

## ***Chapter 22.318 EAST PASADENA—EAST SAN GABRIEL COMMUNITY STANDARDS DISTRICT***

### **22.318.010 Purpose.**

The East Pasadena—East San Gabriel Community Standards District ("CSD") is established to protect the light, air, and privacy of existing residences, enhance aesthetics and community character, and ensure that new and expanded development is compatible with the unique identity of each neighborhood throughout the CSD.

(Ord. 2019-0004 § 1, 2019.)

### **~~22.318.020 Definitions.~~**

{Reserved}

### **22.318.030 District Map.**

The boundaries of this CSD are shown on Figure 22.318-A: East Pasadena—East San Gabriel CSD Boundary, at the end of this Chapter.

(Ord. 2019-0004 § 1, 2019.)

### **~~22.318.040 Applicability.~~**

{Reserved}

### **~~22.318.050 Application and Review Procedures.~~**

{Reserved}

### **22.318.060 Community-wide Development Standards.**

- A. Flag Lots. The provisions in Section 22.110.170.B.1.b allowing the substitution of a uniform distance of 10 feet from all lot lines for front, side and rear yards on flag lots shall not be applicable.
- B. Signs. Prohibited signs are as follows:
  - 1. Outdoor advertising signs;
  - 2. Freestanding signs that exceed 30 feet in height, or are located within 100 feet of a residential use or Residential Zone, or extend into the public right-of-way;
  - 3. Roof signs;
  - 4. Flashing, animated, audible, rotating and/or moving signs; and

- 5. Business signs that project or extend more than 18 inches from the building facade.
- C. Repair of Nonconforming Structures. Any structure nonconforming due to standards which is damaged or partially destroyed may be restored to the condition of the structure as it existed immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the structure as determined by the methods set forth in Sections 22.172.020.G.1.a and G.1.b and provided the reconstruction complies with the provisions of Section 22.172.020.G.2.
- D. Setback Districts. Setbacks as established in Chapter 22.72 (Setback Districts) shall take precedence over any other setbacks established by this CSD.

( Ord. 2022-0008 § 152, 2022; Ord. 2019-0004 § 1, 2019.)

**22.318.070 Zone Specific Development Standards.**

- A. Zones R-1, R-2, R-A, A-1 (Single-Family Residential).

| TABLE 22.318.060-A: ZONES R-1, R-2, R-A, A-1 DEVELOPMENT STANDARDS |  |                                 |                                 |                           |
|--|--|---------------------------------|---------------------------------|---------------------------|
| Development Standards  | Lot Size (sf):<br>Less than 13,000   | Lot Size (sf):<br>13,000—19,999 | Lot Size (sf):<br>20,000—39,999 | Lot size (sf):<br>40,000+ |
| Minimum Street Frontage  | 60 feet  | 70 feet                         | 80 feet                         | 100 feet                  |
| Minimum Average Lot Width  | 60 feet  | 85 feet                         | 100 feet                        | 125 feet                  |
| Maximum Height   | 30 feet  | 30 feet                         | 35 feet                         | 35 feet                   |
|  | The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot in excess of the grade approved at the time the lot was created, height shall be measured from the map-approved grade.   |                                 |                                 |                           |
| Minimum Rear Yard Depth  | 25 feet  | 30 feet                         | 35 feet                         | 40 feet                   |
| Minimum Side Yard Width  | The minimum side yard width shall be 10 percent of the average lot width, but no less than five feet for a lot with an average lot width less than 50 feet.  |                                 |                                 |                           |
| Minimum Reverse Corner Side Yard                                   | The minimum reverse corner side yard width shall be 10 feet.   |                                 |                                 |                           |
| Minimum Front Yard Depth   | The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.   |                                 |                                 |                           |
| Structure Height and Setback                                       | For structures that exceed 17 feet in height and are located on a lot adjacent to a single-family Residential Zone, the maximum height of the structure: <ol style="list-style-type: none"> <li>1. At five feet from the side property line adjacent to the single-family Residential Zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.</li> </ol> |                                 |                                 |                           |

|                                 |  |                                    |
|---------------------------------|--|------------------------------------|
|                                 | 2. At 20 feet from the front property line shall be 20 feet and any portion of the structure that exceeds 20 feet in height shall be set back an additional foot for every additional foot in height.  |                                    |
| Front Yard Landscaping          | A minimum of 50 percent of the required front yard shall contain softscape landscaping.  |                                    |
| Distance Between Main Buildings | A minimum distance of 10 feet shall be required between all main residential buildings not more than 17 feet in height established on the same lot. A minimum distance of 20 feet shall be required between all main residential buildings more than 17 feet in height established on the same lot.  |                                    |
| Maximum Grade                   | The maximum grade shall be the average grade of adjoining lots unless modified by the Director or Director of Public Works where it is impractical due to topographic conditions.  |                                    |
| Maximum Stories                 | The maximum number of stories above grade shall be two.  |                                    |
| Maximum Floor Area              | The maximum floor area shall be $(0.25 \times \text{net lot area}) + 1,000$ square feet, but in no case more 9,000 square feet. The floor area shall include all enclosed buildings except cellars or garages. If there are multiple main residential buildings on the same lot, the total maximum floor area shall be 50 percent of the net lot area. |                                    |
| Maximum Lot Coverage            | The maximum lot coverage shall be $(0.25 \times \text{net lot area}) + 1,000$ square feet, but in no case more than 9,000 square feet. Lot coverage shall include all enclosed buildings. If there are multiple main residential buildings on the same lot, the total maximum lot coverage shall be 50 percent of the net lot area.                    |                                    |
| Parking                         | Number of Bedrooms   | Required Enclosed Parking Spaces   |
|                                 | 1 to 4   | 2                                  |
|                                 | 5 to 6   | 3                                  |
|                                 | 7 or more  | 4 (+1 for each additional bedroom) |
|                                 | Parking shall not be located below grade.  |                                    |
| Garages                         | For lots with not more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 16 feet. For lots with more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 24 feet.  |                                    |
| Street Lighting                 | Street lighting shall be consistent with the neighborhood pattern except where Public Works determines that a different street lighting configuration is required for the protection of public health and safety.  |                                    |

B. Zone R-3.

| TABLE 22.318.060-B: ZONE R-3 DEVELOPMENT STANDARDS |  |
|--|--|
| Minimum Rear Yard Depth                            | 15 feet  |
| Minimum Side Yard Width                            | 5 feet   |
| Minimum Reverse Corner Side Yard                   | The minimum reverse corner side yard width shall be 10 feet. |

|                              |   |
|------------------------------|---|
| Minimum Front Yard Depth     | The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.  |
| Front Yard Landscaping       | A minimum of 20 percent of the required front yard shall contain softscape landscaping.   |
| Structure Height and Setback | For structures that exceed 17 feet in height and are located on a lot adjacent to a single-family Residential Zone, the maximum height of the structure at five feet from the property line adjacent to the single-family Residential Zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height. |
| Maximum Height               | 35 feet. The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot in excess of the grade approved at the time the lot was created, height shall be measured from the map-approved grade.   |
| Maximum Grade                | The maximum grade shall be the average grade of adjoining lots, unless modified by the Director or Director of Public Works where it is impractical due to topographic conditions.  |
| Maximum Floor Area           | The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings except cellars or garages.   |
| Maximum Lot Coverage         | The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.  |
| Parking                      | As required by Chapter 22.112 (Parking).  |
| Street Lighting              | Street lighting shall be consistent with the neighborhood pattern except where Public Works determines that a different street lighting configuration is required for the protection of public health and safety.   |

C. Zones C-1, C-2, C-3, C-H, M-1, M-1.5.

1. Maximum Height. The maximum height of all structures, except chimneys and rooftop antennas, shall be 35 feet.
2. Maximum Floor Area. The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings.
3. Maximum Lot Coverage. The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.
4. Setback. For structures that exceed 17 feet in height and are located on a lot adjacent to a Residential Zone, the maximum height of the structure at five feet from the property line adjacent to the Residential Zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.
5. Lighting. Exterior lighting shall be of top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination. Street lighting shall be consistent with the neighborhood pattern except where Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

(Ord. 2019-0004 § 1, 2019.)

---

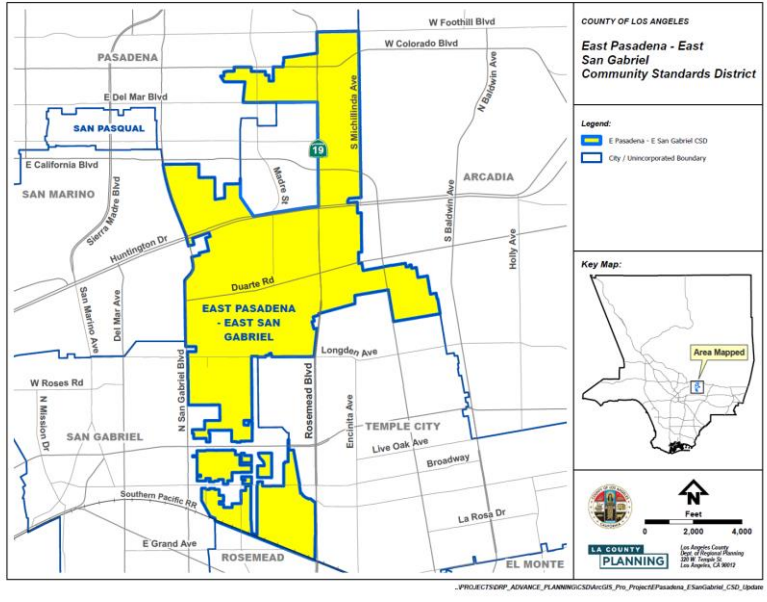
**~~22.318.080 Area Specific Development Standards.~~**

{Reserved}

**22.318.090 Modification of Development Standards.**

- A. Applicability. Approval or denial of a modification to the development standards of this Chapter shall not establish precedent for approval or denial of other modifications within the East Pasadena—San Gabriel Community Standards District.
- B. Modifications Authorized.
  - 1. In acting upon any application for a modification from the development standards of this Chapter, the Review Authority shall consider, in addition to the principles and standards in Subsection C.3, below, the unique characteristics of the neighborhood in which the site is located.
  - 2. Except for parking and sign regulations, modification of the development standards specified in this Chapter shall be subject to the provisions of Subsection C, below.
- C. Modification of Specific CSD Standards.
  - 1. Applicability. Modification of the development standards specified in Subsection B.2, above, subject to a CSD Modification application, in compliance with this Subsection C.
  - 2. Application and Review Procedures.
    - a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.
    - b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review—Discretionary) and this Subsection C.
  - 3. Findings and Decision.
    - a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection C.4.b, below.
    - b. Findings.
      - i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.
      - ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, prevent adverse effects on neighboring property and conform with good zoning practice.
      - iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

FIGURE 22.318-A: EAST PASADENA—EAST SAN GABRIEL  
CSD BOUNDARY



( Ord. 2023-0050 § 6, 2023; Ord. 2022-0008 § 153, 2022; Ord. 2019-0004 § 1, 2019.)