, which may be developed in relation to the size of the property to be developed as expressed in dwelling units or square feet, as the case may be. It is further provided, however, that when an existing building is demolished, the number of dwelling units or floor area of any existing building, as the case may be, shall be subtracted from the number of dwelling units or floor area of any new building in determining the total additional "new" floor area on the site, regardless of use. The reuse of an existing building without the addition of new square footage or dwelling units does not result in additional "new" floor area or additional density on the site. Parking structures shall be exempt from any building density standards. (Ord. 7160 § 17, 2009)

**17.32.050 - EPSP District Land Uses and Permit Requirements**

**A. Allowable land uses and permit requirements.** Tables 3-5 and 3-6 identify the uses of land allowed by this Zoning Code in each EPSP 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 Tables 3-5 and 3-6 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.	17.61.070
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	Use not allowed. (See Section 17.21.030.A regarding uses not listed.)	

**B. Standards for specific land uses.** Where the last column in the tables ("Specific Use Standards") includes a section number, the regulations in the referenced section apply to the use, in addition to all other applicable provisions of this Zoning Code.

**TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS  
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	

**RESIDENTIAL USES**

Boarding houses	—	P	—	—	
Caretaker quarters	P	P	P	MC	
Dormitories	—	P	—	—	
Fraternities, sororities	—	P	—	—	
Home occupations	—	P	P	P	17.50.110
Mixed-use projects (3, 4)	—	P	—	—	17.50.160
Multi-family housing	P	P	P	—	17.50.350
Residential accessory uses and structures	P	P	P	—	17.50.240
Residential care - general	C (2)	C (2)	—	—	
Residential care - limited	P	P	—	—	
Single-family housing	P	P	—	—	
Single room occupancy	—	—	P	—	
Transition housing	P	P (7)	—	—	

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (3, 10)**

Clubs, lodges, private meeting halls	C (2)	C (2)(8)	P (2)	C (2)	
Colleges - Nontraditional campus setting	C (4)	P (4)	P (4)	P (4)	
Colleges - Traditional campus setting	C (2)	C (2)	C (2)	—	
Commercial entertainment (3, 4)	—	—	E	—	17.50.130
Commercial recreation - Indoor	—	C (4)	C (4)	—	17.50.130
Commercial recreation - Outdoor	—	C (4)	C (4)	—	17.50.130
Cultural institutions (2, 3)	C (2)	C (2)	P (2)	C (2)	
Electronic game centers	—	C (4)	C (4)	—	17.50.100

**Notes:**

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
- (7) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
- (11) Emergency shelters, limited is not permitted on lots with frontage on Eloise Ave., south of Walnut St.

**TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS  
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (Continued) (3, 10)**

Internet access studios	—	C (4)	C (4)	—	17.50.100
Park and recreation facilities	C	C	C	C	
Religious facilities (2, 9)	C	MC	MC	—	17.50.230
with columbarium	P	P	P	—	17.50.230
with temporary homeless shelter	C	P	P	—	17.50.230
Schools - Public and private	—	C (2)	C (2)	—	17.50.270
Schools - Specialized education and training (3, 4)	—	P (10)	P (10)	P (10)	
Street fairs	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	17.50.320

**OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (3, 10)**

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

**Notes:**

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
- (7) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
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**TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS  
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	
<b>RETAIL SALES (3, 10, 11)</b>					
Alcohol sales - Beer and wine	C	C	C	—	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	—	17.50.040
Animal services - Retail sales	—	—	P (4)	P (4)	
Bars or taverns	—	C (4)	C (4)	C (4)	17.50.040
with live entertainment	—	C	C	C	17.50.130
Building materials and supplies sales	—	—	P (4)	P (4)	
Commercial nurseries	—	C (4)	P (4)	—	17.50.180
Convenience stores	—	C (4)	C (4)	—	
Firearm sales	—	—	—	C (4)	
Food sales	P (4)	P (4)	P (4)	—	
Internet vehicle sales	—	P (4)	P (4)	P (4)	
Liquor stores	—	C (4)	C (4)	—	17.50.040
Pawnshops	—	—	C (4)	—	17.50.200
Restaurants	—	P (4)	P (4)	C (4)	17.50.260
Restaurants, fast food	—	P (4)	P (4)	P (4)	17.50.260
Restaurants - Formula fast food	—	P (4)	P (4)	P (4)	17.50.260
Restaurants with limited live entertainment	—	P	P	P	
Restaurants with take-out window	—	C	C	C	17.50.260
Retail sales	C (4)	P (4)	P (4)	P (6)	17.31.050
Seasonal merchandise sales	P	P	P	P	17.50.180
Significant tobacco retailers	—	—	C (4)	C (4)	17.50.330
Swap meets	—	—	C (4)	C (4)	
Temporary uses	TUP	TUP	TUP	TUP	

**Notes:**

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
- (7) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
- (11) Emergency shelters, limited is not permitted on lots with frontage on Eloise Ave., south of Walnut St.

**TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS  
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	

**RETAIL SALES (Continued) (3, 10, 11)**

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

**SERVICES (3, 10)**

Adult day care - General	C (2)	C(2)	C(2)	C(2)	
Adult day care - Limited	P	P	—	—	
Ambulance services	—	—	P (4)	P (4)	
Animal services - Boarding	—	—	P (4)	P (4)	
Animal services - Grooming	—	P (4)	P (4)	P (4)	
Animal services - Hospitals	—	—	P (4)	P (4)	17.50.050
Catering services	—	P (4)	P (4)	P (4)	
Charitable institutions	C (2)	C(2)	C(2)	C(2)	
Child day-care centers	P	P	P	C	17.50.080
Child day-care, large care homes, 9 to 14 persons	P	P	—	—	17.50.080
Child day-care, small care homes, 1 to 8 persons	P	P	—	—	
Detention facilities	—	—	—	C (2)	
Drive-through business - Non-restaurants	—	C	C	C	17.50.090
Drive-through business - Restaurants	—	C	C	C	17.50.090
Emergency shelters	—	—	MC	MC	
Emergency shelters, limited	—	—	—	P (11)	17.50.105
Filming, long-term	C	C	C	C	
Filming, short term	P	P	P	P	
Laboratories	C (4)	P (4)	P (4)	P (4)	

**Notes:**

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
- (7) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
- (11) Emergency shelters, limited is not permitted on lots with frontage on Eloise Ave., south of Walnut St.

**TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS  
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	

**SERVICES (Continued) (3, 10)**

Life/care facilities	C	C	C	—	17.50.120
Lodging - Hotel, motel	—	—	C (4)	—	17.50.150
Maintenance and repair services	—	—	C (4)	C (4)	
Massage establishments	—	—	C (4)	—	17.50.155
Medical services - Extended care	—	C (2)	—	—	
Medical services - Hospitals	—	—	C (2)	—	
Mortuaries, funeral homes	—	P	P (4)	P (4)	
Personal improvement services	—	P (4)	P (4)	P (4)	
Personal services	—	P (4)	P (4)	P (4)	
Personal services - Restricted	—	—	C (4)	—	17.50.200
Printing and publishing	—	C (2)	P (4)	P (4)	
Printing and publishing - Limited	C	P	P	—	
Public maintenance & service facilities	—	—	C (4)	C (4)	
Public safety facilities	C	C (2)	C (2)	C (2)	
Sexually oriented business	—	—	P	—	17.50.295
Vehicle services - Vehicle/equipment repair	—	C (4)	C (4)	C (4)	
Vehicle services - Washing/detailing	—	—	C (4)	C (4)	17.50.290
Vehicle services - Washing/detailing, small scale	—	P	P	P	17.50.200

**INDUSTRY, MANUFACTURING & PROCESSING USES (3, 10)**

Commercial growing area	—	—	—	P	
Industry, restricted (4, 5)	—	—	C	P	
Industry, restricted, small-scale	—	P (5)	P (5)	P (5)	
Industry, standard (4, 5)	—	—	—	P	

**Notes:**

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
- (7) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
- (11) Emergency shelters, limited is not permitted on lots with frontage on Eloise Ave., south of Walnut St.

**TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS  
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	

**INDUSTRY, MANUFACTURING & PROCESSING USES (Continued) (3, 10)**

Recycling - Small collection facilities	MC	MC	MC	MC	17.50.220
Recycling - Large collection facilities	—	—	C (4)	C (4)	17.50.220
Research & development - Non-office	C (4)	C (4)	P (4)	P (4)	17.50.240
Wholesaling, distribution, & storage	—	—	C (4)	P (4)	
Wholesaling, distribution, & storage, small-scale	—	—	P	P	

**TRANSPORTATION, COMMUNICATIONS & UTILITY USES**

Accessory antenna array	P	P	P	P	
Alternative fuel/recharging facilities (3, 4, 10)	—	C	C	C	
Commercial off-street parking (3)	C	C	C	C	
Communications facilities (3, 4, 10)	—	—	P	P	
Heliports	—	—	C	C	
Transportation terminals	—	—	C	C	
Utility major	C	C	C	C	
Utility minor	P	P	P	P	
Vehicle storage (3, 4, 10)	—	—	C	C	
Wireless telecommunications facilities, major	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	17.50.310
Wireless telecommunications facilities, SCL	P	P	P	P	17.50.310

**Notes:**

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
- (7) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
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**TABLE 3-6 - ALLOWED USES AND PERMIT REQUIREMENTS  
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	Subarea d2					Subarea d3		
	CO	CL	CG	IG	PS	CO	CG	

**RESIDENTIAL USES**

Boarding houses	—	P	—	—	—	—	—	
Caretaker quarters	P	P	P	MC	C	P	P	
Dormitories	—	P	—	—	C (5)	—	—	
Fraternities, sororities	—	P	—	—	C	—	—	
Home occupations	P	P	P	—	—	P	P	17.50.110
Mixed-use projects (3, 4)	—	P	—	—	—	—	—	
Multi-family housing	P	P	P	—	C (5)	P	P	
Residential accessory uses and structures	P	P	P	—	MC	P	P	17.50.250
Residential care, general	C (2)	C (2)	—	—	C	C (2)	—	
Residential care, limited	P	P	—	—	—	P	—	
Senior affordable housing	—	—	—	—	C	—	—	17.50.280
Single-family housing	P	P	—	—	C (5)	—	—	
Single-room occupancy	—	—	P	—	—	—	P	17.50.300
Transition housing	P (6)	P (6)	—	—	—	—	P (6)	

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (3, 10)**

Clubs, lodges, private meeting halls	C (2)	C (2, 7)	P (2)	C (2)	C	C (2)	P (2)	
Colleges - Nontraditional campus setting	P (4)	P (4)	P (4)	P (4)	C	P (4)	P (4)	
Colleges - Traditional campus setting	C (2)	C (2)	C (2)	—	C	C (2)	C (2)	
Commercial entertainment	—	E (4)	E (4)	E (4)	—	—	E (4)	17.50.130
Commercial recreation - Indoor	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.130
Commercial recreation - Outdoor	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.130

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J. for additional requirements.
- (5) Limited to accessory facilities of a principal use.
- (6) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (7) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (8) A Minor Conditional Use Permit is required to establish a new use. An existing use is a permitted (P) use.
- (9) Limited to sites south of Foothill Boulevard.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.
- (11) Auto dismantling is not permitted.

**TABLE 3-6 - ALLOWED USES AND PERMIT REQUIREMENTS  
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	Subarea d2					Subarea d3		
	CO	CL	CG	IG	PS	CO	CG	

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (Continued) (3, 10)**

Cultural institutions	P (2)	P (2)	P (2)	C (2)	C	P (2)	P (2)	
Electronic game centers	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.100
Internet access studios	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.100
Park and recreation facilities	C	C	C	C	C	C	C	
Religious facilities (2)	C	MC (8)	MC (8)	—	C	C	MC (8)	17.50.230
with columbarium	C (2)	P (2)	P (2)	—	MC	P (2)	P (2)	17.50.230
with temporary homeless shelter	C (2)	P (2)	P (2)	—	C	C (2)	P (2)	17.50.230
Schools - Public and private	—	C (2)	C (2)	—	C	—	C (2)	17.50.270
Schools - Specialized education and training	MC (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Street fairs	P	P	P	P	—	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.50.320

**OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (3, 10)**

Automated teller machines (ATM)	P	P	P	P	—	P	P	17.50.060
Banks and financial services	C (4)	P (4)	P (4)	P (4)	—	C (4)	P (4)	
with walk-up services	C	P	P	P	—	C	P	17.50.060
Business support services	C (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Offices - Accessory to primary use	P	P	P	P	P	P	P	
Offices - Administrative business professional	P (4)	P (4)	P (4)	P (4)	C (5)	P (4)	P (4)	
Offices - Governmental	P	P	P	C	C	P	P	
Offices - Medical	P (4)	P (4)	P (4)	P (4)	C	P (4)	P (4)	

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J. for additional requirements.
- (5) Limited to accessory facilities of a principal use.
- (6) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (7) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
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**TABLE 3-6 - ALLOWED USES AND PERMIT REQUIREMENTS  
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	Subarea d2					Subarea d3		
	CO	CL	CG	IG	PS	CO	CG	

**OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (3, 10)**

Research and development - Offices	P (4)	P (4)	P (4)	P (4)	—	P (4)	P (4)	17.50.240
Work/live units	—	—	C	C	—	—	C	17.50.370

**RETAIL SALES (3, 10)**

Alcohol sales - Beer and wine	C	C	C	—	—	C	C	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	—	—	C	C	17.50.040
Animal services - retail sales	—	P (4)	P (4)	P (4)	—	—	P (4)	
Bars or taverns	—	C (4)	C (4)	C (4)	C (5)	—	C (4)	17.50.040
with live entertainment	—	C	C	C	C	—	C	17.50.120
Building materials and supplies sales (3, 4)	—	—	P (9)	P	—	—	—	
Commercial nurseries	—	P (4)	P (4)	P (4)	—	—	P (4)	
Convenience stores	—	C	C	C	—	—	C	
Firearm sales	—	—	—	C (4)	—	—	—	
Food sales	P (4)	P (4)	P (4)	—	—	P (4)	P (4)	
Internet vehicle sales	C (4)	C (4)	C (4)	C (4)	—	C (4)	C (4)	
Liquor stores	C (4)	C (4)	C (4)	—	—	C (4)	C (4)	17.50.040
Pawnshops	—	—	C (4)	—	—	—	C (4)	17.50.200
Restaurants	C (4)	P (4)	P (4)	P (4)	C (5)	—	P (4)	17.50.260
Restaurants, fast food	—	P (4)	P (4)	P (4)	C (5)	—	P (4)	17.50.260
Restaurants, formula fast food	—	P (4)	P (4)	P (4)	C (5)	—	P (4)	17.50.260
Restaurants with limited live entertainment	—	P (4)	P (4)	P (4)	P (5)	—	P (4)	
Restaurants with walk-up window	C	C	C	C	C	—	C	17.50.260

**Notes:**

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**TABLE 3-6 - ALLOWED USES AND PERMIT REQUIREMENTS  
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	Subarea d2					Subarea d3		
	CO	CL	CG	IG	PS	CO	CG	

**RETAIL SALES (Continued) (3, 10)**

Retail sales	C (4)	P (4)	P (4)	P (4)	P (5)	C (4)	P (4)	
Seasonal merchandise sales	P	P	P	P	—	P	P	17.50.180
Significant tobacco retailers	—	—	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	
Vehicle services - Automobile rental	—	C (4)	C (4)	C (4)	—	—	C (4)	
Vehicle services - Sales and leasing	—	—	—	C (4)	—	—	—	17.50.360
Vehicle services - Sales and leasing - limited	—	—	—	C (4)	—	—	—	17.50.360
Vehicle services - Service station	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.290

**SERVICES (3, 10)**

Adult day-care - General	C (2)	C (2)	C (2)	C (2)	C (2)	C (2)	C (2)	
Adult day-care - Limited	P	P	—	—	—	P	—	
Ambulance services	—	—	P (4)	P (4)	—	—	P (4)	
Animal services - Boarding	—	—	—	P	—	—	—	
Animal services - Grooming	—	P (4)	P (4)	P (4)	—	—	P (4)	
Animal services - Hospitals	—	—	—	P (4)	—	—	—	17.50.050
Catering services	—	P (4)	P (4)	P (4)	—	—	P (4)	
Charitable institutions	C(2)	C(2)	C(2)	C(2)	—	C(2)	C(2)	
Child day-care centers	P	P	P	P	C	P	P	17.50.080
Child day-care, large care homes, 9 to 14 persons	P	P	—	—	C	P	—	17.50.080

**Notes:**

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- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J. for additional requirements.
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- (7) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
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**TABLE 3-6 - ALLOWED USES AND PERMIT REQUIREMENTS  
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	Subarea d2					Subarea d3		
	CO	CL	CG	IG	PS	CO	CG	

**SERVICES - CONTINUED (3, 10)**

Child day-care, small care homes, 1 to 8 persons	P	P	—	—	C	P	—	
Drive-through business - Non-restaurants	—	C	C	C	—	—	C	17.50.090
Drive-through business - Restaurant	—	C	C	C	—	—	C	17.50.090
Emergency shelters	—	—	MC	MC	—	—	MC	
Filming, long-term	C	C	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	P	P	
Laboratories	P (4)	P (4)	P (4)	P (4)	—	C (4)	P (4)	
Life/care facilities	—	C	C	C	—	—	C	17.50.120
Lodging - Bed and breakfast inns	C (4)	C (4)	—	—	—	C (4)	—	17.50.140
Lodging - Hotels, motels	—	—	C (4)	C (4)	—	—	C (4)	17.50.150
Massage establishments	—	—	C (4)	C (4)	—	—	C (4)	17.50.155
Medical services - Extended care	C (2)	C (2)	—	—	C	C (2)	—	
Medical services - Hospitals	—	—	C (2)	—	C	—	C (2)	
Mortuaries, funeral homes	—	P	C (4)	—	—	—	C (4)	
Personal improvement services	MC (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Personal services	MC (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Personal services - restricted	—	—	C (4)	C (4)	—	—	C (4)	17.50.200
Printing and publishing	—	P (4)	P (4)	P (4)	—	—	P (4)	
Printing and publishing - Limited	C	P	P	—	—	—	P	
Public maintenance & service facilities	C	P	P	—	C (5)	—	P	
Public safety facilities	C (2)	C (2)	C (2)	C (2)	C (2)	C (2)	C (2)	

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- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J. for additional requirements.
- (5) Limited to accessory facilities of a principal use.
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**TABLE 3-6 - ALLOWED USES AND PERMIT REQUIREMENTS  
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	Subarea d2					Subarea d3		
	CO	CL	CG	IG	PS	CO	CG	

**SERVICES - CONTINUED (3, 10)**

Sexually oriented businesses	—	—	P	—	—	—	P	17.50.295
Vehicle services - Washing/detailing	—	C (4)	C (4)	C (4)	—	—	—	17.50.290
Vehicle services - Washing/detailing, small scale	—	P	P	P	P	—	P	17.50.290

**INDUSTRY, MANUFACTURING & PROCESSING USES (3, 10)**

Commercial growing area	—	P	P	P	—	—	P	
Industry, restricted	—	—	C (4)	P (4)	—	—	C (4)	
Industry, restricted, small-scale	—	P	P	P	—	—	—	
Industry, standard	—	—	—	P (11)	—	—	—	
Recycling - Small collection facilities	MC	MC	MC	MC	—	MC	MC	17.50.220
Recycling - Large collection facilities	—	—	C (4)	C (4)	—	—	—	17.50.220
Research & development - Non-office	C (4)	C (4)	P (4)	P (4)	—	C (4)	—	17.50.240
Wholesaling, distribution & storage	—	—	C (4)	P (4)	—	—	C (4)	
Wholesaling, distribution & storage, small-scale	—	—	C	P	—	—	C	

**TRANSPORTATION, COMMUNICATIONS & UTILITY USES**

Accessory antenna array	P	P	P	P	—	P	P	
Alternative fuel/recharging facilities (3, 4, 10)	—	C	C	C	—	—	C	
Commercial off-street parking	C (3)	C (3)	C (3)	C (3)	—	C (3)	C (3)	
Heliports	—	—	C	C	C	—	C	

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J. for additional requirements.
- (5) Limited to accessory facilities of a principal use.
- (6) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
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**TABLE 3-6 - ALLOWED USES AND PERMIT REQUIREMENTS  
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	Subarea d2					Subarea d3		
	CO	CL	CG	IG	PS	CO	CG	

**TRANSPORTATION, COMMUNICATIONS & UTILITY USES (Continued)**

Transportation terminals	—	—	C (9)	C	C	—	C	
Utility, major	C	C	C	C	C	C	C	
Utility, minor	P	P	P	—	P	P	P	
Vehicle storage (3, 4, 10)	—	—	C	C	—	—	—	
Wireless telecommunications facilities, major	C	C	C	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	MC	MC	MC	17.50.310
Wireless telecommunications facilities, SCL	P	P	P	P	P	P	P	17.50.310

**TRANSIT-ORIENTED DEVELOPMENT**

Transit-oriented development (3, 4)	P	P	P	P	—	P	P	17.50.340
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**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
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- (11) Auto dismantling is not permitted.

(Ord. 7235 § 3 (Exh. 2), 2013; Ord. 7210 § 5, 2011; Ord. 7169 § 9, 2009; Ord. 7164 § 4, 2009; Ord. 7160 § 15, 16, 2009; Ord. 7135 § 5 (Exh. 5), 2008; Ord. 7099 § 13 (Exh. 10, 11), 2007; Ord. 7057 § 8 (Exh. 3), 2006; Ord. 7009 § 11, 2005)

**17.32.060 - EPSP Additional Land Use Regulations**

- A. **Big box retail.** Big box retail shall not be permitted in EPSP d-2. Big box retail is defined as a retail or wholesale store of more than 75,000 square feet in area with centralized cashiering facilities.

**17.32.070 - EPSP Development Standards**

- A. **Standards for all projects.** 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 Articles 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.
- B. **Interim development standards.** Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall comply with the interim standards in Section 17.32.090 (Amount of Permitted Development and Allocation of Density) until the roadway extensions specified in the East Pasadena Specific Plan are completed.

**TABLE 3-7 - EAST PASADENA SUBAREA d1 STANDARDS**

Development feature	SUBAREA d1 REQUIREMENTS			
	CO	CL	CG	IG
<b>Minimum lot size (1)</b>	<i>Minimum area and width for new lots.</i>			
Area	7,200 sf	Determined through the subdivision process.		
Width	55 ft			
<b>Residential uses</b>	<i>Standards applicable to residential uses where allowed in nonresidential districts.</i>			
Maximum density	48 units per acre	32 units per acre	N.A.	N.A.
with density bonus	See 17.43.	See 17.43.		
Standards	Follow standards of the RM-48 district	Follow standards of the RM-32 district		

**Notes:**

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.

**TABLE 3-7 - EAST PASADENA SUBAREA d1 STANDARDS (Continued)**

Development feature	d1 SUBAREA REQUIREMENTS			
	CO	CL	CG	IG
<b>Setbacks</b>	<i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
Front	20 ft	5 ft	5 ft	5 ft
Sides	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; non required otherwise except 10 ft. for the CO zone.			
Corner side	15 ft	5 ft	5 ft; plus 1 foot of setback for each 10 ft of height or portion thereof over 45 ft.	5 ft
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; non required otherwise except 10 ft. for the CO zone.			
<b>Height limit</b>	<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	45 ft	36 ft	45 ft	60 ft
<b>Floor area ratio (FAR)</b>	<i>Maximum allowable floor area ratio (FAR), except as provided in 17.32.090.</i>			
Maximum FAR	No maximum.			
<b>Accessory structures</b>	Nonresidential uses shall meet the same standards as the principal structure; for residential uses see Section 17.50.250 (Residential Accessory Uses and Structures)			
<b>Landscaping</b>	See Chapter 17.44 (Landscaping)			
<b>Parking</b>	See Chapter 17.46 (Parking and Loading), and Section 17.32.070			
<b>Signs</b>	See Chapter 17.48 (Signs)			
<b>Other applicable standards</b>	See Chapter 17.40 (General Property Development and Use Standards) Article 5 (Standards for Specific Land Uses)			

**Notes:**

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.

**TABLE 3-8 - EAST PASADENA SUBAREA d2 STANDARDS**

Development feature	d2 SUBAREA REQUIREMENTS							
	CO - B-5	CO - D, D-1	CO - D-2	CG - C	CG - B, B-1, B-2, B-3	CL -G	IG - A, B-4	PS
<b>Minimum lot size (1)</b>	<i>Minimum area and width for new lots.</i>							
Area	7,200 sf		Determined through the subdivision process					
Width	55 ft							
<b>Residential uses</b>	<i>Standards applicable to residential uses where allowed in nonresidential districts.</i>							
Maximum density	48 units per acre in CO and CG districts, except that 60 units per acre are permitted within 1/4 mile of a Light Rail Transit Station.					32 units per acre	N.A.	
with density bonus	See Chapter 17.43.							
Standards	In the CO and CG districts, as required for RM-48 district; for projects within 1/4 mile of a Light Rail Transit Station, as required in 17.50.350.					See Chapter 17.22.070		
<b>Setbacks - Residential and nonresidential</b>	<i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>							
Front (3)	20 ft		5 ft		5 ft	5 ft	(3)	
Front and corner side setback in specific areas	The following special front and corner side yard setbacks apply instead of the setbacks above in the areas noted: Halstead Street and Foothill Blvd - 10 ft, except that 0 ft is required in CL; Sierra Madre Villa, east side - 10 ft south of Foothill Blvd, 20 ft north of Foothill.							
Sides	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; non required otherwise except 10 ft. for the CO zone.							(3)

**Notes:**

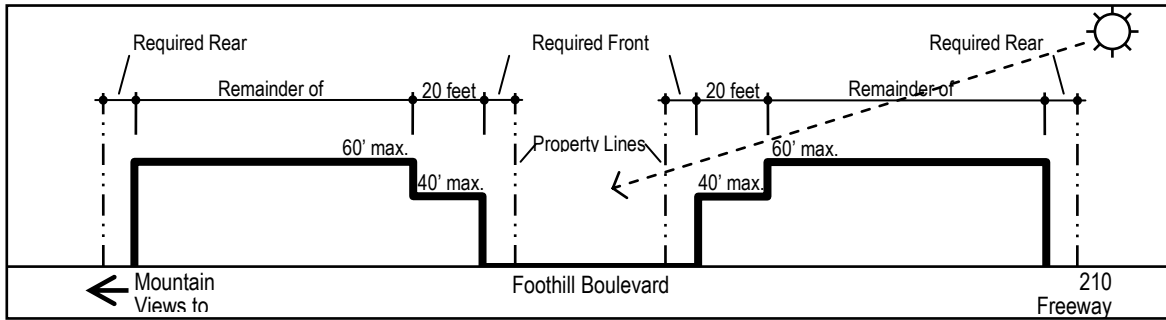
- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a standard lot.
- (2) Projects shall meet the FAR allowances of Table 3-12.1 during interim limited development period.
- (3) Unless otherwise specified, the development standards shall be set as part of the conditional use permit approval.
- (4) For lots fronting on the south side of Foothill Boulevard, the building height shall only be measured from the Foothill property line.

**TABLE 3-8 - EAST PASADENA SUBAREA d2 STANDARDS (Continued)**

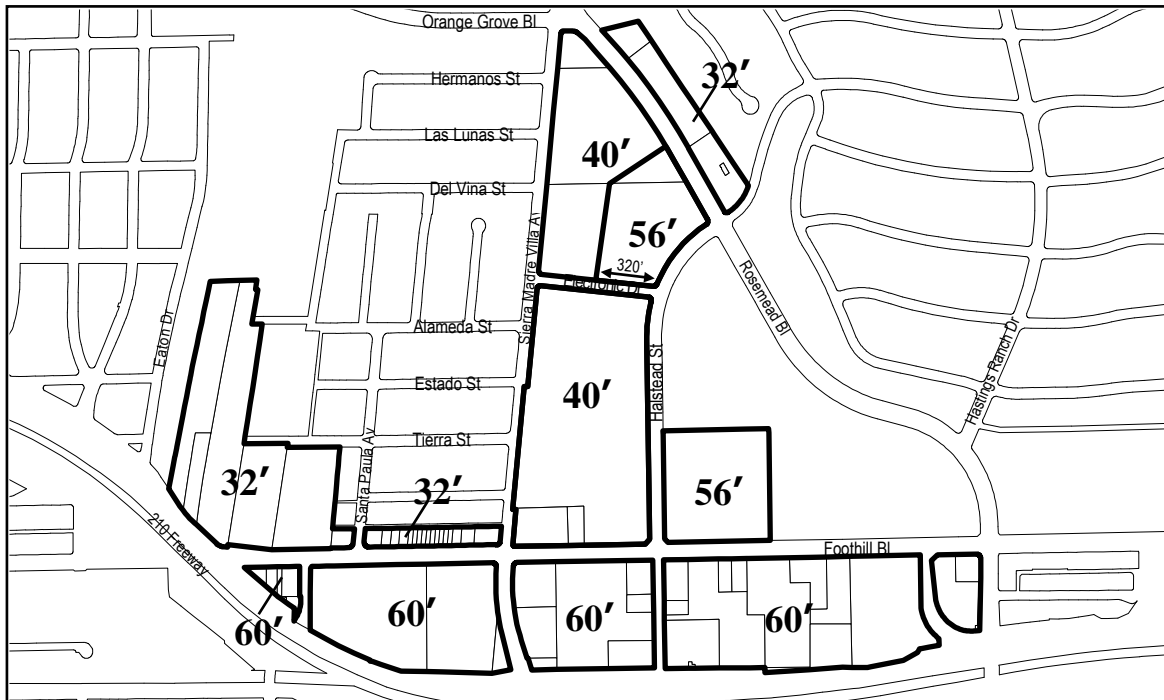
Development feature	d2 SUBAREA REQUIREMENTS							
	CO - B-5	CO - D, D-1	CO - D-2	CG - C	CG - B, B-1, B-2, B-3	CL - G	IG - A, B-4	PS
Corner side	15 ft except on a corner side yard on Foothill or Halstead which shall be 10 ft			5 ft		5 ft; plus 1 foot of setback for each 10 ft of height or portion thereof over 45 ft	5 ft	(3)
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; non required otherwise except 10 ft. for the CO zone.							(3)
Maximum height (4)	See height regulations shown in Figure 3-12; also see 17.32.080.C.							
Stepbacks	Properties adjacent to Foothill Blvd shall comply with the building stepbacks shown in Figure 3-11, except no stepback is required for projects with an approved development agreement.							
<b>Floor area ratio (FAR)</b>	<i>Maximum allowable floor area ratio (FAR), except as provided in 17.32.090.</i>							
Maximum FAR	1.50 (2)	1.20 (2)	.50 (2)	.40 (2)	2.00 (2)	1.00 (2)	1.20 (2)	(3)
FAR exceptions	See Section 17.32.080.C							
<b>Accessory structures</b>	Nonresidential uses shall meet the same standards as the principal structure; for residential uses see Section 17.50.250 (Residential Accessory Uses and Structures)							(3)
<b>Landscaping</b>	A minimum of 15% of lot area shall be maintained in planting. See also Section 17.32.080, and Chapter 17.44 (Landscaping).						See Chapter 17.44	
<b>Parking</b>	See Section 17.32.080, and Chapter 17.46 (Parking and Loading).							
<b>Signs</b>	See Chapter 17.48 (Signs)							
<b>Other applicable standards</b>	See Chapter 17.40 (General Property Development and Use Standards) Article 5 (Standards for Specific Land Uses)							

**Notes:**

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.
- (2) Projects shall meet the FAR allowances of Table 3-12.1 during interim limited development period.
- (3) Unless otherwise specified, the development standards shall be set as part of the conditional use permit approval.
- (4) For lots fronting on the south side of Foothill Boulevard, the building height shall only be measured from the Foothill property line.



**FIGURE 3-11 - EAST PASADENA SPECIFIC PLAN  
SPECIAL BUILDING STEP BACK PROVISIONS (SUBAREA D2, FOOTHILL BLVD.)**



**FIGURE 3-12 – EPSP HEIGHT LIMITS FOR SUBAREA D2**



**TABLE 3-9 - EAST PASADENA SUBAREA d3 STANDARDS**

Development feature	d3 SUBAREA REQUIREMENTS			
	CO - D-3, E-2	CG – E	CG - E-1	CG - F
<b>Minimum lot size (1)</b>	<i>Minimum area and width for new lots.</i>			
Area	7,200 sf	Determined through the subdivision process.		
Width	55 ft			
<b>Residential uses</b>	<i>Standards applicable to residential uses where allowed in nonresidential districts.</i>			
Maximum density	48 units per acre in CO district			
with density bonus	See Chapter 17.43.			
Standards	As required for the RM-48 district			
<b>Setbacks</b>	<i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
Front	20 ft	5 ft	5 ft	5 ft
Front setback in specific areas	The following special front yard setbacks apply instead of the setbacks above in the areas noted: Halstead Street and Foothill Blvd - 10 ft			
Sides	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; non required otherwise except 10 ft. for the CO zone.			
Corner side	15 ft	5 ft	5 ft	5 ft
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; non required otherwise except 10 ft. for the CO zone.			
<b>Height limit</b>	<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 (2)	See height regulations shown in Figure 3-13.			

**Notes:**

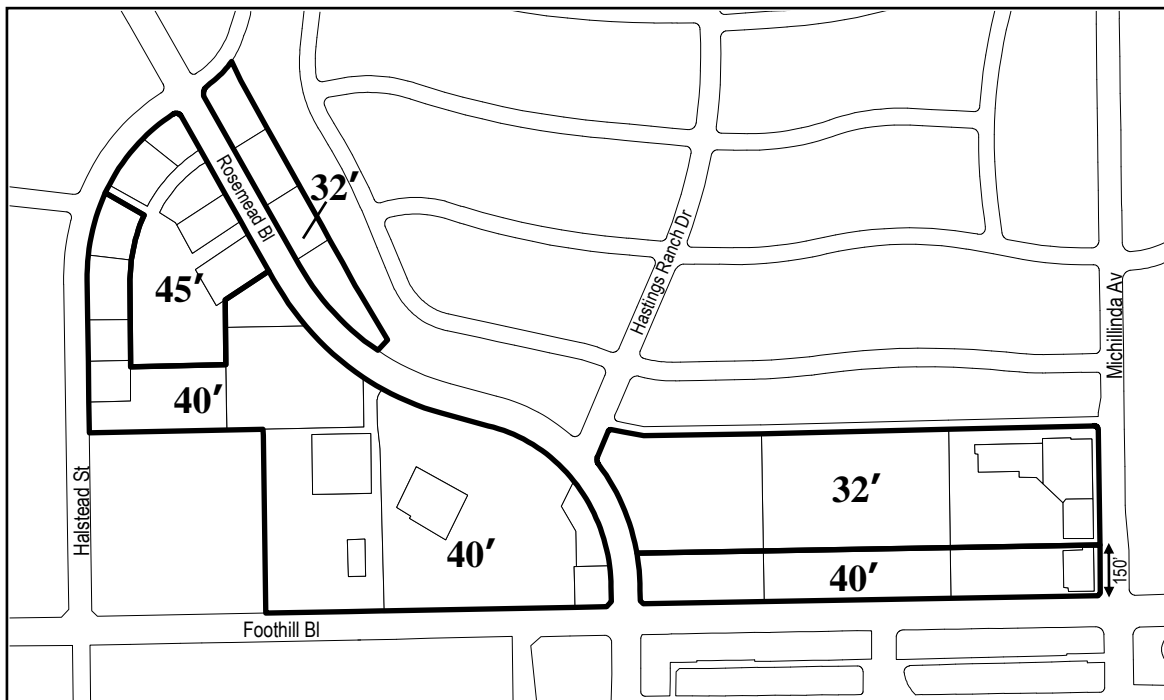
- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.

**TABLE 3-9 - EAST PASADENA SUBAREA d3 STANDARDS (Continued)**

Development feature	d3 SUBAREA REQUIREMENTS			
	CO - D-3, E-2	CG - E	CG - E-1	CG - F
<b>Floor area ratio (FAR)</b>	<i>Maximum allowable floor area ratio (FAR), except as provided in 17.32.090.</i>			
Maximum FAR	CO - D-3 - 0.50 CO - E-2 - 0.70	0.40 See 17.32.070.D	0.40	0.50
<b>Accessory structures</b>	Nonresidential uses shall meet the same standards as the principal structure; for residential uses see Section 17.50.250 (Residential Accessory Uses and Structures).			
<b>Landscaping</b>	A minimum of 15% of lot area shall be maintained in planting. See also Section 17.32.070, and Chapter 17.44 (Landscaping).			See 17.44
<b>Parking</b>	See Section 17.32.070, and Chapter 17.46 (Parking and Loading).			
<b>Signs</b>	See Chapter 17.48 (Signs)			
<b>Other applicable standards</b>	See Chapter 17.40 (General Property Development and Use Standards) Article 5 (Standards for Specific Land Uses)			

**Notes:**

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.



**FIGURE 3-13 - EPSP HEIGHT LIMITS FOR SUBAREA d3**

(Ord. 7169 § 10 (Exh. 6), 2009; Ord. 7160 § 15, (Exh. 10, 11), 2009; Ord. 7099 § 13 (Exh. 10-14); 2007; Ord. 7035, § 5 (Exh.4-6), 2006; Ord. 7009, § 12-13, (Exh. 15-16), 2005)

### **17.32.080 - EPSP Additional Development Standards**

The following standards apply to all development within the East Pasadena Specific Plan area, except where a standard is identified as being applicable to a specific area or lot.

- A. Parking requirements.** All parking areas within the East Pasadena Specific Plan shall comply with Chapter 17.46 (Parking and Loading) and the following additional requirements. See Subsection B. for additional requirements applicable to sites along Walnut Street.
- 1. General landscaped setback requirements.** All street frontages shall have a continuous planting area no less than 10 feet in depth and interrupted only by driveways, walkways, and buildings.
  - 2. Parking lot landscaping requirements - Subarea d1.** Landscaping, or a masonry wall or other device with landscaping in front shall partially or fully screen vehicles from street view. The elimination of this screening shall require the Minor Conditional Use Permit approval.
  - 3. Parking lot landscaping requirements - Subareas d2 and d3.** Landscaping shall be provided along the perimeter of any surface parking lot that abuts a street.
  - 4. Parking lot landscaping requirements for all Subareas.** A shrub hedge, low masonry wall or other device with planting in front shall be provided along the street side perimeter of all parking lots.
    - a. The wall shall be of sufficient height to screen parked cars from view to a maximum height of 42 inches. This visual barrier shall be set back within the required planting area so as to not obstruct views from driveways.
    - b. A five-foot wide landscaped setback shall be provided in front of a masonry wall. A masonry wall shall be 42 inches in height. The masonry wall shall be constructed at the property line if landscaping, curbs, and gutters are provided within the Walnut Street right-of-way.
  - 5. Subarea d3 - Limitation on parking structures.** Within Subarea d3, above-ground parking structures of no more than three stories in height are permitted only in conjunction with the construction of a public gathering space, as approved by the Director or Zoning Hearing Officer.
  - 6. Subarea d3 - Screening requirements.** Except as otherwise provided by this Section, parking adjacent to a residential use or zone shall be screened from them with a masonry block wall or other comparable screening materials, as approved by the Zoning Administrator, designed to be compatible with residential uses.
- B. Walnut Street development standards.** New permanent structures within the abandoned railroad right-of-way adjacent to Walnut Street must be approved by the Director.

1. **Application requirements.** Submittals to the Planning Director shall include a site plan and Walnut Street elevations for the entire block in which the proposed project is located. The site plan shall indicate the use, location of structures, proposed curb cuts, the location and species of trees and shrubs, and the relationship of the project to proposed street improvements.
2. **Parking facilities.** The following requirements apply only to parking facilities within the abandoned railroad right-of-way adjacent to Walnut Street, in addition to the other requirements of this Subsection A.
  - a. **Two-story parking structures.**
    - (1) Parking structure street access shall be provided only from north-south streets.
    - (2) Landscaping and curbs and gutters within the Walnut Street right-of-way are required to be installed prior to, or as a part of, the development of any new parking structure.
    - (3) Landscaped setbacks adjacent to Walnut Street are not required provided that landscaping and curbs and gutters within the public right-of-way are installed prior to, or as a part of, the proposed project development.
    - (4) Planting shall be at least three feet, six inches in height adjacent to the Walnut Street right-of-way.
  - b. **Surface parking.** A five-foot wide landscaped yard in front of a three-foot, six-inch wall, shall be provided to screen parking from Walnut Street; except that if the proposed Walnut Street improvements are installed, the wall may be constructed at the property line.

**C. Floor area ratio (FAR) exceptions.**

1. **Subarea d2 FAR requirements.** The floor-area-ratios specified in Table 3-11 (Floor Area Ratios Within Subarea d2 During Interim Limited Development Period) shall apply in Subarea d2 during the Interim Limited Development Period as specified in Section 17.32.090.
2. **TOD intensity options.** The following intensity options are permitted for transit-oriented development on parcels B-1 and B-2 only, to enable the preservation of an historic or architecturally significant structure:

Alternative 1 - FAR = 2.0; Height Limit = 60 feet  
Alternative 2 - FAR = 1.5; Height Limit = 85 feet
3. **TOD and mixed-use development FAR bonuses.** The following floor area bonuses shall be permitted for transit-oriented and mixed-use development.
  - a. One additional gross square foot of retail space shall be allowed for each 1.5 square feet of residential space constructed.

- b. Five additional gross square feet of retail space shall be allowed for each one gross square foot of child or elderly care space constructed.

**17.32.090 - Amount of Permitted Development and Allocation of Density**

Within each subarea established by this Chapter, new residential and nonresidential development, and the permitted density of each development project, shall not exceed the amount of permitted new development specified in the General Plan for the East Pasadena Specific Plan area as shown in Table 3-10 (Amount of New Development Permitted by Subarea).

- A. The amount of permitted development shall also be governed by interim development limitations, as shown in Table 3-12, during the interim limited development period specified in the East Pasadena Specific Plan.
- B. In Subarea d-2, special development limitations shall apply during the interim limited-development period as shown in Table 3-12.1 (Floor Area Ratios within Subarea d2 during Interim Limited Development Period). (Ord. 7099 § 14, 2007)

**TABLE 3-12 - AMOUNT OF NEW DEVELOPMENT PERMITTED BY SUBAREA**

Land Use Designation	General Plan		Specific Plan		Interim Limited Development	
	Sq. Ft.	Units	Sq. Ft.	Units	Sq. Ft.	Units

**Subarea d1**

General Commercial	140,000		140,000		65,800	
Office/R&D	0		70,000		32,900	
Retail	0		70,000		32,900	
Industrial	700,000		700,000		329,000	
Institutional	50,000		50,000		23,500	
Other	0		0		0	
Residential		0		100		47
Subtotal	890,000	0	890,000	100	418,300	47

**Subarea d2**

General Commercial	600,000		955,065		841,527	
Office/R&D	0		787,572		761,061	
Retail	0		167,493		80,466	
Industrial	500,000		174,205		29,733	
Institutional	75,000		5,630		2,648	
Other	0		0		0	
Residential		400		400		188
Subtotal	1,175,000	400	1,134,900	400	873,908	188

<b>Subarea d3</b>						
General Commercial	35,000		75,100		65,247	
Office/R&D	0		15,000		15,000	
Retail	35,000	0	60,100	0	50,247	
Industrial	0		0		0	
Institutional	0		0		0	
Other	0		0		0	
Residential		0		0		0
Subtotal	35,000	0	75,100	0	65,247	0
Total Square Feet/Units	2,100,000	400	2,100,000	500	1,357,455	235

**TABLE 3-12.1 - FLOOR AREA RATIOS WITHIN SUBAREA d2 DURING INTERIM LIMITED DEVELOPMENT PERIOD**

<b>Zoning Designation</b>	<b>Specific Plan Maximum FAR</b>	<b>Interim Limited Development Period FAR</b>
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**South of Foothill Boulevard**

IG-A	1.20	0.60
CG-B	2.00	1.20
CG-B-1, CG-B-2	2.00	1.50
CG-B-1, CG-B-2 (Transit site/joint-development site only)	1.50	1.50
CG-B-3	2.00	0.77
IG-B-4	1.20	0.77

**North of Foothill Boulevard**

CO-B-5	1.50	1.00
CG-C	0.40	0.40
CO-D	1.20	0.60
CO-D-1	1.20	0.87
CO-D-2	0.50	0.30
CL-G	1.00	0.41

(Ord. 7099 § 14, 15 (Exh. 15), 16, 2007)

**17.32.100 - Replacement of Existing Development**

In addition to the allocation of permitted development as provided in Section 17.32.090 above, a property owner may replace existing residential dwelling units and nonresidential floor area (measured in square feet) on a one-for-one basis provided that the existing residential dwelling units and non-residential floor area are in compliance with this Zoning Code. Replacement dwelling units or floor area shall be subtracted from the dwelling units and floor area of new buildings in the determination of permitted development for each site.