

**ILLUSTRATIVE SITE DESIGNS
FOR MULTI-FAMILY HOUSING
IN PASADENA. PART II: SITES
WITH EXISTING BUNGALOWS**

Prepared for the Pasadena Multi-Family Housing Task Force

July 30, 1988

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Pasadena Bungalow Case Study Number:

Good Scheme ✓ Bad Scheme

Location: Chester St. 15D

Comments: All new construction is two story. Main garden includes landscaped, decorative paved area in front of garages. Does meet 25% planted area requirement but otherwise is not legit.

Lot Size: 50' x 150'
Lot Area, S.F: 7,250
Lot Area, Acres: .17

Bungalow S.F: 925
New Development S.F: 1,550
Total S.F: 2,415

F.A.R. .34

Units in Bungalow(s): 1
New Units: 2 (1 two story unit, 1 flat)
Total Units: 3

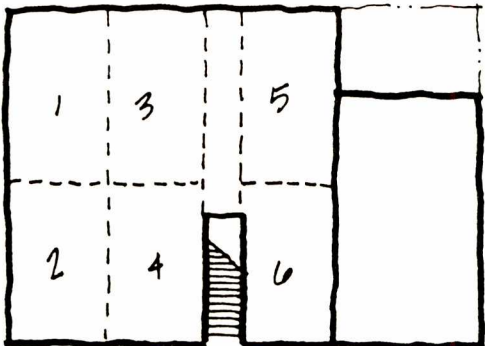
DU per Acre: 18

Table with 4 columns: Requirement, RM-16, RM-32, and Provided. Includes rows for Main Garden, Front Yard, Subsidiary, and Total Garden. Includes handwritten notes like 'See comments' and 'unmet req.'.

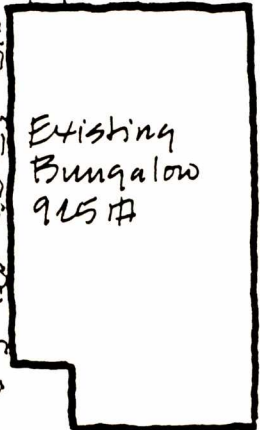
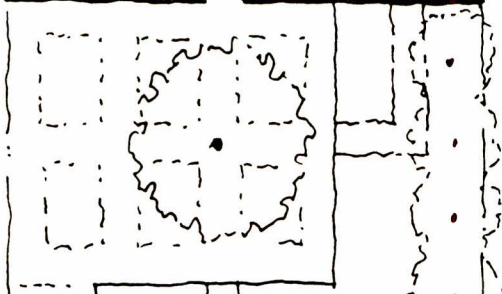
Type of Parking: Dwelling Over
Number of Spaces: 6 (meets 2:1 ratio)
Percent Tandem: 100%

* per 2.1.3.C.

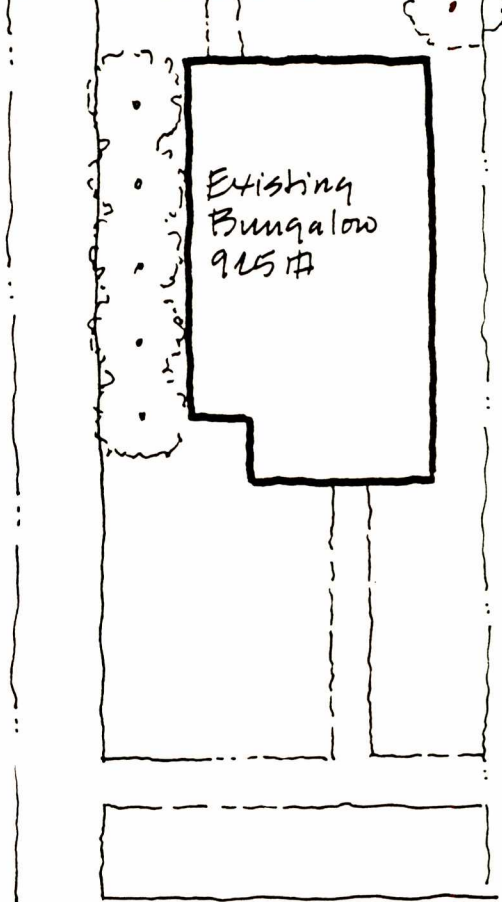
1 story above
550 #



2 story townhouse
625 # total



Existing
Bungalow
915 #



2

Pasadena Bungalow Case Study Number:

Good Scheme Bad Scheme

Location: *Chester St. ISD*

Comments: *Main garden becomes landscaped decoratively paved area in front of garages. Planted area is less than 25%.
3 story building is right behind 2 story bungalow*

Lot Size: *50' x 150'*
Lot Area, S.F: *7,500*
Lot Area, Acres: *.17*

Bungalow S.F: *925*
New Development S.F: *2,400*
Total S.F: *3,325*

F.A.R. *.46*

Units in Bungalow(s): *1*
New Units: *3 (1 townhouse, 2 flats)*
Total Units: *4*

DU per Acre: *24*

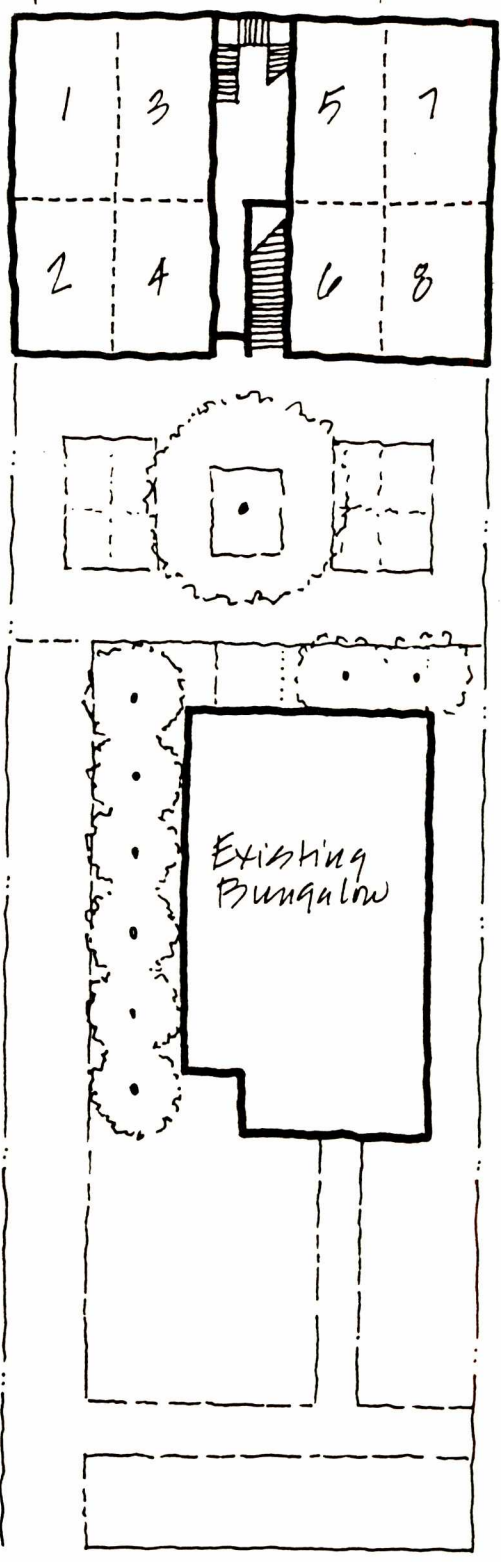
		<i>RM. 16</i>	<i>RM. 32</i>		<i>see comments</i>
* Main Garden Required:	<i>1,133</i>	<i>1,033</i>	Provided:	<i>0</i>	<i>(1,500)</i>
Front Yard Required:	<i>1,400</i>	<i>1,400</i>	Provided:	<i>1,400</i>	
Subsidiary			Provided:	<i>680</i>	
* Total Garden Required:	<i>2,533</i>	<i>2,433</i>	Provided:	<i>2,080</i>	<i>(3,580)</i>

Type of Parking: *Dwelling Over*
Number of Spaces: *0 (meets 2:1 ratio)*
Percent Tandem: *100%*

* per 2.1.3.C.

2 story townhouse
above

2 flats
above



Pasadena Bungalow Case Study Number:

Good Scheme Bad Scheme

Location: Parkwood / Oaks 1SD

Comments: Meets RM-32 main garden & total requirements.
Excessive encroachment into main garden
lacks setback @ third floor

Lot Size: 50' x 160'
Lot Area, S.F: 8,000 #
Lot Area, Acres: .18

Bungalow S.F: 1,025 #
New Development S.F: 2,390
Total S.F: 3,415 #

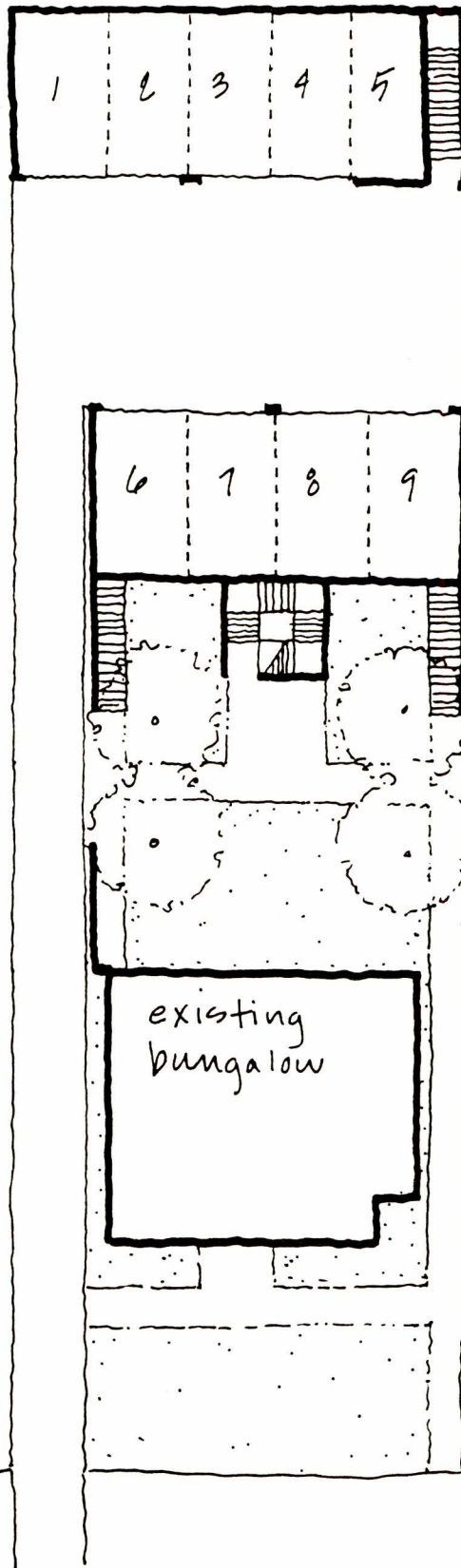
F.A.R. .43

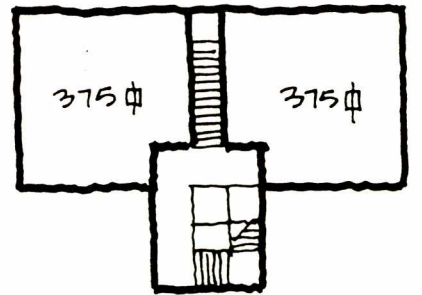
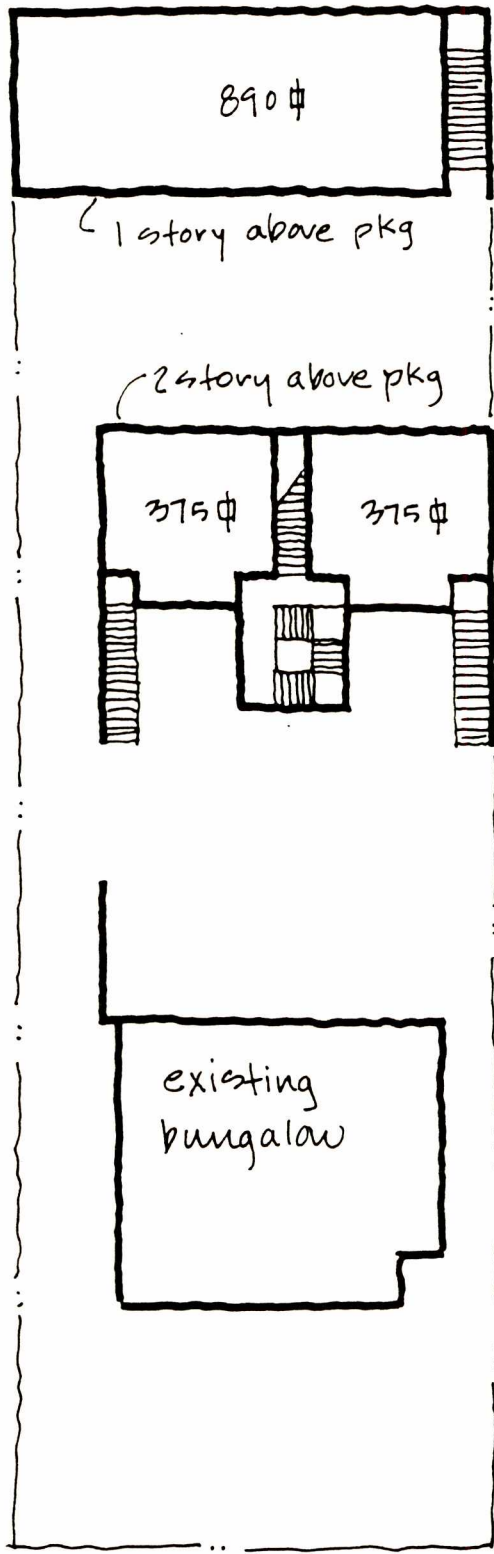
Units in Bungalow(s): 1
New Units: 3 (1 flat, 2 2 story units)
Total Units: 4

DU per Acre: 22
 ↙ RM-16 ↘ RM-32

Main Garden Required:	1,520	1,520	Provided:	1,600
Front Yard Required:	1,000	1,000	Provided:	1,000 contextual req
Subsidiary	280	40	Provided:	
Total Garden Required:	2,800	2,560	Provided:	2,600

Type of Parking: Dwelling Over
Number of Spaces: 9 (1 extra)
Percent Tandem: 0%





Pasadena Bungalow Case Study Number:

Good Scheme



Bad Scheme

Location:

Parkwood / Oaks ISD

Comments:

Reduced main garden next to landscaped, decoratively paneled cont in front of garage
 Setbacks @ 3rd story on main garden
 3 story portion too far forward on site

Lot Size:

50' x 160'

Lot Area, S.F:

8,000

Lot Area, Acres:

.18

Bungalow S.F:

1,025 #

New Development S.F:

2,755

Total S.F:

3,780

F.A.R.

.47

Units in Bungalow(s):

1

New Units:

3 (1 flat, 2 2-story units)

Total Units:

4

DU per Acre:

22

Main Garden Required:

1,520

1,520

Provided:

1,400

Front Yard Required:

1,000

1,000

Provided:

1,000

contextual req.

Subsidiary

200

40

Provided:

100

Total Garden Required:

2,800

2,560

Provided:

2,500

Type of Parking:

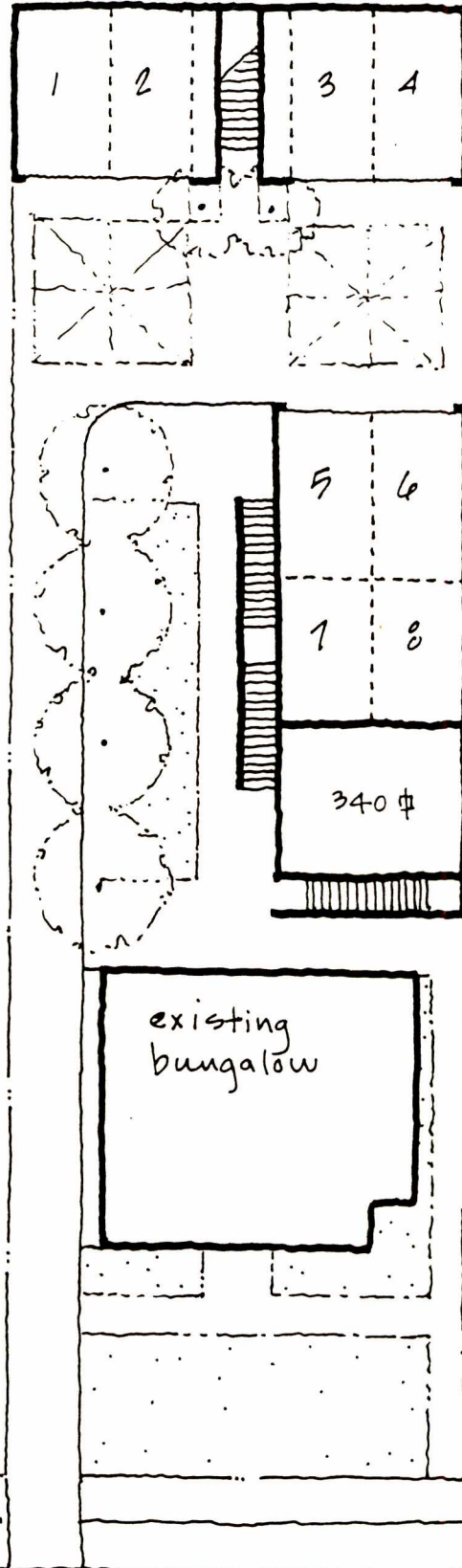
Dwelling Over

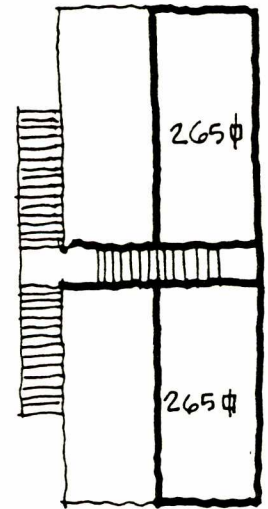
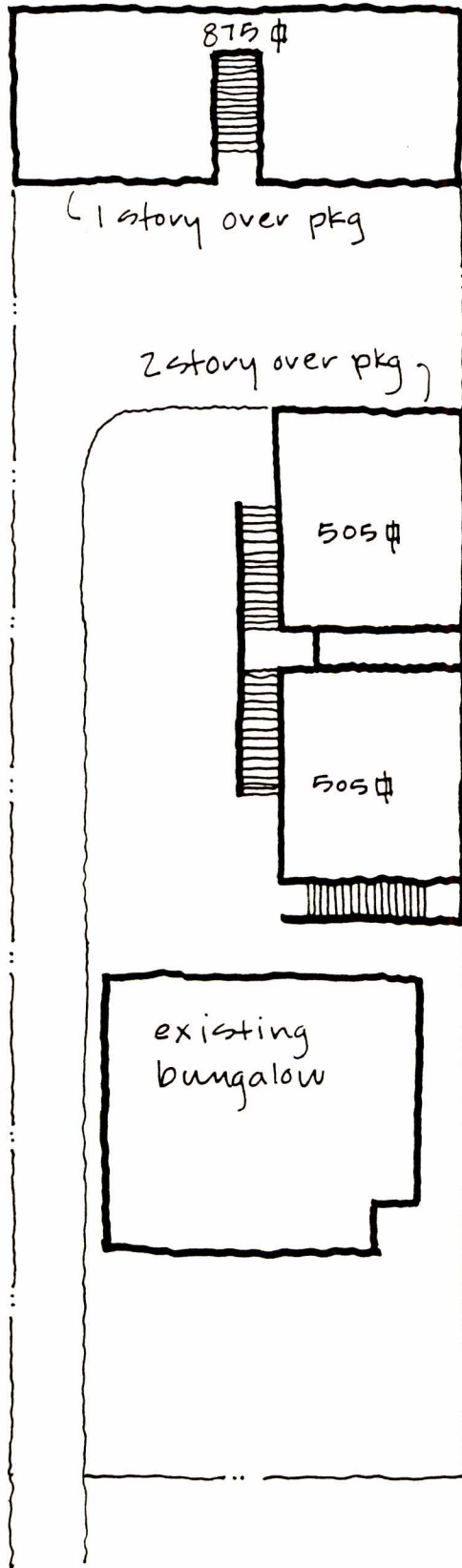
Number of Spaces:

8 (meets 2:1 ratio)

Percent Tandem:

50%





Pasadena Bungalow Case Study Number:

Good Scheme ✓

Bad Scheme

Location: Parkwood / Oaks ISD

Comments: All 2 story new construction
Main garden size reduced as is total
garden requirement

Lot Size: 50' x 160'

Lot Area, S.F.: 8,000

Lot Area, Acres: .18

Bungalow S.F.: 1,025 #

New Development S.F.: 2,915

Total S.F.: 3,940

F.A.R.: .49

Units in Bungalow(s): 1

New Units: 3.5 (1 studio, 3 flats) (4)

Total Units: 4.5 (5)

DU per Acre: 25 (20) depends on how studio counted

Main Garden Required: 1,520 1,520 Provided: 874

Front Yard Required: 1,000 1,000 Provided: 1,000 contextual req.

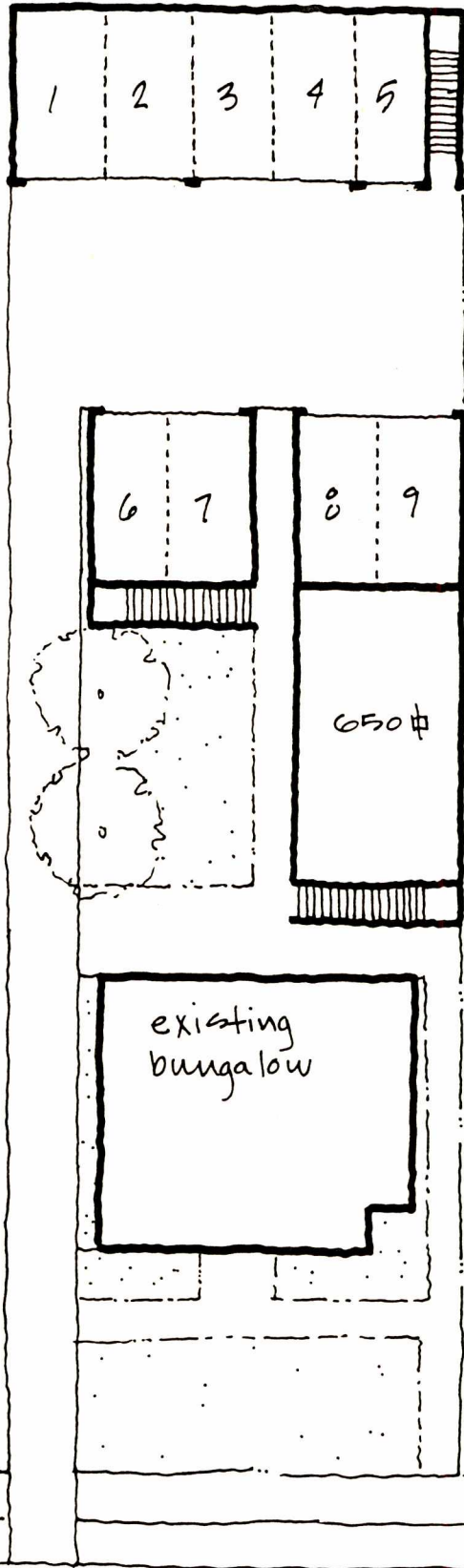
Subsidiary 200 40 Provided: 100

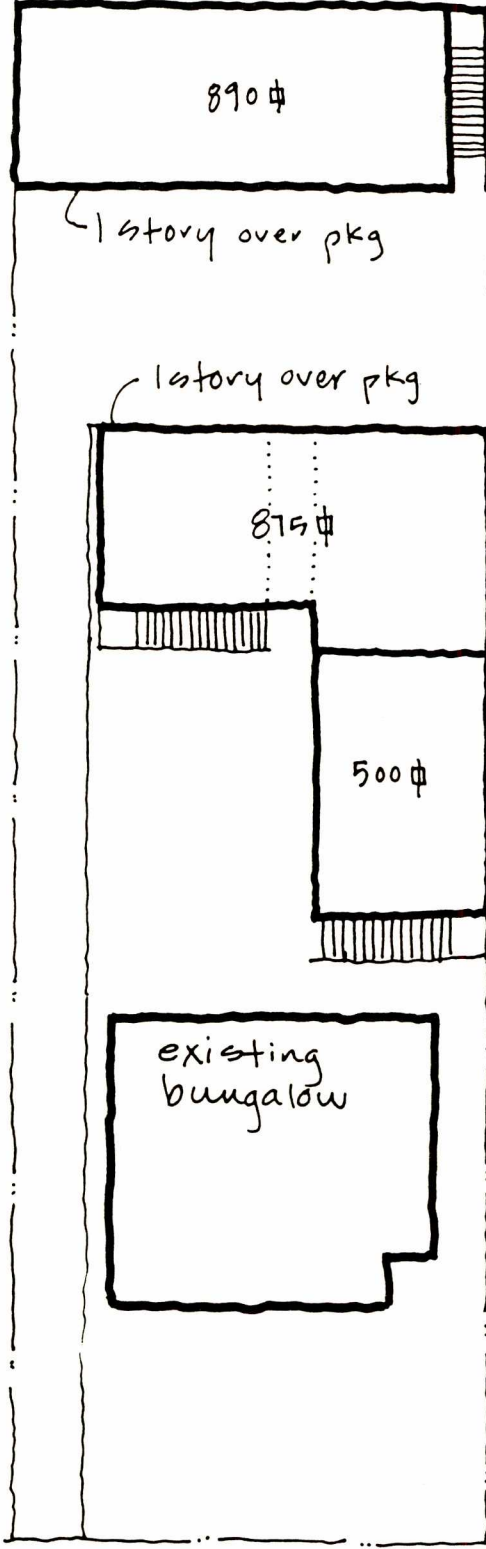
Total Garden Required: 2,600 2,560 Provided: 1,974

Type of Parking: Dwelling Over

Number of Spaces: 9 (meets 2:1 ratio)

Percent Tandem: 0%





note: no 3rd story

Pasadena Bungalow Case Study Number:

Good Scheme ✓ Bad Scheme

Location: Parkwood / Oaks 1SD

Comments: 3 story pnt'm too far forward on site
Does not meet parking ratio req.
No setback @ third story
Meets RM-32 main garden & total req.

Lot Size: 50' x 160'
Lot Area, S.F.: 8,000 #
Lot Area, Acres: .18

Bungalow S.F.: 1,025 #
New Development S.F.: 4,440
Total S.F.: 5,465 #

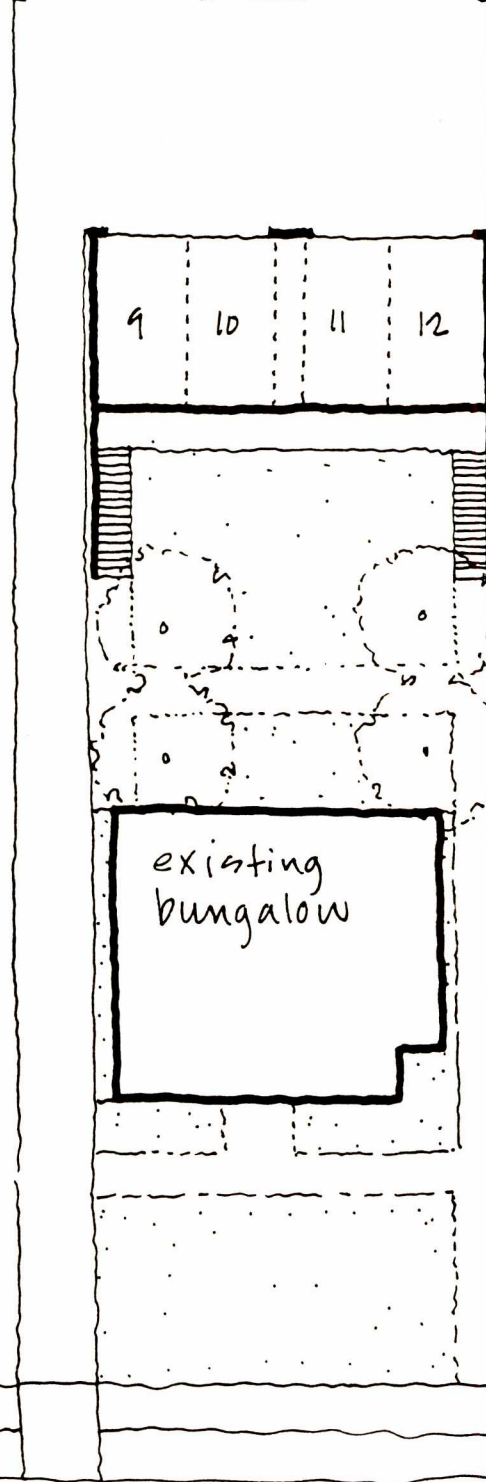
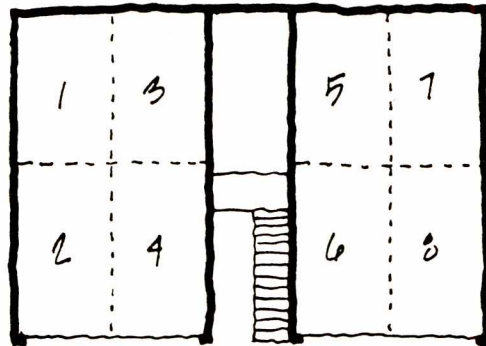
F.A.R. .6%

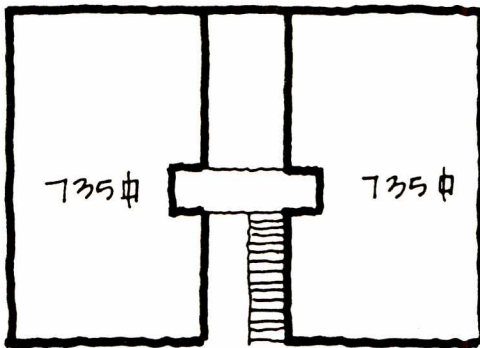
Units in Bungalow(s): 1
New Units: 6 (2 2 story units, 4 flats)
Total Units: 7

DU per Acre: 3%

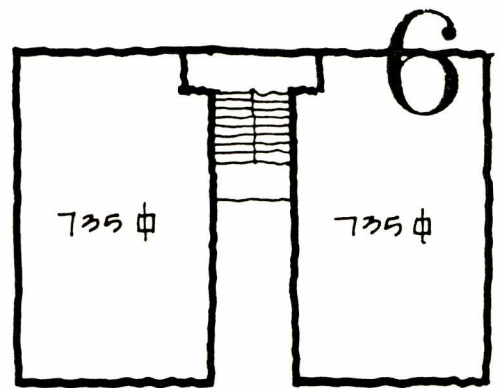
	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <p>↙ RM-16</p> </div> <div style="text-align: center;"> <p>↙ RM-32</p> </div> </div>		
Main Garden Required:	1,520	1,520	Provided: 1,600
Front Yard Required:	1,000	1,000	Provided: 1,000 contextual req.
Subsidiary	250	40	Provided:
Total Garden Required:	2,800	2,560	Provided: 2,600

Type of Parking: Dwelling Over
Number of Spaces: 12 (does not meet 2:1 parking ratio)
Percent Tandem: 66%

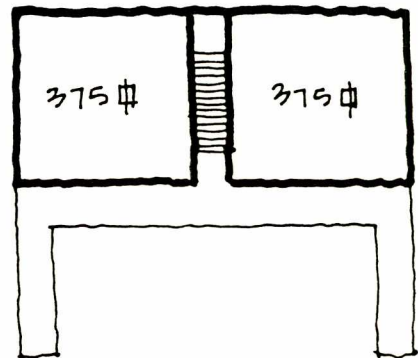
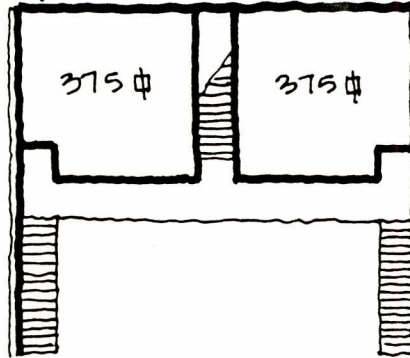




(2 story above pkg



(2 story above pkg



Pasadena Bungalow Case Study Number:

Good Scheme



Bad Scheme

Location:

Parkwood / Oaks ISD

Comments:

Meets main garden & total requirements
Prq 3 story brnser in rear of lot

Lot Size:

100' x 160'

Lot Area, S.F:

16,000 #

Lot Area, Acres:

.37

Bungalow S.F:

2,015 #

New Development S.F:

5,610

Total S.F:

7,625 #

F.A.R.

.48

Units in Bungalow(s):

2

New Units:

7 (Flats)

Total Units:

9

DU per Acre:

24

Main Garden Required:

3,040

3,040

Provided:

3,200

Front Yard Required:

2,000

2,000

Provided:

2,000

Unmet req.

Subsidiary

560

80

Provided:

675

Total Garden Required:

5,600

5,120

Provided:

5,875

Type of Parking:

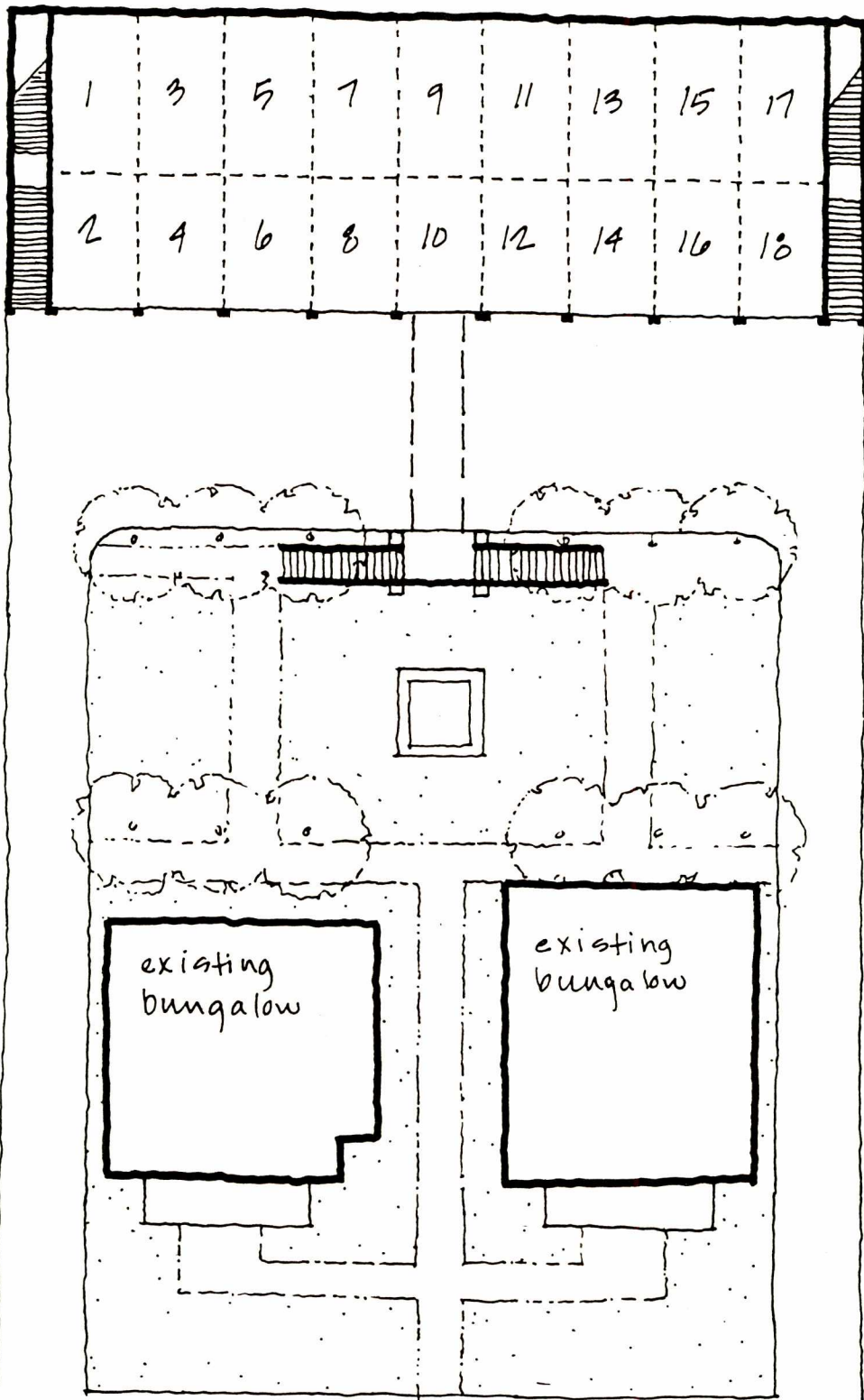
Dwelling Over

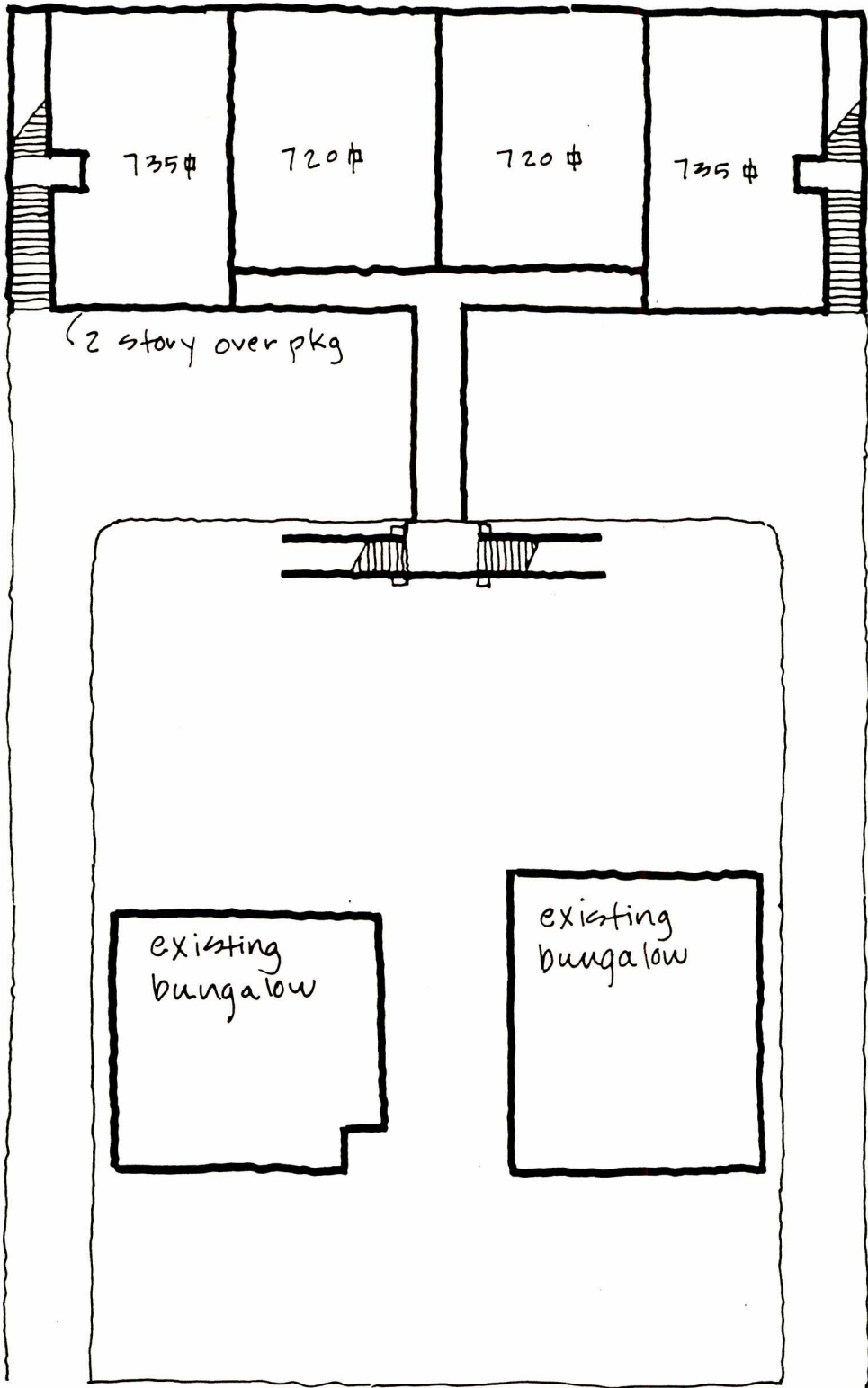
Number of Spaces:

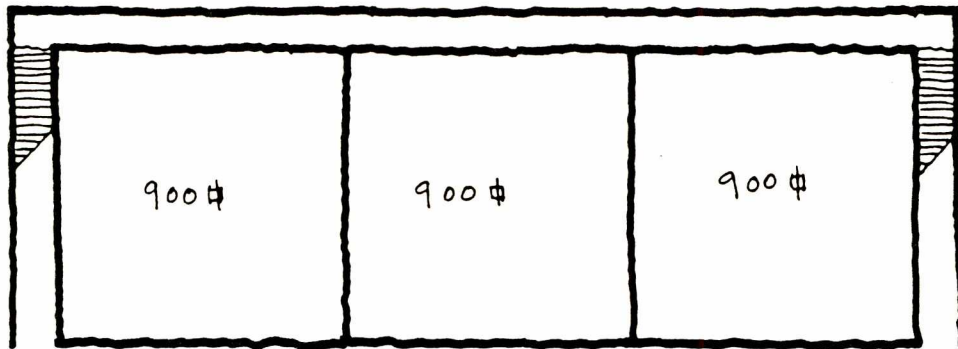
18 (meets 2:1 ratio)

Percent Tandem:

100%







Pasadena Bungalow Case Study Number:

Good Scheme

✓

Bad Scheme

Location:

Parkwood / Oaks ISD

Comments:

Setback @ 3rd story reduces effect of bulk in bungalows. Proposed ordinance wd also require 3rd story setback on rear units. Rear units have no view, not very nice. Does not meet RM-32 main garden, does meet total.

Lot Size:

100' x 160'

Lot Area, S.F:

16,000 #

Lot Area, Acres:

.37

Bungalow S.F:

2,075 #

New Development S.F:

5,600

Total S.F:

7,675

F.A.R.

.43

Units in Bungalow(s):

2

New Units:

7 (2 studios, 6 flats) (8)

Total Units:

9 (10)

DU per Acre:

24 (27) depends on how studios are counted
↳ RM-16 ↳ RM-32

Main Garden Required:

3,040

3,040

Provided:

2,000

Front Yard Required:

2,000

2,000

Provided:

2,000 (no actual req.)

Subsidiary

560

80

Provided:

685

Total Garden Required:

5,600

5,120

Provided:

5,405

Type of Parking:

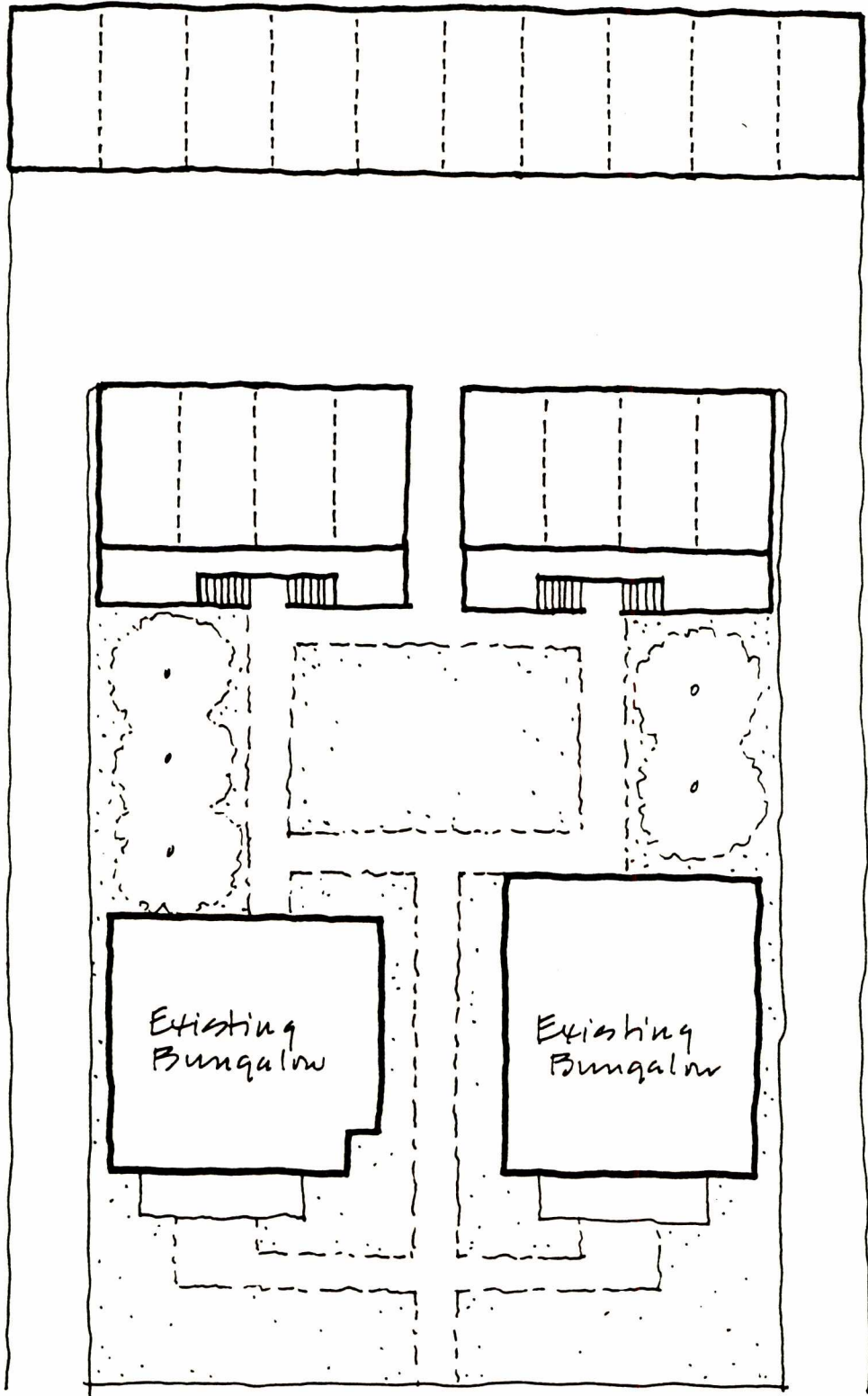
Dwelling Over

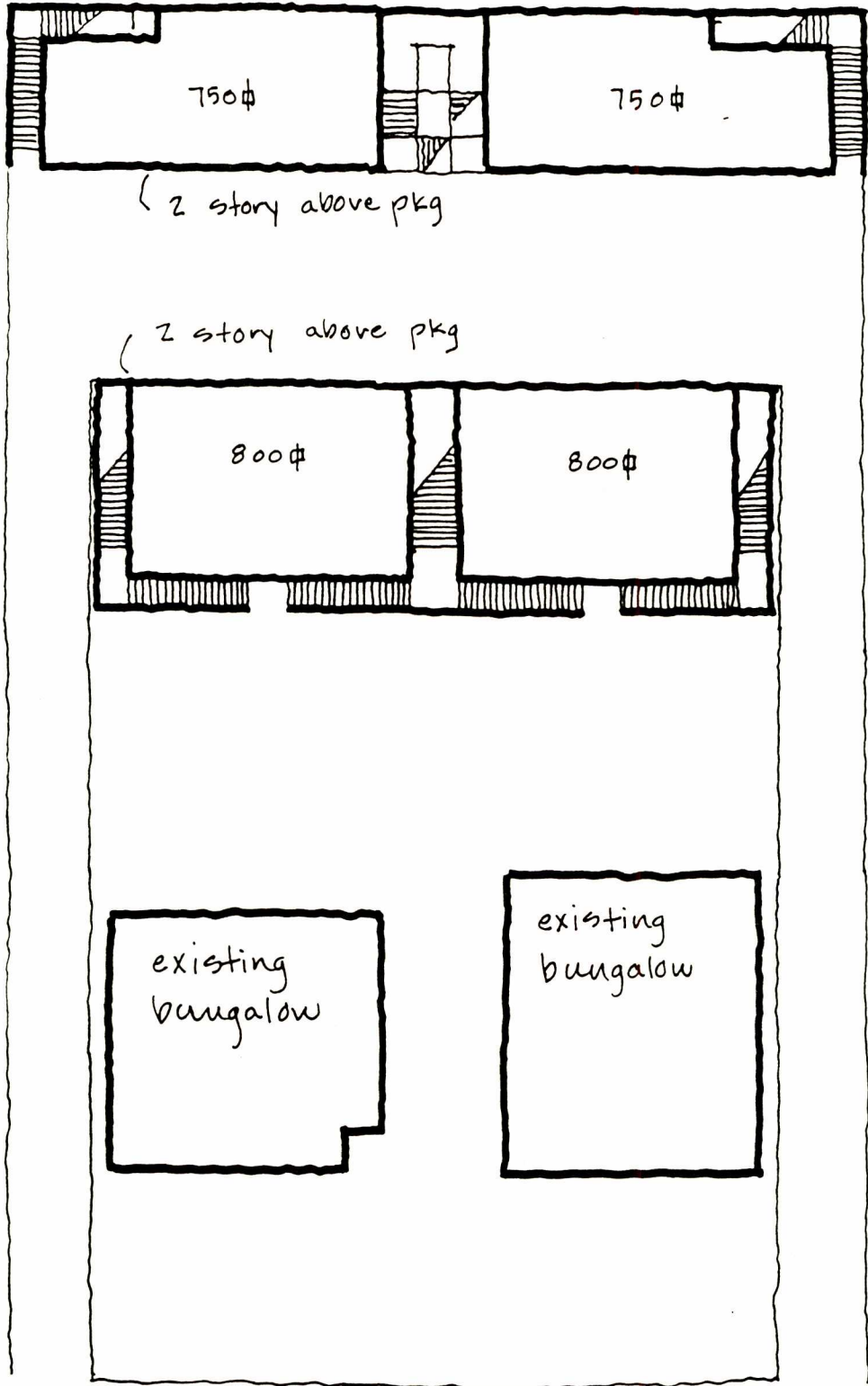
Number of Spaces:

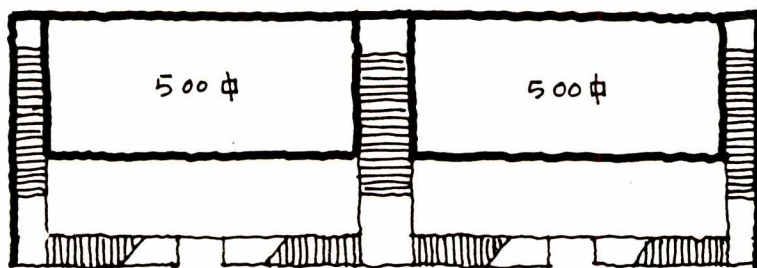
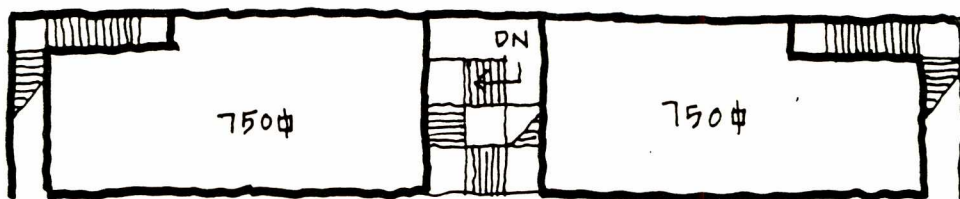
18 (meets 2:1 ratio)

Percent Tandem:

0%







Pasadena Bungalow Case Study Number:

Good Scheme ✓

Bad Scheme

Location:

Holliston Ave, Orange Grove / Villa 15D

Comments:

All new construction is two story
Meets RM-32 main garden requirement

Lot Size:

55' x 200'

Lot Area, S.F:

11,000

Lot Area, Acres:

.25

Bungalow S.F:

910

New Development S.F:

9,110

Total S.F:

5,020

F.A.R.

.37

Units in Bungalow(s):

1

New Units:

3.5 (1 studio, 1 townhouse, 2 flats) (A)

Total Units:

4.5 (5)

DU per Acre:

18 (20) depends on how studios counted
 ↙ RM-16 ↘ RM-32

* Main Garden Required:

2,050

1,720

Provided:

1,150

Front Yard Required:

1,800

1,800

Provided:

1,800 - contextual req

Subsidiary

Provided:

580

Total Garden Required:

3,850

3,520

Provided:

4,130

Type of Parking:

Dwelling Over

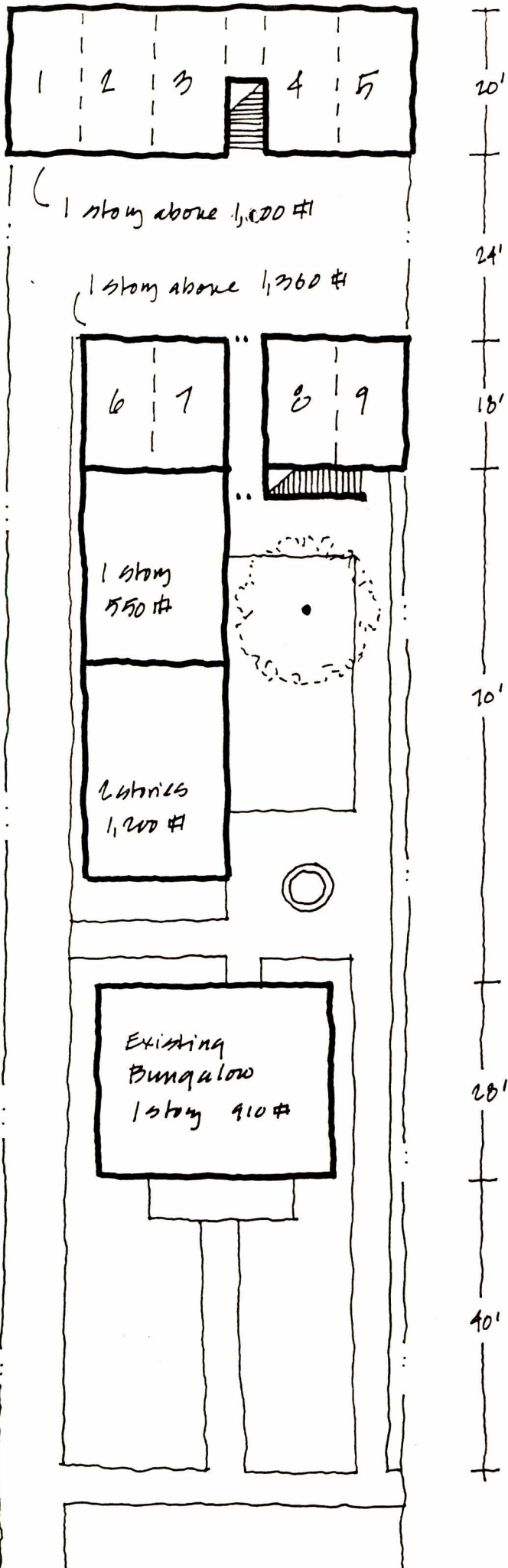
Number of Spaces:

9 (meets 2:1 ratio)

Percent Tandem:

0

* per 2.1.3.C.



Pasadena Bungalow Case Study Number:

Good Scheme ✓

Bad Scheme

Location: Holliston Ave, Orange Grove / Villa ISD

Comments: All new construction is two story
Meets RM-32 main garden req.

Lot Size: 55' x 200'
Lot Area, S.F.: 11,000
Lot Area, Acres: .25

Bungalow S.F.: 910
New Development S.F.: 4,296
Total S.F.: 5,206

F.A.R. .41

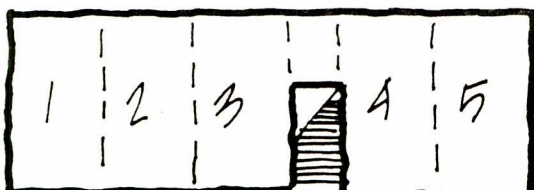
Units in Bungalow(s): 1
New Units: 3.5 (1 studio, 2 townhouses, 1 flat) (4)
Total Units: 4.5 (5)

DU per Acre: 18 (20) depends on how studios counted

	↙ RM-16 ↘	↙ RM-32 ↘	
* Main Garden Required:	2,050	1,120	Provided: 1,150
Front Yard Required:	1,800	1,800	Provided: 1,800 - contextual req
Subsidiary			Provided: 530
Total Garden Required:	3,850	3,520	Provided: 4,130

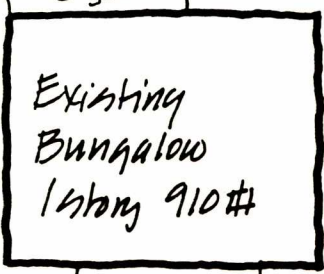
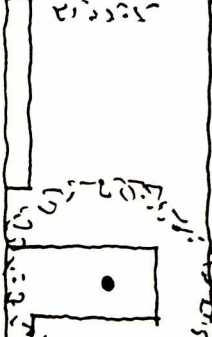
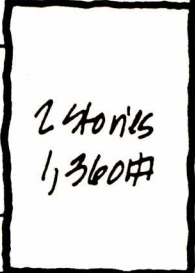
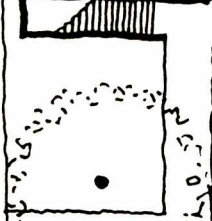
Type of Parking: Dwelling Over
Number of Spaces: 4 (meets 2:1 ratio)
Percent Tandem: 0%

* per A.I.S.C.



1 story above, 1,000#

1 story above, 550#



Pasadena Bungalow Case Study Number:

Good Scheme ✓ Bad Scheme

Location: Holliston Ave, Orange Grove / Villa KD

Comments: Three story porch very close to bungalow
 No setbacks @ 3rd story.
 Meets RM-32 garden requirement
 All tandem parking - a problem

Lot Size: 55' x 200'
 Lot Area, S.F: 11,000
 Lot Area, Acres: .25

Bungalow S.F: 910
 New Development S.F: 5,360
 Total S.F: 6,270

F.A.R. .57

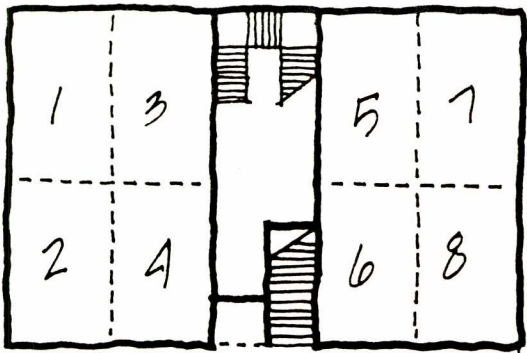
Units in Bungalow(s): 1
 New Units: 6
 Total Units: 7

DU per Acre: 20

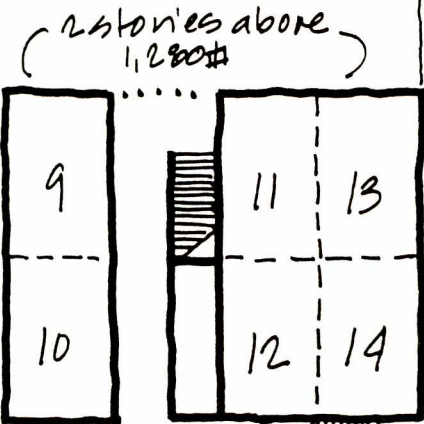
* Main Garden Required:	2,050	1,720	Provided:	1,740	
Front Yard Required:	1,800	1,800	Provided:	1,800	- contextual req.
Subsidiary			Provided:	280	
Total Garden Required:	3,850	3,520	Provided:	3,820	

Type of Parking: Dwelling Over
 Number of Spaces: 14
 Percent Tandem: 100%

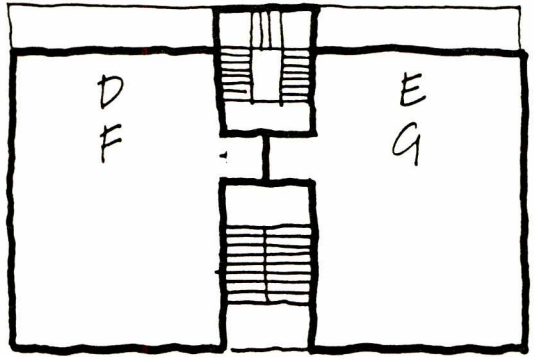
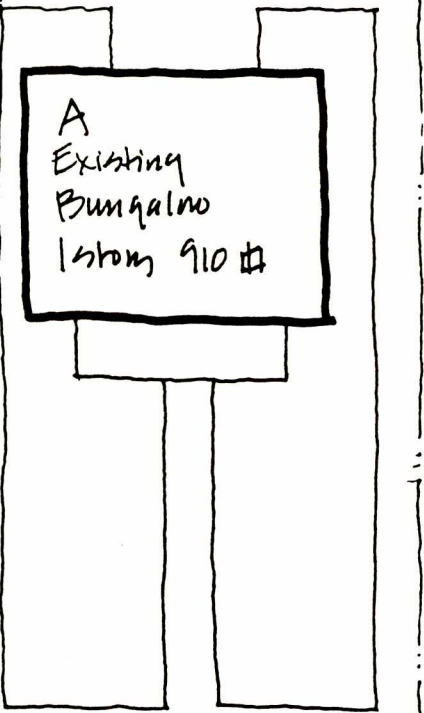
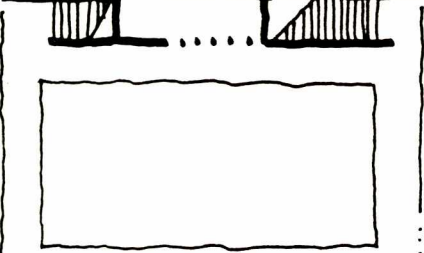
* per L.I.C.



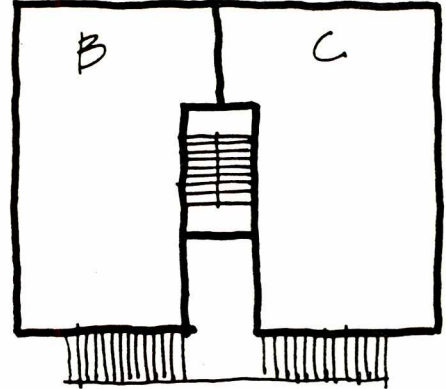
(2 stories above, 700th each)



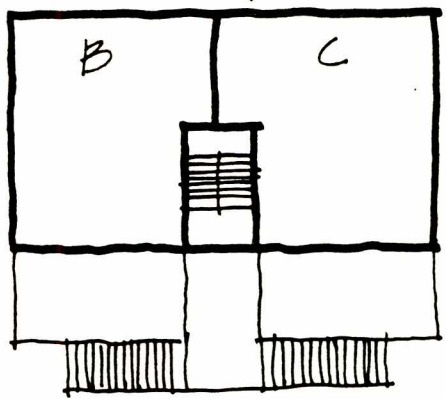
(2 stories above, 1,200th)



2nd & 3rd Floor



2nd Floor



3rd Floor



Pasadena Bungalow Case Study Number:

Good Scheme ✓ Bad Scheme

Location: Holliston Ave, Orange Grove / Villa KD

Comments: Substantial reduction in main garden
3 story porch very close to bungalow.

Lot Size: 55' x 200'
Lot Area, S.F: 11,000
Lot Area, Acres: .25

Bungalow S.F: 910
New Development S.F: 5,350
Total S.F: 6,260

F.A.R. .97

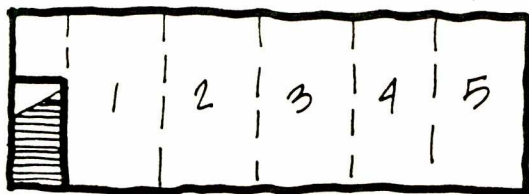
Units in Bungalow(s): 1
New Units: 4.9 (1 studio, 4 two story units) (5)
Total Units: 5.9 (6)

DU per Acre: 22 (24) depends on how studios counted

	← RM.16	← RM.32	
* Main Garden Required:	2,050	1,720	Provided: 1,518
Front Yard Required:	1,300	1,300	Provided: 1,300 - contextual req.
Subsidiary			Provided: 280
Total Garden Required:	3,350	3,520	Provided: 3,598

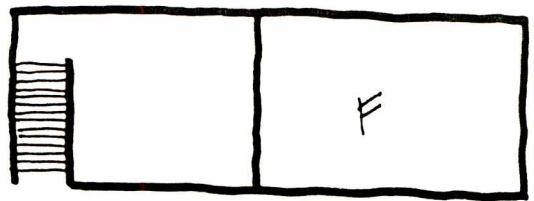
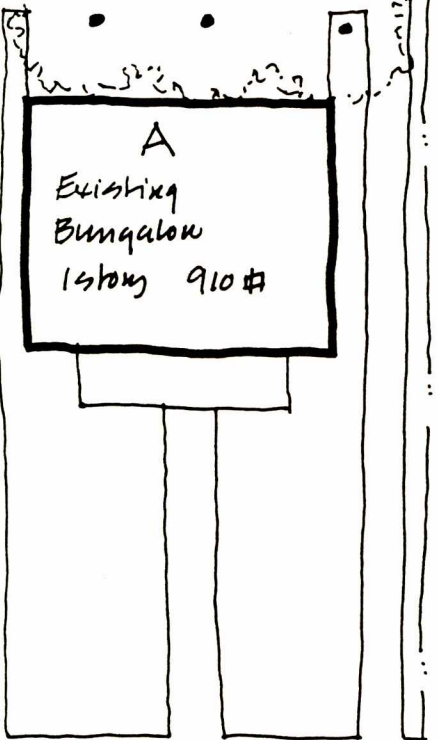
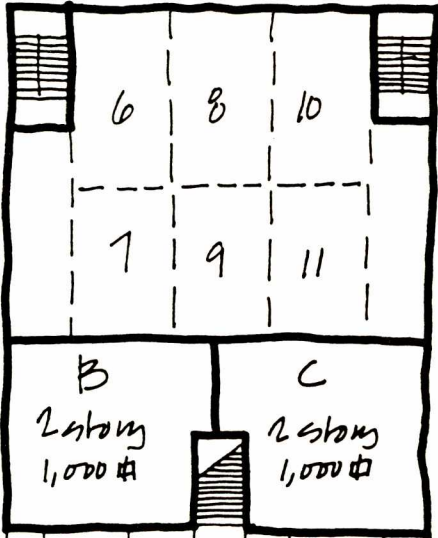
Type of Parking: Dwelling Over
Number of Spaces: 11 (meets 2:1 ratio)
Percent Tandem: 55%

* per 2.1.3.C.



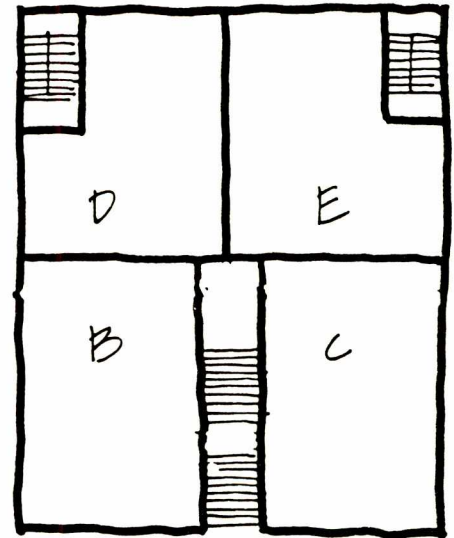
1 story above 550 #

(2 story above 1,400 #)

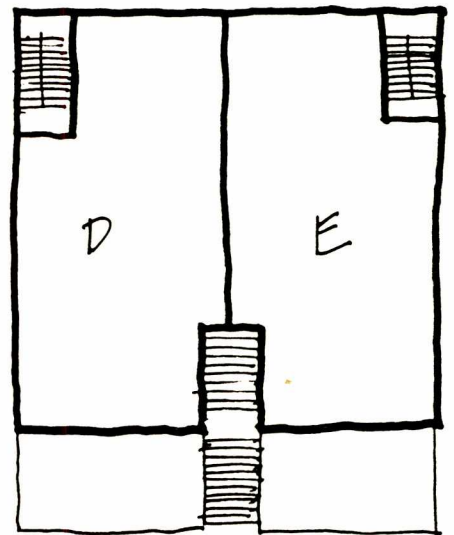


12

20'
24'
35'
20'
33'
25'
40'



2nd Floor



3rd Floor

Pasadena Bungalow Case Study Number:

Good Scheme Bad Scheme

Location: Holliston Ave, Orange Grove / Villa 150

Comments: Skipped marking. 2 stories immediately behind bungalow. 3 stories @ rear.
All tandem parking is a problem, but only way to get required nr. of cars

Lot Size: 110' x 200'
Lot Area, S.F: 22,000
Lot Area, Acres: .5

Bungalow S.F: 2,200 + addition = 4,736
New Development S.F: 12,546
Total S.F: 15,282

F.A.R. .69

Units in Bungalow(s): 2
New Units: 12 (2 townhouses, 5 flats w/ 5 townhouses over)
Total Units: 14

DU per Acre: 28

* Main Garden Required:	3,440	Provided:	3,200
Front Yard Required:	3,600	Provided:	3,600 - Unintentional req.
Subsidiary		Provided:	400
Total Garden Required:	1,040	Provided:	8,360

RM. 32 & RM. 16

Type of Parking: Partially Subterranean
Number of Spaces: 28
Percent Tandem: 100%

* per 2.1.3.C.

