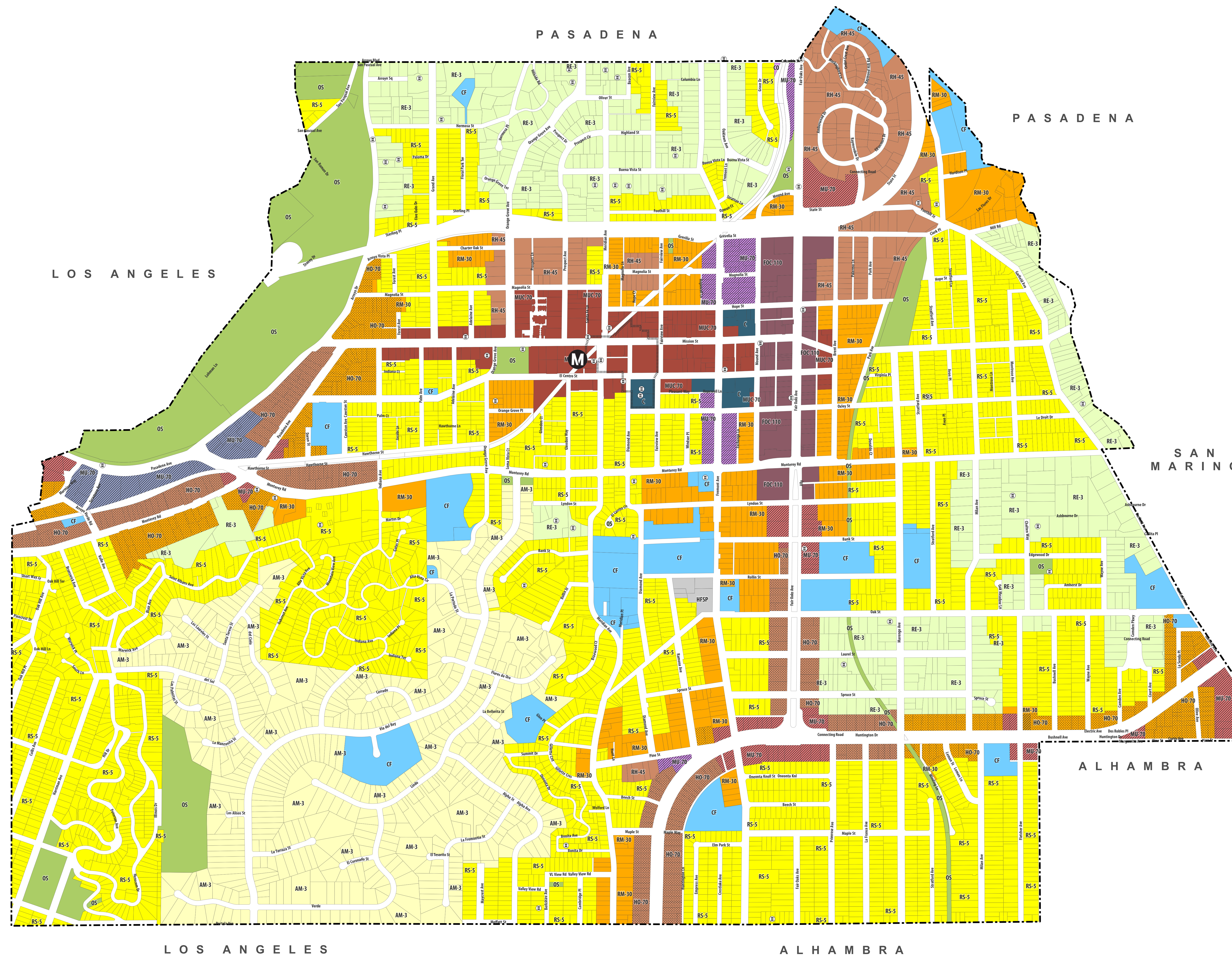


Current Densities & Heights

Leave your comments here



Current Zoning and Specific Plan Districts

Zoning Districts and Height Limits

- Residential Estate (RE) – 3 du/ac, 35 ft
- Altos De Monterey Residential (AM) – 3 du/ac, 25 ft
- Residential Low Density (RS) – 5 du/ac, 35 ft
- Residential Medium Density (RM) – 30 du/ac, 45 ft
- Residential High Density (RH) – 45 du/ac, 45 ft
- Commercial General (CG) – 35 ft
- Commercial Office (CO) – 35 ft
- Business Park (BP) – 35 ft
- Fair Oaks Corridor (FOC) – 110 du/ac, 45 ft
- Mixed Use Core (MUC) – 70 du/ac, 45 ft
- Community Facilities (CF)
- Civic (C)
- Open Space (OS)
- Holy Family Specific Plan (HFSP)

Zoning Overlays

- HO Overlay – 70 du/ac, 45 ft
- MU Overlay – 70 du/ac, 45 ft

Historic Resources

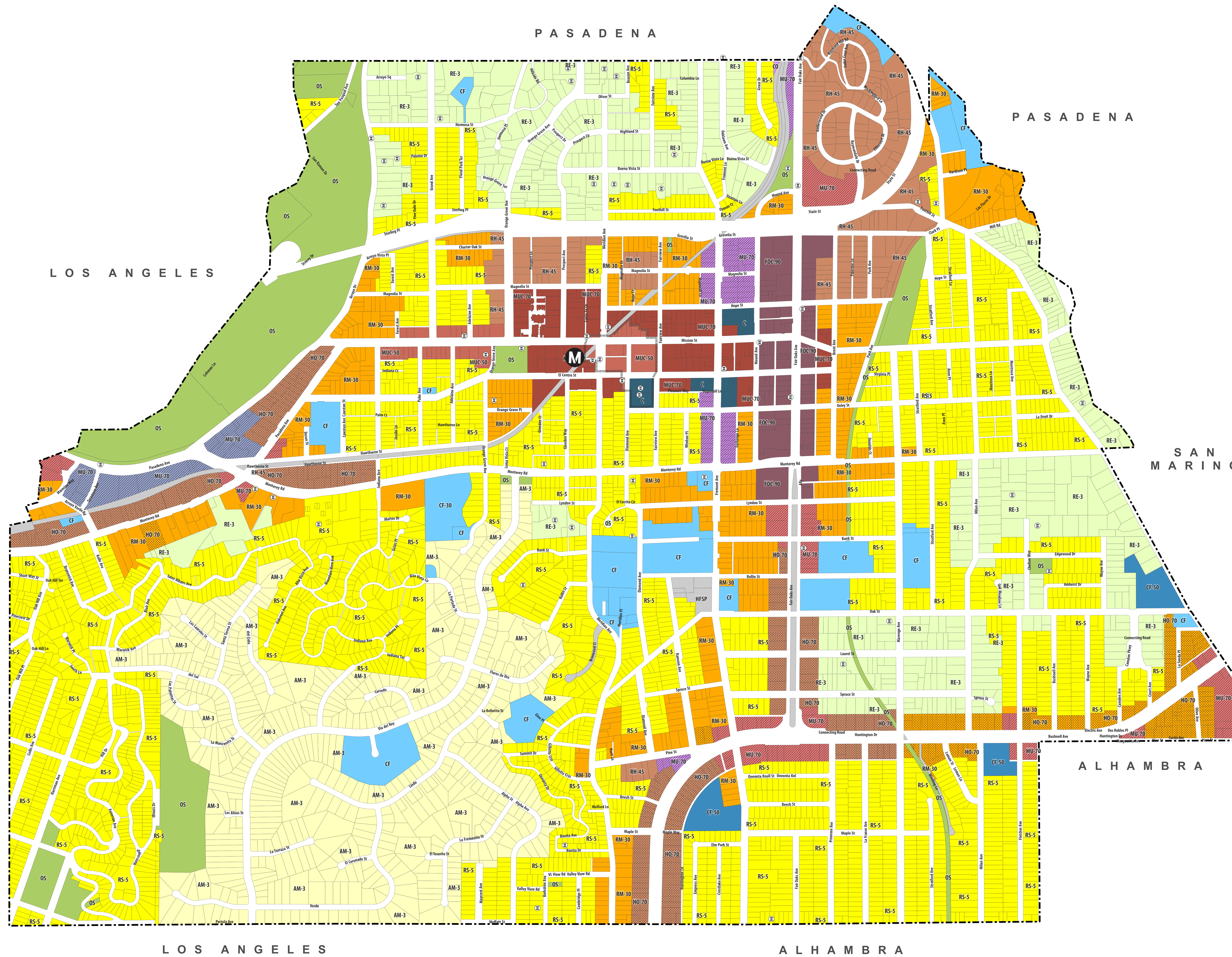
- Historic Business District
- Historic Landmarks

City of South Pasadena Zoning (2023); National Register of Historic Places – South Pasadena Historic Business District (1982); City of South Pasadena Historic Landmarks (2025). Updated on June 4, 2025



Recommended Densities & Heights

Leave your comments here



PC Proposal Zoning and Specific Plan Districts

Zoning Districts and Height Limits

- Residential Estate (RE) – 3 du/ac, 35 ft
- Altos De Monterey Residential (AM) – 3 du/ac, 25 ft
- Residential Low Density (RS) – 5 du/ac, 35 ft
- Residential Medium Density (RM) – 30 du/ac, 45 ft
- Residential High Density (RH) – 45 du/ac, 45 ft
- Commercial General (CG) – 35 ft
- Commercial Office (CO) – 35 ft
- Business Park (BP) – 35 ft
- Fair Oaks Corridor (FOC) – 90 du/ac, 70 ft
- Mixed Use Core (MUC-70) – 70 du/ac, 60 ft
- Mixed Use Core (MUC-50) – 50 du/ac, 50 ft
- Community Facilities (CF)
- Community Facilities (CF-50) – 50 du/ac
- Civic (C)
- Open Space (OS)
- Holy Family Specific Plan (HFSP)

Zoning Overlays

- HO Overlay – 70 du/ac, 60 ft
- MU Overlay – 70 du/ac, 60 ft

Historic Resources

- Historic Business District
- III Historic Landmarks

Map Sources: City of South Pasadena Zoning (2023); National Register of Historic Places – South Pasadena Historic Business District (1982); City of South Pasadena Historic Landmarks (2025). Updated on June 16, 2025



Evolution of Density and Height Recommendations

Location ¹	Current Height ²	Certified Housing Element			3/26 Study Session			Current Recommendation			PC Potential Recommendation		
		Zone	Density	Height ³	Zone	Density	Height ⁴	Zone	Density	Height ⁴	Zone	Density	Height ⁴
Mission St													
Mission St and Adjacent Downtown Areas, east of Orange Grove	45'	DTSP-MUC	70 du/ac	84'	DTSP-MUC	70 du/ac	51'	DTSP-MUC	70 du/ac	60'	DTSP-MUC	70 du/ac	60'
Nat'l Register Historic District	45'	DTSP-MUC	70 du/ac	84'	DTSP-MUC	70 du/ac	45'	DTSP-MUC	70 du/ac	60'	DTSP-MUC	50 du/ac	50'
Mission St, West of Orange Grove	45'	DTSP-MUC	70 du/ac	84'	DTSP-MUC	50 du/ac	45'	DTSP-MUC	50 du/ac	45'	DTSP-MUC	50 du/ac	50'
Fair Oaks Ave													
Fair Oaks Ave - Downtown	45'	DTSP-FOC	110 du/ac	110'	DTSP-FOC	90 du/ac	65'	DTSP-FOC	90 du/ac	70'	DTSP-FOC	90 du/ac	70'
Fair Oaks Ave, South of Downtown	45'	CG w/ MU Overlay RH w/ HO Overlay	70 du/ac	84'	CG w/ MU Overlay RH w/ HO Overlay	70 du/ac	55'	CG w/ MU Overlay RH w/ HO Overlay	70 du/ac	60'	CG w/ MU Overlay RH w/ HO Overlay	70 du/ac	60'
Huntington Dr													
Huntington Drive, Neighborhood Centers	45'	CG, CO w/ MU Overlay	70 du/ac	84'	CG, CO w/ MU Overlay	70 du/ac	55'	CG, CO w/ MU Overlay	70 du/ac	60'	CG, CO w/ MU Overlay	70 du/ac	60'
Huntington Drive, West of Marengo Av.	45'	RH w/ HO Overlay	70 du/ac	84'	RH	45 du/ac	45'	RH w/ HO Overlay	70 du/ac	60'	RH w/ HO Overlay	70 du/ac	60'
Huntington Drive, East of Marengo Av.	45'	RM w/ HO Overlay	70 du/ac	84'	RM	30 du/ac	45'	RM	30 du/ac	45'	RM	30 du/ac	45'
Ostrich Farm & Western Areas													
Ostrich Farm (Pasadena Ave.)	45'	CG, BP w/ MU Overlay	70 du/ac	84'	CG, BP w/ MU Overlay	70 du/ac	55'	CG, BP w/ MU Overlay	70 du/ac	60'	CG, BP w/ MU Overlay	70 du/ac	60'
North Side of Monterey Rd., West of Indiana Av.	45'	RH w/ HO Overlay	70 du/ac	84'	RH w/ HO Overlay	70 du/ac	55'	RH w/ HO Overlay	70 du/ac	60'	RH w/ HO Overlay	70 du/ac	60'
South Side of Monterey Rd., West of Pasadena Av. ⁵	45'	RM w/ HO Overlay	70 du/ac	84'	RM	30 du/ac	45'	RM	30 du/ac	45'	RM	30 du/ac	45'
West Side of Mission St/East Side of Arroyo Dr., South of Mission St.	45'	RH w/ HO Overlay	70 du/ac	84'	RH	45 du/ac	45'	RH w/ HO Overlay	70 du/ac	60'	RH w/ HO Overlay	70 du/ac	60'
East Side of Pasadena Av. Between Mission St. and Hawthorne St.	45'	RM w/ HO Overlay	70 du/ac	84'	RM	30 du/ac	45'	RM	30 du/ac	45'	RM	30 du/ac	45'
North Side of Mission St., West of Forest Av./ East Side of Arroyo Dr., North of Mission St.	45'	RM w/ HO Overlay	70 du/ac	84'	RM	30 du/ac	45'	RM	30 du/ac	45'	RM	30 du/ac	45'

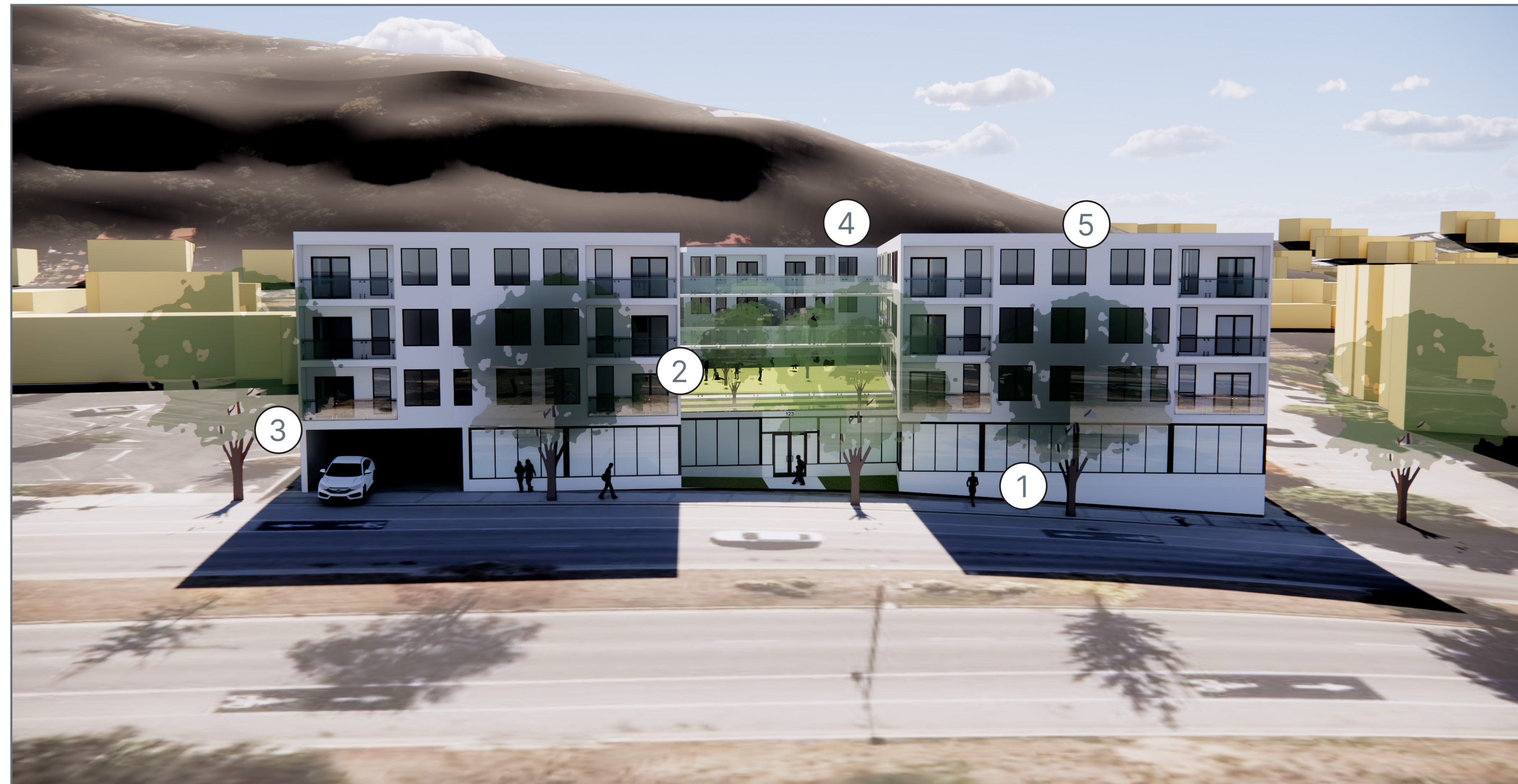
1. All boundaries approximate. See zoning map for details.
2. Under current regulations, 8' projections above the height limit are allowed only in the MU and HO Overlays.
3. Height limits indicated for future adoption in the 2023 Housing Element.
4. Proposed height regulations allow for 8' nonhabitable projections and 10' stairwells and elevator shafts above the height limit.
5. Except Suitable Housing Sites, which remain in the HO Overlay in all scenarios.

Y = regulation applies in the zone, N = regulation does not apply in the zone

Height and Development Standard Examples - Ostrich Farm

Zone: Mixed-Use Core (MUC-70)

Example 1



Height - 47' (avg.), 51' (max.)
 Density - 77 du/ac (70 du/ac + 10% density bonus)
 Unit Mix - 38% 1-bed, 35% 2-bed, 28% 3-bed

Design Strategy: Minimize height and construction cost

1. Elimination of front setback / storefront type design for lobby and amenity spaces
2. 150 sf/du open space in central courtyard and balconies
3. 6' side setbacks
4. Shorter structure preserves views to hillside from further away
5. Extra floor could be added to accommodate large unit mix (all 2 & 3 bed units).

Example 2



Height - 57' (avg.), 61' (max.)
 Density - 78 du/ac (70 du/ac + 10% density bonus)
 Unit Mix - 39% 1-bed, 40% 2-bed, 21% 3-bed

Design Strategy: Increase livability and open space

6. Larger open space.
7. View corridor opens up pedestrian views to hillside.
8. Slight setback from street to allow landscaping in front of building



Ground floor



Typical residential floor

- Lobby Space/Circulation
- 1-Bed
- Open Space
- Parking
- 2-Bed
- 3-Bed

Height and Development Standard Examples - Huntington

Zone: Mixed-Use Core (MUC-70)

Example 1



Height - 54' (avg.), 69' (max.)
 Density - 88 du/ac (70 du/ac + 25% density bonus)
 Unit Mix - Rental: 14% studio, 39% 1-bed, 28% 2-bed, 23% 3-bed

Design Strategy: Standard development

1. Four-story mass established along much of street
2. Height averaging allows for tower and more variation
3. Smaller building break on Huntington
4. Lesser rear setback adjacent to single-family residential

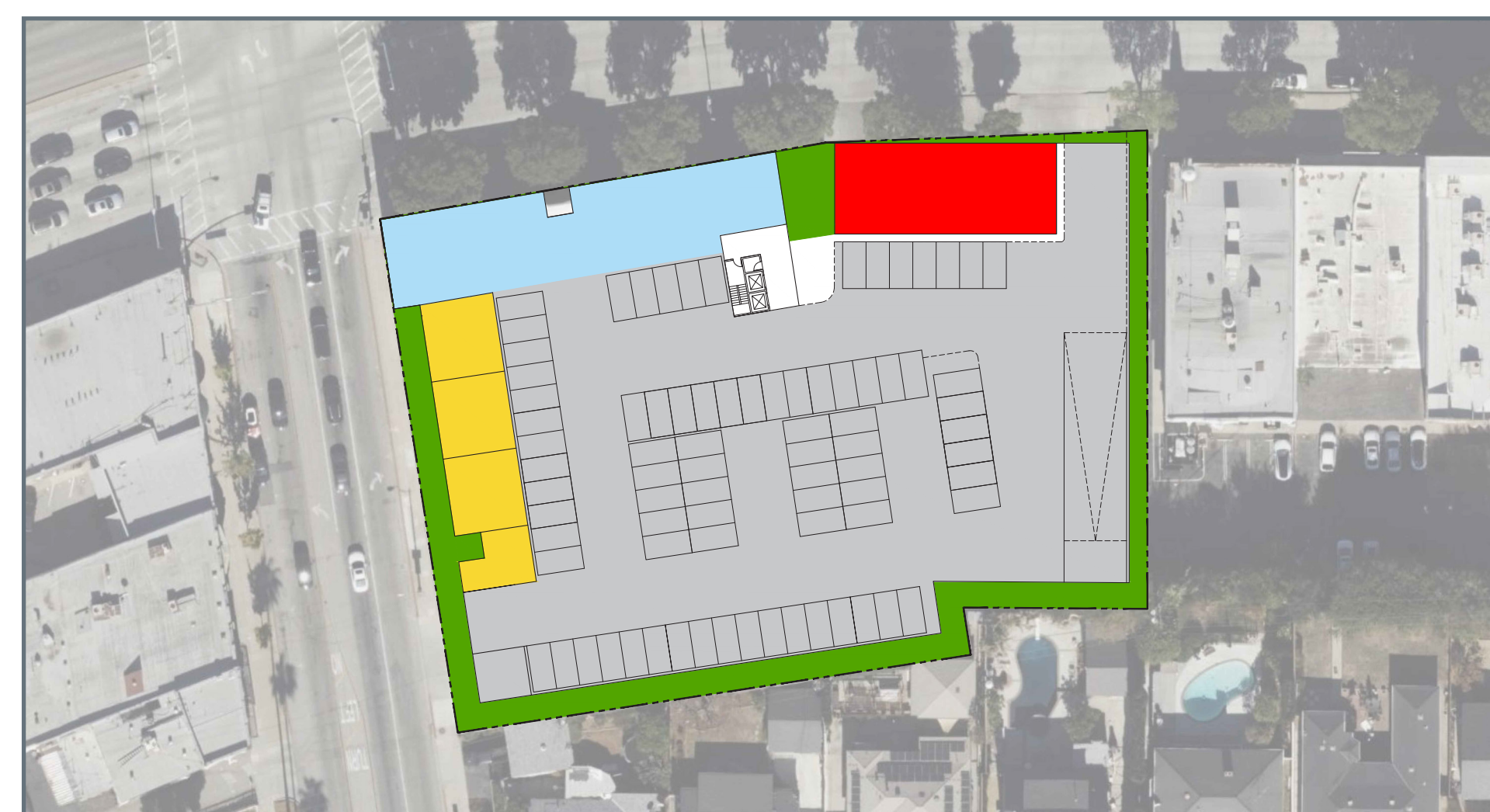
Example 2



Height - 56' (avg.), 69' (max.)
 Density - 88 du/ac (70 du/ac + 25% density bonus)
 Unit Mix - Rental: 14% studio, 39% 1-bed, 28% 2-bed, 23% 3-bed

Design Strategy: More open space and outward-facing

2. Height averaging allows for tower and more variation
5. Larger front open space for outdoor dining supporting commercial use
6. View to interior hallway causes inefficiency but creates different window pattern
7. With more mass on Huntington, rear setback can be increased



Ground floor



Typical residential floor

Lobby Space/Circulation	Studio	Open Space
Commercial Space	1-Bed	
Amenity Space	2-Bed	
Parking	3-Bed	

Development Standards (Current and Recommended)

Current Regulations	Residential Zones	DTSP	MU/HO Overlay	PC Recommendation
Height Limits				
45' height limit citywide	N	Y	Y	50' height limit for 50 du/ac zones; 60' height limit for 70 du/ac zones 70' height limit for 90 du/ac zones; allow height averaging
Height increases of 5'-20' and height averaging allowed through streamlined density bonus process	Y	Y	Y	Eliminate the "streamlined density bonus process"; developers are using state law concessions to increase height when needed
Projections above the height limit (pitched roofs, mechanical equipment, etc.) not allowed in DTSP	Y	Y	Y	Nonhabitable building features covering no more than 10% of the top floor roof area may exceed the height limit by up to 8'. Roof access stairs, elevator rooms and shafts, and elevator overruns may exceed the height limit by up to 10'. Parapets may not exceed the height limit
Front Setback/Stepback				
RM Front Setback = 20' ; RH Front Setback = 15'	Y	N	N	RM Front Setback = 10' ; RH Front Setback = 7.5'
Stepback required at 3rd or 4th story in DTSP, and required at 3rd story for streamlined density bonus process in MU/HO Overlay	N	Y	Y	Eliminate front stepback requirements ; Eliminate streamlined density bonus process
20' front setback required for residential uses		N	Y	5' in CG ; 10' other than CG
Side and Rear Setback/Stepback				
Side setback of 8'-10' in RM and RH and 15'-25' in MU/HO Overlay for 3+ story buildings	Y	N	Y	4' min for first two floors; +1' for each subsequent floor (3 story = 5', 4 story = 6', 5 story = 7')
Rear setback of 15' for RM, 20' for RH, 25'-35' in MU/HO Overlay for 3+ story buildings	Y	N	Y	15' for RM and RH ; 10' for MU/HO Overlay ; 5' abutting alley
Side and rear setbacks req'd for streamlined density bonus process	Y	Y	Y	Eliminate streamlined density bonus process
Building Form and Breaks				
150' maximum building length	N	Y	Y	Replace regulation with a Maximum Façade Length of 100' with 10'x10' break
70% maximum lot coverage	N	N	Y	Eliminate standard
Parking not allowed in front or side setbacks in MU/HO Overlay, not allowed within 30 feet of front street or 15 feet of side street in DTSP	N	Y	Y	Parking must be in the rear of the ground floor or underground, and at least 30 feet from the front or side street
Open Space and Landscaping				
300 sf/unit open space	N	N	Y	150 sf per unit, minimum
20% of site must be landscaped	N	N	Y	Allow landscaping requirement to be met within open space Require setbacks to be landscaped
Common open space 1,000 sf minimum, 25 ft minimum dimension	Y	N	Y	Common open space to be >50% of total required. 20 ft minimum dimension Up to 25% of requirement may be met through indoor common recreational spaces. At least 20% of the common open space must be landscaped
Courtyard requirements of 35-50 ft width; 1:1 building height to courtyard width ratio	N	Y	N	Courtyard requirements of 35-50 ft width; 1:1 building height to courtyard width ratio
Private open space required for every unit	N	Y	N	Require private open space for only 50% of units in higher-density buildings

Y = regulation applies in the zone, N = regulation does not apply in the zone