



**CITY OF SOUTH PASADENA
CITY COUNCIL AND THE PLANNING COMMISSION**

AGENDA

**SPECIAL JOINT MEETING OF THE CITY COUNCIL
WEDNESDAY, OCTOBER 7, 2026, AT 5:45 PM**

**AMEDEE O. "DICK" RICHARDS JR. COUNCIL CHAMBERS
1424 MISSION STREET, SOUTH PASADENA, CALIFORNIA 91030**

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

The South Pasadena City Council Meeting will be conducted in-person from the Amedee O. "Dick" Richards, Jr. Council Chambers, located at 1424 Mission Street, South Pasadena, CA 91030.

Public participation may be made as follows:

- In-Person – Council Chambers, 1424 Mission Street, South Pasadena, CA 91030
- Live Broadcast via the City website –
http://www.spectrumstream.com/streaming/south_pasadena/live.cfm
- Via Zoom – Meeting ID: **825 9999 2830**
- Written Public Comment – written comment must be submitted by 12:00 p.m. the day of the meeting by emailing to ccpubliccomment@southpasadenaca.gov
- Via Phone—+1-669-900-6833 and entering the Zoom Meeting ID listed above.

Meeting may be viewed at:

1. Go to the Zoom website, <https://zoom.us/join> and enter the Zoom Meeting information; or
2. Click on the following unique Zoom meeting link:
<https://us06web.zoom.us/j/82599992830> or
3. By calling: +1-669-900-6833 and entering the Zoom Meeting ID listed above; and viewing the meeting via http://www.spectrumstream.com/streaming/south_pasadena/live.cfm

CALL TO ORDER:

Mayor

Sheila Rossi

**ROLL CALL OF CITY
COUNCIL:**

Mayor

Sheila Rossi

Mayor Pro Tem
Councilmember
Councilmember
Councilmember

Omari Ferguson
Michael A. Cacciotti
Jon Primuth
Janet Braun

**ROLL CALL OF PLANNING
COMMISSION:**

Chair

Amitabh Barthakur

Vice Chair
Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

Jason Claypool
Mark Gallatin
Joseph Williams
Arnold Swanborn
James Martin
Matt Horton

ACTION/DISCUSSION

1. DISCUSSION AND DIRECTION ON DRAFT DOWNTOWN SPECIFIC PLAN OBJECTIVE DESIGN STANDARDS

Recommendation

It is recommended that the City Council:

- a. Receive and discuss the presentation related to Objective Design Standards for the Downtown Specific Plan (DTSP) area; and
- b. Provide feedback as appropriate.

ADJOURNMENT

FOR YOUR INFORMATION

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

City Council meeting agenda packets, any agenda related documents, and additional documents are available online for public viewing on the City's website:

<https://www.southpasadenaca.gov/Your-Government/Your-City-Council/City-Council-Agendas>

Regular meetings are live streamed via the internet at:

http://www.spectrumstream.com/streaming/south_pasadena/live.cfm

AGENDA NOTIFICATION SUBSCRIPTION

If you wish to receive an agenda email notification please contact the City Clerk's Division via email at CityClerk@southpasadenaca.gov or call (626) 403-7230.

ACCOMMODATIONS

The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230 or cityclerk@southpasadenaca.gov. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

CERTIFICATION OF POSTING

I declare under penalty of perjury that I posted this notice of agenda for the meeting to be held on October 7, 2026, on the bulletin board in the courtyard of City Hall located at 1414 Mission Street, South Pasadena, CA 91030, and on the City, website as required by law, on the date listed below.

10/1/2026

/S/

Date

Nikima S. Newsome, Chief City Clerk



City Council and the Planning Commission Agenda Report

ITEM NO. 1

DATE: October 7, 2026

FROM: Todd Hileman, City Manager

PREPARED BY: Erika Ramirez, Community Development Director

SUBJECT: **DISCUSSION AND DIRECTION ON DRAFT DOWNTOWN SPECIFIC PLAN OBJECTIVE DESIGN STANDARDS**

Recommendation

It is recommended that the City Council:

- a. Receive and discuss the presentation related to Objective Design Standards for the Downtown Specific Plan (DTSP) area; and
- b. Provide feedback as appropriate.

Executive Summary

The City is developing Objective Design Standards to provide clear, measurable requirements for multifamily and mixed-use housing projects, including projects subject to ministerial review. Recent state housing laws, including SB 79, have increased the need for standards that can guide higher-density development while reflecting South Pasadena's architectural character. The City is advancing the work in phases, beginning with the Downtown Specific Plan (DTSP) area, which includes the Mission Street and Fair Oaks Avenue corridors.

The City Council subcommittee directed staff and Torti Gallas + Partners to prioritize the downtown standards and develop them around American Mercantile and Spanish Colonial Revival architectural styles. On September 8, 2026, the Planning Commission reviewed the proposed outline and standards matrix. Its feedback addressed projects adjacent to historic resources, coordination with the Downtown Specific Plan's existing design chapter, building orientation, street-wall continuity, window standards, and the flexibility of the two-style framework.

Staff seeks Council feedback on the draft chapter and outstanding design and implementation issues before the consultant finalizes the standards and related amendments for public hearings. This is a review and direction item; adoption is scheduled for a later meeting.

Background

On December 17, 2025, following a competitive selection process, the City Council approved an agreement with TGP to prepare ODS for multifamily and mixed-use development. Work began in January 2026. The original scope contemplated a single citywide ODS program and included research, community engagement, a technical report, draft standards and graphics, zoning consistency updates, a consolidated adoption process, and post-adoption implementation assistance.

Initial community engagement included focus groups with design professionals, residents, and youth; a community walk on March 14, 2026; and an online survey. Recurring themes included building scale and massing, pedestrian-oriented frontages, high-quality materials, landscaping, neighborhood compatibility, and economic feasibility.

At the April 8, 2026, Joint Study Session, the City Council and Planning Commission directed staff to proceed with a six-part framework addressing building types, frontage types, articulation and massing, architectural standards, architectural styles, and landscaping, with particular emphasis on Mission Street.

On June 9, 2026, the Planning Commission received and filed an update on the ODS effort.

On July 7, 2026, the City Council established the ODS Subcommittee, consisting of two Councilmembers and three Planning Commissioners. The Subcommittee serves in an advisory capacity and provides recommendations to the Planning Commission and City Council.

On July 14, 2026, the Planning Commission dissolved its ODS/Accessory Dwelling Unit Ad Hoc Subcommittee and established a new ADU Ad Hoc Subcommittee.

On July 22, 2026, the ODS Subcommittee began meeting with staff and the consultant.

On September 2, 2026, Council approved a First Amendment revising the scope to reflect a two-phase approach and providing additional compensation for expanded services.

On September 3, 2026, the ODS Subcommittee determined the timeline and provided feedback on design standard topics and format for Phase 1.

On September 8, 2026, the Planning Commission received an update and provided feedback on the ODS phasing plan, timeline, proposed outline, integration with the Downtown Specific Plan and Zoning Code as well as design topics discussed by the ODS Subcommittee to date.

Analysis

State housing laws increasingly require qualifying housing projects to be reviewed through ministerial processes using standards that are objective, measurable, and verifiable without reliance on personal judgment. In addition, Senate Bill 79 (SB 79), which took effect on July 1, 2026, allows increased residential densities and building heights within one-quarter mile of the Metro A Line station. The proposed ODS would establish predictable design requirements for applicants and the community while addressing the character of South Pasadena's downtown.

Phasing and Timeline

The City Council approved an amendment to the consultant agreement on September 2, 2026, to complete the ODS in two phases. Phase 1 addresses the DTSP area, including the Mission Street and Fair Oaks Avenue corridors. Phase 2 addresses applicable multifamily and mixed-use development elsewhere in the City, beginning with residential areas affected by SB 79. The anticipated actions and schedule are summarized in Table 1.

Table 1- ODS Schedule

Phase	Primary Product & Adoption	Review Body & Hearing Date	Result
Phase 1- DTSP	1. A new section in the DTSP. 2. A zoning code amendment to apply DTSP ODS to ministerial projects outside of the DTSP until Phase 2 and to add a reference for the Phase 2 ODS document.	Planning Commission-10/20/2026 City Council-11/04/26 (DTSP ODS takes effect immediately) City Council-11/18/26 (2nd reading of zoning code amendment)	Implementation of ODS in the DTSP area (including Mission St. and Fair Oaks Ave.) upon adoption of the resolution by City Council. A stop gap can be created to address ministerial developments outside of the DTSP prior to Phase 2. Adding a reference to the ODS phase 2 document will allow it to be adopted by Resolution.

Phase 2- City	1. A ODS document to establish standards for multifamily and mixed-use development outside of the DTSP. This would be divided into 2 subparts to address SB 79 residential areas prior to the other parts of the City. 2. A zoning code amendment to revise the stop gap language.	Planning Commission-TBD (Subphase 2A)	A comprehensive citywide framework that builds on the DTSP standards and applies consistent objective criteria in other applicable zones. The ODS document will be adopted and amended by Resolution.
		City Council-TBD (Subphase 2A)	
		Planning Commission-TBD (Subphase 2B)	
		City Council Meeting-TBD (2nd Reading of zoning amendment)	

Phase 2 is anticipated to be completed by March 2027. Following completion of the objective design standards, TGP would update the City's Residential Design Guidelines, with completion anticipated in May 2027.

Phase 1 Guiding Principals

With the formation of the City Council ODS Subcommittee, the following project objectives and key decisions were established to guide development of the Objective Design Standards (ODS).

The Subcommittee's highest priority is to expedite preparation of ODS that will apply to Mission Street and Fair Oaks Avenue in response to increasing development activity along these corridors. Accordingly, the Subcommittee divided the citywide ODS effort into two phases as outlined above.

The Downtown Specific Plan (DTSP) area will serve as the geographic boundary and regulatory framework for Phase 1. The Subcommittee directed that the DTSP be amended to include a new ODS chapter coordinated with the plan's existing organization and provisions.

The Subcommittee also emphasized the importance of architectural styles and historic

development patterns in preserving and reinforcing South Pasadena’s distinctive built character. Based on this direction, the Phase 1 standards will focus on two architectural styles:

- American Mercantile (Main Street)
- Spanish Colonial Revival

Lastly, the Subcommittee identified the City of Pasadena’s recently adopted Objective Design Standards for High-Density Housing as a well-regarded local precedent and directed that they be used as a starting-point template, with appropriate modifications to reflect South Pasadena’s context and priorities.

Torti Gallas + Partners (TGP) prepared a matrix summarizing relevant Pasadena standards, illustrative examples, TGP’s recommendations, the Subcommittee’s direction, additional considerations and Planning Commission’s feedback (Attachment 1). This matrix served as the basis for the proposed standards for the draft DTSP chapter (Attachment 2).

It should be noted that the amendment to the DTSP will include other revisions to ensure consistency throughout the document.

Part E- Objective Design Standards

The proposed outline for Part E—Objective Design Standards of the Downtown Specific Plan (DTSP) is provided below.

1. Introduction
 - Purpose
 - Applicability
 - Organization
2. American Mercantile (Main Street)
 - Massing & Articulation
 - Base, Middle, & Top Design
 - Fenestration & Solid-to-Void
 - Architectural Elements
 - Materials & Colors
 - Shade Requirements
3. Spanish Colonial Revival
 - Massing & Articulation
 - Base, Middle, & Top Design
 - Fenestration & Solid-to-Void
 - Architectural Elements
 - Materials & Colors
 - Shade Requirements

Fiscal Impact

The project budget is included in Account No. 101-7010-7011-8170-000 (Professional Services) of the Community Development’s FY 2026-2027 Adopted Budget.

Key Performance Indicators and Strategic Plan

The development of Objective Design Standards advances Strategic Plan Item No. 5—Plan for Affordable Housing to Comply with State Mandates and Respond to Community Needs. The standards will establish clear, predictable, and measurable design requirements for multifamily and mixed-use housing developments, while supporting high-quality design and compatibility with South Pasadena’s established neighborhood character. By ensuring that

applicable standards are objective and consistently applied, the City can facilitate housing production, provide greater certainty to applicants and the community, and comply with applicable state housing laws that limit the use of subjective design criteria.

Commission Review and Recommendation

On September 8, 2026, the Planning Commission reviewed the proposed outline and standards matrix. The Commission recommended addressing development next to historic resources and identified Pasadena's Central District standards as a possible reference. It supported retaining DTSP Chapter 5, Building Design Standards, with revisions to coordinate it with the proposed ODS chapter. The consultant indicated that the chapters could be coordinated without substantial additional work.

The Commission also asked for clarification on terminology, organization, and the relationship between the new chapter and existing DTSP provisions. Its comments are summarized below:

- Building orientation. Consider using the hierarchy of adjacent streets, such as primary and secondary streets, instead of cardinal directions.
- Street wall and massing. Ensure that façade breaks do not interrupt the intended street wall along Mission Street. The discussion distinguished the building base, where the street wall is established, from massing variations above it.
- Windows. Consider whether standards should distinguish true from simulated divided-light windows and whether vinyl windows should be restricted. The subcommittee had not yet considered either issue.
- Architectural styles. There was a concern with the architectural style approach shared. The question was posed whether the two-style framework would accommodate house-form buildings and contemporary architecture. The subcommittee and consultant explained that each style would allow variations and that both styles would be permitted throughout the DTSP area. The subcommittee selected these styles as the proposed approach for downtown while recognizing that other styles may be appropriate elsewhere in the City.

Environmental Analysis

The discussion of Objective Design Standards will not result in a direct or reasonably foreseeable indirect physical change to the environment and is therefore not a "project" subject to the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15060(c)(3) and 15378. Staff will address CEQA as applicable when the proposed standards return for consideration and possible adoption.

Attachment:

[Attachment No. 1 - Matrix](#)

[Attachment No. 2 - DTSP Part E](#)

Objective Design Standards General Update – Ad Hoc Subcommittee

October 7, 2026

Project Objectives & Key Decisions

The Commission also asked for clarification on terminology, organization, and the relationship between the new chapter and existing DTSP provisions. Its comments are summarized below:

- Building orientation. Consider using the hierarchy of adjacent streets, such as primary and secondary streets, instead of cardinal directions. *Team retained cardinal directions to conform with industry standard and performance intent, but revised time of measurement to better reflect when they would be most effective in South Pasadena.*
- Street wall and massing. Ensure that façade breaks do not interrupt the intended street wall along Mission Street. The discussion distinguished the building base, where the street wall is established, from massing variations above it. *Team prescribed the massing breaks to above the base level and only applicable after certain lengths of streetwalls.*
- Windows. Consider whether standards should distinguish true from simulated divided-light windows and whether vinyl windows should be restricted. The subcommittee had not yet considered either issue. *Team prohibited the use of vinyl windows and Grid-between-Glass (GBG) muntins.*
- Architectural styles. There was a concern with the architectural style approach shared. The question was posed whether the two-style framework would accommodate house-form buildings and contemporary architecture. The subcommittee and consultant explained that each style would allow variations and that both styles would be permitted throughout the DTSP area. The subcommittee selected these styles as the proposed approach for downtown while recognizing that other styles may be appropriate elsewhere in the City. *Team included style descriptions and intent to provide reasoning to the styles and the specific standards themselves.*
- Historic adjacencies. Consider employing standards for development adjacent to historic resources, per Pasadena’s example. *Team included setback and stepback standards accordingly.*

Pasadena’s Objective Design Standards for High-Density Housing Precedent Analysis - Revised

Design Standard Subject	Design Standard Example	TG+P Recommendation	ODS Ad Hoc Subcommittee Decision	Notes	Response per Planning Commission Meeting 9/8
Massing					
Box Massing – Simple Form	D.1.b All buildings shall have box massing without articulated subvolumes or projecting or recessed walls or features except as allowed or required in this section, including at building corners.	Revise to allow limited subvolumes and recessed features to a specified amount for façade articulation.	Agreed.	“Box Massing” needs to be defined. The prohibition on articulated projecting or recessed walls or features, is quite limiting as these may be appropriate techniques to break up long building facades (instead of requiring façade breaks).	PC agreed with Ad Hoc. <i>Team included objective measures for “box massing.”</i>
Roofs – Simple Form	D.1.c All roofs shall be flat except as necessary for drainage and as allowed in Subsection D.2.d.(3) of this Section.	Remove.	Agreed.	Too limiting and modern construction standards for large buildings inherently produce flat roofs.	PC agreed with Ad Hoc. <i>Team removed standard.</i>

Design Standard Subject	Design Standard Example	TG+P Recommendation	ODS Ad Hoc Subcommittee Decision	Notes	Response per Planning Commission Meeting 9/8
Façade Breaks – Simple Form	D.1.d Any facade between 100 feet and 150 feet in width shall require a facade break from the ground to the top of the building that is between 8 feet and 16 feet in width and a minimum of 8 feet deep.	Revise to apply to portions of façades above the ground floor to allow for ground floor continuity.	Agreed; determine appropriate base/ ground floor height.	Study if context buildings should determine the ground floor continuity height.	PC agreed with Ad Hoc. Team prescribed ground-floor continuity with façade break above.
Building Separation – Simple Form	D.1.e Building facades over 150 feet in width shall require a complete physical building separation (i.e., a separate, detached building) in a manner that does not result in a total facade length that is less than 45 feet in width.	Remove building separation requirement and provide a menu of mitigating features to break up long buildings.	Keep building separation requirement, but also provide mitigating features menu.	The subcommittee considers the separation requirement an important constraint to reinforce the existing building fabric. Additional mitigating features can include: • Height Variation • Material and color variation • Window size, proportion and arrangement variation • Solid/void variations • Encroachments (such as bay windows or projecting balconies) • Pop-outs and pop-ins	PC agreed with Ad Hoc. Team prescribed building separation as described.
Base, Middle & Top					
Top – Articulated Form	E.2.c(1) Flat roofs shall have clay barrel tile coping at the top of the parapet.	Remove.	Agreed.	Not applicable for larger buildings.	PC agreed with Ad Hoc. Team removed standard.
Fenestration & Solid-to-Void					
Solid-to-Void Ratio – Simple Form	D.3.a All buildings shall have a ratio of solid wall area to area of openings between 0.2 and 0.5 per street-facing facade.	Consider allowing up to 0.67 on east and north facing facades, but lesser on south and western facing facades	Agreed.	0.2 to 0.5 might be too limiting and will prevent more transparent facades. Solar orientation should be accounted for.	PC generally agreed with Ad Hoc. Directed to study whether street orientation would be more effective. Team revised ratios to respond to cardinal orientation and date of measurement for optimal performance.

Design Standard Subject	Design Standard Example	TG+P Recommendation	ODS Ad Hoc Subcommittee Decision	Notes	Response per Planning Commission Meeting 9/8
Window Trim – Simple Form	D.3.e Window jamb and header trim is prohibited.	Remove.	Agreed.		PC agreed with Ad Hoc. Team removed standard.
Vertical Fins – Simple Form	D.3.g(1) Projecting vertical fins shall be placed only within and at one side edge of openings.	Revise to allow full surrounds.	Agreed.	Oddly contemporary detail inconsistent with desired architectural character.	PC agreed with Ad Hoc. Team revised standard.
Window Recesses – Simple Form	D.3.h Windows shall be recessed by between two and four inches, measured from the outside wall plane to the frame of the window (mullion, muntin or similar element).	Revise to 4 inches minimum.	Agreed.		PC agreed with Ad Hoc. Team revised standard.
Building Craftsmanship Requirements					
Building Elements – Simple Form	D.5.a All buildings shall include at least two of the following traditional building elements: [...].	Revise to include more contemporary options.	Keep as is.	The subcommittee’s goal is to limit anything too contemporary in the DTSP area.	PC agreed with Ad Hoc. Team kept as is.
Materials & Colors					
Siding – Simple Form	D.6.g(1) The following materials are prohibited: siding or shingles of any material.	Remove.	Agreed, but provide finish requirements to prevent deteriorating/ weathering.	Siding can be and has been used effectively in South Pasadena.	PC agreed with Ad Hoc. Team revised standard.
Panelized Systems – Simple Form	D.6.g(4) The following materials are prohibited: panelized/rainscreen systems.	Revise to allow panelized/rainscreen systems, but include requirements to enforce “substantial” material expression such as: • minimum window recess depths, • minimum wall thickness expression, • minimum material returns at openings, • minimum reveal depths, • minimum profile depth at cornices. Also include an approved material palette for panelized systems: • masonry, • stone, • terracotta,	Agreed.	Rainscreens are common construction systems that are not inherently at odds with the character desired by the subcommittee. Instead of regulating construction technology, the subcommittee chose to regulate the design aesthetics.	PC agreed with Ad Hoc. Team revised standard to include palette of appropriate façade materials for panelized systems.

Design Standard Subject	Design Standard Example	TG+P Recommendation	ODS Ad Hoc Subcommittee Decision	Notes	Response per Planning Commission Meeting 9/8
		- drained or ventilated integrally colored stucco, - GFRC, - architectural concrete, - Porcelain panels. Prohibited material palette for panelized systems: - EIFS, - Fiber cement, - thin adhered faux stone panels, - foam trim systems, synthetic masonry simulations.			
Stucco Finish – Articulated Form	E.6.a Building exterior walls shall be entirely coated in smooth or Santa Barbara finish stucco or Venetian piaster in a single white or beige color established in the Administrative Guidebook. Control joints, if required, shall be painted the same color as the stucco.	Revise to stucco finish to: “Mineral-based plaster finishes, including smooth stucco, lime-based plaster, Venetian plaster systems rated for exterior exposure, and similar materials, may be used where installed in accordance with manufacturer specifications.”	Agreed.	References to finishes such as Venetian plaster may create ambiguity because the term is commonly associated with interior decorative finishes, despite the existence of some exterior-rated products. More precise performance-based terminology would improve clarity, administration, and long-term durability outcomes.	PC agreed with Ad Hoc. Team revised standard.
		Revise control joints to require deep stucco reveals 3/4" to 1" depth, if used; Same color as field stucco.	Agreed.	While technically achievable to paint control joints, maintaining a consistent appearance over the life of the building would require additional repainting and maintenance. The proposed depth would create a strong shadow line. And because the eye reads shadow more than color, weathering becomes less noticeable.	PC agreed with Ad Hoc. Team revised standard.

Design Standard Subject	Design Standard Example	TG+P Recommendation	ODS Ad Hoc Subcommittee Decision	Notes	Response per Planning Commission Meeting 9/8
Wood Finish – Articulated Form	E.6.b All wood shall be solid dark walnut color, either painted or stained.	Revise to allow more options.	Agreed, but limit odd combinations.		PC agreed with Ad Hoc. Team revised standard.
Metal Finish – Articulated Form	E.6.c All metal finishes shall be matte black.	Revise to allow more options.	Agreed, but limit large expanses of contrasting color metal panels.	There is a tradition of greens, blues, and browns in metal work and sashes.	PC agreed with Ad Hoc. Team revised standard.
Terra Cotta Vents – Articulated Form	E.6.e Gable-ends shall have groupings of between three and six circular terra cotta pipe vents with a minimum four-inch diameter that project two inches from the facade.	Remove.	Agreed.	Highly specific and not applicable in all situations.	PC agreed with Ad Hoc. Team removed standard.
Siding – Articulated Form	E.6.h No materials other than stucco, wood, metal, precast concrete, terra cotta or ceramic tile may be used.	Revise to allow metal siding.	Agreed, above the base level.		PC agreed with Ad Hoc. Team revised standard.

Other Recommendations & Considerations

Design Standard Subject	Design Standard Example	ODS Ad Hoc Subcommittee Decision	Notes	Response per Planning Commission Meeting 9/8
Urban Form				
Building Frontage	TBD	Agreed.	Foster pedestrian-oriented design.	PC agreed with Ad Hoc.
Storefront Conditions	TBD	Agreed.		Team included standards in Base section.
Corner Treatments	TBD	Agreed	Prohibit emergency fire stairs at prominent building corners and prevent dead corners.	PC agreed with Ad Hoc. Team included standards in Architectural Elements section.
Shading Requirements				
Exterior Shading	Require one of the following for west- and south-facing glazing: - Horizontal projections - Deep window recesses - Exterior screens - Balconies providing shading - Architectural fins	Agreed.	The standards could be strengthened by incorporating objective measures related to pedestrian comfort, building shading, tree canopy, and outdoor thermal performance, which fall between traditional design review and engineering review processes and are not comprehensively addressed by existing codes	PC advised to correspond with Fenestration and Void-to-Wall Ratios. Team included revised standards.
	A minimum of 50% of west-facing glazing shall be shaded at solar noon on June 21 through projections, balconies, fins, or other permanent architectural features.	TBD		For Pasadena's climate, west-facing glass is often one of the largest contributors to cooling loads.
	All primary residential and commercial building entrances shall be shaded by trees or architectural elements.	TBD	PC advised to study best approach. Team revised standards to apply on August 21 st .	
	A minimum of 50% of required common open space shall be shaded at 2:00 PM on June 21.	TBD		
	At least 75% of fixed seating areas shall be shaded between 11:00 AM and 3:00 PM on June 21.	TBD		
	A minimum of 50% of children's play areas shall be shaded at noon on June 21.	TBD		
Orientation Based Design				
Fenestration Requirements	Allow different fenestration percentages based on orientation. - North: 40-60% - South: 30-50%	Agreed	Climate-responsive design recognizes that different façade orientations have very different performance requirements.	PC agreed with Ad Hoc. Team included revised standards.

Design Standard Subject	Design Standard Example	ODS Ad Hoc Subcommittee Decision	Notes	Response per Planning Commission Meeting 9/8
	- East: 25-45% - West: 20-35%			
Tree Canopy Requirements				
Shade through Landscaping	Require: - Street trees spaced at objective intervals. - Minimum canopy coverage after 15 years. - Façade shading by trees. - Shade trees in courtyards and parking areas.	Agreed	Taking a page out of South Pasadena traditions: shade the building with landscape, not just architecture. Coordinate with existing standards.	PC advised to study necessity. Team removed standards as they were duplicative of existing City and DTSP standards.
	Trees shall be a minimum 24-inch box size at installation.	TBD		PC advised to remove standards as trees are impermanent and inconstant. Team removed standards.
	Trees shall provide 50% shading of pedestrian pathways at maturity, or at least 75% of primary pedestrian pathways shall be shaded by trees, arcades, awnings, or building projections at noon on June 21.	TBD		
	Trees shall provide shade coverage for at least 30% of south- and west-facing building façades within 15 years of planting. How measured: - Based on species growth data submitted with landscape plans. - Measured at solar noon on June 21.	TBD		
	Trees and structures shall provide shade for at least 40% of hardscape areas within 15 years of project completion.	TBD		
General Usability				
Graphics	N/A	Agreed.	Provide illustrations and graphic aids to explain standards and how they are measured.	PC agreed with Ad Hoc. Team included graphics.

PART E

OBJECTIVE DESIGN STANDARDS

Objective Design Standards

Mixed-Use & Multi-Family Development

E1 Introduction

1.1 Purpose	#
1.2 Applicability	#
1.3 Architectural Pathways & Organization	#

E2 American Mercantile

2.1 Massing & Articulation	#
2.2 Base, Middle, & Top Design	#
2.3 Fenestration & Solid-to-Void Ratio	#
2.4 Architectural Elements	#
2.5 Materials & Colors	#
2.6 Shade Requirements	#

E3 Spanish Colonial Revival

3.1 Massing & Articulation	#
3.2 Base, Middle, & Top Design	#
3.3 Fenestration & Solid-to-Void Ratio	#
3.4 Architectural Elements	#
3.5 Materials & Colors	#
3.6 Shade Requirements	#

Introduction

E1 Overview

Downtown South Pasadena is characterized by a compact, walkable urban form, a historic commercial core, architecturally significant buildings, and a strong relationship between buildings and the public realm. The district's character reflects successive periods of development that established a distinctive pattern of pedestrian-oriented streets, mixed-use activity, durable building materials, and human-scaled architecture.

These Objective Design Standards establish clear, measurable, and objective requirements for new mixed-use and multi-family development within the Downtown Specific Plan area. The standards are intended to ensure that new development reinforces the physical character of Downtown South Pasadena while accommodating contemporary building types, construction methods, and housing needs. The standards promote compatible building scale and massing, active street frontages, durable materials, high-quality architectural design, and a pedestrian-oriented public realm.

The standards are organized around two architectural traditions that have significantly influenced the development of Downtown South Pasadena: **American Mercantile (Main Street)** and **Spanish Colonial Revival**. Each architectural pathway establishes objective requirements for building form, facade composition, architectural detailing, materials, and site design. Rather than encouraging the replication of historic buildings, the standards are intended to guide new development using the fundamental design principles, proportions, and material characteristics associated with these traditions.

Together, these standards provide a framework for development review and establish objective design requirements that support long-term character, walkability, and architectural quality of Downtown South Pasadena.

E1.1 Purpose

The purpose of these Objective Design Standards (ODS) is to establish measurable and verifiable design requirements for mixed-use and multifamily development within the Downtown Specific Plan area. These standards provide a consistent basis for determining project compliance without the exercise of personal or subjective judgement by a public official.

These Objective Design Standards are intended to:

- Implement the applicable goals, policies, and development requirements of the Downtown Specific Plan and Zoning Code.
- Establish a predictable and efficient review process through standards that can be uniformly applied by applicants and the City.
- Establish objective requirements for building massing, facade composition, frontage design, fenestration, exterior materials, architectural elements, building orientation, and outdoor shade.
- Require street-facing entrances, ground-floor openings, storefronts, direct residential unit entries, and other frontage conditions specified in this Part to support pedestrian access and activity.
- Establish permitted and prohibited exterior materials and dimensional requirements for building forms, openings, projections, recesses, architectural elements, and facade articulation.
- Provide alternative architectural pathways derived from architectural traditions that have influenced the physical character of South Pasadena.

E1.2 Applicability

A. Applicable Development

These Objective Design Standards apply to the following development within the Downtown Specific Plan:

1. New residential projects consisting of townhouses, multiple-family dwellings, or residential condominiums.
2. New mixed-use development that includes one or more dwelling units.
3. An addition, alteration, repair, reconstruction, or other improvement to an existing multi-family residential or mixed-use development where the cumulative valuation of the proposed work equals or exceeds 50 percent of the fair market value of the existing structure before commencement of the work.
4. Where an existing structure has been damaged, the fair market value shall be based on the condition of the structure immediately before the damage occurred.
5. The valuation of the proposed work and the fair market value of the existing structure shall be determined in accordance with the valuation procedures established by the Building Official.

B. Exempt Development

These Objective Design Standards do not apply to:

1. Single-family dwellings.
2. Accessory dwelling units or junior accessory dwelling units.
3. Development that does not include a residential use.
4. Maintenance or repair that does not alter an exterior building wall, roof form, exterior opening, exterior material, architectural element, or site feature regulated by this Part.

C. Relationship to Other Requirements

Compliance with these Objective Design Standards is required in addition to compliance with all other applicable provisions of the South Pasadena Municipal Code and Downtown Specific Plan. Where an express conflict exists between these Objective Design Standards and another provision of the Downtown Specific Plan, the provision that expressly regulates the subject condition shall control. Conflicts between these standards and the South Pasadena Municipal Code shall be resolved in accordance with the applicable conflict provision of the Municipal Code.

Compliance with these Objective Design Standards does not exempt a project from any applicable building, fire, accessibility, historic preservation, environmental, engineering, public works, or other local, state, or federal requirement.

The selection of an architectural pathway does not exempt a project from generally applicable standards contained in or incorporated by reference into this Part, including standards applicable to designated historic resources and properties adjacent to designated historic resources.



E1.3 Architectural Pathways & Organization

A. Architectural Pathways

These Objective Design Standards establish the following architectural pathways:

1. **American Mercantile (Main Street).** The set of objective design standards established in Section E2.
2. **Spanish Colonial Revival.** The set of objective design standards established in Section E3.

The names of the architectural pathways identify the applicable sets of standards. Compliance shall be determined through application of the standards within the selected pathway and shall not require a separate determination that a building represents or conforms to a named architectural style.

B. Selection & Application

1. Each building shall comply with one architectural pathway. The requirements of different architectural pathways shall not be combined on the same building unless expressly permitted by this Part.
2. Different buildings within a multi-building development may use different architectural pathways, provided that each building independently complies with all applicable standards within its selected pathway.
3. The selected architectural pathway shall be identified on the development plans submitted for review. The development plans shall include a compliance table identifying each applicable standard and the drawing, detail, specification, schedule, or calculation demonstrating compliance.
4. In addition to the standards contained directly within the selected architectural pathway, each building shall comply with all generally applicable standards and all standards incorporated by reference into that pathway.

C. Organization of Standards

Each architectural pathway is organized into the following regulatory categories:

1. Massing & Articulation
2. Base, Middle, and Top Design
3. Fenestration & Solid-to-Void
4. Architectural Elements
5. Materials & Colors
6. Shading Requirements

Compliance with all applicable standards within the selected architectural pathway, together with all generally applicable and incorporated standards, constitutes compliance with the design requirements of this Part.

D. Regulatory Effect

Text identified as a **Standard** establishes a mandatory requirement.

Text identified as an **Overview, Intent**, caption, example, commentary, or description provides explanatory context and does not establish independent requirement or criterion for project approval, conditioning, or denial.

Photographs, precedent images, illustrations, and diagrams explain the context or application of the standards but do not establish requirements unless expressly identified as mandatory. Where a photograph, precedent image, illustration, or diagram conflicts with the text of a Standard, the text of the Standard shall control.

American Mercantile (Main Street)

E2 Overview

The development of Downtown South Pasadena during the late nineteenth and early twentieth centuries established the commercial building patterns that continue to characterize Mission Street and the surrounding downtown area. During this period, the district developed as a traditional Main Street environment composed of individual commercial buildings constructed over time by different property owners. These buildings typically incorporated storefronts located directly adjacent to the sidewalk, upper-story offices and residences, rectilinear building forms, vertically proportioned facades, durable exterior materials, and a consistent street wall that defined the public realm.

Contemporary mixed-use and multifamily development within the Downtown Specific Plan area may accommodate building types, densities, and construction methods that differ from historic precedents. The standards in this architectural pathway establish objective requirements derived from the recurring physical characteristics of traditional Main Street buildings, including articulated massing, active ground-floor frontages, vertically organized facades, regularly patterned fenestration, and durable exterior materials.

The American Mercantile (Main Street) architectural pathway translates these characteristics into measurable standards for building form, facade composition, materials, and frontage design. The standards are intended to guide new development using the physical design principles commonly found within Downtown South Pasadena's historic commercial environment while accommodating contemporary residential and mixed-use development.

E2.1 Massing & Articulation

A. Intent

Create building compositions that reflect the traditional Main Street commercial districts through rectilinear forms and a rhythm of smaller building volumes to reduce perceived mass, reinforce the incremental character of historic commercial development, and establish a pedestrian-scaled streetscape.

B. Standards

1. **Box Massing.** Buildings shall consist of rectilinear box forms. Curved, cylindrical, spherical, faceted, undulating or other non-rectilinear building volumes are prohibited. Projecting volumes shall be limited to the Middle portion of the building, as described in Subsection E2.2 of this Section, and shall not exceed 20% of the total facade area.
2. **Facade Break.** Any facade between 100 feet and 150 feet in width shall require a facade break above the ground floor that is at least 8 feet in width and 8 feet in depth. No portion of a facade on either side of the facade break shall be less than 45 feet in width.
3. **Facade Differentiation.** Facades on either side of a required break shall be differentiated from each other in at least two of the following features:
 - a. Fenestration patterning
 - b. Materiality
 - c. Color
 - d. Architectural elements
 - e. Balcony design
 - f. Overall building height by at least one floor
4. **Building Separation.** Building facades over 150 feet in width shall require a complete physical building separation (i.e., a separate detached building) in a manner that does not result in a total facade length that is less than 45 feet in width. The required separation between buildings shall be a minimum of 15 feet in width.
5. **Height Averaging.** If a project requires a physical separation based on Subsection B.4 of this Section, height averaging, consistent with the methodology in Section 36.300.040.A of the Zoning Code, shall be required to achieve varied building heights between separated buildings along the street.

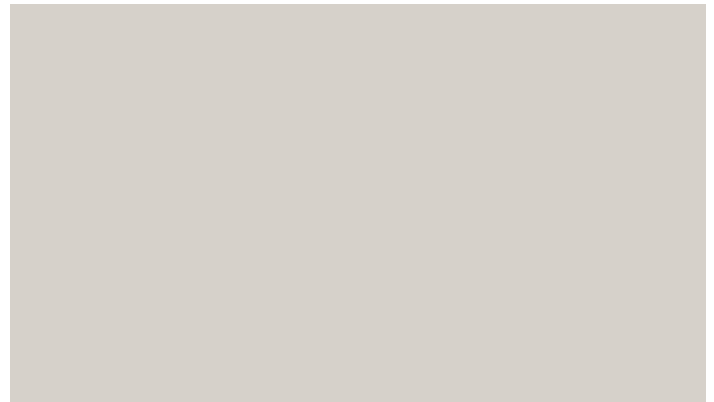


Figure X Diagram

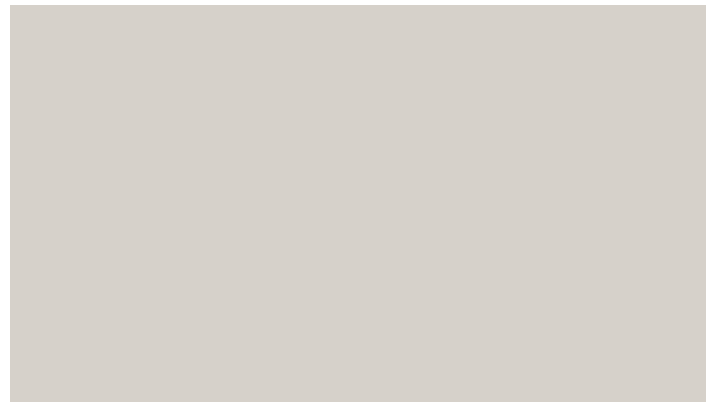


Figure X Diagram

SECTION HEADER

6. **Landmark Properties.** Projects on parcels with a historic resource shall be subject to review for consistency with the Secretary of the Interior's Standards. When a Certificate of Appropriateness is required, it shall comply with Section C10.1.B.2.a.iv of the Downtown Specific Plan.
7. **Historic Adjacency.** Projects sharing a property line with a designated historic resource are subject to the following modified standards.
 - a. **Street Setbacks.** The minimum street setback shall be an average of the minimum setback prescribed by the applicable regulating zone and that of the resource for a minimum of 20 feet from the shared property line. If between two resources, the street setback shall be an average of the setbacks of the two resources.
 - b. **Interior Setbacks.** The minimum interior setback shall be equal to that of the historic resource or 15 feet, whichever is less. No setback is required where the resource is built to the shared property line.
 - c. **Streetwall Height.** A maximum streetwall height shall not exceed the height of the historic resource for a minimum of 20 feet from the shared property line.
 - d. **Interior Stepbacks.** Projects shall not be located within an encroachment plane sloping upward and inward at a 30-degree angle measured from the vertical, commencing 15 feet above the existing grade at the property line. The plane is not applicable if the resource is built to the shared line.

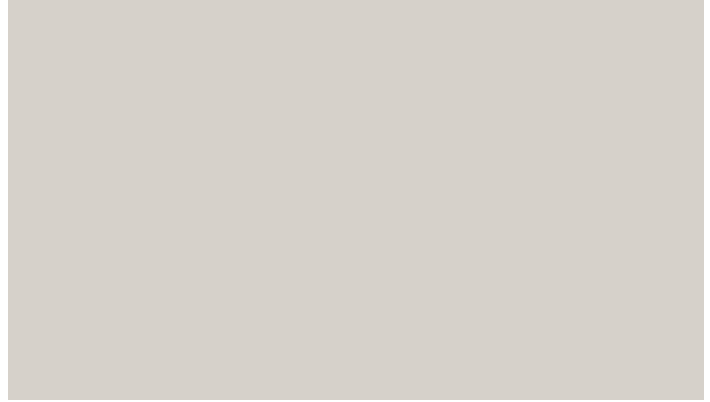


Figure X Diagram

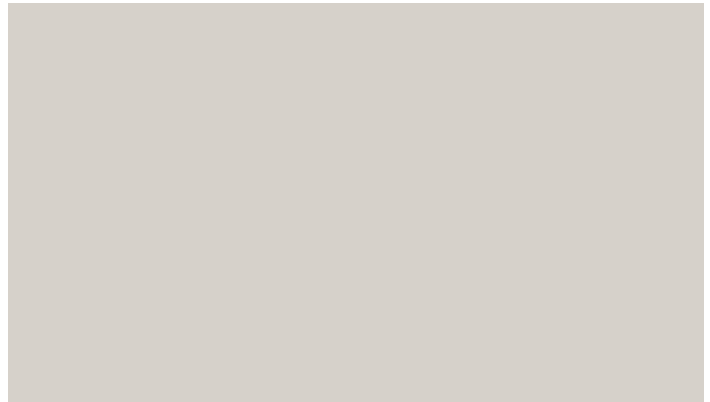


Figure X Diagram

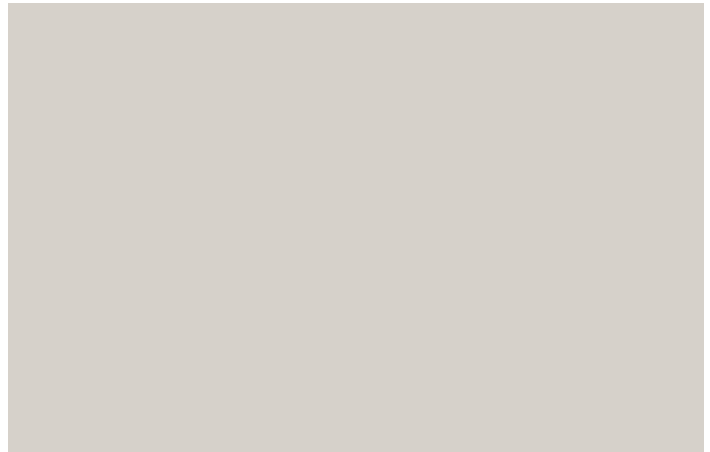


Figure X Diagram



E2.2 Base, Middle, & Top Design

A. Intent

Create buildings that reflect the historic American Mercantile character of traditional Main Street commercial districts through a clearly expressed Base, Middle, and Top to reinforce the vertical composition common in historic buildings, establish visual order, reduce perceived building scale, and contribute to a cohesive streetscape.

B. Standards

1. **Visible Facades.** All facades of the building (including portions of interior, side, and rear elevations) that are visible from a street or alley shall be organized with a consistent Base, Middle, and Top, as further defined in this Section.
2. **Base.** The Base of the building shall comply with the following standards:
 - a. The Base of the building shall be between 15 feet and 20 feet high measured from the sidewalk elevation closest to the primary building entrance to the bottom of the second-floor windows or horizontal architectural element as required by Subsection B.2.j of this Section.
 - b. The Base of all buildings shall include a residential lobby entry accessed directly from the existing sidewalk and shall include at least one of the following:
 - i. Storefronts and entries for residential amenity spaces.
 - ii. An opening to a ground-level open space area.
 - iii. Commercial storefronts and entries.
 - c. The residential lobby entrance opening shall be differentiated from other ground-floor openings by at least one of the following methods:
 - i. An awning or flat projecting canopy, which shall be placed above the entrance doors and span the width of the opening only.
 - ii. A surround that projects beyond the building wall a maximum of six inches and/or extends above the opening no higher than the base of the second floor windows.

Figure X Diagram

Figure X Diagram

Figure X Diagram

- iii. Deeper recess by at least 12 inches than the other ground-floor entrances.
 - d. Ground-floor residential units on primary and/or secondary streets shall include direct access to those units from the sidewalk with entry structures such as porches, stoops, or terraces.
 - e. All ground-floor openings shall have clear glazing, and the top of the ground-floor openings shall align horizontally along the facade plane.
 - f. Ground-floor courtyard openings may be taller than other ground-floor openings, but shall not be taller than the top of second-floor windows.
 - g. Ground-floor commercial storefront or parking area openings shall be between 10 and 25 feet wide and shall be separated from each other and any other ground-floor openings by walls or pillars between one and three feet wide that are aligned with and no wider than solid areas of the Middle; residential amenity space openings shall be between six and 25 feet wide.
 - h. Doors within ground-level openings for commercial, amenity space and residential unit entries shall be recessed a minimum of 30 inches from the facade plane.
 - i. No ground-floor entries or openings shall be lower than the grade of the existing sidewalk.
 - j. The Base shall be separated from the Middle by differentiated second floor windows or a horizontal architectural element such as a string course or masonry banding in stone or brick, that shall be six inches in height or taller and shall project a minimum of four inches from the facade plane.
3. **Middle.** The Middle of the building shall consist of solid walls and windows in compliance with Subsection E2.3 Fenestration & Solid-to-Void, Subsection E2.4 Architectural Elements, and Subsection E2.5 Materials & Colors, of this Section.
4. **Top.** The Top of the building shall comply with the following standards:
- a. Except at required facade breaks and set-back top floors as allowed in Subsection B.4.c of this Section, the top edge of the building shall have either a projecting cornice or decorative panels in compliance with the following standards:
 - i. The height of the cornice shall be a dimension equal to between 6% and 8%

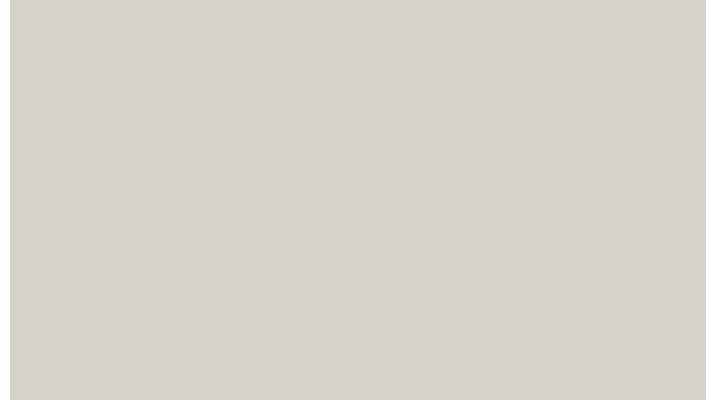


Figure X Diagram

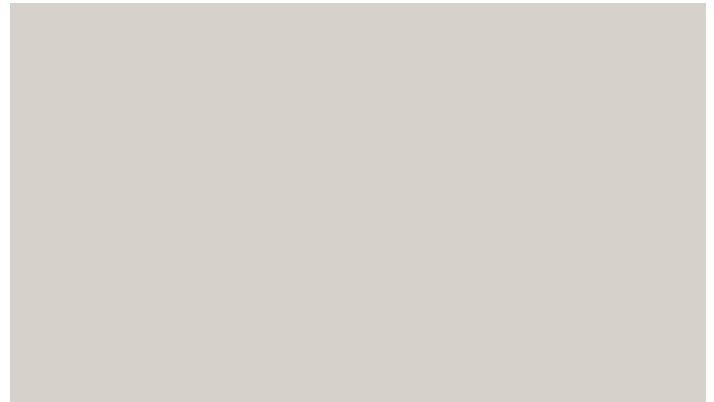
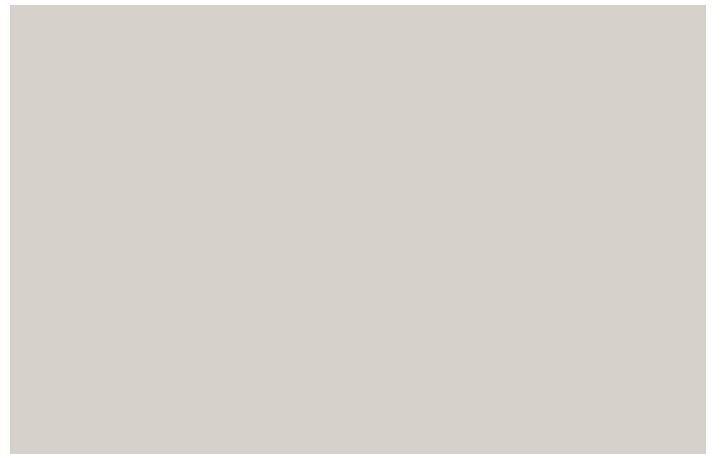


Figure X Diagram



SECTION HEADER

of the height of the building Middle. The building Middle shall be measured from the bottom of the second-story windows or horizontal architectural element required in Subsection B.2.a of this Section. If the top floor is set back in accordance with Subsection B.4.c of this Section, the floor below shall serve as the Top for the purposes of measuring the Middle. Cornices shall project from the facade plane a maximum dimension equal to between 50% to 133% of the height of the cornice and shall have an articulated design such that the maximum projection is at the top of the cornice and the remainder steps or angles back to the main facade.

- ii. Decorative panels shall be at least two feet in height and no taller than the overall building height and shall have a projecting band in compliance with Subsection B.2.j.
- b. The fenestration pattern of the top floor may be differentiated from that of the Middle. If differentiated, a projecting band in compliance with Subsection B.2.j of this Section shall be placed between the bottom of the top floor openings and the top of the openings of the floor below.
- c. The top floor may be set back from the rest of the building below. If set back, the floor below the top floor shall have a projecting cornice in compliance with Subsection B.4.a.i of this Section and the set-back top floor may have any roof form, fenestration pattern, wall material material and color.

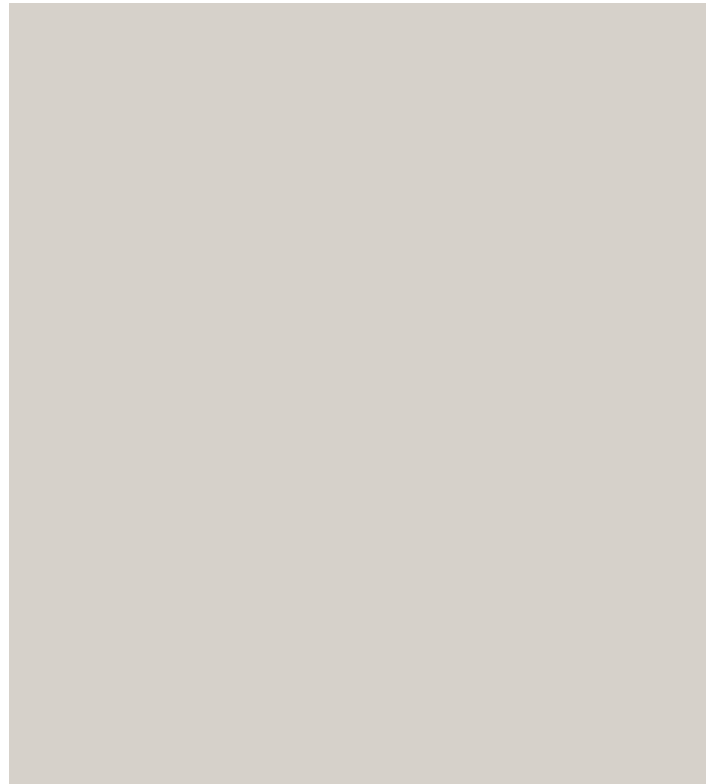


Figure X Diagram

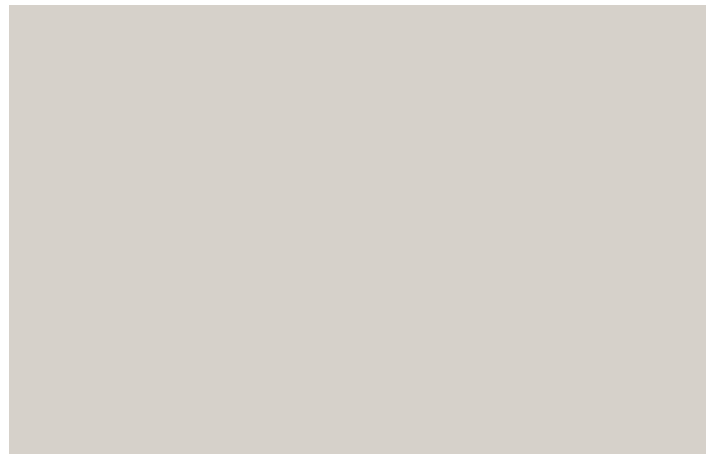


Figure X Diagram

E2.3 Fenestration & Solid-to-Void

A. Intent

Create building facades that reflect the traditional American Mercantile character of Main Street commercial development through balanced proportions of windows and wall surfaces to establish visual rhythm, reinforce facade composition, and promote architectural quality.

B. Standards

1. **Maximum Solid-to-Void Ratio.** All buildings shall not exceed the ratio of solid wall area to area of openings described below. The ratio shall be calculated by dividing the total area of all street-visible openings on a facade by that facade's street-visible overall area. If allowed, facades that are set back more than 12 feet from the remainder of the facade shall count as a separate facade for purposes of this requirement.
 - a. North-facing facades: 0.60 max
 - b. South-facing facades: 0.50 max
 - a. East-facing facades: 0.45 max
 - b. West facing facades: 0.35 max
2. **Fenestration Shading.** Maximum Solid-to-Void ratios required in Subsection 3.B.1 of this Section may be exceeded up to 10% where permanent exterior shading devices, such as operable shutters, awnings, balconies, and fins or high performance glazing are incorporated.
3. **Fenestration Pattern.** Openings above the Base shall be aligned and stacked vertically and horizontally unless otherwise stated in this Section. Openings shall be separated from each other and from building corners by solid wall area between 18 inches and eight feet horizontally.
4. **Vertically-Proportioned Openings.** Individual openings shall be at least 12 inches taller than they are wide, except for openings connected to balconies, which may be a maximum of four feet wider than their height.
5. **Parking Access Openings.** Ground-floor openings to access vehicular parking areas shall be divided into entrance and exit openings with a solid pillar between them, which shall be between one and

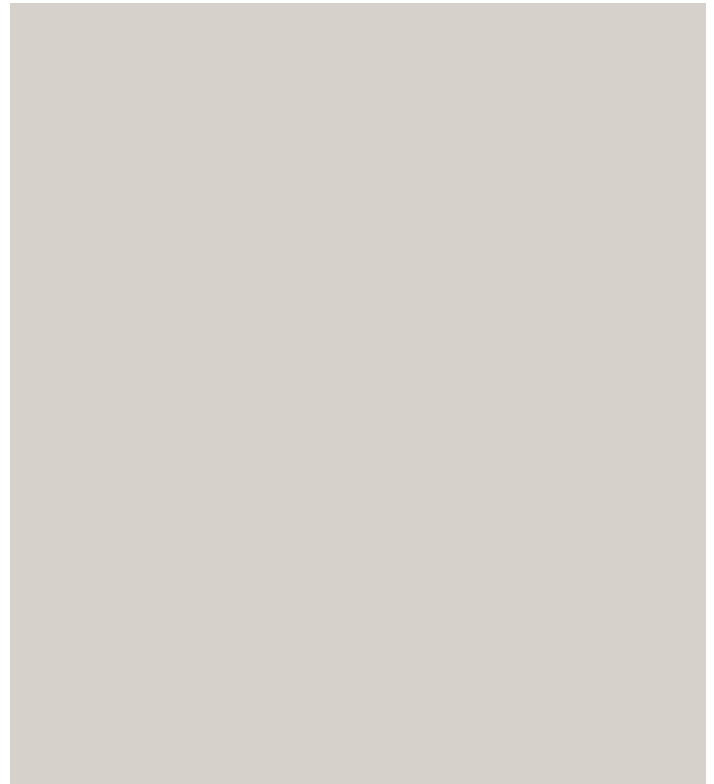


Figure X Diagram

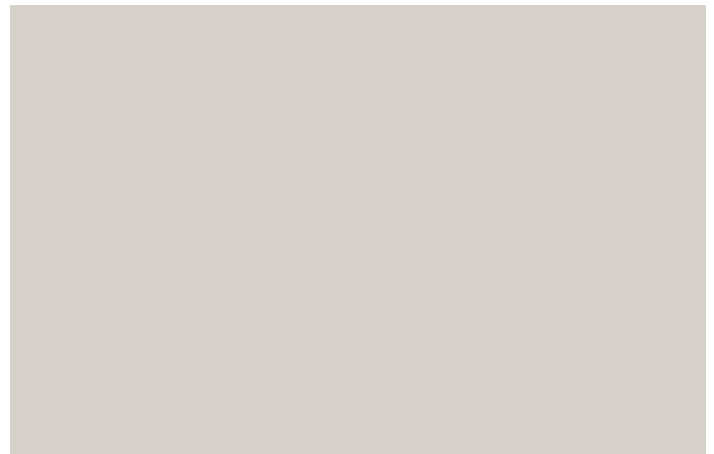


Figure X Diagram

SECTION HEADER

three feet wide and placed to align with a solid wall area of the building facade above.

6. **Windows.** Windows shall comply with the following standards:
 - a. Windows shall be recessed a minimum of four inches from the exterior wall plane, measured from the face of the wall surface to the window frame. Window trim, casing, molding, or other applied architectural elements shall not be included in the measurement.
 - b. Windows with muntins shall utilize True Divided Lites (TDL) or Simulated Divided Lites (SDL). Grilles Between Glass (GBGs) windows are prohibited.
 - c. Vinyl windows are prohibited.

E2.4 Architectural Elements

A. Intent

Create buildings that reflect the historic American Mercantile character of traditional Main Street commercial districts by incorporating consistent architectural detailing, facade articulation, and prominent corner treatments that enhance the pedestrian experience.

B. Standards

1. **Architectural Elements.** All buildings shall include at least two of the following building elements:
 - a. Cornices or banding
 - b. Plaster relief panels or medallions
 - c. Rooftop finials
 - d. Engaged pilasters
 - e. Balustrades at the roof edge only
 - f. Balconies/railings that comply with the following standards:
 - i. All balconies along a single facade shall have the same design, material, and color.
 - ii. All balcony railings shall be an opaque material other than stucco and shall either incorporate a gap between the railing and the balcony surface for sheet-flow of drainage or, if no drainage gap is provided, both primary and overflow drainage shall be concealed within the building and/or balcony structure with no scuppers.
 - iii. Balconies shall not extend beyond the facade break required in Subsection 1.B.2 of this Section.
 - iv. Balconies may project a maximum of four feet in depth from a facade.
 - v. The fascia and soffit of all projecting balconies shall be clad in a matching material other than stucco.

SECTION HEADER

2. **Building Corners.** Building corners at paseos and street intersections shall comply with the following standards:
 - a. Building corners shall either be:
 - i. chamfered to include a pedestrian entry, or
 - ii. a solid outside corner with at least three feet of solid wall area from each side of the edge.
 - b. Emergency egress doors shall not be located on building corners.



Figure X Diagram

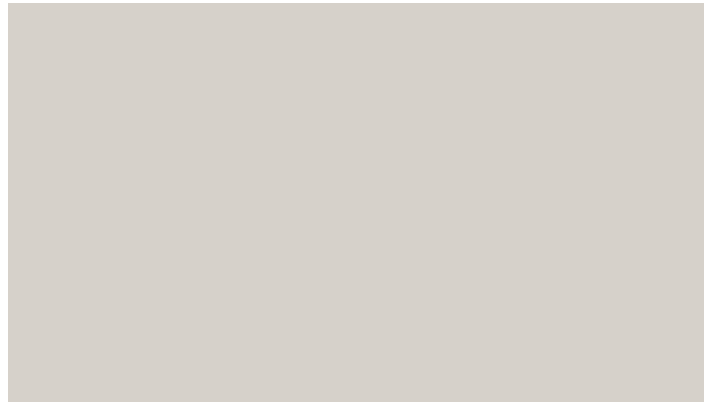


Figure X Diagram

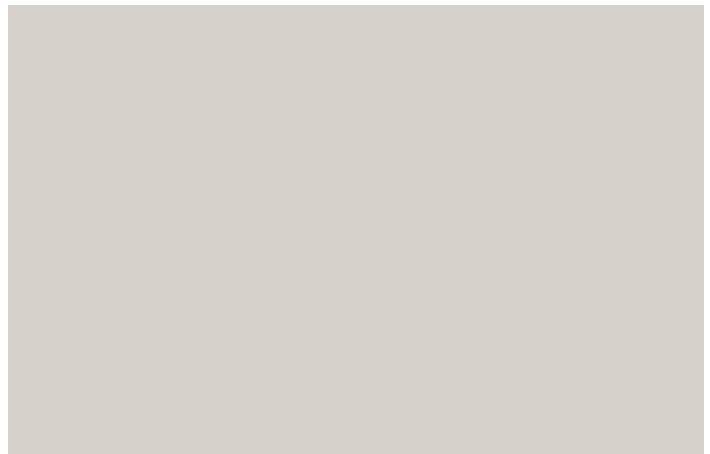


Figure X Diagram

E2.5 Materials & Colors

A. Intent

Create buildings that reflect the historic American Mercantile character of traditional Main Street commercial districts through a limited number of high-quality materials and colors. These standards are intended to promote visual coherence, reinforce the distinction between the Base, Middle, and Top, encourage durable and authentic building materials, and avoid the appearance of applied or synthetic architectural treatments.

B. Standards

1. **Primary Materials.** The exterior solid wall area of all buildings shall have no more than two materials, which shall be no more than two colors.
 - a. Variegated color mix of brick or stone material shall be considered one color.
 - b. If two materials are used on the building:
 - i. the entire Base shall be of either slab stone, precast concrete, porcelain tile or brick and shall require a projecting band of the same material at the top of the Base as required in Subsection 2.B.2.i. of this Section. Individual slab stone and porcelain tiles shall be at least four inches by 12 inches.
 - ii. the Middle and Top of the building be smooth or 20/30 sand-finish plaster/stucco.
2. **Additional Colors.** Additional colors and may be used if they conform to the following standards:
 - a. Wall areas surrounding recessed openings at the Middle and Top of a building may extend no more than six inches beyond the window and may have an additional color applied to all such areas, but shall be clad in the same material as the surrounding areas.
 - b. Another color may be used if a precast concrete water table or impervious stone is applied at the bottom of the Base from the ground to a maximum height of 24 inches with a projection of one inch beyond the base material.
 - c. A solid bulkhead consisting of four-inch by four-inch ceramic tiles for any color or precast concrete of any color may be used below

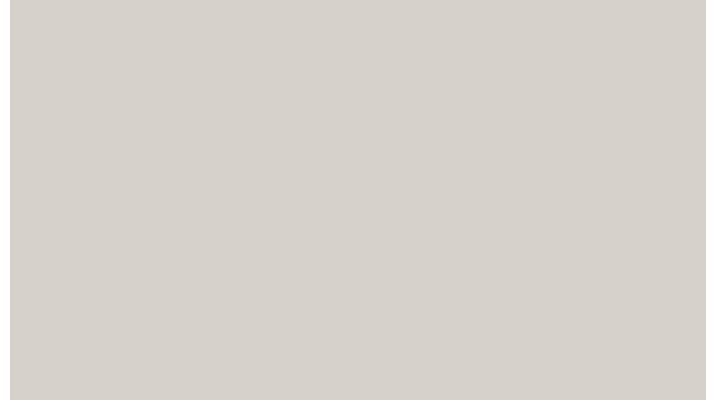


Figure X Diagram

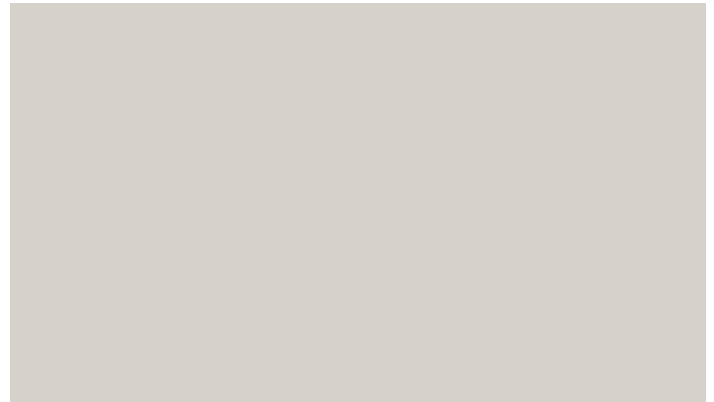


Figure X Diagram

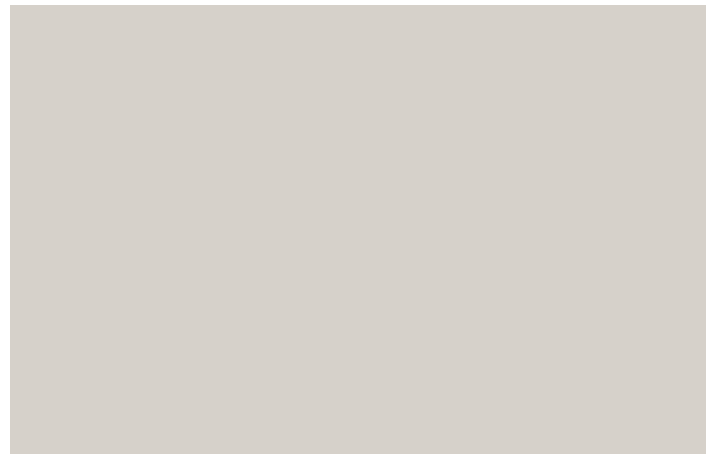


Figure X Diagram

SECTION HEADER

storefront windows, extending from the ground to a maximum of 24 inches.

3. **Secondary Materials.** Additional materials and colors and may be used if they conform to the following standards:
 - a. All storefront frames, window frames and doors shall each be of the same material and color throughout the building exterior and may contrast with the exterior facade colors. Doors with specific building code ratings are not subject to this requirement (e.g., required fire-rated exit or mechanical doors).
 - b. Cornices, banding, and decorative features shall be natural stone, cast stone or precast concrete if the building is clad entirely in stucco.
 - c. Brick-clad buildings shall incorporate traditional brick details including projecting rowlock coursing at parapets, banding, and window sills; soldier courses at window headers; and corner bricks wrapping into openings and at building corners. Brick-clad buildings may also incorporate natural stone, cast stone, or architectural terracotta detailing in lieu or in combination with the brick detailing described above.
 - d. Stone facade materials shall not be painted.
 - e. The same material used to trim openings shall wrap the corners into the recessed opening to the full extent of the recess.
4. **Prohibited Materials.** The following materials are prohibited:
 - a. CMU blocks, split-face blocks or slumpstone
 - b. Glossy/reflective materials, other than glazed brick
 - c. Faux materials (e.g. metal or composite materials with a faux wood or stone appearance)
 - d. Corrugated metal
 - e. EIFS or synthetic stucco
 - f. Fiber cement siding or panels
 - g. Foam trim systems

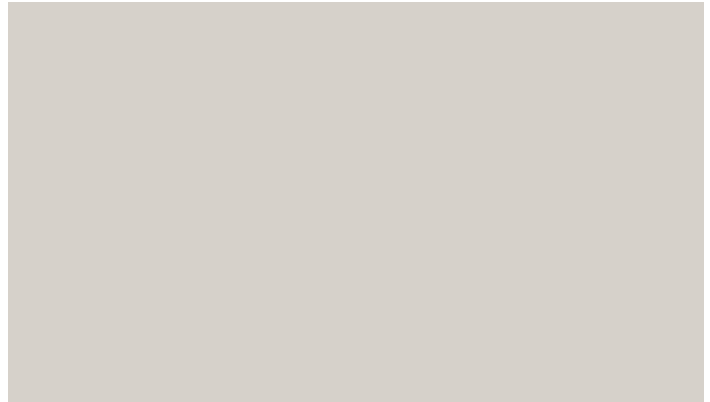


Figure X Diagram

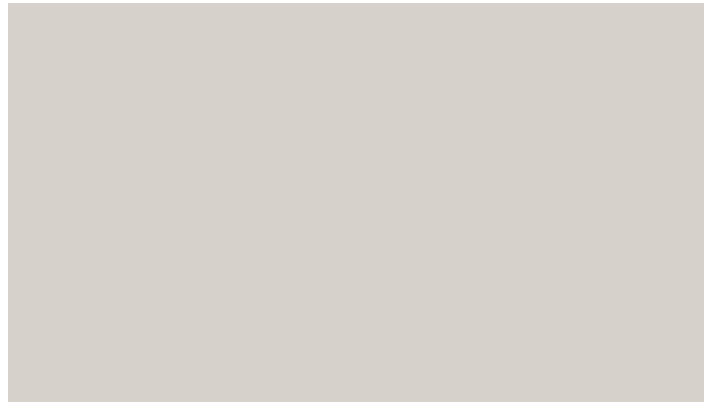


Figure X Diagram

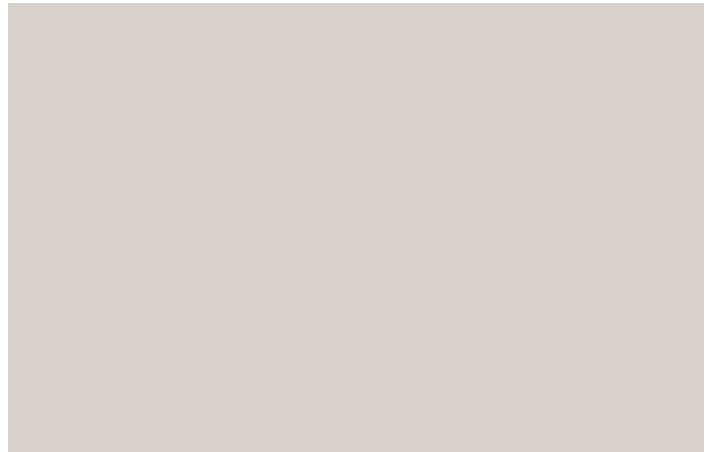


Figure X Diagram

5. **Panelized Systems.** The following cladding materials shall be used in conjunction with panelized or rainscreen systems:
- Full brick veneer, standard modular brick dimensions
 - Stone, two-inch thick minimum
 - Terracotta
 - Glass Fiber Reinforced Concrete (GFRC)
 - Architectural concrete
 - Porcelain panels.

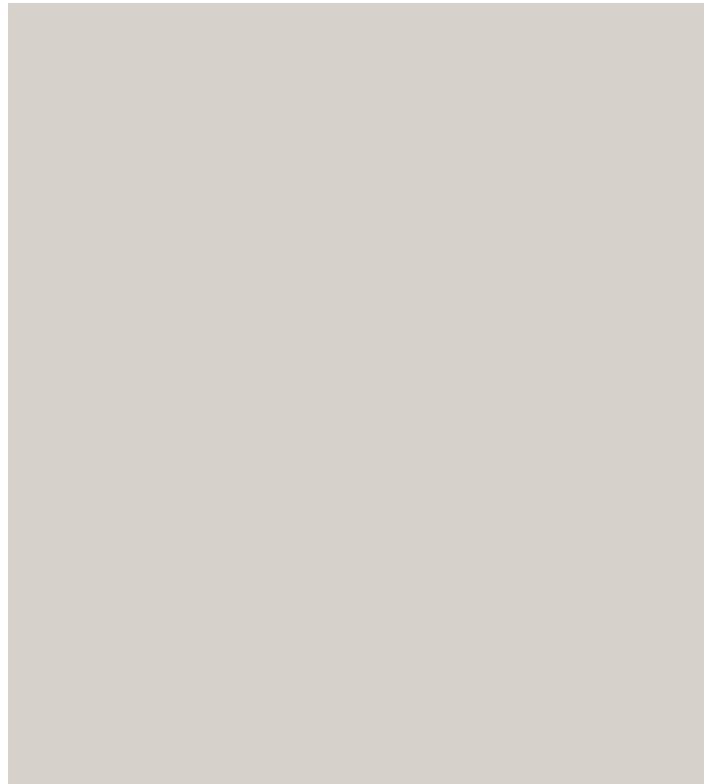


Figure X Diagram

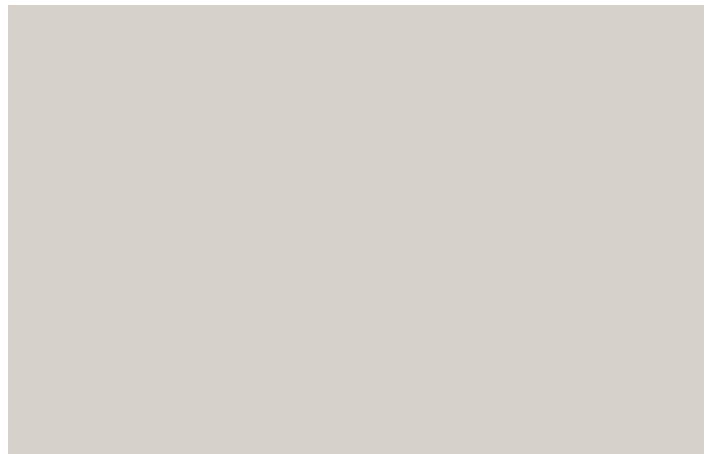


Figure X Diagram

E2.6 Shading Requirements

A. Intent

Ensure common open spaces and seating areas provide meaningful protection from sun exposure during periods of peak afternoon heat. These standards are intended to increase comfort, usability, and long-term functionality of outdoor spaces.

B. Standards

1. **Common Open Space.** At least 50% of the required common open space area shall be shaded at 3:00pm on August 21.
2. **Fixed Seating Areas.** At least 75% of fixed seating areas shall be shaded at 3:00pm on August 21.
3. **Children's Play Areas.** A minimum of 50% of children's play areas shall be shaded at 3:00pm on August 21.
4. **Qualifying Shade.** Shade required by this Section may be provided by buildings, permanent architectural features, proposed mature tree canopy, or a combination thereof.



Spanish Colonial Revival

E3 Overview

Beginning in the 1920s, South Pasadena experienced a period of residential and commercial growth that coincided with the widespread adoption of Spanish Colonial Revival architecture throughout Southern California. Derived from Spanish, Mexican, and Mediterranean architectural precedents, the style was adapted to local building materials, construction methods, and climatic conditions. Common characteristics include simple building forms, asymmetrical compositions, stucco wall surfaces, clay tile roofs, recessed openings, courtyards, decorative tilework, balconies, and ornamental metalwork.

Spanish Colonial Revival buildings are found throughout South Pasadena in a variety of building types and scales. Although many of the City's historic examples were constructed as single-family residences, the architectural vocabulary is also applicable to multifamily and mixed-use development. The style is characterized by the organization of building massing through articulated volumes, varied roof forms, courtyards, and a distinct relationship between solid wall surfaces and carefully proportioned openings.

The Spanish Colonial Revival architectural pathway establishes objective design requirements derived from these recurring physical characteristics. The standards regulate building form, roof types, façade composition, fenestration, architectural elements, materials, and color palettes commonly associated with Spanish Colonial Revival architecture. The standards are intended to guide new development using the architectural principles and material characteristics found within South Pasadena's historic Spanish Colonial Revival buildings while accommodating contemporary residential and mixed-use development. The resulting standards provide an objective framework for applying Spanish Colonial Revival architectural principles to contemporary development within the Downtown Specific Plan area.

E3.1 Massing & Articulation

A. Intent

Create building compositions that reflect the traditional Spanish Colonial Revival architectural style through simple, articulated building forms, varied rooflines, and carefully composed building volumes to reduce perceived mass, create visual interest, and ensure compatibility with surrounding development.

B. Standards

1. **Box Massing.** All buildings shall have *box massing* with articulated articulated subvolumes, or projecting or recessed walls or features as permitted herein. The buildings are required to incorporate at least two of the following features per street elevation:
 - a. A tower at a street corner or paseo entrance. If used, this feature satisfies an articulation requirement for both street facades. Towers shall be between 15 and 25 feet higher than the building volumes that flank it, as measured from the immediately adjacent volume's eave fascia or top of parapet to the top of the tower's roof and shall be between 15 and 25 feet in width on each side. Corner towers shall also project at least six inches beyond the wall planes of the immediately flanking volumes.
 - b. An uncovered outdoor staircase from the ground to a second-floor entrance, which shall have terracotta treads and decorative tile risers.
 - c. A covered or uncovered rooftop deck or terrace. Uncovered roof terraces shall terminate a building volume that is lower in height by at least one floor from the main building roofline. Coverings shall comply with Subsection XX of this Section except that they may be as deep as the terrace and may also have hipped roofs if they project beyond the exterior wall of the building by more than 24 inches. If railings are solid, both primary and overflow drainage shall be concealed within the building walls with no scuppers.
 - d. A change in height by at least one floor and at least 25 feet in width. Adjoining building volumes of different heights shall have wall planes offset from each other by at least two feet.

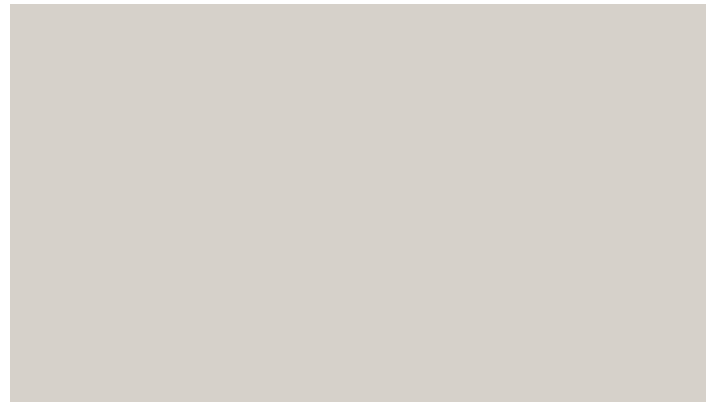


Figure X Facade Break Diagram

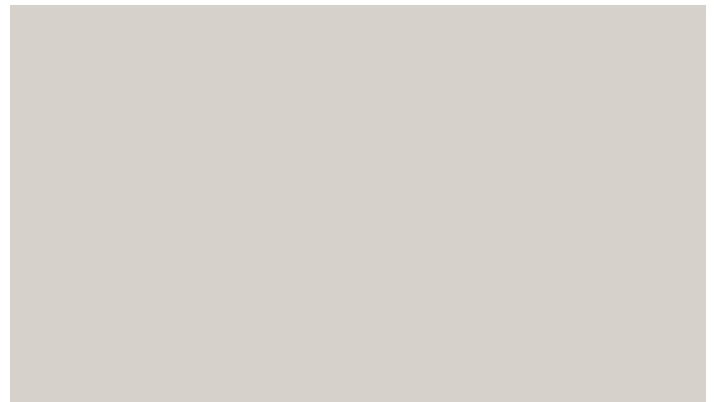


Figure X Building Separation Diagram

SECTION HEADER

2. **Roofs.** Roofs shall be flat, sloping (gabled, hipped, or mansard) or a combination. Changes in roof form shall only occur at towers or a change in height allowed in Subsection X of this Section.
3. **Landmark Properties.** Projects on parcels with a historic resource shall comply with the standards of Subsection 1.B.6 of Section E2.
4. **Historic Adjacency.** Projects sharing a property line with a designated historic resource shall comply with the standards of Subsection 1.B.7 of Section E2.



E3.2 Base, Middle, & Top Design

A. Intent

Create facade compositions that reflect the traditional Spanish Colonial Revival architectural style through a clearly articulated Base, Middle, and Top to establish visually balanced and well-proportioned elevations, reinforce facade hierarchy, and strengthen the pedestrian experience.

B. Standards

1. **Visible Facades.** All facades of the building (including portions of interior, side, and rear elevations) that are visible from a street or alley shall be organized with a consistent Base, Middle, and Top, as further defined in this Section.
2. **Base.** The Base of the building shall comply with the standards of Subsection XX of Section X, except as follows:
 - a. A minimum of 50% of ground-level openings shall be arched. Arches shall be rounded, parabolic, or draped. Any ground-floor openings that are not arched shall be rectangular with right-angles.
 - b. Ground-floor openings shall be separated from each other by solid wall area between two and ten feet wide.
 - c. Ground-floor openings may have articulated cast stone, natural stone, or smooth plaster surrounds.
 - d. Ground-floor unit entry doors shall be a standard 36-inch width and shall have vertical v-groove panels. Entry doors may include a small window near the top, with or without metal grillework and may also include black metal clavos.
 - e. Exterior stairs allowed in Subsection 1.B.1.b of Section X may result in greater opening separation than the maximum allowed in Subsection B.2.b of this Section to accommodate the stair, to a maximum of 40 feet.
 - f. If a residential lobby entry is provided, the differentiation method of an articulated surround in Subsection 2.B.2.c of Section X shall not be allowed.



Figure X Diagram

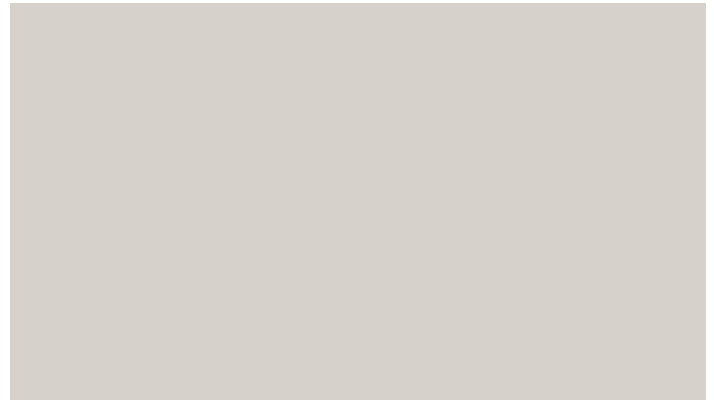


Figure X Diagram

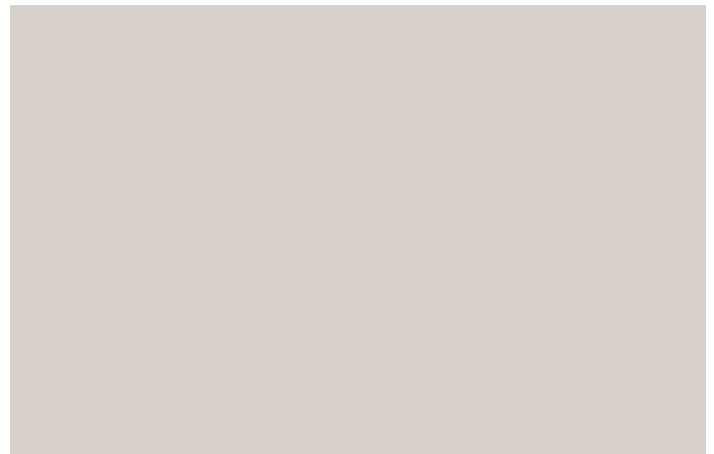


Figure X Diagram

SECTION HEADER

- g. In lieu of a residential lobby entry, buildings may have an opening providing access to a ground-level courtyard in compliance with Subsection 2.B.2.j of Section X.
3. **Middle.** The Middle of the building shall consist of solid walls and windows in compliance with Subsection XX Fenestration & Solid-to-Void, Subsection XX Architectural Elements, and Subsection XX Materials & Colors, of this Section.
4. **Top.** The Top of the building shall comply with the following standards:
 - a. Sloping roofs shall have a maximum slope of 4:12 and shall be covered in clay barrel tiles and shall have eaves between six and 32 inches in depth beyond the building wall.
 - b. Six-inch-deep eaves shall have an articulated ogee-profile cast stone or precast concrete cornice along the base of the eave. Eaves deeper than six inches shall have wood or smooth fiber-cement tongue-and-groove sheathing under the eave and 4x6 inch wood rafter tails set between 16 and 32 inches on center.

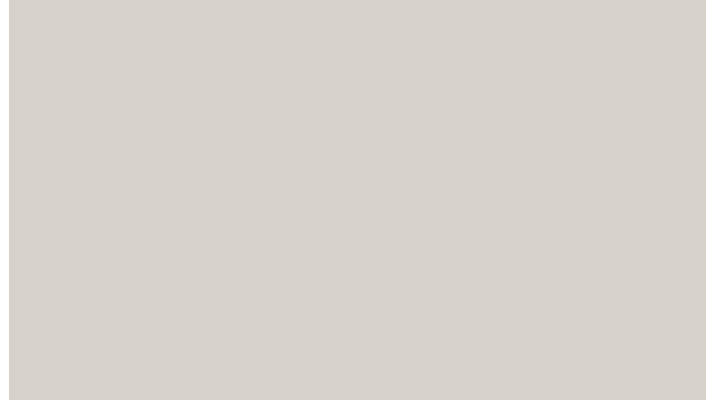


Figure X Diagram

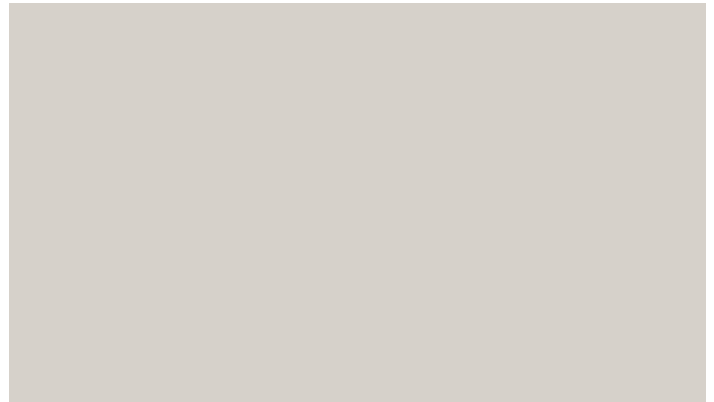
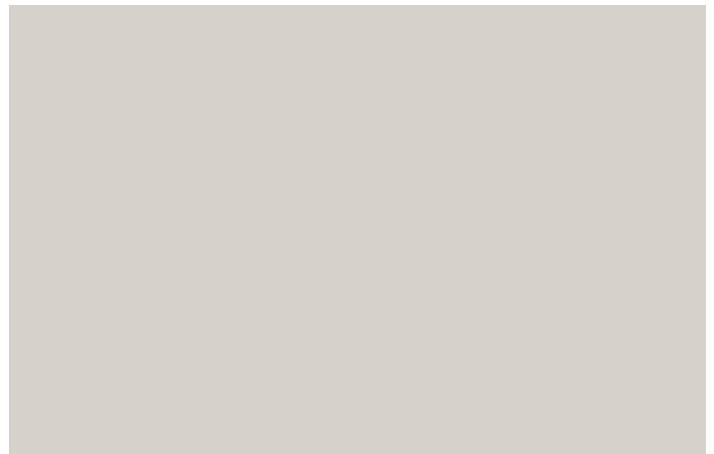


Figure X Diagram



E3.3 Fenestration & Solid-to-Void

A. Intent

Create facade compositions that reflect the traditional Spanish Colonial Revival architectural style through a carefully balanced relationship between openings and wall surfaces, vertically proportioned windows, and climate-responsive design strategies to establish depth, visual balance, and architectural cohesion.

B. Standards

1. **Maximum Solid-to-Void Ratio.** All buildings shall not exceed the ratio of solid wall area to area of openings described below. The ratio shall be calculated by dividing the total area of all street-visible openings on a facade by that facade's street-visible overall area. If allowed, facades that are set back more than 12 feet from the remainder of the facade shall count as a separate facade for purposes of this requirement.
 - a. North-facing facades: 0.35 max
 - b. South-facing facades: 0.30 max
 - c. East-facing facades: 0.25 max
 - d. West facing facades: 0.20 max
2. **Fenestration Shading.** Maximum Solid-to-Void ratios required in Subsection 3.B.1 of this Section may be exceeded up to 10% where permanent exterior shading devices, such as operable shutters, awnings, balconies, and fins or higher performance glazing are incorporated.
3. **Fenestration Pattern.** Windows shall be separated by solid wall area between one and ten feet horizontally and three and five feet vertically. Windows shall not extend vertically across multiple floors or horizontally across building corners. Openings are not required to be aligned or stacked.
4. **Vertically-Proportioned Openings.** Individual openings shall be square or taller than they are wide, but may not wider than their height.
5. **Windows.** Windows shall comply with the standards of Subsection 3.B.6 of Section X.

E3.4 Architectural Elements

A. Intent

Create building facades that reflect the traditional Spanish Colonial Revival architectural style through the incorporation of authentic architectural elements to provide visual richness, depth, and architectural detail while establishing a cohesive architectural expression.

B. Standards

1. **Architectural Elements.** Each building shall incorporate at least two of the following architectural elements:
 - a. Balconies/railings that comply with the following standards in Subsection 4.B.2 of this Section.
 - b. Half-round gutters and exposed round downspouts, both copper and only at sloping roof forms.
 - c. Decorative metalwork.
 - d. Decorative tilework other than at exterior stairs.
2. **Balconies.** Balconies shall comply with the following standards:
 - a. All balconies shall project at least two feet, but no more than four feet, from the building facade and may also be recessed behind the facade.
 - b. If roofed, balconies shall be shed-style, covered in clay barrel tiles over wood sheathing and rafters in compliance with Subsection X of this Section and the roof shall be supported by minimum 6x6 wood posts. Railings may be vertical wood or metal pickets with flat top and bottom rails. The fasciae and soffits of covered balconies shall be either plaster matching the building or wood and shall have wood corbels or purlins at the underside of the balcony.
 - c. Uncovered balconies shall be either:
 - i. Entirely metal (including soffits and fascia) with railings having vertical metal pickets with flat top and bottom rails and with scrolled metal brackets below, one at each end; or



- ii. Entirely plaster matching the building (including fascia and soffits) with scalloped or bracketed soffits, also coated in plaster. Railings shall be either solid or coated in matching plaster, a combination of plaster with panels of stacked terra cotta barrel tiles, or vertical metal pickets with flat top and bottom rails. If railings are solid, both primary and overflow drainage shall be concealed within the balcony structure and building walls with no scuppers.
- d. Multiple balcony designs in compliance with these standards are permitted on a building.

E3.5 Materials & Colors

A. Intent

Create building facades that reflect the traditional Spanish Colonial Revival architectural style through a restrained palette of materials, colors, textures, and architectural detailing to establish a cohesive architectural expression and provide richness, texture, and visual depth.

B. Standards

1. **Primary Materials.** Exterior wall surfaces shall be finished in smooth stucco, lime plaster, or exterior-rated Venetian plaster systems.
 - a. Heavy-textured finishes, including lace, dash, skip-trowel, knockdown, and similar finishes are prohibited.
 - b. Control joints, if used, shall be painted the same color as the field finish and shall not exceed 1/2 inch in exposed width.
2. **Secondary Materials.** Additional materials and colors and may be used if they conform to the following standards:
 - a. Window frames shall be a contrasting color from the building walls and shall not be white or beige.
 - b. All wood shall be solid dark walnut color, either painted or stained.
 - c. Metal finishes shall be either matte black, green, blue, or brown.
 - d. Rectangular inlays of decorative tile may be substituted for no more than 1% of the number of openings on a facade and shall, be recessed at least two inches from the exterior wall; shall be square or no more than six inches taller than they are wide; and shall not be larger than the smallest window on the facade.
 - e. Gates shall be constructed of metal pickets and rails.
3. **Material Palette.** No materials other than stucco, wood, stone, metal, precast concrete, terra cotta or ceramic tile may be used. Metal siding above the base level may be used up to 20% of the total facade surface area and shall be either matte black or brown.



E3.6 Shading Requirements

A. Intent

Ensure common open spaces and seating areas provide meaningful protection from sun exposure during periods of peak afternoon heat. These standards are intended to increase comfort, usability, and long-term functionality of outdoor spaces.

B. Standards

All buildings shall comply with the standards of Section E2.6.