
SOUTH PASADENA RESIDENTIAL DESIGN GUIDELINES
TABLE OF CONTENTS

Part I	-	Introduction	1
Part II	-	Design Guidelines for Alterations & Additions to Historic Residences	7
Part III	-	Design Guidelines for Enhancing Existing Non-Historic Residences	51
Part IV	-	Design Guidelines for New Residential Buildings - Single Family in Established Neighborhoods	59
Part V	-	Design Guidelines for New Residential Buildings - Single Family on Hillside Sites	74
Part VI	-	Design Guidelines for New Residential Buildings - Multi-Family	87
Part VII	-	Glossary of Terms	101

PART I



INTRODUCTION



SOUTH PASADENA RESIDENTIAL DESIGN GUIDELINES
TABLE OF CONTENTS PART I



Introduction..... 3
Purpose..... 4
Applicability and How to Use This Document..... 5



SOUTH PASADENA RESIDENTIAL DESIGN GUIDELINES

INTRODUCTION

Project Overview

Architectural Resources Group (ARG) was contracted by the City of South Pasadena (City) to prepare a set of design guidelines that would provide direction for a wide variety of design projects in the City. These guidelines are intended to update the City's existing design guidelines to provide clear and explicit guidance to all review agencies and City departments to facilitate reasonable, efficient, and fair review of proposed projects.

The City of South Pasadena adopted an updated General Plan in 1998. A revised Zoning Code was subsequently adopted in 2002. Community and neighborhood character is important to the residents of South Pasadena. The City is comprised of varied residential development; however, a strong Craftsman, single-family character exists. Many neighborhoods are either designated or potential historic districts.

The Mission Street Specific Plan was adopted in 1996 and contains zoning regulations and design guidelines for that important commercial area. Outside of the Mission Street district, however, only rudimentary design guidelines are in place for commercial areas and those pre-exist the adoption of the General Plan.

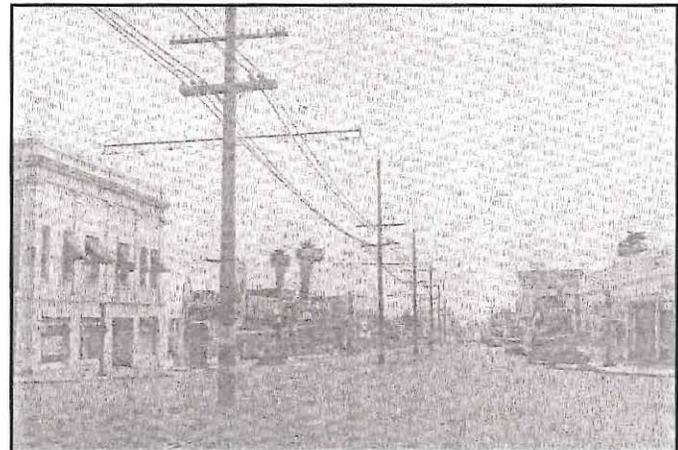
A Cultural Heritage Inventory, consisting of almost 2,500 properties, was adopted in 1994 and is undergoing update through intensive-level surveys using Certified Local Government (CLG) grants. This inventory identified the character defining features common to South Pasadena's vernacular architecture, and the inventory forms should be referenced when proposed projects involve residential buildings included in the inventory.

The Planning Commission, two design review boards and the Cultural Heritage Commission all have specific responsibilities for reviewing new development or alterations to existing structures. Slightly less than half of all discretionary projects now require review by more than one panel.

Many of the documents noted above and information on project review processes can be found on the City's website at www.ci.south-pasadena.ca.us/planning.



Varied architectural styles, including Tudor, provide visual interest to South Pasadena's neighborhoods.



Power lines down Fair Oaks Street in South Pasadena from about 1930.

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PURPOSE



Landscaping elements such as these low stone walls are often present along South Pasadena's streets.

Purpose

Design guidelines are one of many urban planning tools communities can use to encourage high-quality design and construction. This approach has been adopted and implemented in many Southern California communities.

Design guidelines increase the awareness of building owners and designers to the architectural, historic, and site planning features that are traditional to South Pasadena and emphasize the importance of preserving and maintaining those features when making alterations or designing new construction. Design guidelines assist in determining acceptable alterations, repairs, and additions to existing buildings and appropriate design criteria for new buildings.

However, these guidelines are not meant to dictate specific design solutions or stifle creative design. The guidelines do not substitute for case-specific analysis and thoughtful input from designers, project sponsors, city employees and volunteer design review participants.

SOUTH PASADENA RESIDENTIAL DESIGN GUIDELINES

APPLICABILITY AND HOW TO USE THIS DOCUMENT

Applicability and How to Use this Document

These guidelines are applicable to most construction within the City of South Pasadena. They will apply to any project that requires a building permit and/or change of use approval, but will not apply to signage approvals.

The guidelines supplement, but do not override, those found in the City's Zoning Code and will serve as the basis for decisions by the Design Review Boards and by City staff. In addition, the guidelines for historic residences will assist the Cultural Heritage Commission (CHC) in making the required findings under the City's Cultural Heritage Ordinance and the California Environmental Quality Act (CEQA).

The Design Guidelines for Historic Residences in Section II apply to any building on the City's Historic Inventory this includes individual historic buildings as well as buildings within both designated and potential historic districts. These guidelines were developed to be consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

The Design Guidelines for Non-Historic Existing Residences in Section III apply to those single-family properties located within historic districts but that are non-contributing and those residences outside district boundaries.

The Design Guidelines for New Single Family Residences in Section IV apply to new construction located in historic districts. This section also contains a discussion about new residential projects located in the hillside neighborhoods known as "The Altos." These guidelines are intended to inform property owners of important site planning principles as they relate to hillside development.



In South Pasadena, Craftsman Bungalows line many residential streets.



Bungalow courts are a form of historic multi-family housing that embraced the small-scale and proportions of single-family types.

SOUTH PASADENA RESIDENTIAL DESIGN GUIDELINES

APPLICABILITY AND HOW TO USE THIS DOCUMENT



Green belts between the curb and the sidewalk further “green” the City.

The Design Guidelines for Multi-Family Buildings in Section V contains a discussion about older or historic multi-family buildings. Additionally, these guidelines provide information about construction of new multi-family housing. These guidelines are intended to inform property owners of important site planning principles as they relate multi-family developments.