



**CITY OF SOUTH PASADENA
PLANNING COMMISSION**

**AGENDA
SPECIAL MEETING
TUESDAY, OCTOBER 20, 2026 AT 6:30 P.M.**

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

South Pasadena Planning Commission Statement of Civility

As your appointed governing board we will treat each other, members of the public, and city employees with patience, civility and courtesy as a model of the same behavior we wish to reflect in South Pasadena for the conduct of all city business and community participation. The decisions made tonight will be for the benefit of the South Pasadena community and not for personal gain.

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

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

The Meeting will be available:

- In Person – Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <https://us02web.zoom.us/j/83530439651> **Meeting ID: 8353 043 9651**

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting via Zoom in the following methods below.

- Go to the Zoom website, <https://Zoom.us/join> and enter the Zoom meeting information; or
- Click on the following unique Zoom meeting link:
<https://us02web.zoom.us/j/83530439651>

CALL TO ORDER: Chair Amitabh Barthakur

ROLL CALL: Chair Amitabh Barthakur
Vice-Chair Jason Claypool
Commissioner Mark Gallatin
Commissioner Arnold Swanborn
Commissioner James Martin
Commissioner Matthew Horton
Commissioner Joseph Williams
Youth Commissioner Batia Lou

COUNCIL LIAISON: Mayor Sheila Rossi

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with Commission business.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Disclosure by Commissioners of site visits and ex-parte contact for items on the agenda.

PUBLIC COMMENT GUIDELINES (Public Comments are limited to 3 minutes)

The Planning Commission welcomes public input. If you would like to comment on an agenda item, members of the public may participate by one of the following options:

Option 1:

Participate in-person at the Council Chambers, 1424 Mission Street, South Pasadena.

Option 2:

Participants will be able to “raise their hand” using the Zoom icon during the meeting, and they will have their microphone un-muted during comment portions of the agenda to speak for up to 3 minutes per item.

Option 3:

Email public comment(s) to PlanningComments@southpasadenaca.gov. Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents. There is no word limit on emailed Public Comment(s). Please make sure to indicate:

- 1) Name (optional), and
- 2) Agenda item you are submitting public comment on, and
- 3) Submit by no later than 12:00 p.m., on the day of the Planning Commission meeting.

NOTE: Pursuant to State law, the Planning Commission may not discuss or take action on issues not on the meeting agenda, except that members of the Planning Commission or staff may briefly respond to statements made or questions posed by persons exercising public testimony rights (Government Code Section 54954.2). Staff may be asked to follow up on such items.

PUBLIC COMMENT

1. Public Comment – General (Non-Agenda Items)

CONSENT CALENDAR ITEMS

2. Minutes from the Regular Meeting of September 8, 2026

PUBLIC HEARING ITEMS

- 3. IMPLEMENTATION OF ODS IN DTSP – PROJECT NO. SPA/26-002/ZTA26-004**– Consideration to adopt a Resolution recommending the City Council adopt Resolution No.8038 amending the Downtown Specific Plan to establish Objective Design Standards and associated amendments, and Ordinance No.2423 amending Chapter 36 of the South Pasadena Municipal Code to apply the standards to qualifying ministerial residential projects and make related amendments, and making a determination of exemption under the California Environmental Quality Act (CEQA)

Recommendation:

Staff recommends that the Planning Commission take the following action(s):

1. Recommending that the City Council determine that the proposed Specific Plan and Zoning Text Amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and
2. Recommending that the City Council adopt Resolution No. 8038 amending the Downtown Specific Plan (DTSP) to add C10 Objective Design Standards and make associated amendments, including renumbering and coordinating C11 Administration and C12 Definitions; and

3. Recommending that the City Council introduce for first reading and subsequently adopt Ordinance No. 2423 amending Chapter 36 (Zoning), Section 36.410.040, to require review for compliance with DTSP Objective Design Standards for qualifying residential projects subject to ministerial design review, and make related amendments, including an Objective Design Standard definition in Division 36.700.
4. **PROJECT NO. ZTM26-003** - Consideration to adopt a Resolution recommending the City Council adopt an uncodified Ordinance to amend the South Pasadena Official Zoning Map to delay effectuation and exclude certain individual sites with a historic resource pursuant to Senate Bill 79 (Government Code Sections 65912.155 et seq.) as amended by Assembly Bill 2576, and making a determination of exemption under the California Environmental Quality Act (CEQA)

Recommendation:

Staff recommends that the Planning Commission take the following action(s):

1. Determining that the proposed SB 79 implementing ordinance and corresponding Zoning Map Amendment are not a project under CEQA pursuant to Government Code Section 65912.160(c)(2), and are also exempt pursuant to CEQA Guidelines Section 15061(b)(3); and
2. Recommending that the City Council adopt uncodified Ordinance No. 2422 amending Ordinance No. 2414 and the Official Zoning Map to temporarily exclude 84 qualifying historic sites from Government Code Section 65912.157, including the seven previously deferred local landmark sites and 77 additional qualifying sites, with the expanded exclusions becoming operative no earlier than January 1, 2027, consistent with AB 2576.

ADMINISTRATION

1. **Comments from City Council Liaison**
2. **Comments from Subcommittees**
3. **Comments from Planning Commissioners**
4. **Comments from Staff**

ADJOURNMENT

5. **Adjourn to the Regular Planning Commission meeting scheduled for November 10, 2026 at 6:30 p.m.**

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

Planning Commission meeting agenda packets are available online at the City website:
<https://www.southpasadenaca.gov/Your-Government/Boards-Commissions/Planning-Commission>

AGENDA NOTIFICATION SUBSCRIPTION

Individuals can be placed on an email notification list to receive forthcoming agendas by emailing CityClerk@southpasadenaca.gov or calling the City Clerk's Division at (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. 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).

I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City's website as required by law.

10/15/2026

Date

A handwritten signature in black ink, appearing to read 'Tatianna Marin', written over a horizontal line.

Tatianna Marin, Assistant Planner



DRAFT

**CITY OF SOUTH PASADENA
Planning Commission
Meeting Minutes**

**September 8, 2026, 6:30 PM
Amedee O. "Dick" Richards Jr. Council Chambers
1424 Mission Street, South Pasadena, CA 91030**

CALL TO ORDER

A Regular Meeting of the South Pasadena Planning Commission was called to order by Vice-Chair Jason Claypool on Tuesday, September 8, 2026, at 6:30 p.m. The meeting was held at 1424 Mission Street, South Pasadena, California.

ROLL CALL

Present: Vice-Chair: Jason Claypool
Commissioners: Mark Gallatin, James Martin, Arnold Swanborn,
Joseph Williams

City Staff

Present: Serita Young, Esq., Deputy City Attorney
Erika Ramirez, Community Development Department Director
Stephen Peterson, Senior Planner
Lillian Estrada, Administrative Secretary

APPROVAL OF AGENDA

Approved, 5-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

None.

PUBLIC COMMENT

1. Public Comment – General (Non-Agenda Items)

Angelo Gladding – resident, referenced his written comment submission, which raised concerns about hillside slope calculations and survey practices.

CONSENT CALENDAR ITEMS

2. Minutes from the Regular Meeting of August 11, 2026

Approved - 5-0.

PUBLIC HEARING ITEMS

- 3. Project No. VAR25-0002** – Variances to allow a swimming pool in the front yard and an eight-inch reduction in the setback of an existing legal nonconforming retaining wall at 1936 Hanscom Drive (APN: 5308-019-027) and to make a determination of exemption under the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(e), New Construction of Small Accessory Structures including swimming pools.

Recommendation:

Staff recommends that the Planning Commission:

1. Find the project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (New Construction or Small Accessory Structures); and
2. Approve Project No. VAR25-0002, subject to Conditions of Approval.

Commissioner Matthew Horton joined the meeting (6:37).

Staff Presentation:

Senior Planner Stephen Peterson gave a brief presentation. He introduced Mark Smeaton, architect, and Michael Castenay, property owner.

Questions for Staff:

The Commissioners asked several questions regarding stormwater, the retaining wall, and the landscaping, including the Palm tree in the middle of the pool design.

Applicant's Presentation:

Architect Smeaton of Crux Studio addressed the Commissioners' concerns.

Property Owner Castenay addressed the Commissioners and thanked them for their comments on the Project.

Questions for Applicant:

The Commissioners asked about the structural layout, the location of the setback pinch point, and the pool equipment.

Public Hearing:

Angelo Gladding – resident - expressed dissatisfaction with the project.

Jesse Cain – a resident and neighbor – expressed concerns that his view would be impacted and that the proposed waterfall could cause continuous noise.

Applicant Rebuttal:

Mr. Castenay remarked that the neighbor's view would not be impacted and that any sound concerns regarding the waterfall would be addressed.

Commissioner Discussion:

The Commissioners engaged in a robust, detailed discussion addressing slope classification, preliminary plans, drainage, stormwater, landscaping ratios, pool equipment, structural reinforcement, palm-tree retention, and neighborhood impacts.

Commission Motion and Action:

MOVED BY COMMISSIONER SWANBORN, SECONDED BY COMMISSIONER MARTIN, to adopt a Resolution to approve Project Number VAR25-0002, subject to the Conditions of Approval, and to determine the Project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (New Construction or Small Accessory Structures). The Commissioners made the following revisions to the Findings:

Agenda Packet Page 3-12:

3. Third Paragraph, Last Sentence:

Change to:

The proposed project would maintain a retaining wall supporting the terrace pool/pool space above, consistent with the historic appearance of the property.

3. Last Paragraph:

Change the last sentence to:

Based on the site context and conditions, staff concludes that Finding 3 can be made for each Variance.

AYES:	Gallatin, Horton, Martin, Swanborn, Williams, Claypool
NOES:	None
ABSENT:	Barthakur
ABSTAINED:	None

Motion carried, 6-0.

DISCUSSION

4. Objective Design Standards (ODS) Update and Outline

Recommendation:

Staff recommends that the Planning Commission receive and file an update on the ODS project and provide feedback.

Staff Presentation:

Community Development Director Erika Ramirez provided a general update on the ODS Project and reviewed the timeline. She introduced Consultant Rogelio Huerto, Associate Urban Designer at Torti Gallas + Partners, to present a two-phase Objective Design Standards Project that prioritizes the Downtown Specific Plan area before citywide standards.

Questions for Staff:

The Commissioners inquired about street wall constraints.

Consultant Presentation:

Consultant Huerto gave a thorough, detailed presentation, including the background, progress, and current status of the ODS Project.

Questions for Consultant:

The Commissioners asked about architectural style for the entire Specific Plan area, and specifically Mission Avenue and Fair Oaks Avenue.

The Commissioners shared concerns that having only two architectural styles throughout the entire Specific Plan area could be challenging, particularly for design standards, including massing, façade breaks, building separation, fenestration, materials, shading, landscaping, and historic adjacency.

Public Comments:

None.

Commissioner Discussion:

The Commissioners engaged in a robust, extensive, detailed discussion regarding preserving street-wall continuity on Mission Street and Fair Oaks, avoiding overly prescriptive standards, clarifying window and material requirements, and coordinating the new standards with existing building typologies.

Director Ramirez and the Commissioners reviewed the upcoming meeting schedule, including a joint Planning Commission/City Council workshop planned for October 7, 2026, and a Special Meeting tentatively scheduled for October 20,

2026 (to consider Downtown Specific Plan amendments), instead of the regular meeting scheduled on October 13, 2026.

ADMINISTRATION

5. **Comments from City Council Liaison**

None.

6. **Comments from Subcommittees**

Commissioner Martin gave an update on the ADU Subcommittee. It approved plans and styles and is now working on refining the plans.

7. **Comments from Planning Commissioners**

None.

8. **Comments from Staff**

Director Ramirez reminded the Commissioners of the opportunity to obtain an American Planning Association (APA) membership to attend or access APA conferences and materials.

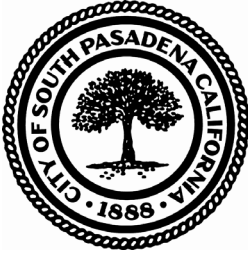
Vice-Chair Claypool asked Director Ramirez about the Chair Review process and whether the process had improved. Director Ramirez noted that the new portal should help track Chair Reviews and assist with turnaround times.

ADJOURNMENT

9. **Adjournment to the Special Planning Commission Meeting scheduled for Tuesday, October 20, 2026, at 6:30 p.m.**

There being no further matters, Vice-Chair Claypool adjourned the meeting at 10:18 p.m.

Amitabh Barthakur, Chair



Planning Commission Agenda Report

ITEM NO. 3

DATE: October 20, 2026

FROM: Erika Ramirez, Community Development Director

SUBJECT: Project No. SPA/26-002/ZTA26-004 – Consideration to adopt a Resolution recommending the City Council adopt Resolution No. 8038 amending the Downtown Specific Plan to establish Objective Design Standards and associated amendments, and Ordinance No. 2423 amending Chapter 36 of the South Pasadena Municipal Code to apply the standards to qualifying ministerial residential projects and make related amendments, and making a determination of exemption under the California Environmental Quality Act (CEQA)

APPLICANT: City Initiated

Recommendation

It is recommended that the Planning Commission conduct a public hearing and adopt Resolution No. 26-14:

1. Recommending that the City Council determine that the proposed Specific Plan and Zoning Text Amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and
2. Recommending that the City Council adopt Resolution No. 8038 amending the Downtown Specific Plan (DTSP) to add C10 Objective Design Standards and make associated amendments, including renumbering and coordinating C11 Administration and C12 Definitions; and
3. Recommending that the City Council introduce for first reading and subsequently adopt Ordinance No. 2423 amending Chapter 36 (Zoning), Section 36.410.040, to require review for compliance with DTSP Objective Design Standards for qualifying residential projects subject to ministerial design review, and make related amendments, including an Objective Design Standard definition in Division 36.700.

Executive Summary

The City is developing Objective Design Standards (ODS) to establish clear, measurable requirements for multifamily and mixed-use housing development. Phase 1 addresses the Downtown Specific Plan (DTSP, commonly referred to as the Downtown Code) area,

including the Mission Street and Fair Oaks Avenue corridors. The proposed standards translate design objectives related to building form, façade composition, materials, and pedestrian-oriented frontages into requirements that can be applied without personal or subjective judgment.

Resolution No. 8038 would incorporate the Phase 1 standards into the Downtown Code Part C as C10 Objective Design Standards and coordinate related provisions of the Downtown Code. The standards are organized around two architectural pathways: American Mercantile (Main Street) and Spanish Colonial Revival. Ordinance No. 2423 would integrate ODS into the Zoning Code's design review provisions and require compliance review for projects qualifying for ministerial design review under the South Pasadena Municipal Code (SPMC) Section 36.410.040.D.4. This would provide an interim framework for qualifying projects outside the DTSP while the City prepares Phase 2 standards.

The Planning Commission's action would be a recommendation to the City Council. It would not adopt the DTSP amendments or enact the ordinance. The proposed amendments establish design requirements and review procedures; they do not approve a specific development project or increase permitted density or building height.

Background

- December 17, 2025: The City Council approved an agreement with Torti Gallas + Partners (TGP), following a competitive selection process, to prepare Objective Design Standards for multifamily and mixed-use development. Work began in January 2026.
- March 2026: Initial engagement included focus groups with design professionals, residents, and youth; a community walk on March 14; and an online survey. Recurring themes included building scale and massing, pedestrian-oriented frontages, materials, landscaping, neighborhood compatibility, and economic feasibility.
- April 8, 2026: At a joint study session, the City Council and Planning Commission directed staff to proceed with a framework addressing building types, frontage types, articulation and massing, architectural standards, architectural styles, and landscaping, with emphasis on Mission Street.
- June 9, 2026: The Planning Commission received and filed an ODS update.
- July 7, 2026: The City Council established an advisory ODS Subcommittee consisting of two Councilmembers and three Planning Commissioners.
- July 14, 2026: The Planning Commission dissolved its ODS/Accessory Dwelling Unit Ad Hoc Subcommittee and established a new ADU Ad Hoc Subcommittee.
- July 22, 2026: The ODS Subcommittee began meeting with staff and TGP.
- September 2, 2026: The City Council approved a First Amendment to the consultant agreement, revising the scope to a two-phase approach to respond to the priority of the downtown area.
- September 3, 2026: The ODS Subcommittee provided direction on the Phase 1 timeline, design topics, and document format.

- September 8, 2026: The Planning Commission reviewed the phasing plan, proposed outline and design topics considered by the Subcommittee.
- October 7, 2026: The City Council and Planning Commission held a joint study session to review the draft DTSP ODS.

Analysis

The City of South Pasadena's design review process has historically relied on design criteria that require interpretation and judgment by staff and the Planning Commission. The City does not currently have a comprehensive set of Objective Design Standards (ODS) for multifamily and mixed-use development. This creates a gap in the City's design review framework, particularly for qualifying projects that are eligible for ministerial review, which evaluates compliance with established requirements without discretionary design review.

ODS are measurable and verifiable requirements that applicants and staff can understand before an application is submitted and apply consistently without personal or subjective judgment. They create specific requirements for features such as building form, façade articulation, architectural details, and materials. Establishing these standards would communicate design expectations to applicants and provide staff with a defined basis for evaluating project compliance.

The proposed Specific Plan and Zoning Text Amendments would establish ODS for Downtown Specific Plan area and integrate them into the City's review procedures for multifamily and mixed-use projects that meet the explicit development thresholds. The standards are intended to reflect South Pasadena's architectural character while accommodating development allowed by applicable regulations and State law. They would complement existing specific plan and zoning code development requirements and standards without changing permitted density, building height, or setbacks.

The City entered into an agreement with Torti Gallas + Partners (TGP) to develop the proposed standards through community engagement, review of existing regulations and precedent standards, and consideration of direction from the City Council, Planning Commission, and ODS Subcommittee.

Initial engagement included focus groups with design professionals, residents, and youth; a community walk; and an online survey. Feedback addressed building scale and massing, pedestrian-oriented frontages, materials, landscaping, neighborhood compatibility, and economic feasibility. These topics informed the framework presented at the April 8, 2026 joint City Council and Planning Commission study session.

Subcommittee Direction, City Council and Planning Commission Feedback

The ODS Subcommittee prioritized Mission Street and Fair Oaks Avenue, selected the DTSP as the Phase 1 boundary and regulatory framework, and directed the use of American Mercantile and Spanish Colonial Revival architectural pathways. It identified Pasadena's high-density housing ODS as a starting point, with modifications for South

Pasadena's context. TGP prepared a matrix documenting precedent standards, examples, consultant recommendations, Subcommittee direction, and Planning Commission feedback.

On September 8, 2026, the Planning Commission received an update and reviewed a draft ODS document to provide feedback on several design topics including the Subcommittee's direction to City staff and the consultant team on each topic. The Commission identified the following issues as items for consideration:

- Historic resources: Address development adjacent to historic resources and consider Pasadena's Central District standards as a reference.
- Building orientation: Consider primary and secondary street classifications instead of cardinal directions.
- Street wall: Maintain Mission Street's intended street wall.
- Windows: Consider distinctions between true and simulated divided-light windows and restrictions on vinyl windows.
- Architectural pathways: Clarify flexibility for house-form buildings and contemporary architecture within the two-pathway framework.

The consulting team reviewed the draft and made the following adjustments in response to the Planning Commission's feedback on September 8, 2026.

- Added a section addressing historic resources and adjacency to historic resources.
- Considered building orientation did not change because it relates to shading requirements.
- Clarified that breaks in massing variation are above the building base to preserve the street wall.
- The two architectural pathways were preserved as is. Each pathway allows for variation through a menu of options. The rules allow for buildings both traditional and contemporary. A building can be constructed based on traditional proportions and composition but still has a modern feel.

The City Council and Planning Commission reviewed the draft DTSP standards at a joint study session on October 7, 2026. Topics discussed and the action took are summarized in **Table 1** below.

Table 1

Topic	Result
Landmark and Historic Resource	The final draft has been updated to align with terminology in the South Pasadena Municipal Code. In addition, the setback requirements were reduced to 5 feet and remove the encroachment plan.
Shading – requirements and reference date and time	Additional shading façade elements may be provided but the standards set would need to be provided to be credited towards meeting the requirement. The date and time in which shade should be provided

	was changed to August to be more responsive to the actual conditions in Southern California so the standard could provide shade when needed.
Applicability	Thresholds were changed to reflect square footages and not valuation or fair market values. This aligns with the nonconforming section of the zoning code.
Variances or Modifications	The DTSP allows for special exceptions, but these are limited to building placement, lot size, building types and frontage types. The draft ODS was NOT modified to allow for variances or modifications from ODS because it was determined that providing an alternatively discretionary process removes the predictability and introduces subjectivity which is in conflict with the intent of the State expectations of providing predictability in development for applicants and with the definition of objective design standards itself set by the State. All projects that meet the applicability thresholds will be required to comply with the ODS.
Shopfront/ Ground floor retail	The ODS does not replace the requirements and there are further first floor standards to promote retail to require glazing along the base as well as floor ceiling height requirements.
Architectural Pathways	The 2 architectural pathways were maintained. They are not restrictive in that they allow variation within each that can result in a more modern looking building.

There were additional revisions related to terminology and other standards that are identified in Exhibit A of Attachment 2 as redlines.

Specific Plan Amendment

Resolution No. 8038 would amend DTSP Part C to add C10 Objective Design Standards and make associated amendments through Exhibits A through D.

The proposed standards address building massing and articulation; the design of building bases, middle portions, and tops; window placement and the proportion of openings to solid walls; architectural elements; materials and colors; and shading. Applicants would

select one of two architectural pathways and demonstrate compliance with that pathway's measurable standards and all generally applicable requirements.

The ODS would apply to new townhouse, multifamily, residential condominium, and mixed-use projects containing residential units, as well as improvements to existing multifamily or mixed-use development that meet the specified demolition, alteration, or addition thresholds. Single-family dwellings, accessory dwelling units, junior accessory dwelling units, nonresidential development, and specified maintenance and repair activities would be exempt.

Zoning Text Amendment

Ordinance No. 2423 would amend SPMC Section 36.410.040 to incorporate objective design standards into the purposes of design review and the applicable findings. It would also revise subsection D.4 to require a limited review of qualifying ministerial projects for compliance with DTSP Chapter C10 Objective Design Standards and other applicable standards. These amendments would integrate ODS into the design review process and provide interim design requirements for qualifying ministerial residential projects outside the DTSP until Phase 2 is completed.

The ordinance would also add a definition of "Objective Design Standard" to Division 36.700. The proposed definition describes standards that require no personal or subjective judgment, are uniformly verifiable against external, objective benchmarks, and may be applied through ministerial review.

Specific Plan and Zoning Text Amendment Required Findings

South Pasadena Municipal Code (SPMC) Section 36.620.070(B) establishes the required findings for Zoning Code amendments, and SPMC Section 36.440.070(C) establishes the required findings for Specific Plan amendments. The proposed amendments met the required findings as follows:

General Plan and Specific Plan Consistency

The proposed Specific Plan Amendment is consistent with General Plan Policy P3.2 and Actions A3.2a and A3.2b, which direct growth to Downtown and support mixed-use, walkable development. Policy P3.4 and Actions A3.4a and A3.4b support conservation of the City's character and scale through buildings that engage the street and complement its architectural and cultural traditions. The standards implement this direction through measurable requirements for building form, façade composition, and the relationship between buildings and the public realm.

The proposed Specific Plan Amendment is also consistent with DTSP Policy P3.1 and Actions A3.1a and A3.1b; Policy P3.2 and Action A3.2a; and Policy P3.5 and Actions A3.5a and A3.5b. These provisions support contextual infill, buildings that frame and activate streets, pedestrian-oriented development, streamlined review, and a diverse housing supply.

The proposed ordinance is consistent with General Plan Policy P3.1 and Action A3.1a, which support development regulations that maintain and enhance established neighborhood character, and Policy P3.5 and Action A3.5a, which support a form-based code for Downtown and objective design standards outside Downtown. Both amendments also support Housing Element Goal 3.0 and Program 3.n by providing a predictable design review framework for housing development.

Public Interest and Welfare

The proposed Zoning Text Amendment would support the public interest, health, safety, convenience, and general welfare by establishing clear design requirements and a transparent basis for evaluating compliance. The standards guide the relationship between buildings, neighboring properties, and the public realm. Individual projects would remain subject to applicable building, fire, accessibility, and other health and safety requirements.

Internal Zoning Code Consistency

The proposed Zoning Text Amendment integrates objective design standards into the existing design review framework and supports the Zoning Code's purposes of orderly development, neighborhood character, compatibility, and pedestrian orientation. The standards would operate with applicable zoning and Specific Plan requirements, subject to State housing laws governing approvals, density bonuses, incentives, concessions, and waivers.

ODS Next Steps

Phase 2 will be initiated at the completion of Phase 1. Phase 2 will address applicable multifamily and mixed-use development elsewhere in the City. Phase 2 will have subphases. Subphase 2A will prioritize residential areas affected by SB 79, followed by Subphase 2B for the remaining applicable areas. Phase 2 is anticipated to be completed by March 2027.

Environmental Analysis

The proposed amendments are exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), consistent with the common sense exemption stated in the supplied ordinance and resolution. The amendments establish objective design requirements and clarify their application. They do not change permitted land uses, increase allowable density or height, or authorize construction of a specific development project. Future development proposals would be reviewed under applicable environmental requirements.

Fiscal Impact

The ODS project budget is included in Account No. 101-7010-7011-8170-000 (Professional Services) in the Community Development Department's FY 2026–2027 Adopted Budget. Preparation and implementation of the amendments are part of the ODS work program. The proposed action does not authorize a construction project or capital expenditure.

Strategic Plan

The proposed amendments advance Strategic Plan Item No. 5—Plan for Affordable Housing to Comply with State Mandates and Respond to Community Needs. Clear, measurable design requirements support housing production and predictable review while guiding development that responds to South Pasadena’s neighborhood character.

Public Notification

A public notice for this Public Hearing was published in the South Pasadena Review on October 9, 2026. The public was also made aware of the regularly scheduled Public Hearing on October 15, 2026 through its inclusion in the legally publicly noticed agenda, posted physically at City Hall and also on the City’s website.

Attachments:

1. Proposed Planning Commission Resolution No. 26-14 recommending City Council adoption of the Specific Plan and Zoning Text Amendments.
2. Draft City Council Resolution No. 8038, with complete Exhibits A through D.
3. Draft Ordinance No. 2423, including Exhibit A.

P.C. RESOLUTION NO. 26-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A SPECIFIC PLAN AMENDMENT TO AMEND THE DOWNTOWN SPECIFIC PLAN (DTSP) TO ESTABLISH OBJECTIVE DESIGN STANDARDS (ODS), ADOPT A ZONING CODE AMENDMENT AMENDING CHAPTER 36 (ZONING) SECTIONS 36.410.040 AND 36.700.020 OF THE SOUTH PASADENA MUNICIPAL CODE TO APPLY THE DTSP ODS TO PROJECTS THAT QUALIFY FOR MINISTERIAL DESIGN REVIEW AND OTHER RELATED AMENDMENTS, AND MAKE A DETERMINATION OF EXEMPTION UNDER CEQA GUIDELINES SECTIONS 15061(B)(3) AND 15060(C)(3) AND GOVERNMENT CODE SECTION 65912.160(C)(2)

WHEREAS, recent amendments and ongoing trends in state housing laws-including the Housing Accountability Act (Gov. Code, § 65589.5), the Housing Crisis Act of 2019 (Gov. Code, §§ 65941.1, 65905.5, 66300), and SB 79 (Gov. Code, § 65912.155 *et seq.*) limit the City's authority to disapprove or reduce the density of housing projects that comply with all objective General Plan, zoning and design standards; and

WHEREAS, Government Code Section 66300(a)(7) defines an "objective design standard" as a "standard that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark," and the City seeks to adopt and apply design standards meeting that definition; and

WHEREAS, the City conducted a publicly noticed joint study session on the concept of objective design standards ("ODS") with the City Council and the Planning Commission on April 8, 2026, during which the concept of ODS was introduced and discussed and the Council and Commission provided direction on potential ODS topics; and

WHEREAS, the City Council appointed ad-hoc committee members composed of two Council members and three Planning Commissioners to work closely with City staff and City consultant to decide on an approach regarding architectural styles, identify core design principles and priority areas of the City, resulting in creating a set of ODS for the Downtown Specific Plan (DTSP) area and another for outside of the DTSP area, and subsequently a draft amendment to the DTSP adding C10 Objective Design Standards and making other associated amendments in C11 Administration and C12 Definitions for consistency (the "Specific Plan Amendment"); and

WHEREAS, the proposed Specific Plan Amendment would not include multifamily and mixed-use projects that qualify for ministerial review outside of the

DTSP area, and the proposed Zoning Text Amendment was drafted to apply the DTSP ODS to said development projects; and

WHEREAS, the proposed Zoning Code Amendment would amend Section 36.410.040 of Article 4 (Zoning Approval Procedures) and Section 37.700.020(O) of Article 7 (Definitions) of Chapter 36 (Zoning) of the South Pasadena Municipal Code (“SPMC”) to apply the DTSP ODS set forth in the proposed Specific Plan Amendment to projects that qualify for ministerial design review under SPMC Section 36.410.040.D.4 and other related amendments; and

WHEREAS, the City conducted a publicly noticed joint study session on the draft ODS for the DTSP area with the City Council and the Planning Commission on October 7, 2026, during which the proposed Specific Plan Amendment and the proposed Zoning Code Amendment were received and discussed; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 20, 2026, at which time it considered all evidence presented, both written and oral, and at the end of the hearing opted to adopt Resolution No. PC 26-14, recommending the City Council adopt the proposed Specific Plan Amendment and the proposed Zoning Code Amendment; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1: RECITALS. The above recitals are hereby declared to be true and correct and are incorporated herein as findings of the South Pasadena Planning Commission.

SECTION 2: EVIDENCE AND PUBLIC TESTIMONY. Based upon substantial evidence presented to the Planning Commission during the Public Hearing, including public testimony and written and oral staff reports, and the environmental documentation, the Planning Commission finds:

- A. All necessary Public Hearings and opportunities for public testimony and comment have been conducted in compliance with applicable law; and
- B. The proposed Zoning Code Amendment and Specific Plan Amendment are in conformance with the actions, goals objectives, policies and programs of the City of South Pasadena General Plan and other adopted goals and policies of the City.

SECTION 3: ENVIRONMENTAL FINDINGS. The Planning Commission hereby recommends that the City Council of the City of South Pasadena make the following environmental findings and determinations in connection with the approval of the proposed Specific Plan and Zoning Code Amendments (the “Project”):

- A. The proposed Zoning Code and Specific Plan Amendments are exempt from the requirements of the California Environmental Quality Act (“CEQA”) and the State CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Zoning Code and Specific Plan Amendments, as described in the recitals of this Resolution, will have a significant effect on the environment. The proposed Zoning Code and Specific Plan Amendments are administrative processes of the City that will not result in direct or indirect physical changes in the environment. Further, the proposed Zoning Code Amendment is not subject to the requirements of CEQA because it is not considered a “project” under CEQA pursuant to Government Code Section 65912.160(c)(2) and CEQA Guidelines Section 15060(c)(3). The City Council has review the administrative record concerning the proposed Zoning Code and Specific Plan Amendments and the proposed CEQA determinations, and based on its own independent judgement, finds that the proposed Zoning Code and Specific Plan Amendments are not subject to, or are exempt from, the requirements of CEQA and the State CEQA Guidelines pursuant to CEQA Guidelines Sections 15061(b)(3) and 15060(c)(3) and Government Code Section 66912.160(c)(2).

SECTION 4: SPECIFIC PLAN AMENDMENT FINDINGS. The Planning Commission hereby recommends that the City Council of the City of South Pasadena find and determine that the proposed Specific Plan Amendment should be adopted based on the facts supporting the following findings required under SPMC Sections 36.440.070(C) and 36.440.060(A):

1. *The proposed Specific Plan Amendment is in conformance with the actions, goals, objectives, policies, and programs of the General Plan and other adopted goals and policies of the City.*

The proposed Specific Plan Amendment is in conformance with the actions, goals, objectives, policies, and programs of the General Plan and other adopted goals and policies of the City because the proposed Specific Plan Amendment establishes ODS for applicable development within the DTSP area and advances the General Plan’s direction to accommodate growth through context-sensitive, pedestrian-oriented development. Policy P3.2 and Actions A3.2a and A3.2b direct growth to Downtown and call for updating the Specific Plan and development regulations to encourage mixed-use, walkable development. Policy P3.4

and Actions A3.4a and A3.4b support conserving the City's character and scale through buildings that engage the street and complement its architectural and cultural traditions. The proposed Specific Plan Amendment will implement this direction through measurable requirements governing building form, façade composition, and the relationship between buildings and the public realm. It also advances Policy P3.5, Action A3.5a, Housing Element Goal 3.0, and Program 3.n by providing a predictable design review framework that supports housing development and reduces reliance on subjective judgments.

The proposed Specific Plan Amendment also conforms to the DTSP's contextual infill and development review policies. DTSP Policy P3.1 and Action A3.1a support conserving Downtown's character and scale through context-sensitive architecture, urban design, and landscaping. Action A3.1b encourages buildings that engage, frame, and activate the street. Policy P3.2 and Action A3.2a call for removing barriers to good design through a development framework that emphasizes pedestrian orientation, integrated land uses, and streamlined review. The proposed ODS advance these policies by translating Downtown's design objectives into clear, enforceable requirements. The amendment further supports Policy P3.5 and Actions A3.5a and A3.5b by guiding the design of multifamily and mixed-use development that expands housing opportunities for residents across income levels. Accordingly, the proposed Specific Plan Amendment will implement the General Plan and reinforces the DTSP's vision for compatible infill development, an active pedestrian environment, and a diverse housing supply.

SECTION 5. ZONING CODE AMENDMENT FINDINGS. The Planning Commission hereby recommends that the City Council of the City of South Pasadena find and determine that the proposed Zoning Code Amendment should be adopted based on the facts supporting the following findings required under SPMC Section 36.620.070(B):

1. *Findings required for all Zoning Code/Map amendments:*
 - a. *The proposed amendment is consistent with the actions, goals, objectives, policies, and programs of the General Plan; and*

The proposed Zoning Code Amendment implements the General Plan's direction to accommodate housing while maintaining neighborhood character and promoting context-sensitive development. Specifically, Policy P3.1 and Action A3.1a support updating development regulations so that infill development maintains and enhances established neighborhood character. Policy P3.4 and Actions A3.4a and A3.4b

support buildings that respond to their surroundings, reinforce the pedestrian environment, and enhance the City's architectural and cultural traditions. Policy P3.5 and Action A3.5a further call for removing barriers to good design through a form-based code for Downtown and objective design standards outside Downtown. The proposed Zoning Code Amendment advances these objectives by establishing measurable design requirements that provide consistent expectations for applicants and staff.

The proposed Zoning Code Amendment also advances Housing Element Goal 3.0, which supports housing production through appropriate zoning, objective design standards, and efficient, transparent review procedures. It supports Program 3.n—Zoning Changes—by providing an objective basis for design review and reducing reliance on subjective judgments in the review of qualifying residential development. Together, these provisions support compatible multifamily and mixed-use development while facilitating implementation of the City's housing policies.

- b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City;*

The proposed Zoning Code Amendment establishes clear, measurable design requirements for applicable multifamily and mixed-use development. These requirements guide building design and the relationship between development, adjacent properties, and the public realm, supporting neighborhood compatibility and a pedestrian-oriented environment. An objective framework also improves transparency and predictability by allowing applicants, residents, and staff to understand how compliance will be evaluated. Individual development proposals remain subject to applicable building, fire, accessibility, and other health and safety requirements. The proposed Zoning Code Amendment therefore supports orderly development and housing opportunities while providing enforceable design expectations consistent with the purposes of the Zoning Code.

The proposed Zoning Code Amendment does not authorize new development and therefore would not result in adverse impacts to public health, safety, or welfare. Instead, they strengthen existing regulatory processes in a manner that supports orderly development and the overall well-being of the community.

- 2. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.*

The proposed Zoning Code Amendment integrating ODS into the Zoning Code's existing framework for regulating development and reviewing applicable housing projects. It advances the purposes identified in SPMC Section 36.100.010, including orderly development, conservation of neighborhood character, compatibility between land uses, and pedestrian-oriented development. The proposed Zoning Code Amendment identifies the projects subject to the standards and establishes their relationship to applicable zoning and specific plan requirements. The ODS operate together with other applicable development regulations and remain subject to State-law requirements governing housing approvals, density bonuses, incentives, concessions, and waivers. This coordinated framework provides a consistent basis for applying design requirements within the Zoning Code.

SECTION 6: RECOMMENDATION FOR APPROVAL. Based upon the foregoing, the Planning Commission hereby recommends:

- A. The City Council adopt Ordinance No. 2423, adopting the Zoning Code Amendment; and
- B. The City Council adopt Resolution No. 8038, adopting the Specific Plan Amendment.

SECTION 7: TIMELINE. This Resolution shall take effect immediately upon its adoption.

SECTION 8: CERTIFICATION. The Chief City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED on this 20th day of October, 2026.

Ambitah Barthakur, Planning Commission
Chair

ATTEST:

APPROVED AS TO FORM:

Erika Ramirez, Community
Development Director

Roxanne Diaz, City Attorney

I HEREBY CERTIFY the foregoing Resolution No. 26-14 was duly adopted by the Planning Commission of the City of South Pasadena, California, at a regular meeting held on the 20th day of October, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Nikima Newsome, Chief City Clerk

RESOLUTION NO. 8038

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA ADOPTING A SPECIFIC PLAN AMENDMENT TO AMEND THE DOWNTOWN SPECIFIC PLAN TO ESTABLISH OBJECTIVE DESIGN STANDARDS AND OTHER ASSOCIATED AMENDMENTS, AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA GUIDELINES SECTION 15061(B)(3)

WHEREAS, recent amendments and ongoing trends in state housing laws, including the Housing Accountability Act (Gov. Code, § 65589.5), the Housing Crisis Act of 2019 (Gov. Code, §§ 65941.1, 65905.5, 66300), and SB 79 (Gov. Code, § 65912.155 *et seq.*), limit the City's authority to disapprove or reduce the density of housing projects that comply with all objective General Plan, zoning and design standards; and

WHEREAS, Government Code Section 66300(a)(7) defines an "objective design standard" as a "standard that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark," and the City seeks to adopt and apply design standards meeting that definition; and

WHEREAS, the City conducted a publicly noticed joint study session on the concept of objective design standards ("ODS") with the City Council and the Planning Commission on April 8, 2026, during which the concept of ODS was introduced and discussed and the Council and Commission provided direction on potential ODS topics; and

WHEREAS, the City Council appointed ad-hoc committee members composed of two Council members and three Planning Commissioners to work closely with City staff and City consultant to decide on an approach regarding architectural styles, identify core design principles and priority areas of the City, resulting in creating a set of ODS for the Downtown Specific Plan (DTSP) area and another for outside of the DTSP area, and subsequently a draft amendment to the DTSP adding C10 Objective Design Standards and making other associated amendments in C11 Administration and C12 Definitions for consistency (the "Specific Plan Amendment"); and

WHEREAS, the proposed Specific Plan Amendment would not include multifamily and mixed-use projects that qualify for ministerial review outside of the DTSP area; and

WHEREAS, the City conducted a publicly noticed joint study session on the draft ODS for the DTSP area with the City Council and the Planning Commission on October 7, 2026, during which the proposed Specific Plan Amendment and the proposed Zoning Code Amendment were received and discussed; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 20, 2026, at which time it considered all evidence presented, both written and oral, and at the end of the hearing opted to adopt Resolution No. PC 26-14, recommending the City Council adopt proposed Specific Plan Amendment and the proposed Zoning Code Amendment; and

WHEREAS, on November X, 2026, the City Council held a duly noticed public hearing, at which time it considered all evidence presented, both written and oral, and following receipt of public testimony closed the public hearing; and

WHEREAS, all legal preconditions to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and are incorporated herein by reference as if fully set forth herein.

SECTION 2. California Environmental Quality Act (CEQA). The proposed Specific Plan Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Specific Plan Amendment, as described in the recitals of this Resolution, will have a significant effect on the environment. The proposed Specific Plan Amendment is an administrative process of the City that will not result in direct or indirect physical changes in the environment. The City Council has reviewed the administrative record concerning the proposed Specific Plan Amendment and the proposed CEQA determination, and based on its own independent judgement, finds that the proposed Specific Plan Amendment is exempt from the requirements of CEQA and the State CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3).

SECTION 3. Findings. Based upon substantial evidence presented, including public testimony and written and oral staff reports, and the environmental documentation the City Council finds:

- A. All necessary public hearing and opportunities for public testimony and comment have been conducted in compliance with applicable law because the Planning Commission conducted a duly noticed public hearing on October 20, 2026, to consider the proposed Specific Plan Amendment. Notice was provided on October 9, 2026, in accordance with South Pasadena Municipal Code ("SPMC") Section 36.620.040, Division 36.630, and applicable State law. The proposed Specific Plan Amendment and supporting materials were made available for public review, and interested persons were provided an opportunity to submit written comments and

present oral testimony. The Planning Commission considered the staff report, the proposed Specific Plan Amendment, and the public comments before making its recommendation to the City Council. The City Council conducted a separately noticed public hearing on November X, 2026, before taking action on the proposed Specific Plan Amendment. Notice was provided on October X, 2026, in accordance with SPMC Section 36.620.040, Division 36.630, and applicable State law.

- B. The proposed Specific Plan Amendment is in conformance with the actions, goals objectives, policies, and programs of the General Plan and other adopted goals and policies of the City because the proposed Specific Plan Amendment establishes ODS for applicable development within the DTSP area and advances the General Plan's direction to accommodate growth through context-sensitive, pedestrian-oriented development. Policy P3.2 and Actions A3.2a and A3.2b direct growth to Downtown and call for updating the Specific Plan and development regulations to encourage mixed-use, walkable development. Policy P3.4 and Actions A3.4a and A3.4b support conserving the City's character and scale through buildings that engage the street and complement its architectural and cultural traditions. The proposed Specific Plan Amendment will implement this direction through measurable requirements governing building form, façade composition, and the relationship between buildings and the public realm. It also advances Policy P3.5, Action A3.5a, Housing Element Goal 3.0, and Program 3.n by providing a predictable design review framework that supports housing development and reduces reliance on subjective judgments.

The proposed Specific Plan Amendment also conforms to the DTSP's contextual infill and development review policies. DTSP Policy P3.1 and Action A3.1a support conserving Downtown's character and scale through context-sensitive architecture, urban design, and landscaping. Action A3.1b encourages buildings that engage, frame, and activate the street. Policy P3.2 and Action A3.2a call for removing barriers to good design through a development framework that emphasizes pedestrian orientation, integrated land uses, and streamlined review. The proposed ODS advance these policies by translating Downtown's design objectives into clear, enforceable requirements. The amendment further supports Policy P3.5 and Actions A3.5a and A3.5b by guiding the design of multifamily and mixed-use development that expands housing opportunities for residents across income levels. Accordingly, the proposed Specific Plan Amendment will implement the General Plan and reinforces the DTSP's vision for compatible infill development, an active pedestrian environment, and a diverse housing supply.

SECTION 4. Approval of Specific Plan Amendment. Based on the foregoing, the City Council of the City of South Pasadena approves the Specific Plan Amendment, amending Part C- Code of the DTSP to add C10 Objective Design Standards and make associated amendments, including renumbering to C11 Administration and C12 Definitions, as set forth in Exhibits A, B, C, and D, attached hereto and incorporated herein by this reference.

SECTION 5. Severability. If any section, subsection, sentence, clause, or phrase in this Resolution or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the Resolution or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this Resolution and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 6. Certification. The Chief City Clerk shall certify the adoption of this Resolution, and publish this Resolution as required by law.

PASSED, APPROVED AND ADOPTED ON this ___ day of _____, 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

Sheila Rossi, Mayor

ATTEST:

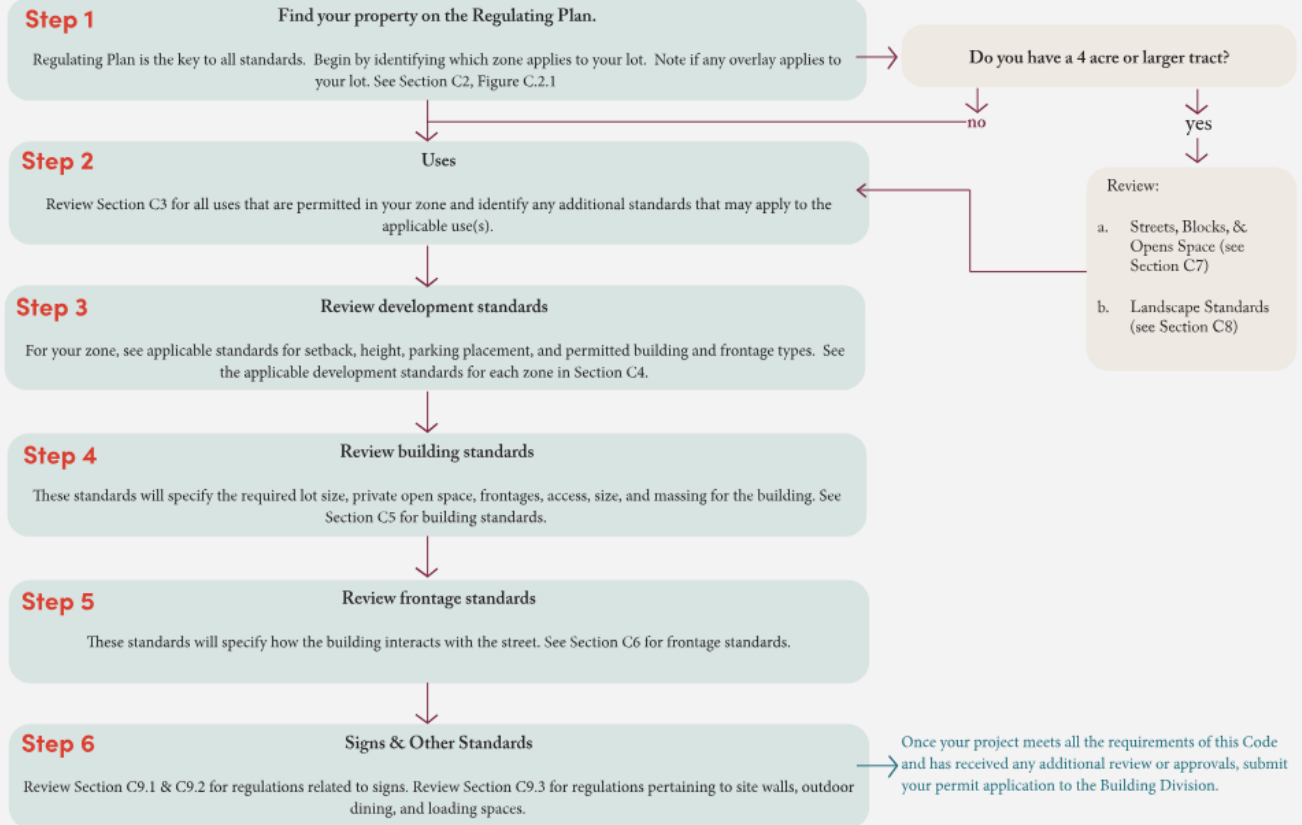
APPROVED AS TO FORM:

Nikima Newsome, Chief City Clerk

Roxanne Diaz, City Attorney

Exhibit A

How to Use this Code?



See Section C10 for the applicable development review process. Section C11 defines some of the key terms found throughout this code.

88 South Pasadena **Downtown Specific Plan**

Exhibit B- C10 Objective Design Standards

C10 Objective Design Standards

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 multifamily 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.



C10.1 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, and outdoor shade.
- Support pedestrian access and activity through ground floor standards.
- 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.

C10.2 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:
 - a. more than 50 percent of the existing gross floor area of the development is demolished; or
 - b. an addition of more than 50 percent of the existing gross floor area of the development and containing at least 1,000 square feet of additional gross floor area is proposed.
4. Where an existing structure has been damaged to the extent that the costs for repair or replacement exceeds 60 percent of the total replacement cost of the structure, as established by the Building Official, in any single calendar year.
5. Where a project meets the applicability thresholds of this Section, the entire building shall comply with the applicable Objective Design Standards unless expressly exempted by this Section.

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 except where a specific standard expressly states that it applies to replacement, repair, or maintenance work.

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 Downtown Code (per C1.2).

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 Section, including standards applicable to designated historic resources and properties adjacent to cultural resources.

C10.3 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 C10.4.
2. **Spanish Colonial Revival.** The set of objective design standards established in Section C10.5.

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 Section.
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 & Facade Opening Ratio
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 Section.

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.



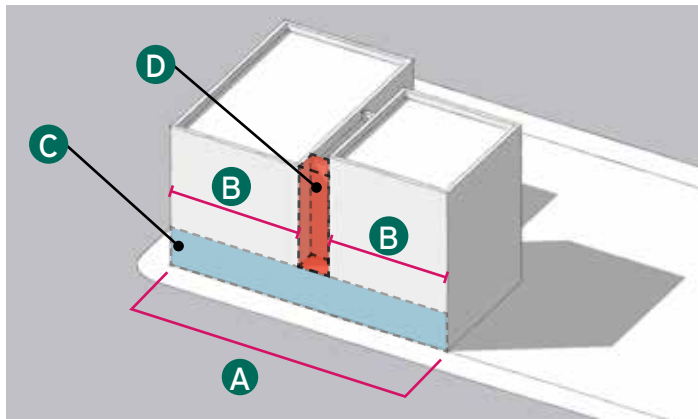
American Mercantile (Main Street)

C10.4 OVERVIEW

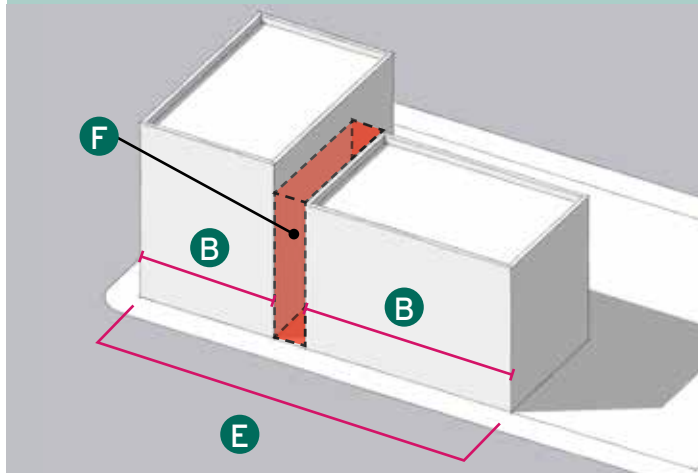
The development of Downtown South Pasadena during the late nineteenth and early twentieth centuries established the commercial building patterns that continue to characterize Mission Street and the surrounding downtown area. During this period, the district developed as a traditional Main Street environment 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.



Facade Break



Building Separation

Massing Diagram Figure C10.4.1.a

A	100 - 150'	Length of facade
B	45' min.	Length of facade on either side of facade break/building separation
C	20' min.	Height of continuous ground floor
D	8 x 8' min.	Length and depth of required facade break
E	> 150'	Length of facade
F	15' min.	Width of required physical building separation

Note: Diagram used for illustrative purposes only.

C10.4.1 MASSING & ARTICULATION

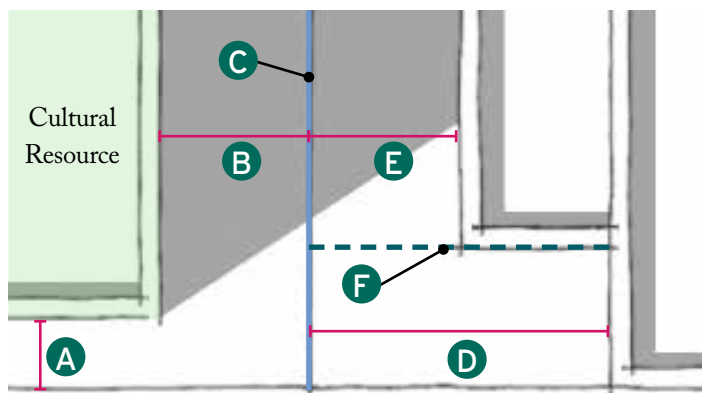
A Intent

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

- 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 C10.4.2 of this Section, and shall not exceed 20 percent of the total facade area.
- 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.
- Facade Differentiation.** Facades on either side of a required break shall be differentiated from each other in at least two of the following features:
 - Fenestration patterning
 - Materiality
 - Color
 - Architectural elements
 - Balcony design
 - Overall building height by at least one floor
- 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.
- 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.

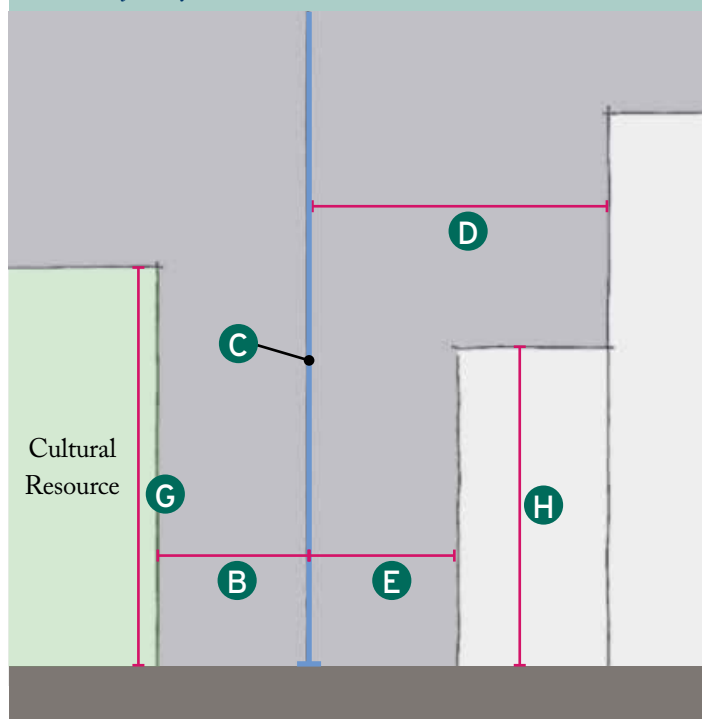
6. **Properties with Cultural Resources.** Projects on parcels with a cultural resource shall require a Certificate of Appropriateness pursuant to Municipal Code Section 2.65. Projects that qualify for ministerial review under section C11.1.B.2.a of the Downtown Code, require a Certificate of Appropriateness as described in section C11.1.B.2.a.iv of the Downtown Code.
7. **Cultural Resources Adjacency.** Projects sharing a property line with a designated historic resource or a cultural resource (as defined in SPMC Section 2.59A) 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. **Sideyard Setbacks.** The minimum sideyard setback shall be equal to that of the cultural resource or five 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 cultural resource for a minimum of 20 feet from the shared property line.



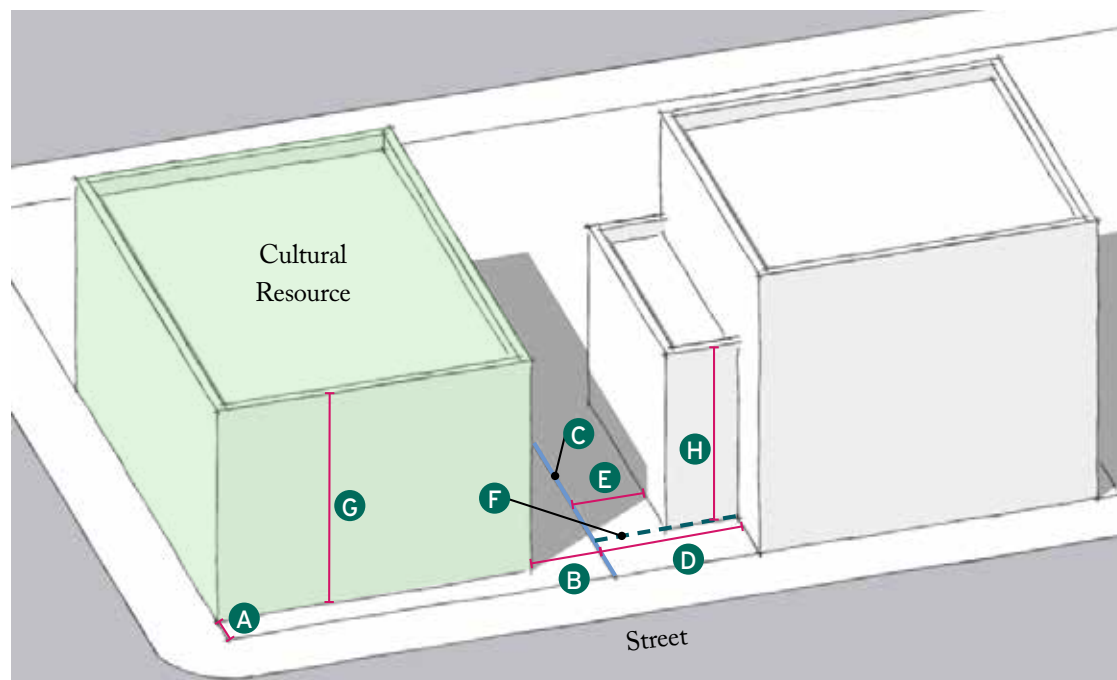
Sidewalk

Street

Cultural Adjacency - Plan View



Cultural Adjacency - Elevation View



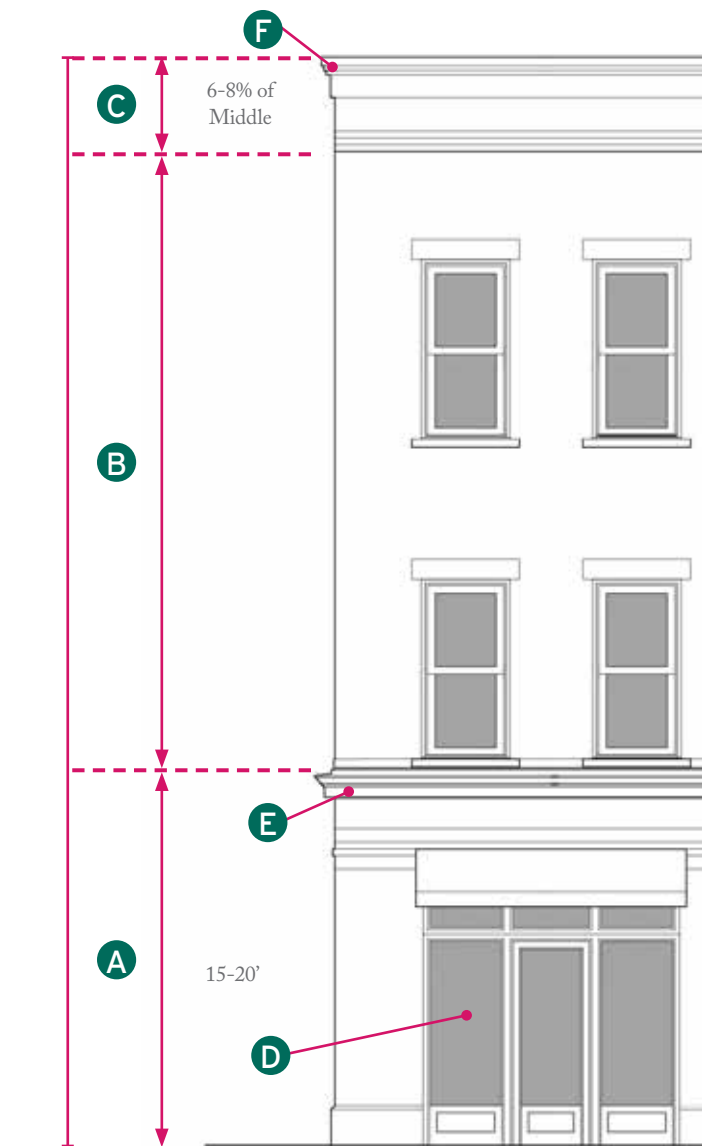
Street

Cultural Adjacency - 3D View

Cultural Adjacency Diagram Figure C10.4.1.b

A	Street setback of Cultural Resource	
B	Sideyard setback of Cultural Resource	
C	Shared property line	
D	Sideyard setback of project within street frontage setback	20' min. from shared property line
E	Sideyard setback of project	Sideyard setback of Cultural Resource (B) or 5', whichever is less
F	Minimum street setback line of project within 20' of shared property line	Average of the street setback of the Cultural Resource (A) and the minimum street setback prescribed by the Regulating Zone
G	Cultural Resource height	
H	Height of project within 20' of shared property line	Shall not exceed height of Cultural Resource (G)

Note: Diagram used for illustrative purposes only.



Base, Middle, & Top Design Diagram *Figure C10.4.2.a*

A Base	D Commercial Storefront
B Middle	E Base-defining Architectural Element
C Top	F Top-defining Cornice

Note: Diagram used for illustrative purposes only.

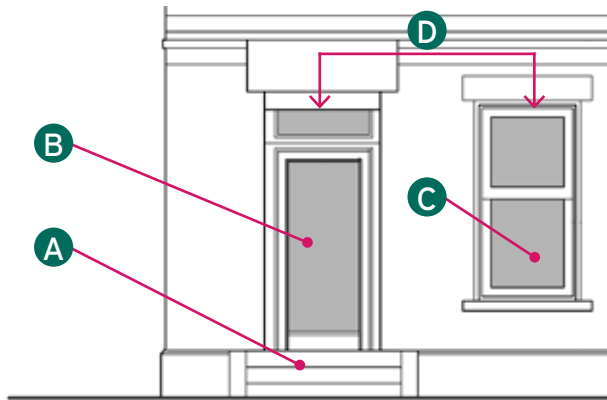
C10.4.2 BASE, MIDDLE, & TOP DESIGN

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

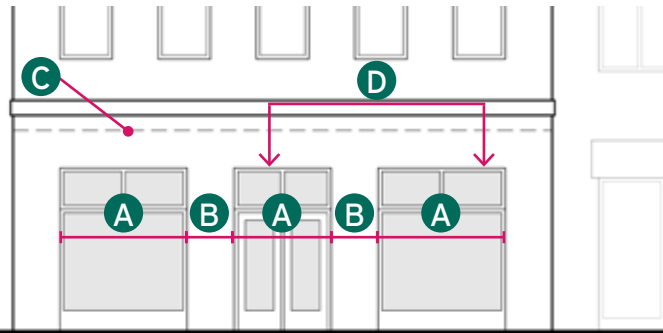
1. **Visible Facades.** All facades of the building (including portions of interior, side, and rear elevations) that are visible from a street or alley shall be organized with a consistent Base, Middle, and Top, as further defined in this Section.
2. **Base.** The Base of the building shall comply with 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.k 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.
 - 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, except transom glazing may be stained or other decorative glass, 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.



Residential Ground Floor Diagram *Figure C10.4.2.b*

- A** Elevated Stoop
- B** Ground Floor Residential Unit Entry
- C** Clear Glazing
- D** Top of Openings Alignment

Note: Diagram used for illustrative purposes only.

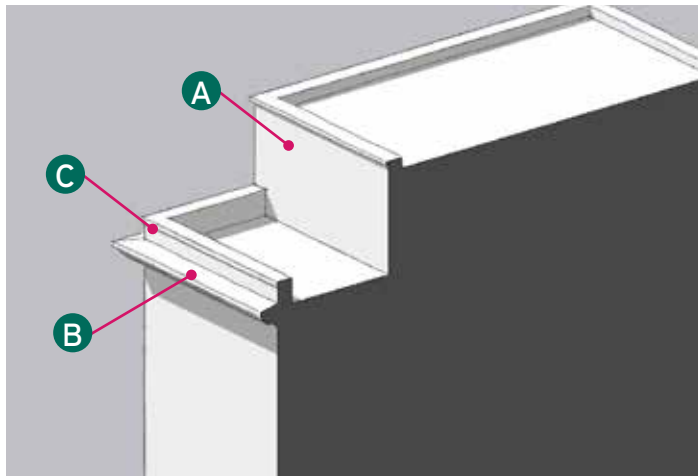


Commercial Ground Floor Diagram *Figure C10.4.2.c*

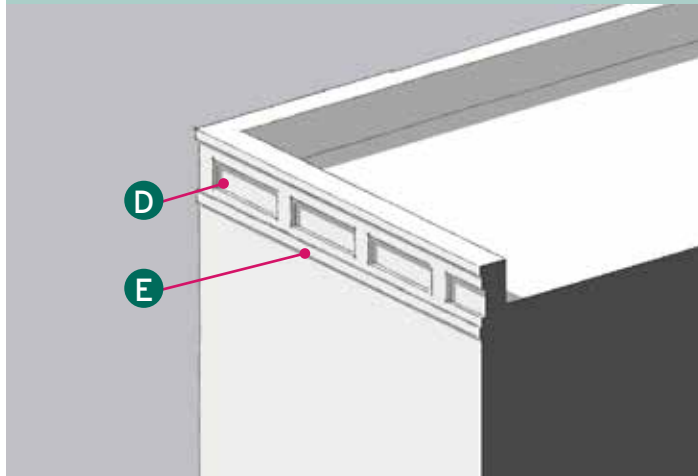
- A** 10-25' Commercial Ground Floor Opening (Door or Window)
- B** 1-3' Wall or Pier between Openings
- C** 15' min. Interior Ceiling of Commercial Space
- D** Top of Openings Alignment

Note: Diagram used for illustrative purposes only.

- 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. Windowless expanses of ground-level walls shall not exceed six feet in length within the Shopfront Frontage Overlay, as shown in Figure C2.1. Downtown Regulating Plan.
 - k. 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 C10.4.3 Fenestration & Facade Opening Ratio, Subsection C10.4.4 Architectural Elements, and Subsection C10.4.5 Materials & Colors, of this Section.



Top - Cornice



Top - Decorative Panels

Top Edge Design Diagram *Figure C10.4.2.d*

- | | |
|----------|---------------------|
| A | Top Floor Step-Back |
| B | Projecting Cornice |
| C | Parapet Wall |
| D | Decorative Panels |
| E | Projecting Band |

Note: Diagram used for illustrative purposes only.

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% 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. A parapet wall may rise above the cornice, but shall not exceed 50% of the cornice height.
 - ii. Decorative panels shall be at least two feet in height and shall have a projecting band in compliance with Subsection B.2.k. of this Section.
 - 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.k 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 a different roof form, fenestration pattern, wall material and color.

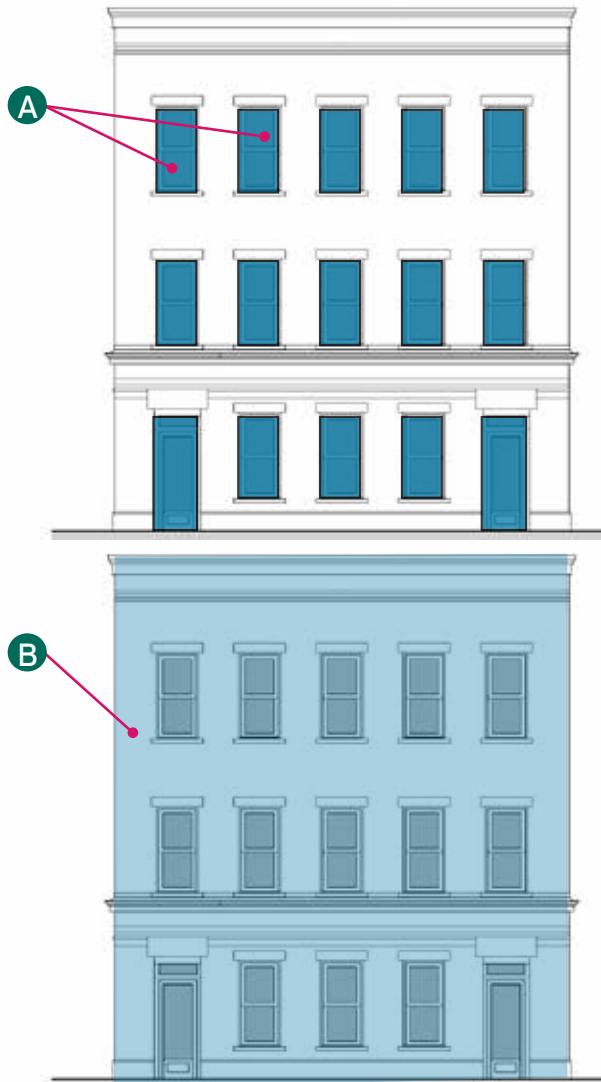
C10.4.3 FENESTRATION & FACADE OPENING RATIO

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 Facade Opening Ratio.** All buildings shall not exceed the maximum facade opening ratios 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.
 - North-facing facades: 0.60 max
 - South-facing facades: 0.50 max
 - East-facing facades: 0.45 max
 - West facing facades: 0.35 max
- 2. Fenestration Shading.** Maximum Facade Opening ratios required in Subsection 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.** 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.

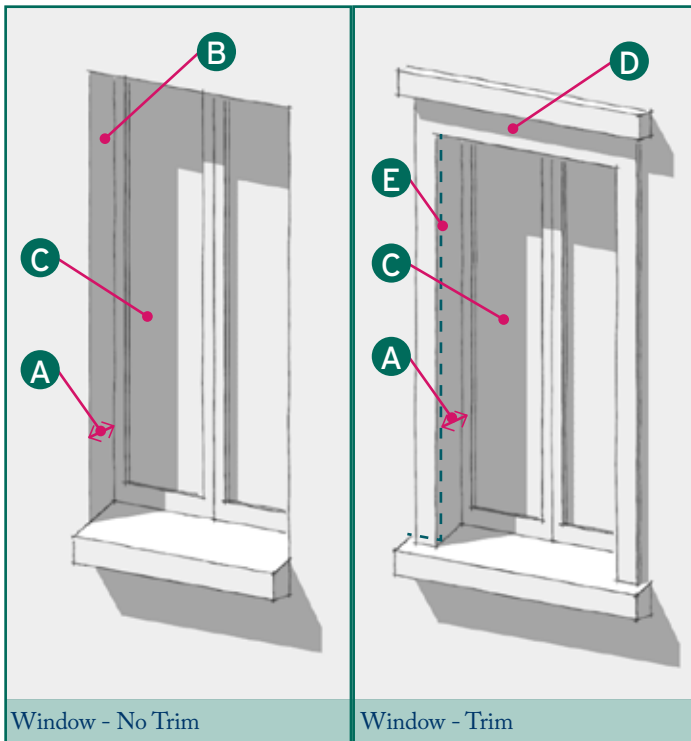


$$\frac{\text{A Total Area of Openings}}{\text{B Total Area of Facade}} = \text{Facade Opening Ratio}$$

Opening-to-Facade Diagram Figure C10.4.3.a

- | | |
|---|----------------------------------|
| A | Area of Opening on Street Facade |
| B | Total Area of Street Facade |

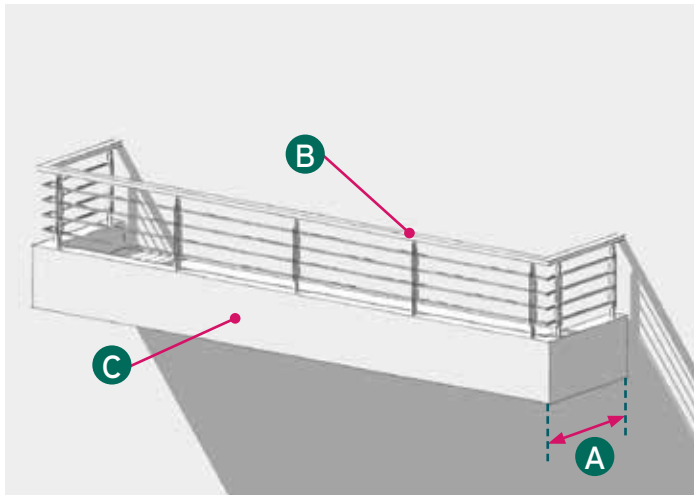
Note: Diagram used for illustrative purposes only.



Window Recess Diagram *Figure C10.4.3.b*

A	4" min. Window Recess
B	No Trim Opening (facade material wraps into the opening)
C	Window
D	Window Trim
E	Line of Face of Wall Plane
<i>Note: Diagram used for illustrative purposes only.</i>	

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 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. Window replacements shall comply with the following standards even when the work does not otherwise trigger the applicability thresholds of these Objective Design 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.



Balcony Diagram Figure C10.4.4.a

- A** 4' max projection from facade
- B** Metal railing
- C** Concealed drainage within balcony structure

Note: Diagram used for illustrative purposes only.

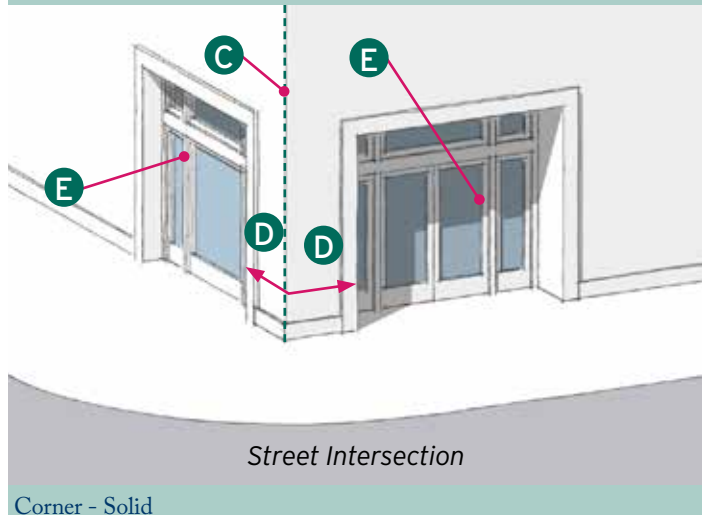
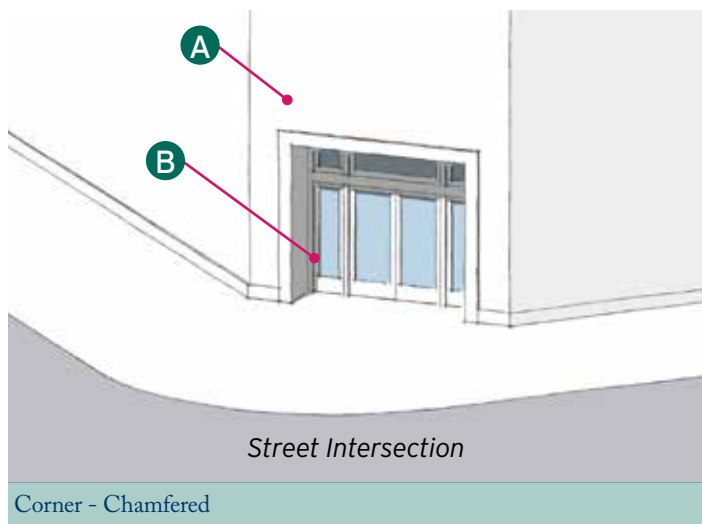
C10.4.4 ARCHITECTURAL ELEMENTS

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 C10.4.1.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.



Building Corner Diagram <i>Figure C10.4.4.b</i>	
A	Chamfered Building Corner at Street Intersection
B	Pedestrian Entrance into Commercial or Lobby Space
C	Building Corner at Street Intersection
D	Solid Wall Area, 3' min
E	Ground-Floor Opening
<i>Note: Diagram used for illustrative purposes only.</i>	

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.

C10.4.5 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. **Facade Recladding.** Facade recladding and repainting shall comply with the following standards even when the work does not otherwise trigger the applicability thresholds of these Objective Design Standards.
2. **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 C10.4.2.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.
3. **Additional Materials & Colors.** Additional materials and colors 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 storefront windows, extending from the ground to a maximum of 24 inches.
4. **Secondary Materials & Detailing.** Additional materials and colors 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.

5. **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
 - h. Stucco with heavy-textured finishes, including lace, dash, skip-trowel, knockdown, and similar finishes
6. **Panelized Systems.** Panelized or rainscreen systems shall be clad only in the following materials:
 - a. Full brick veneer, standard modular brick dimensions
 - b. Stone, two-inch thick minimum
 - c. Terracotta
 - d. Glass Fiber Reinforced Concrete (GFRC)
 - e. Architectural concrete
 - f. Porcelain panels

C10.4.6 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.

For Illustrative Purposes Only

Chamfered Corner - Pedestrian Entry
Local Example: 921 Meridian Ave

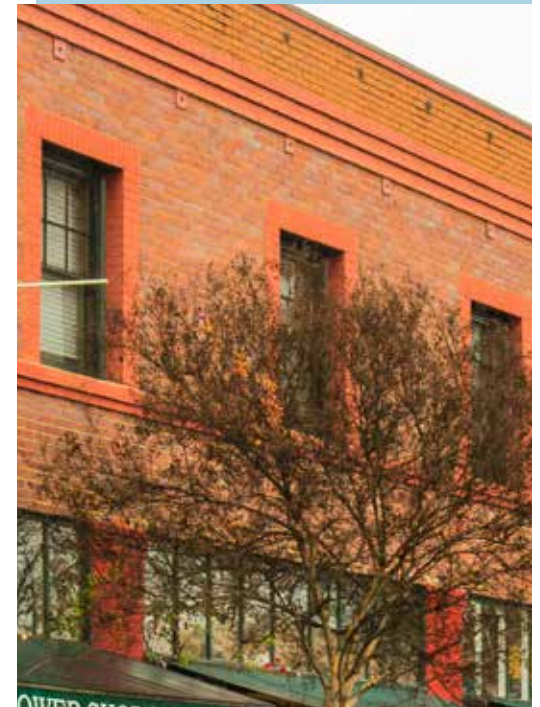


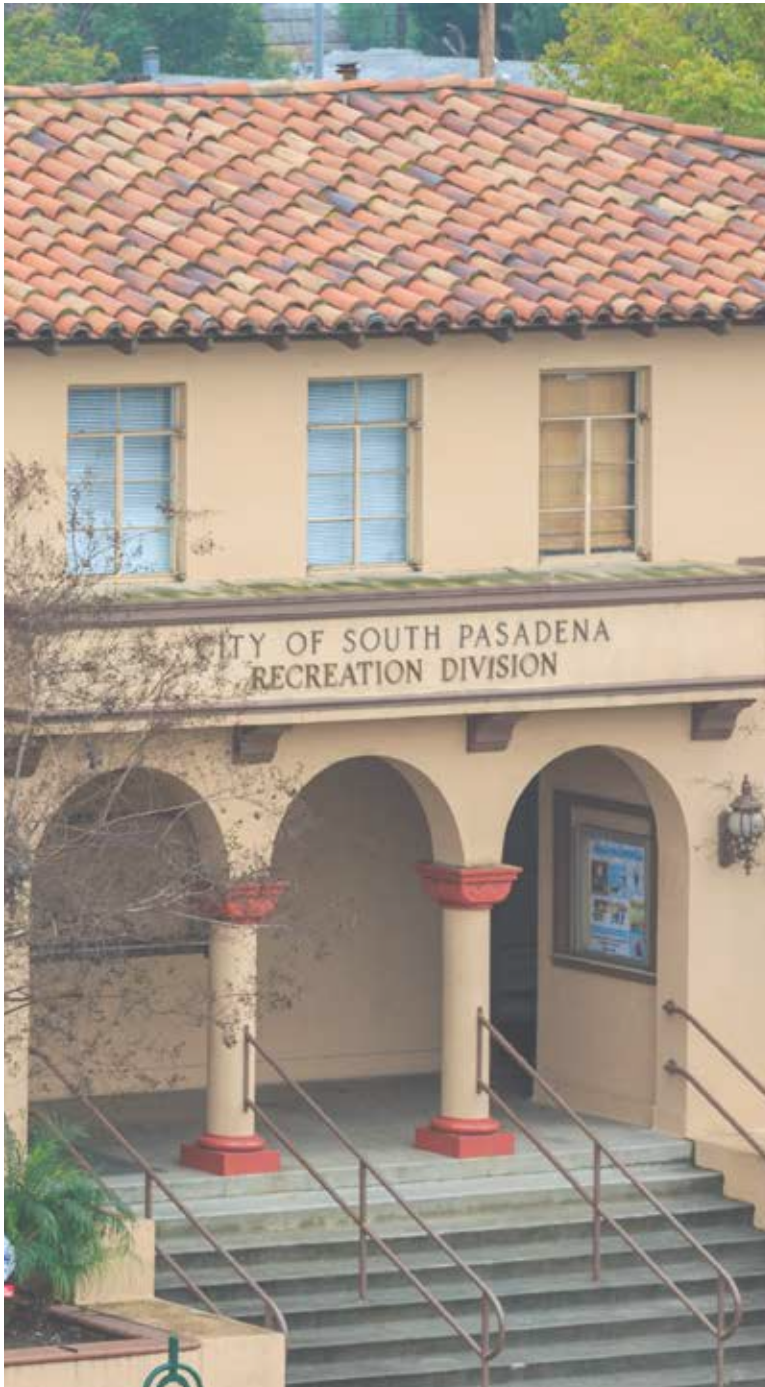
Commercial Storefront
Local Example: 1017 El Centro St



Commercial Ground Floor
Local Example: 1001 Mission St

Recessed Windows & Variegated Brick
Local Example: 950 Mission St





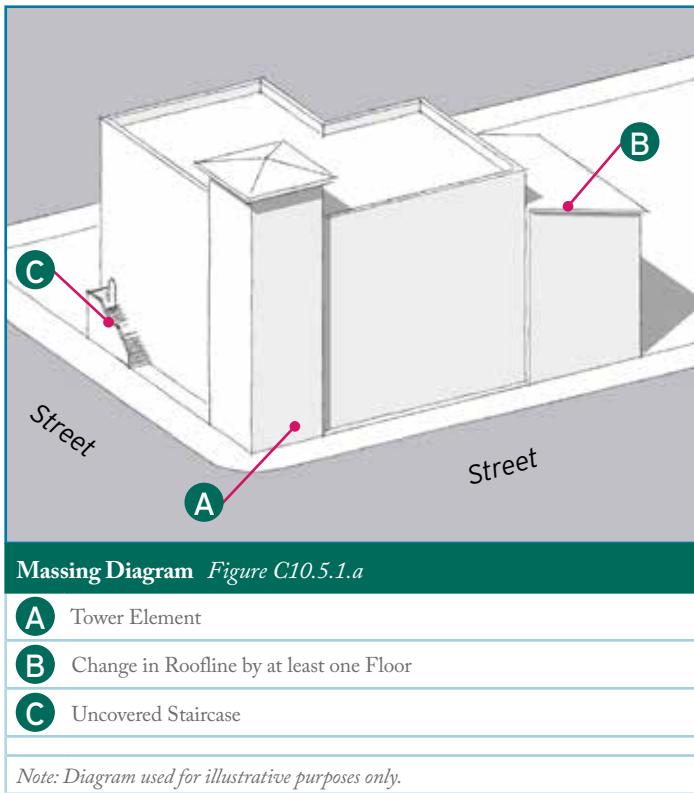
Spanish Colonial Revival

C10.5 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 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 contemporary development within the Downtown Specific Plan area.



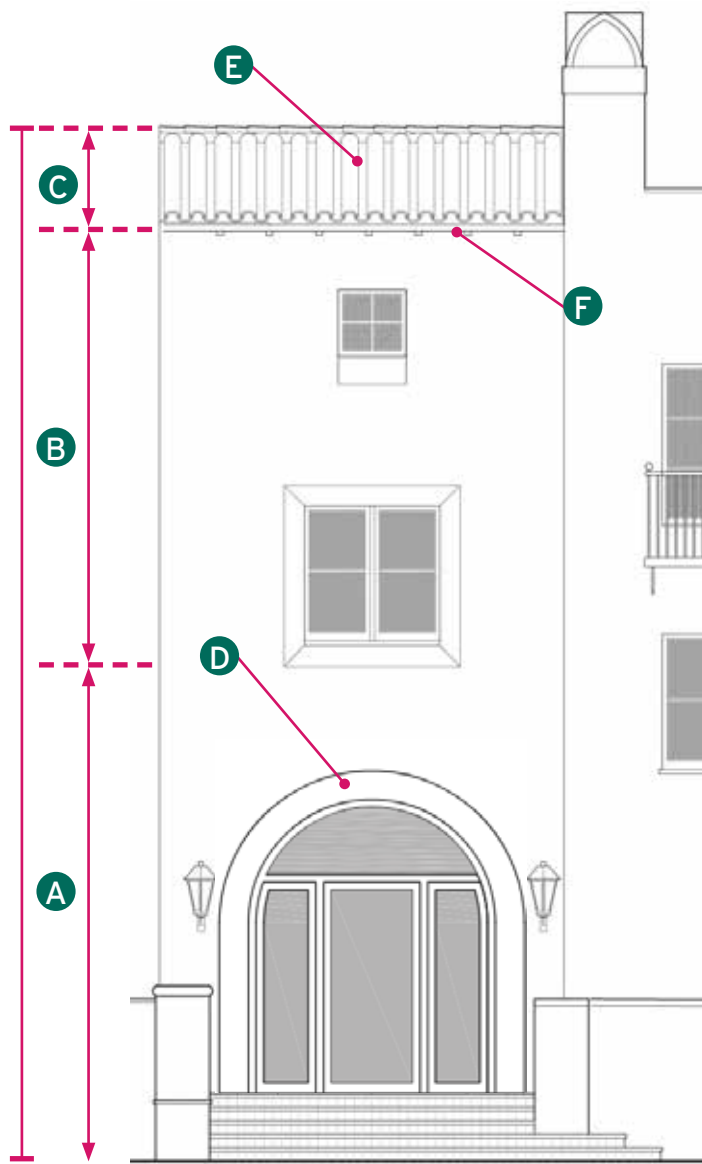
C10.5.1 MASSING & ARTICULATION

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. **Articulated Massing.** All buildings shall have box massing with 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 C10.5.4.B.2.b 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.
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 B.1 of this Section.
3. **Properties with Cultural Resources.** Projects on parcels with a cultural resource shall comply with the standards of Subsection C10.4.1.B.6 of this Section.
4. **Cultural Resources Adjacency.** Projects sharing a property line with a designated historic resource or cultural resource shall comply with the standards of Subsection C10.4.1.B.7 of this Section.



Base, Middle, & Top Design Diagram *Figure C10.5.2.a*

A Base	D Arched Ground-Floor Opening
B Middle	E Clay Tile Sloping Roof
C Top	F Top-defining Rafter Tails

Note: Diagram used for illustrative purposes only.

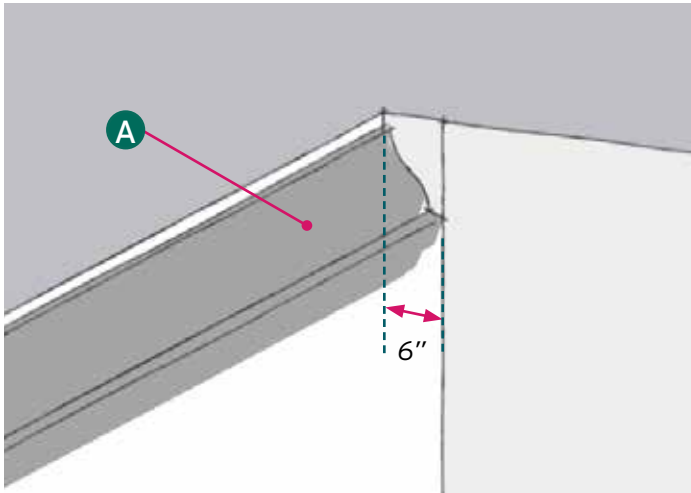
C10.5.2 BASE, MIDDLE, & TOP DESIGN

A Intent

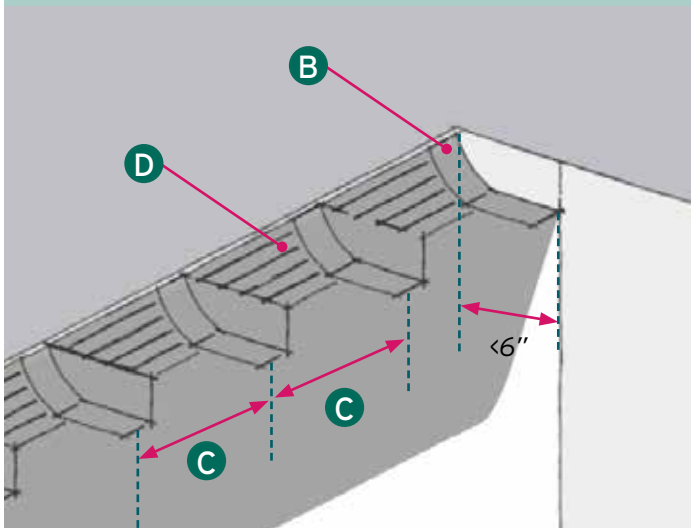
Create facade compositions that reflect the traditional Spanish Colonial Revival architectural style through a clearly articulated Base, Middle, and Top to establish visually balanced and well-proportioned elevations, reinforce facade hierarchy, and strengthen the pedestrian experience.

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 C10.4.2.B.2 of this Section, except as follows:
 - 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.
 - b. 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.
 - c. Ground-floor openings shall be separated from each other by solid wall area between two and ten feet wide.
 - d. Ground-floor openings may have articulated cast stone, natural stone, or smooth plaster surrounds.
 - e. 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.
 - f. Exterior stairs allowed in Subsection C.10.5.1.B.1.b of this Section may result in greater opening separation than the maximum allowed in Subsection B.2.c of this Section to accommodate the stair, to a maximum of 40 feet.
 - g. If a residential lobby entry is provided, the differentiation method of an articulated surround in Subsection C10.4.2.B.2.c of this Section shall not be allowed.
 - h. In lieu of a residential lobby entry, buildings may have an opening providing access to a ground-level courtyard in compliance with Subsection C10.4.2.B.2.f of this Section.



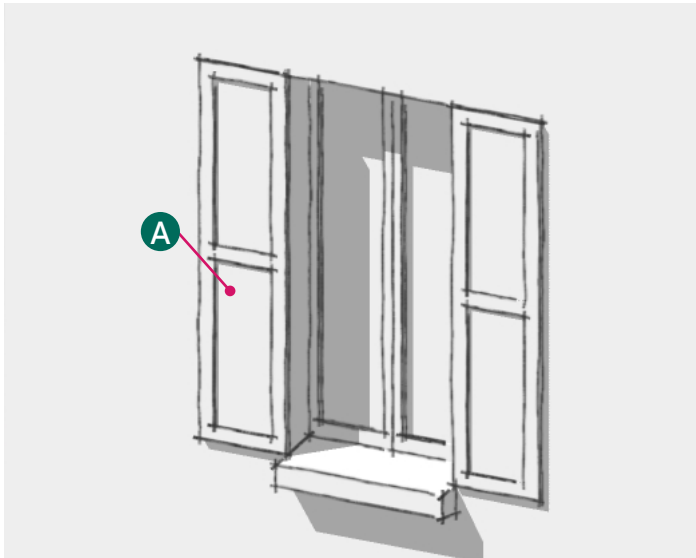
Eave Detail - Ogee Cornice



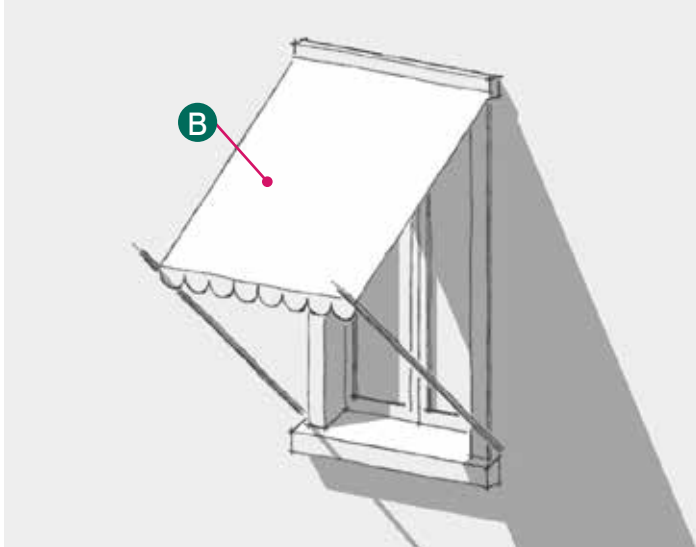
Eave Detail - Exposed Rafter Tail

Top Design Diagram <i>Figure C10.5.2.b</i>		
A	6" deep	Stone Ogee Cornice
B	< 6" deep	4x6 Rafter Tail
C	Rafter Tails spaced 16 - 32" on center	
D	Tongue-and-Groove Soffit	
<i>Note: Diagram used for illustrative purposes only.</i>		

3. **Middle.** The Middle of the building shall consist of solid walls and windows in compliance with Subsection C10.5.3 Fenestration & Facade Opening Ratio, Subsection C10.5.4 Architectural Elements, and Subsection C10.5.5 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 for soffits under the eave and 4x6 inch wood rafter tails set between 16 and 32 inches on center.



Fenestration Shading - Operable Shutters



Fenestration Shading - Awning

Fenestration Shading Diagram *Figure C10.5.3.a*

A Operable Shutters

B Awning

Note: Diagram used for illustrative purposes only.

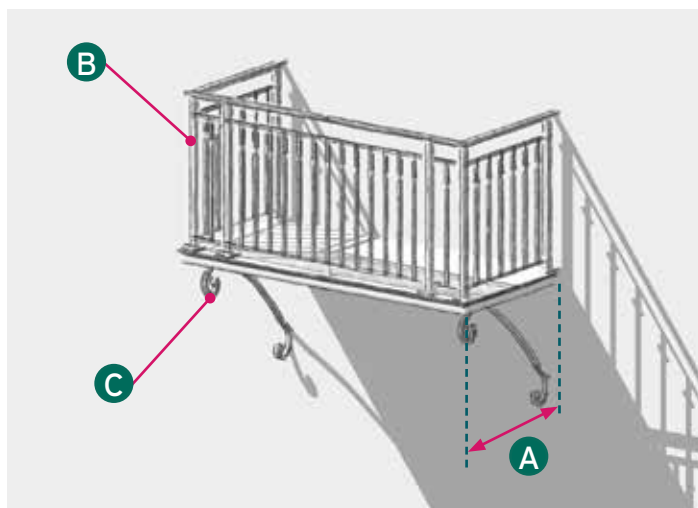
C10.5.3 FENESTRATION & FACADE OPENING RATIO

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 Facade Opening Ratio.** All buildings shall not exceed the maximum facade opening ratios 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 Facade Opening ratios required in Subsection 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 be wider than their height.
5. **Windows.** Windows shall comply with the standards of Subsection C10.4.3.B.6 of the Section.



Uncovered Metal Balcony Diagram *Figure C10.5.4.a*

A 4' max projection from facade

B Metal railing

C Scrolled metal bracket

Note: Diagram used for illustrative purposes only.

C10.5.4 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.** All buildings shall include at least two of the following architectural elements:
 - a. Balconies/railings that comply with the following standards in Subsection 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 C10.5.2.B.4 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.

C10.5.5 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. **Facade Recladding.** Facade recladding and repainting shall comply with the following standards even when the work does not otherwise trigger the applicability thresholds of these Objective Design Standards.
2. **Primary Material.** 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.
3. **Secondary Materials & Colors.** Additional materials and colors 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. Smooth fiber-cement tongue-and-groove sheathing may be used on soffits.
 - e. 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.
 - f. Gates shall be constructed of metal pickets and rails.
4. **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. A change in plane of at least four inches shall be provided when siding abuts another facade material.

C10.5.6 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 Subsection C10.4.6.



For Illustrative Purposes Only

Fenestration Shading - Awning
Local Example: 1000 Fremont Ave

Clay Tile Roof
Local Example: 1040 Mission St

Massing Articulation - Facade Separation
Local Example: 820 Mission St





GRAND OPENING ~
DUAL CROSSROADS

Mix n'

Unit A

mix your own cereal bowl

classic comfort food

homemade fresh fruit smoothies

mix your own grilled cheese

OPEN

MIX n' MILK
ABOUT OUR
CATERING!

LA MONA
BAKERY & C

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Exhibit C- C11 Administration

C11 Administration

C11.1 ADMINISTRATION

A Review Authority

This Section of the Downtown Code identifies the responsible body or individual that has the responsibility and authority to review and act upon applications submitted to the City within the Specific Plan boundaries.

B Applications

1 Non-Residential Projects.

Projects that do not include residential uses shall be subject to the applicable application requirements and approval processes as set forth in Division 36.400 of the Municipal Code unless otherwise established in the Specific Plan.

2 Residential and Mixed-Use Projects

a Ministerial Approvals:

- i Projects meeting the following criteria shall be subject to ministerial approval by the Community Development Director:
 - a) Any residential or mixed-use project with ten or more residential units that provides affordable housing in compliance with the City's Inclusionary Housing Requirements (Division 36.375 of the Municipal code) and complies with the Objective Design Standards set forth in Section C10 of this Downtown Code.
 - b) Any residential or mixed-use project with nine or fewer residential units in which at least twenty percent (20%) of the units are affordable to lower income households and complies with the Objective Design Standards set forth in Section C10 of this Downtown Code.
- ii The Community Development Director shall develop an application for ministerial approvals pursuant to this paragraph, and procedures for processing applications for the ministerial approvals. The procedures may include a limited design review process and applicable standards; however, any limited design review process shall not constitute a "project" for purposes of the California Environmental Quality Act.
- iii If a project qualifies for ministerial processing pursuant to this Section (a), review of any density bonus application, including any requests for incentives or concessions, waivers, reduced parking requirements, shall be reviewed ministerially.
- iv If a project qualifies for ministerial processing pursuant to this Section (a), the project shall be exempt from any requirement for a Certificate of Appropriateness pursuant to the Municipal Code, unless the project site is in a historic district designated by the South Pasadena city council or is a designated historic resource on the National Register, State Register, or South Pasadena Register of Landmarks and Historic Districts.

b Discretionary Applications:

Any residential or mixed-use project that is not subject to a ministerial approval pursuant to the foregoing Section (a) shall be subject to the applicable application requirements and approval processes as set forth in Division 36.400 of the Municipal Code.

c All multifamily and mixed use projects shall comply with the Objective Design Standards set forth in Section C10 of this Downtown Code.

3 Streamlining

Project applications shall be reviewed within 30 days of submittal and either deemed complete if all application information and materials have been provided, or deemed incomplete if missing information and/or materials have been identified. Once complete, project applications shall be reviewed in compliance with the Permit Streamlining Act.

C Special Exception Process

The purpose of a Special Exception is to allow projects that provide special amenities, design details, and/or aesthetic benefits to the community. If a Special Exception is requested, it will be processed pursuant to the procedures for Administrative Modifications found in Municipal Code Section 36.410.060. The application shall include a full description and explanation of the proposed project component that is the subject of the request, and shall provide justification based on the findings below.

Required Findings for Special Exceptions

Before a Special Exception may be granted the following findings must be made:

1. The proposed project, while not consistent with a specific provision of this code, is justified by its intent to pursue a comparable or better designed development;
2. The proposed project would result in development compatible with the scale and character of existing development in the vicinity; and
3. The proposed project would result in development that is not detrimental to and would not adversely impact adjacent properties.

Limitations: Applications for Special Exceptions shall be limited to exceptions to building placement, lot size, building types and frontage types.

D Preliminary Review Process

The purpose of the preliminary review process is to allow an applicant to submit a preliminary plan and receive comments from the City prior to formal submittal. Applicants proposing new construction are highly encouraged to request Preliminary Review early in their planning process. There is a “pre-application meeting fee” associated with this consultation.

Exhibit D- C12 Definitions

C12 Definition

C12.1 DEFINITIONS OF GENERAL TERMS

Access, Building	The physical point(s) and type of pedestrian access to a building from the public sidewalk. Also see building access.
Access, Site	The physical point(s) of vehicular access from a street or other right-of-way to a site.
Access, Lot	The physical point(s) of access to an individual lot for vehicles and pedestrians from a street, other right-of-way or sidewalk.
Accessory Structure	A subordinate building such as garages, carports, storage sheds, shelters, pools or similar structures, the use of which is incidental to that of the main building (residential, commercial, or industrial) on the same lot and/or building site.
Alley	A low capacity thoroughfare with one shared lane, designed and intended for service and/or secondary access purposes.
Block	All property fronting on one side of a street between intersecting and intercepting streets, or between a street and a right-of-way, wash, end of an existing cul-de-sac, or city boundary.
Block Face	The aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural compatibility.
Block-scale Building	The physical appearance when a building by its physical length and overall size is massed and organized to be larger than a house in its footprint.
Building Access	Buildings are accessed in either of two ways: walk-up or point access. a. Walk-up access means when an individual suite or dwelling is accessed by the pedestrian directly from a public sidewalk or private open space directly accessed by the public sidewalk. House-scale buildings are accessed only by walk-up access. b. Point access means when individual suites or dwellings are accessed by the pedestrian through a common lobby. Block-scale buildings are accessed by either walk-up or point-access or, through a combination of the two.
Building Height	Building Height shall have the same meaning and measuring conventions as set forth in South Pasadena Municipal Code Section 36.300.040.

Building Type	A structure defined by the combination of configuration, placement and function. The building types used in the Downtown Code are listed and described in Section 5.0 Building standards.
Certificate of Appropriateness	The permit granted on the finding by the cultural heritage commission that the application for demolition, alteration, or relocation of a cultural resource is in accordance with the city's design guidelines, the Secretary of the Interior Standards for the Treatment of Historic Properties, and other applicable criteria as provided in SMPC 2.65.
Civic	The term defining not-for-profit organizations dedicated to the arts, culture, education, government, transit and municipal parking facilities.
Civic Building	A structure operated by governmental or not-for-profit organizations and limited to civic uses.
Civic Space	An outdoor area dedicated for civic activities.
Courtyard	An unroofed area that is completely or partially enclosed by walls or buildings.
Cultural Resource	Historic (built environment) and prehistoric (archaeological and paleontological) resources that are significant in the history of the city, region, state or nation. Cultural resources include built or natural resources listed on or eligible for listing on: the National Register, California Register, South Pasadena inventory of cultural resources, or South Pasadena register of landmarks and historic districts. Cultural resources can include property improvements, buildings, structures, objects, sites, historic districts, signage, other manmade or natural features, and any resource within the categories of Historical Resources defined by CEQA Guideline [California Code of Regulations Title 14] Section 15064.5(a), as it may be amended from time to time.
Driveway	A vehicular lane within a lot, or shared between two lots, usually leading to a garage, other parking or loading area.
Encroachment	Any architectural feature or structural element, such as a fence, garden wall, porch, stoop, balcony, bay window, terrace or deck, that breaks the plane of a vertical or horizontal regulatory limit extending into a setback, beyond the build-to-line, into the public frontage, or above a height limit.
Facade Opening ratio	The ratio of the total area of all street-visible openings on a facade to the total street-visible area of that facade.
Fenestration	The arrangement and design of windows and other openings on a building's facade.
Frontage	A strip or extent of land abutting a thoroughfare, civic space or other public right-of-way. a. Frontage, Private. The area between the building facade and the shared lot line between the public right-of-way and the lot. b. Frontage, Public. The area between the curb of the vehicular lanes and the edge of the right-of-way.
Historic district	Any area or site containing a number of improvements or natural features that have a special character, historical/aesthetic value or interest, or that represent one or more architectural periods or styles typical of a period of the city's history and which constitute a distinct section of the city that has been designated a historic district by the South Pasadena city council. A historic district shall have a significant concentration, linkage, or continuity of sites, buildings, structures, objects, or other features that are united in terms of historic development, architecture, or aesthetics. A historic district may contain both contributing resources and noncontributing resources.

House-scale	The physical appearance when a building is massed and organized similar to a single-family house.
Infill	A site developed within existing urban fabric, balancing, completing and/or repairing the surrounding area.
Landmark	Any cultural resource that has been designated by the South Pasadena city council in accordance with the listing procedures of SPMC 2.63.
Lot	A parcel of real property shown on a plat recorded in the office of the county recorder.
Massing	The overall shape or arrangement of the bulk or volume of buildings and structures.
Nonconforming Buildings	A building or portion thereof which was lawful when established but which does not conform to subsequently established zoning or zoning regulations.
Nonconforming Use	A land use lawful when established but which does not conform to subsequently established zoning regulations.
Overlay	The method for addressing additional topics such as certain types of commercial frontage.
Parapet	A low wall along the edge of a roof or the portion of a wall that extends above the roof line.
Parkway (planting strip)	The landscaped area between the sidewalk and the curb which is reserved for trees which are intended to shade the sidewalk and provide spatial definition to the streetscape.
Paseo	A public place or path designed for walking that is often within a block, between buildings or along the edge of a public open space.
Pedestrian Shed	An area centered on a major destination. Its size is limited by an average distance that may be traversed at an easy walking pace in a given amount of time from its center to its edge. Pedestrian sheds are useful for planning walkable areas.
Podium	A continuous projecting base or pedestal under a building.
Setback	The area of a lot measured from a lot line to a building facade or elevation that must be maintained clear of permanent structures excepting galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first floor level) which are permitted to encroach into the setback.
Setback line, front yard (frontage zone).	The line which defines the depth of the required front yard for the lot in order to generate and support the intended public realm of the zoning district.
Setback line, rear yard or side yard.	The line which defines the width or depth of the required rear or side yard. Said setback line shall be parallel with the property line, removed therefrom by the perpendicular distance prescribed for the yard in the zoning district.
South Pasadena register of landmarks and historic districts	The list of landmarks and historic districts designated by the city of South Pasadena city council pursuant to SPMC 2.63.
Story	A habitable level within a building from finished floor to finished ceiling.
Type	A form determined by function and confirmed by culture. A type is physically defined by its function, and its configuration, and in the case of buildings, its disposition on the lot including frontage and height.

Yard	The area between the Buildable Area on a lot and a lot line. - Yard, Front. The area between the Buildable Area on a lot and the front lot line. - Yard, Side. The area bounded by the Building Area on a lot, a side lot line, the front lot line and the rear lot line. - Yard, Rear. The area between the Buildable Area on a lot and the rear lot line.
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C12.2 DEFINITIONS OF LAND USE TERMS

Artisan/craft manufacturing	Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products.
Assisted Living/Residential Care Home	A residential building or buildings that provides housing and personal and health care, as permitted by the Department of Social Services, designed to respond to the daily, individual needs of the residents. Assisted Living Facilities may include kitchenettes (small refrigerator, sink and/or microwave oven) within individual rooms. Assisted Living Facilities are required to be licensed by the California Department of Social Services, and do not include skilled nursing services.
Auto Service Station	Retail sale, from the premises, of vehicle fuel which may include the incidental sale of other petroleum products, tires, batteries, and replacement items, and the incidental minor repairs and lubricating services.
Bank/Financial Services	Bank/Financial Services. Financial institutions, including, but not limited to: banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/commodity contract brokers and dealers, security and commodity exchanges, and vehicle finance (equity) leasing agencies. Does not include check-cashing stores.
Civic Building	A building that is operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.
Cultural Institution	A nonprofit institution engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification includes performing arts centers for theater, dance and events, museums, art galleries, and libraries.
Day Care Center	Any child day care facility, licensed by the State of California, other than a family day care home, and includes infant care centers, preschools, and extended day care facilities.
Drive-through Services	Facilities where food or other products may be purchased or services may be obtained by motorists without leaving their vehicles. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, photo stores, pharmacies, bank teller windows and ATMs, dry cleaners, etc., but do not include gas station or other vehicle services.
Dwelling	A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

Dwelling Accessory	An auxiliary dwelling unit located within an accessory structure of a primary dwelling on the lot. Includes, but is not limited to dwelling units in guest houses, pool houses and carriage houses, above or beside a garage.
Electric Vehicle Charging Station	A facility, also known as a charge point or electric vehicle supply equipment (EVSE), that supplies electrical power for charging plug-in electric or hybrid vehicles. Such facilities may be located either in an off-street location or on the public right-of-way, and may be an accessory to a parking use.
Farmers' Market	A multi-vendor market event, typically outdoors, certified by the state of California or County of Los Angeles, where agricultural products are sold by producers directly to consumers. A Certified farmers' market may be operated by one (1) or more certified producers, by a non-profit organization, or a local government agency.
Group Homes	A dwelling in which persons reside in a group occupancy setting, but not including a hotel, motel, fraternity, sorority, rooming and/or boarding house. Residents of a facility may also receive medical treatment in addition to any non-medical supportive services in a residential or congregate care setting, as opposed to a hospital.
Health/Fitness Facility	Establishments offering participant sports within an enclosed building. Typical uses include bowling alley, billiards parlors, pool halls, indoor ice or roller skating rinks, indoor racquetball courts, indoor batting cages, and health or fitness clubs.
Home Occupation	Residential premises used for the transaction of business or the supply of professional services. Home occupation shall be limited to the following: agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, interior decorator, lawyer, notary public, teacher, and other similar occupations, as determined by the Director. No external employees are allowed.
Hotel, Motel	Establishments containing six or more rooms or suites for temporary rental and which may include incidental food, drink, and other sales and services intended for the convenience of guests.
Live Entertainment	Includes any live show, performance, singing, dancing, or artistic interpretation provided for the amusement of one or more persons, but which does not alter the nature or function of the primary land use or is not defined as "accessory." Live entertainment is subject to SPMC Chapter 19A (Noise Regulation). If alcohol is offered for purchase in conjunction with the live entertainment, the use shall constitute a Night Club use as defined in SPMC Chapter 36.700 and a Conditional Use Permit shall be required.
Live Entertainment, Accessory Use	Includes accessory entertainment to a primary use with amplified or non-amplified sound.
Medical Services, Clinic	A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include: medical offices with licensed practitioners and/or medical specialties, outpatient care facilities, urgent care facilities, other allied health services. These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional."

Meeting Facility	Consisting of group gatherings conducted indoors. Typical uses include churches, synagogues, mosques, temples, bingo halls, private clubs, fraternal, philanthropic and charitable organizations, and lodges. Does not include Theaters.
Neighborhood market/ convenience store	A neighborhood serving retail store of 5,000 square feet or less in gross floor area, which carries a range of merchandise oriented to daily convenience shopping needs.
Offices —Professional	Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include: accounting, advertising agencies, attorneys, commercial art and design services, counseling services, urgent care clinic, and medical clinic, scientific and research organizations, financial management and investment counseling, literary and talent agencies, management and public relations services, media postproduction services, news services, and photography studios.
Parking Facility, Public or Private	Parking lots or structures operated by the City or a private entity, providing parking either for free or for a fee. Does not include towing impound and storage facilities.
Personal Services	Establishments providing non-medical services for the enhancement of personal appearances, cleaning, alteration, or reconditioning of garments and accessories, and similar non-business related or non-professional services. Typical uses include reducing salons, barber shops, tailors, shoe repair shops, self-service laundries, and dry cleaning shops, but exclude uses classified under the Office and Trade School.
Personal Services (Restricted)	Personal services that may tend to have adverse effects upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include: bail-bonds, check cashing stores, massage (licensed, therapeutic, non-sexual), pawnshops, spas and hot tubs for hourly rental, tattoo and body piercing services, and tanning salons.
Production, Artisan	Establishments primarily engaged in on-site production of goods by hand manufacturing, involving the use of hand tools and small-scale equipment.
Restaurants	A commercial establishment where food is prepared for and served to the customer, for consumption on or off the premises. It shall be operated as a bona fide eating place that maintains approved and permitted suitable kitchen facilities within the establishment, thereby making actual and substantial sales of meals. A restaurant may provide entertainment for the customer by performers of the arts (music, dance, comedy, readings, etc.), and differs from a Night Club in that it does not provide floor space for customer dancing and dancing is prohibited. A restaurant differs from a Tavern because it must prepare and serve food at all times during business hours and the sale of alcoholic beverages is secondary to the sale of food. As allowed by the Downtown Code, a restaurant may operate on the sidewalk or open space adjacent to the main building in which the restaurant is located.

Retail	Stores and shops engaged in the sale of goods and merchandise such as antiques or collectibles, art galleries, art supplies, including framing services, bicycles, books, magazines, and newspapers, cameras and photographic supplies, clothing, shoes, and accessories, department stores, drug stores and pharmacies, dry goods, fabrics and sewing supplies, florists and houseplant stores, hobby materials, jewelry, luggage and leather goods, musical instruments, parts and accessories, orthopedic supplies, small wares, specialty shops, sporting goods and equipment, stationery, thrift shop (second hand store), toys and games, variety stores, videos, DVDs, records, CDs, including rental stores.
School	Elementary, Middle, Secondary. A public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades), and facilities that provide any combination of those levels. May include any of these schools that also provide room and board.
School — Business, Trade Schools, Colleges	A school that provides education and/or training, including tutoring, or vocational training, in limited subjects. Examples of these schools include art school, ballet and other dance school, business, secretarial, and vocational school, computers and electronics school, drama school, driver education school, establishments providing courses by mail, language school, martial arts, music school, professional school (law, medicine, etc.), seminaries/religious ministry training facility.
Studio — Art, Dance, Martial Arts, Music (School)	Small scale facilities, typically accommodating no more than two groups of students at a time, in no more than two instructional spaces. Examples of these facilities are individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Larger facilities are included under the definition of “Schools. Business, Trade Schools, Colleges.”
Supermarket	A grocery market having 15,000 or more square feet of floor area devoted principally to the sale of food.
Taverns	An establishment whose primary business is the sale of alcoholic beverages to customers for consumption on the premises. This does not include on-site manufacturing of alcoholic beverages. While a Tavern may have facilities for performers of the arts (music, comedy, etc.) for the entertainment of the customer, it differs from a Night Club in that customer dancing is prohibited. A Tavern differs from a Restaurant in that it is not required to prepare and serve food.

ORDINANCE NO. 2423

AN ORDINANCE OF THE CITY OF SOUTH PASADENA AMENDING SECTION 36.410.040 OF ARTICLE 4 (ZONING APPROVAL PROCEDURES) AND SECTION 36.700.020(O) OF ARTICLE 7 (DEFINITIONS) OF CHAPTER 36 (ZONING) OF THE SOUTH PASADENA MUNICIPAL CODE TO APPLY THE DOWNTOWN SPECIFIC PLAN (DTSP) OBJECTIVE DESIGN STANDARDS (ODS) SET FORTH IN C10 (OBJECTIVE DESIGN STANDARDS) OF THE DTSP TO PROJECTS THAT QUALIFY FOR MINISTERIAL DESIGN REVIEW AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA GUIDELINES SECTIONS 15061(B)(3) AND 15060(C)(3) AND GOVERNMENT CODE SECTION 65912.160(C)(2)

WHEREAS, recent amendments and ongoing trends in state housing laws, including the Housing Accountability Act (Gov. Code, § 65589.5), the Housing Crisis Act of 2019 (Gov. Code, §§ 65941.1, 65905.5, 66300), and SB 79 (Gov. Code, § 65912.155 *et seq.*), limit the City's authority to disapprove or reduce the density of housing projects that comply with all objective General Plan, zoning and design standards; and

WHEREAS, Government Code Section 66300(a)(7) defines an "objective design standard" as a "standard that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark," and the City seeks to adopt and apply design standards meeting that definition; and

WHEREAS, the City conducted a publicly noticed joint study session on the concept of objective design standards ("ODS") with the City Council and the Planning Commission on April 8, 2026 during which the concept of ODS was introduced and discussed and the Council and Commission provided direction on potential ODS topics; and

WHEREAS, the City Council appointed ad-hoc committee members composed of two Council members and three Planning Commissioners to work closely with City staff and City consultant to decide on an approach regarding architectural styles, identify core design principles and priority areas of the City, resulting in creating a set of ODS for the Downtown Specific Plan (DTSP) area and another for outside of the DTSP area, and subsequently a draft amendment to the DTSP adding ODS was completed first leaving qualifying multifamily and mixed use projects without applicable objective design standards until the next phase of ODS is completed (the "Specific Plan Amendment"); and

WHEREAS, the proposed Specific Plan Amendment would not include multifamily and mixed-use projects that qualify for ministerial review outside of the

DTSP area, and the proposed Zoning Text Amendment was drafted to apply the DTSP ODS to said development projects; and

WHEREAS, the proposed Zoning Code Amendment would amend Section 36.410.040 of Article 4 (Zoning Approval Procedures) and Section 37.700.020(O) of Article 7 (Definitions) of Chapter 36 (Zoning) of the South Pasadena Municipal Code (“SPMC”) to apply the DTSP ODS set forth in the proposed Specific Plan Amendment to projects that qualify for ministerial design review under SPMC Section 36.410.040.D.4 and other related amendments; and

WHEREAS, the City conducted a publicly noticed joint study session on the draft ODS for the DTSP area with the City Council and the Planning Commission on October 7, 2026, during which the proposed Specific Plan Amendment and Zoning Code Amendment were received and discussed; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 20, 2026, at which time it considered all evidence presented, both written and oral, and at the end of the hearing opted to adopt Resolution No. PC 26-14, recommending the City Council adopt the proposed Specific Plan Amendment and the proposed Zoning Code Amendment; and

WHEREAS, on November X, 2026, the City Council held a duly noticed public hearing, at which time it considered all evidence presented, both written and oral, and following receipt of public testimony closed the public hearing; and

WHEREAS, all legal preconditions to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and are incorporated herein by reference as if fully set forth herein.

SECTION 2. California Environmental Quality Act (CEQA). The proposed Zoning Code Amendment is exempt from the requirements of the California Environmental Quality Act (“CEQA”) and the State CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Zoning Code Amendment, as described in the recitals of this Ordinance, will have a significant effect on the environment. The proposed Zoning Code Amendment is an administrative process of the City that will not result in direct or indirect physical changes in the environment. Further, the proposed Zoning Code Amendment is not subject to the requirements of CEQA because it is not considered a “project” under CEQA pursuant to Government Code Section 65912.160(c)(2) and CEQA Guidelines Section 15060(c)(3). The City Council has reviewed the administrative record concerning the proposed Zoning Code Amendment and the proposed CEQA determinations, and based on

its own independent judgement, finds that the proposed Zoning Code Amendment is not subject to, or is exempt from, the requirements of CEQA and the State CEQA Guidelines pursuant to CEQA Guidelines Sections 15061(b)(3) and 15060(c)(3) and Government Code Section 66912.160(c)(2).

SECTION 3. Findings. Based upon substantial evidence presented, including public testimony and written and oral staff reports, and the environmental documentation the City Council finds:

- A. All necessary public hearing and opportunities for public testimony and comment have been conducted in compliance with applicable law because the Planning Commission conducted a duly noticed public hearing on October 20, 2026, to consider the proposed Zoning Text Amendment. Notice was provided on October 9, 2026, in accordance with South Pasadena Municipal Code (“SPMC”) Section 36.620.040, Division 36.630, and applicable State law. The proposed Zoning Code Amendment and supporting materials were made available for public review, and interested persons were provided an opportunity to submit written comments and present oral testimony. The Planning Commission considered the staff report, the proposed Zoning Code Amendment, and the public comments before making its recommendation to the City Council. The City Council conducted a separately noticed public hearing on November X, 2026, before taking action on the proposed Zoning Code Amendment. Notice was provided on October X, 2026, in accordance with SPMC Section 36.620.040, Division 36.630, and applicable State law.
- B. The proposed Zoning Code Amendment is consistent with the actions, goals objectives, policies, and programs of the General Plan. The proposed Zoning Code Amendment implements the General Plan’s direction to accommodate housing while maintaining neighborhood character and promoting context-sensitive development. Specifically, Policy P3.1 and Action A3.1a support updating development regulations so that infill development maintains and enhances established neighborhood character. Policy P3.4 and Actions A3.4a and A3.4b support buildings that respond to their surroundings, reinforce the pedestrian environment, and enhance the City’s architectural and cultural traditions. Policy P3.5 and Action A3.5a further call for removing barriers to good design through a form-based code for Downtown and objective design standards outside Downtown. The proposed Zoning Code Amendment advances these objectives by establishing measurable design requirements that provide consistent expectations for applicants and staff.

The proposed Zoning Code Amendment also advances Housing Element Goal 3.0, which supports housing production through appropriate zoning,

objective design standards, and efficient, transparent review procedures. It supports Program 3.n—Zoning Changes—by providing an objective basis for design review and reducing reliance on subjective judgments in the review of qualifying residential development. Together, these provisions support compatible multifamily and mixed-use development while facilitating implementation of the City’s housing policies.

- C. The proposed Zoning Code Amendment will not be detrimental to the public interest, health, safety, convenience or general welfare of the City. The proposed Zoning Code Amendment promotes the public interest and general welfare by establishing clear, measurable design requirements for applicable multifamily and mixed-use development. These requirements guide building design and the relationship between development, adjacent properties, and the public realm, supporting neighborhood compatibility and a pedestrian-oriented environment. An objective framework also improves transparency and predictability by allowing applicants, residents, and staff to understand how compliance will be evaluated. Individual development proposals remain subject to applicable building, fire, accessibility, and other health and safety requirements. The proposed Zoning Cod Amendment therefore supports orderly development and housing opportunities while providing enforceable design expectations consistent with the purposes of the Zoning Code. The proposed Zoning Code Amendment does not authorize new development and therefore would not result in adverse impacts to public health, safety, or welfare. Instead, they strengthen existing regulatory processes in a manner that supports orderly development and the overall well-being of the community.
- D. The proposed Zoning Code Amendment is internally consistent with other applicable provision of the Zoning Code. The proposed Zoning Code Amendment will integrate ODS into the Zoning Code’s existing framework for regulating development and reviewing applicable housing projects. It advances the purposes identified in SPMC Section 36.100.010, including orderly development, conservation of neighborhood character, compatibility between land uses, and pedestrian-oriented development. The proposed Zoning Code Amendment identifies the projects subject to the standards and establishes their relationship to applicable zoning and specific plan requirements. The ODS operate together with other applicable development regulations and remain subject to State-law requirements governing housing approvals, density bonuses, incentives, concessions, and waivers. This coordinated framework provides a consistent basis for applying design requirements within the Zoning Code.

SECTION 4. Adoption of Zoning Code Amendment. Based on the foregoing, the City Council of the City of South Pasadena adopts the Zoning Code Amendment, amending Section 36.410.040 of Article 4 (Zoning Approval Procedures) and Section 36.700.020(O) of Article 7 (Definitions) of Chapter 36 (Zoning) of the South Pasadena Municipal Code, as set forth in Exhibit A, attached hereto and incorporated herein by this reference, with all the sections of Chapter 26 that have no amendments identified in Exhibit A remaining in effect without amendment.

SECTION 5. Severability. If any section, subsection, sentence, clause, or phrase in this Ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of this Ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 6. Effective Date. This Ordinance shall take effect thirty days after its adoption.

SECTION 7. Certification. The Chief City Clerk shall certify it's the adoption of this Ordinance, and shall cause the same to be published and posted in the manner required by law.

PASSED, APPROVED AND ADOPTED ON this ___ day of _____, 2026

AYES:

NOES:

ABSENT:

ABSTAIN:

Sheila Rossi, Mayor

ATTEST:

APPROVED AS TO FORM:

Nikima Newsome, Chief City Clerk

Roxanne Diaz, City Attorney

Exhibit A

Amend Subsection (A)(6) of Section 36.410.040 (Design Review) of Division 36.410 (Zoning Approvals or Disapprovals) of Article 4 (Zoning Approval Procedures) of Chapter 36 (Zoning) of the SPMC as follows:

“6. Ensure that development complies with all applicable City standards, objective design standards, and design guidelines, and does not result in an adverse affect on the City aesthetics, architectural, health, and safety-related qualities of adjoining properties or upon the City in general; and”

Amend Subsection (D)(4) of Section 36.410.040 (Design Review) of Division 36.410 (Zoning Approvals or Disapprovals) of Article 4 (Zoning Approval Procedures) of Chapter 36 (Zoning) of the SPMC as follows:

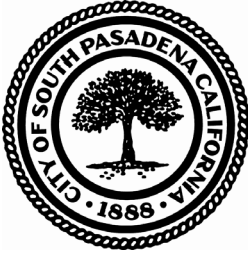
“4. Ministerial review of qualifying residential projects. The Director shall develop an application for ministerial approvals of qualifying residential projects pursuant to the requirements of State law, as well as procedures for processing applications for the ministerial approvals. The procedures ~~may~~shall include a limited design review process for compliance with objective design standards as set forth in the Downtown Specific Plan (DTSP) Part C10 Objective Design Standards and applicable standards. However, any limited design review process shall not constitute a “project” for purposes of the California Environmental Quality Act. “Qualifying residential projects” are either:”

Amend Subsection (I)(1) of Section 36.410.040 (Design Review) of Division 36.410 (Zoning Approvals or Disapprovals) of Article 4 (Zoning Approval Procedures) of Chapter 36 (Zoning) of the SPMC as follows:

“1. Is consistent with the General Plan, any adopted objective design standards, design guidelines and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);”

Amend Subsection (O) (Definitions, “O”) of Section 36.700.020 (Definitions of Specialized Terms and Phrases) of Division 36.700 (Definitions/Glossary) of Article 7 (Definitions) of Chapter 36 (Zoning) of the SPMC to add the following definition of the term “objective design standard” in alphabetical order:

“**Objective Design Standard.** A design standard as defined by Government Code Section 66300(a)(7), as it may be amended from time to time. For the purposes of this title, such a design standard (i) involves no personal judgement, (ii) is uniformly verifiable by reference to external and objective benchmarks, and (iii) may be applied ministerially.”



Planning Commission Agenda Report

ITEM NO. 4

DATE: October 20, 2026

FROM: Erika Ramirez, Community Development Director

SUBJECT: Project No. ZTM26-003 – Consideration to adopt a Resolution recommending the City Council adopt an uncodified Ordinance to amend the South Pasadena Official Zoning Map to delay effectuation and exclude certain individual sites with a historic resource pursuant to Senate Bill 79 (Government Code Sections 65912.155 et seq.) as amended by Assembly Bill 2576, and making a determination of exemption under the California Environmental Quality Act (CEQA)

APPLICANT: City Initiated

Recommendation

It is recommended that the Planning Commission conduct a public hearing and adopt Resolution No. 26-13:

1. Determining that the proposed SB 79 implementing ordinance and corresponding Zoning Map Amendment are not a project under CEQA pursuant to Government Code Section 65912.160(c)(2), and are also exempt pursuant to CEQA Guidelines Section 15061(b)(3); and
2. Recommending that the City Council adopt uncodified Ordinance No. 2422 amending Ordinance No. 2414 and the Official Zoning Map to temporarily exclude 84 qualifying historic sites from Government Code Section 65912.157, including the seven previously deferred local landmark sites and 77 additional qualifying sites, with the expanded exclusions becoming operative no earlier than January 1, 2027, consistent with AB 2576.

Executive Summary

The proposed ordinance would expand the City's historic-site deferral under SB 79 from seven local landmark sites to 84 qualifying historic sites. The City Council adopted Ordinance No. 2414 on July 30, 2026, temporarily deferring application of SB 79 development standards on the seven sites identified as local landmarks on the City's Register of Landmarks and Historic Districts. AB 2576, signed September 14, 2026, expands the categories eligible for temporary historic-site exclusion to include contributing sites within historic districts included on the State Historic Resources

Inventory and individually listed historical-resource parcels in that inventory, provided the designation occurred before January 1, 2025.

The proposed action would add 77 sites to the existing seven-site deferral and update the Official Zoning Map and address list to identify all 84 sites. It would retain the sites' underlying zoning designations and would not approve construction or prohibit development under otherwise applicable local regulations and State housing laws. The exclusion period would remain tied to one year following adoption of the City's seventh-cycle Housing Element. Because AB 2576 takes effect January 1, 2027, the ordinance should preserve the existing seven-site deferral and provide that the additional exclusions become operative no earlier than that date. In addition, Ordinance No. 2419 defers 111 sites with underlying density capacity of at least 50 dwelling units per acre, equivalent to at least 50 percent of the SB 79 default density of 100 dwelling units per acre. With the proposed historic-site amendment, the total number of deferred sites within the one-quarter-mile area would be 195 on January 1, 2027, consisting of 111 sites deferred under Ordinance No. 2419 and 84 historic sites.

Background

SB 79, the Abundant and Affordable Homes Near Transit Act, was signed October 10, 2025, and took effect July 1, 2026. It establishes residential density, building height, and residential floor area standards for qualifying housing developments near designated transit stops. South Pasadena's Metro A Line station qualifies as a Tier 2 stop because it serves light rail. Based on the City's population, the law's default standards apply to eligible sites within one-quarter mile of the station, subject to statutory eligibility requirements and adopted exclusions.

- On January 14, 2026, at a Special joint meeting, the City Council and Planning Commission received an overview of SB 79 and City Council directed staff to prepare an ordinance to delay effectuation and exempt certain individual sites in conjunction with a Local Alternative Plan for Planning Commission's recommendation and City Council's consideration.
- On May 12, 2026, the Planning Commission opened and continued a public hearing.
- On May 19, it adopted Resolution No. PC 26-09 recommending historic-site deferrals and an alternative plan with related land use amendments.
- On June 3, 2026, City Council opened and continued its public hearing.
- On July 15, City Council introduced Ordinance No. 2414 and Ordinance No. 2419, adopted Urgency Ordinance No. 2418 for qualifying Downtown Specific Plan sites, and formed an ad hoc subcommittee to evaluate the alternative plan.
- July 27 and July 30, 2026, the City hosted community meetings concerning SB 79 implementation.
- July 30, 2026, the City Council adopted Ordinance No. 2414 for seven local landmark sites and Ordinance No. 2419 for qualifying Downtown Specific Plan Mixed Use Core and Mixed-Use Core-50 sites. The regular ordinances became effective August 29, 2026.

- August 5, 2026, City Council opened a public hearing to consider a Transit-Oriented Alternative Plan and continued the hearing to September 16, 2026.
- September 14, 2026, AB 2576 was signed, expanding the statutory categories eligible for temporary historic-site exclusions effective January 1, 2027.
- September 16, 2026, City Council continued the public hearing pertaining to a TOD Alternative Plan to a date uncertain and directed staff to republish the hearing notice after a new date is selected.

Ordinance No. 2414 is an uncodified ordinance adopted specifically to defer application of SB 79 on qualifying local-register historic sites and amend the Zoning Map. Section 4 excludes the sites identified in Exhibits A and B from Government Code Section 65912.157 during the period authorized by State law. Section 5 authorizes the corresponding Zoning Map amendment. Sections 6 through 8 preserve the City's ability to consider future implementation measures and clarify that the deferral is temporary and remains subject to State law.

Exhibit B of the adopted ordinance identifies the following seven sites:

APN	ADDRESS	NOTE
APN: 5315-018-021	844 Monterey Road	local register (Reso No. 6498)
APN: 5319-028-001	1103 Monterey Road	local register (CHC 6/26/75)
APN: 5315-019-037	1016 Orange Grove	local register (Reso. No. 7719)
APN: 5313-006-041	634-636 Mission Street	local register (CHC 10/26/83)
APN: 5315-006-015	1017-1019 El Centro (1003 Diamond Avenue)	local register (CHC 3/16/72)
APN: 5313-007-068	729 Mission Street	local register (CHC 6/3/81)
APN: 5315-020-906	913 Meridian Avenue	local register (CHC 3/16/72)
APN: 5315-014-047	1000 Mission Street	local register (CHC 2/3/88)

Analysis

AB 2576 amends Government Code Section 65912.161(b)(1)(F) to allow temporary exclusion of any of the following designated before January 1, 2025:

- A site with a historic resource on a local register.
- A contributing site within a historic district included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code.
- A parcel individually listed as a historical resource included in the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code.

The expansion recognizes additional categories of historic resources beyond the local landmarks covered by Ordinance No. 2414. It does not establish a blanket exclusion for all older buildings, all properties on the City's Inventory of Historic Resources, or all properties within a historic district. For district properties, contributing status and inclusion of the district on the State Historic Resources Inventory must be documented. Each listed site must meet the applicable designation and timing criteria.

Proposed ordinance and map amendment

The proposed ordinance would revise the historic-site provisions and replace or amend the associated map and address exhibits to identify 84 qualifying sites. This represents a net increase of 77 sites over the seven sites listed in the adopted ordinance. Sites qualifying under more than one statutory category are counted once.

The Zoning Map Amendment would identify which sites are temporarily excluded from Section 65912.157 as required by Section 65912.161(b)(2). The underlying zoning designations, permitted uses, and applicable local development standards would remain in place, subject to other applicable State laws. The ordinance would not grant development entitlements, designate additional historic resources, or change a property's historic status.

Duration and implementation

The temporary exclusion would continue until one year following adoption of the City's seventh revision of the Housing Element, consistent with Section 65912.161(b). Ordinance No. 2414 anticipated seventh-cycle adoption around April 15, 2030; that estimate does not establish a fixed expiration date. The actual endpoint depends on the City's adoption date and applicable State law.

The proposed ordinance should preserve the existing seven-site exclusion without interruption and make the expanded exclusions operative on January 1, 2027, or the ordinance's effective date, whichever is later.

Relationship to other SB 79 actions

Ordinance No. 2419 defers application of SB 79 on 111 qualifying Downtown Specific Plan sites because their underlying density capacity is at least 50 dwelling units per acre, equivalent to at least 50 percent of the SB 79 default density of 100 dwelling units per acre. The proposed amendment would expand the historic-site deferral to 84 sites. Together, these measures would result in 195 deferred sites within one-quarter mile of the Metro A Line station on January 1, 2027. A Transit-Oriented Development Alternative Plan for redistribution of housing capacity has not been considered by Council to date.

Zoning Map Amendment Findings

SPMC Section 36.620.070(B) requires three findings for Zoning Code or Map amendments and an additional physical suitability finding for Zoning Map amendments.

General Plan Consistency

The proposed amendment is consistent with the actions, goals, objectives, policies, and programs of the General Plan. Policy P3.4 calls for conservation of South Pasadena's character, scale, and traditional urban form, and Action A3.4b calls for new buildings and related public improvements to fit their context and enhance the City's architectural and cultural traditions. The temporary exclusion supports these provisions by maintaining applicable local development standards and historic preservation requirements for qualifying historic sites. For affected residential sites, Policy P3.1 and Action A3.1a further support conservation of stable residential neighborhoods and development regulations that maintain and enhance established neighborhood character. These provisions appear in Chapter 3, Our Well Planned Community, pages 67–68.

Public interest and welfare

The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. It exercises the temporary historic-site exclusion authority provided by State law to maintain applicable local regulations for qualifying resources. The amendment does not approve development, demolition, or changes to access or public services. It supports conservation of historic resources and orderly development while preserving the applicability of other State housing laws.

Internal Zoning Code consistency

The proposed amendment is internally consistent with other applicable provisions of the Zoning Code. It identifies sites subject to a temporary statutory exclusion without changing their underlying zoning designations or permitted uses. Existing development regulations and historic preservation requirements would continue to apply to the extent consistent with State law. The ordinance and map would identify the scope and duration of the exclusion and would not establish conflicting land use designations.

Physical suitability

The affected sites are physically suitable for the proposed map designation because the designation identifies a temporary statutory exclusion while retaining the underlying zoning and associated land uses. The amendment does not authorize construction, alter site conditions or access, or require additional utility infrastructure. It therefore introduces no new physical development demands. Maintaining applicable local standards and historic preservation requirements supports compatibility with adjoining land uses and qualifying historic resources. Site-specific physical constraints, access, and utility requirements for any future development would be addressed through the applicable review process. This finding concerns suitability for the temporary exclusion designation and does not determine that every affected parcel is free of physical constraints or suitable for every potential development project.

HCD Review

Government Code Section 65912.160 requires submission of the draft implementing ordinance to HCD at least 14 days before adoption and submission of the enacted ordinance within 60 days of enactment. HCD has up to 120 days to determine if the ordinance complies with state law. If HCD does not provide written findings during the review period, the ordinance shall be deemed compliant by default. After the Planning Commission's review, staff will agendize this item for consideration by the City Council at in November, 2026.

Environmental Analysis

The proposed ordinance implements the historic-site exclusions authorized by Government Code Section 65912.161(b) and the associated public zoning map requirement. Pursuant to Government Code Section 65912.160(c)(2), an implementing ordinance described in subdivision (c)(1) is not considered a project under CEQA.

The action is also exempt pursuant to CEQA Guidelines Section 15061(b)(3), consistent with the original ordinance, because it can be seen with certainty that the temporary exclusion and corresponding map amendment have no possibility of causing a significant environmental effect. The action maintains the underlying zoning and applicable historic preservation requirements and does not authorize construction, demolition, or alteration of a historic resource. Environmental review of a future development proposal would be addressed as required by applicable law.

Fiscal Impact

The proposed action involves ordinance preparation, site verification, public noticing, HCD submissions, and updates to the Official Zoning Map. It does not authorize construction or capital expenditure.

Public Notification

A public notice for this Public Hearing was published in the South Pasadena Review on October 9, 2026. The public was also made aware of the regularly scheduled Public Hearing on October 15, 2026 through its inclusion in the legally publicly noticed agenda, posted physically at City Hall and also on the City's website.

Attachments:

1. Resolution 26-13
2. Draft Ordinance No. 2422, including Exhibit A (site list) and Exhibit B (zoning map amended)
3. SB 79 Base Map (August 29, 2026)
4. Ordinance No. 2414
5. Ordinance No. 2419
6. AB 2576 chaptered bill text

P.C. RESOLUTION NO. 26-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA AMENDING ORDINANCE NO. 2414 TO ADD NEWLY ELIGIBLE SITES INDIVIDUALLY LISTED AS HISTORICAL RESOURCES ON THE STATE HISTORIC RESOURCES INVENTORY AND CONTRIBUTING SITES TO A HISTORICAL DISTRICTED LISTED ON THE STATE HISTORIC RESOURCES INVENTORY TO DEFER APPLICATION OF CALIFORNIA SENATE BILL 79 UNTIL ONE YEAR FOLLOWING ADOPTION OF THE CITY'S SEVENTH CYCLE HOUSING ELEMENT PURSUANT TO STATE LAW AND AMENDING THE CITY'S OFFICIAL ZONING MAP

WHEREAS, Senate Bill 79 (SB 79) was signed into law by Governor Newsom on October 10, 2025, codified as Government Code Section 65912.155 through 65912.165, inclusive; and

WHEREAS, SB 79 aims to incentivize and allow the development of housing in proximity to public transit by superseding local zoning and General Plan land use regulations; and

WHEREAS, the Metro A Line station located in the City of South Pasadena meets the definition of a "Tier 2 transit-oriented development stop" pursuant to Government Code Section 65912.156(o) and is located at the southwest corner of Meridian Avenue and Mission Street; and

WHEREAS, the population of the City of South Pasadena is less than 35,000 people; and

WHEREAS, Government Code Section 65912.157 increases the height limit, maximum density and floor area allowed on any parcel zoned for residential, mixed-use, or commercial development located within either one-quarter or one-half mile radius ("the transit-oriented development zones") from qualifying transit stops, which currently applies to the one-quarter mile radius from the Metro A Line station located in the City of South Pasadena; and

WHEREAS, on July 30, 2026 the City Council adopted Ordinance 2414, deferring application of SB 79 until one year after the Seventh Cycle Housing Element for certain historic resources listed on the City's Register of Landmarks and Historic Districts and located within ¼ mile of the Metro A Line station; and

WHEREAS, on September 14, 2026 the Governor of the State of California approved Assembly Bill 2576 (AB 2576), effective January 1, 2027, which amends

Government Code Section 65912.161 to include contributing sites within a historic district listed on the State Historic Resources Inventory (as defined in Public Resources Code Section 5020.1) and parcels individually listed as a historical resource included in the State Historic Resources Inventory to the category of sites that Government Code Section 65912.157 does not apply to until one year prior to the adoption of the seventh revision of the housing element; and

WHEREAS, the City would like to add newly eligible historic resources to those identified in Ordinance 2414 to delay implementation of SB 79; and

WHEREAS, on October 20, 2026, the Planning Commission opened a duly notice public hearing considering amendments to Ordinance 2414 and the South Pasadena Zoning Map related to deferring application of SB 79 on historic properties identified in the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resource Code, as contributing sites within a historic district or as individual historic resources, that are located within ¼ mile of the TOD stop until one year following adoption of the City's Seventh Cycle Housing Element, consistent with Government Code § 65912.161(b); and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1: RECITALS. The above recitals are hereby declared to be true and correct and are incorporated herein as findings of the South Pasadena Planning Commission.

SECTION 2: EVIDENCE AND PUBLIC TESTIMONY. Based upon substantial evidence presented to the Planning Commission during the Public Hearing, including public testimony and written and oral staff reports, and the environmental documentation, the Planning Commission finds all necessary Public Hearings and opportunities for public testimony and comment have been conducted in compliance with applicable law.

SECTION 3: ENVIRONMENTAL FINDINGS. The proposed amendments are not a project under the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65912.160(c)(2), which states that a local ordinance enacted to comply with the provisions of SB 79 is not a project. The proposed is additionally exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. The proposed amendments are to identify

certain sites that are not eligible for the increased development density provided in SB 79, so it can be seen with certainty that the activity of adopting such an ordinance would not have a significant effect on the environment. .

SECTION 4: ZONING MAP AMENDMENT FINDINGS. South Pasadena Municipal Code (SPMC) Section 36.620.070(B) stipulates that a Zoning Map Amendment may be approved if the following findings are met:

1. *Findings required for all Zoning Code/Map amendments:*
 - a. *The proposed amendment is consistent with the actions, goals, objectives, policies, and programs of the General Plan;*

The proposed Zoning Map Amendment (ZMA) is consistent with the actions, goals, objectives, policies, and programs of the General Plan because it would implement the following:

Our Well Planned Community Policy P3.1: Conserve the stable residential neighborhoods.

Action A3.1a: Update the development code to ensure new infill development maintains and enhances the established character of the neighborhood.

For qualifying historic sites within residential neighborhoods, the map amendment supports conservation of the buildings and development patterns that contribute to established neighborhood character.

Action A3.1a calls for updating development regulations to ensure that infill development maintains and enhances established neighborhood character. The amendment supports this action by identifying qualifying historic sites on the City's Official Zoning Map and retaining the applicable local regulatory framework during the temporary exclusion period.

Our Well Planned Community Policy P3.4: Conserve South Pasadena's character and scale, including its traditional urban design form, while creating places of enduring quality that are uniquely fit to their time and place.

Action A3.4b: Ensure that new buildings and the related public realm design fit into their existing context in a way that enhances South Pasadena's architectural and cultural traditions.

Temporarily excluding qualifying historic sites from the development standards established by SB 79 supports Policy 3.4 by retaining the applicable local development standards and historic preservation requirements for resources that contribute to the City's architectural identity and established development patterns.

The amendment supports Action A3.4b by maintaining local review requirements that address the relationship between proposed development and qualifying historic resources, including contributing sites within historic districts.

The amendment applies to the specified categories of historic resources designated before January 1, 2025, consistent with Government Code Section 65912.161(b)(1)(F), as amended by AB 2576. It identifies the excluded sites on the public Zoning Map as required by Section 65912.161(b)(2). The exclusion is temporary, extending until one year following adoption of the seventh revision of the Housing Element. Accordingly, the amendment supports the General Plan's conservation and contextual development policies while implementing the historic-resource exclusions authorized by State law.

- b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City;*

The proposed Zoning Map Amendment is required because of the benefit to the public interest, health, safety, convenience, or general welfare, and that such Amendment is consistent with the general objectives, principles, and standards of the General Plan, as a means to exercise the limited local control, as authorized by SB 79, to exclude historic resources as defined in Government Code Section 65912.161(b)(1)(F).

The amendments do not authorize new development and therefore would not result in adverse impacts to public health, safety, or welfare. Instead, they strengthen existing regulatory processes in a manner that supports orderly development and the overall well-being of the community.

2. *The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.*

The proposed map amendment is internally consistent with other applicable provisions of the Zoning Code. The amendments are limited to delay effectuation of SB 79 on specific sites which maintain underlying zoning developments and underlying allowed uses.

3. *Additional finding for Zoning Map amendments. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects.*

The proposed Zoning Map Amendment identifies qualifying historic sites for temporary exclusion from SB 79 and retains their underlying zoning designations. The amendment does not authorize construction, change permitted land uses under the underlying zoning, or require alterations to existing buildings, access, or utility infrastructure. Accordingly, it does not introduce development that would create new physical constraints or require additional access or utility capacity.

The temporary exclusion maintains the applicable local development standards and historic preservation requirements, supporting compatibility between future development, designated historic resources, and adjoining land uses. Any subsequent development proposal would remain subject to applicable requirements addressing site conditions, access, utility service, and historic-resource protection. Because the amendment retains the underlying zoning and identifies the sites subject to the temporary statutory exclusion, it does not create a physical incompatibility between the affected sites and their zoning designations or anticipated land uses.

As stated above, the Planning Commission can make all of the necessary findings listed in SPMC Chapter 36.620.070(B) to recommend the City Council adopt the Zoning Map Amendment.

SECTION 5: RECOMMENDATION. Based upon the foregoing, the Planning Commission recommends:

- A. The City Council adopt an uncodified ordinance of the City Council of the City of South Pasadena amending Ordinance No. 2414 to expand the list of sites identified for deferred application of California Senate Bill 79 to include sites with a historic resource designated as of January 1, 2025, on both the South Pasadena Register of Landmarks and Historic Districts and the State Historic Resources Inventory, attached herein as Exhibit A, as defined in Public Resources Code Section 5020.1, in accordance with Government Code Section 65912.161(b)(1)(F) until one year following adoption of the

City's Seventh Cycle Housing Element pursuant to state law and amending the City's Official Zoning Map.

SECTION 6: TIMELINE. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED on this 20th day of October, 2026.

Ambitah Barthakur, Planning Commission
Chair

ATTEST:

APPROVED AS TO FORM:

Erika Ramirez, Community
Development Director

Roxanne Diaz, City Attorney

I HEREBY CERTIFY the foregoing Resolution No. 26-13 was duly adopted by the Planning Commission of the City of South Pasadena, California, at a regular meeting held on the 20th day of October, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Nikima Newsome, Chief City Clerk

Exhibit A- List of Addresses

APN	ADDRESS	NOTE
5315-018-021	844 Monterey Road	local register (Reso No. 6498)
5319-028-001	1103 Monterey Road	local register (CHC 6/26/75)
5315-019-037	1016 Orange Grove	local register (Reso. No. 7719)
5313-006-041	634-636 Mission Street	local register (CHC 10/26/83)
5315-006-015	1017-1019 El Centro (100 Diamond Avenue)	local register (CHC 3/16/72)
5313-007-068	729 Mission Street	local register (CHC 6/3/81)
5315-020-906	913 Meridian Avenue	local register (CHC 3/16/72); SHRI district contributor
5315-014-047	1000 Mission Street	local register (CHC 2/3/88)
5315-007-055	1131 El Centro St A	SHRI district contributor
5315-008-023	1019 Mission St	SHRI district contributor; and SHRI individually listed
5315-008-024	1001 Mission St	SHRI district contributor
5315-014-021	810 Meridian Ave	SHRI district contributor
5315-014-023	806 Meridian Ave	SHRI district contributor
5315-014-028	1012 Mission St	SHRI district contributor
5315-014-029	1014 Mission St	SHRI district contributor
5315-014-035	1040 Mission St	SHRI district contributor
5315-014-043	1030 Mission St	SHRI district contributor
5315-014-044	1020 Mission St	SHRI district contributor
5315-014-049	1002 Mission St	SHRI district contributor

5315-019-047	1001 Glendon Way	SHRI district contributor
5315-021-001	950 Mission St	SHRI district contributor
5314-022-005	921 Monterey Rd	SHRI individually listed
5314-022-900		SHRI individually listed
5315-006-021	1020 Meridian Ave	SHRI district contributor
5315-006-024	1100 Meridian Ave	SHRI district contributor
5315-006-028	1106 Meridian Ave	SHRI district contributor
5315-006-029	1110 Meridian Ave	SHRI district contributor
5315-006-032	1114 Meridian Ave	SHRI district contributor
5315-006-034	1120 Meridian Ave	SHRI district contributor
5315-006-040	1146 Meridian Ave	SHRI district contributor
5315-006-041	1142 Meridian Ave	SHRI district contributor
5315-006-042	1138 Meridian Ave	SHRI district contributor
5315-006-043	1134 Meridian Ave	SHRI district contributor
5315-006-044	1130 Meridian Ave	SHRI district contributor
5315-006-045	1122 Meridian Ave	SHRI district contributor
5315-007-900		SHRI individually listed
5315-012-028	624 Meridian Ave	SHRI district contributor
5315-012-029	620 Meridian Ave	SHRI district contributor
5315-012-030	616 Meridian Ave	SHRI district contributor
5315-012-031	612 Meridian Ave	SHRI district contributor
5315-012-032	610 Meridian Ave	SHRI district contributor
5315-012-033	606 Meridian Ave	SHRI district

		contributor
5315-012-034	602 Meridian Ave	SHRI district contributor
5315-012-035	600 Meridian Ave	SHRI individually listed
5315-013-037	720 Meridian Ave	SHRI district contributor
5315-013-038	716 Meridian Ave	SHRI district contributor
5315-013-039	712 Meridian Ave	SHRI district contributor
5315-013-040	708 Meridian Ave	SHRI district contributor
5315-013-041	704 Meridian Ave	SHRI district contributor
5315-013-043	702 Meridian Ave	SHRI district contributor
5315-013-049	726 Meridian Ave	SHRI district contributor
5315-015-019	1014 Glendon Way	SHRI district contributor
5315-015-020	1024 Glendon Way	SHRI district contributor
5315-015-021	1028 Glendon Way	SHRI district contributor
5315-015-022	1102 Glendon Way	SHRI district contributor
5315-015-023	1015 Meridian Ave	SHRI district contributor
5315-015-024	1011 Meridian Ave	SHRI district contributor
5315-015-033	1023 Meridian Ave	SHRI district contributor
5315-015-034	1103 Meridian Ave	SHRI district contributor
5315-015-035	1105 Meridian Ave	SHRI district contributor
5315-015-036	1109 Meridian Ave	SHRI district contributor
5315-015-037	1113 Meridian Ave	SHRI district contributor
5315-015-038	1121 Meridian Ave	SHRI district contributor
5315-015-039	1125 Meridian Ave	SHRI district contributor

5315-015-040	1131 Meridian Ave	SHRI district contributor
5315-015-041	1133 Meridian Ave	SHRI district contributor
5315-015-042	1112 Glendon Way	SHRI district contributor
5315-015-044	1118 Glendon Way	SHRI district contributor
5315-015-045	1126 Glendon Way	SHRI district contributor
5315-015-046	1119 Meridian Ave	SHRI district contributor
5315-016-011	637 Meridian Ave	SHRI district contributor
5315-016-015	621 Meridian Ave	SHRI district contributor
5315-016-016	617 Meridian Ave	SHRI district contributor
5315-016-017	613 Meridian Ave	SHRI district contributor
5315-016-021	625 Meridian Ave	SHRI district contributor
5315-016-045	631 Meridian Ave	SHRI district contributor
5315-018-028	1111 Glendon Way	SHRI district contributor
5315-018-030	1115 Glendon Way	SHRI district contributor
5315-018-031	1119 Glendon Way	SHRI district contributor
5315-018-045	1123 Glendon Way	SHRI district contributor
5315-019-020	1021 Glendon Way	SHRI district contributor
5315-019-021	1027 Glendon Way	SHRI district contributor
5315-019-022	1101 Glendon Way	SHRI district contributor
5315-019-023	1105 Glendon Way	SHRI district contributor

ORDINANCE NO. 2422

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA AMENDING ORDINANCE NO. 2414 TO ADD NEWLY ELIGIBLE STIES INDIVIDUALLY LISTED AS HISTORICAL RESOURCES ON THE STATE HISTORICAL RESOURCES INVENTORY AND CONTRIBUTING SITES TO A HISTORICAL DISTRICTED LISTED ON THE STATE HISTORICAL RESOURCES INVENTORY TO DEFER APPLICATION OF CALIFORNIA SENATE BILL 79 UNTIL ONE YEAR FOLLOWING ADOPTION OF THE CITY'S SEVENTH CYCLE HOUSING ELEMENT PURSUANT TO STATE LAW AND AMENDING THE CITY'S OFFICIAL ZONING MAP

WHEREAS, California Constitution Article XI, Section 7, enables the City of South Pasadena ("City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce land use and planning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, Senate Bill 79 ("SB 79"), known as the *Abundant and Affordable Homes Near Transit Act* and codified in California Government Code §§65912.155-65912.162, establishes statewide standards applicable to certain housing development projects located near qualifying transit-oriented development ("TOD") stops, subject to specified requirements and limitations; and

WHEREAS, SB 79 became effective on July 1, 2026, and includes provisions allowing delayed implementation of SB 79 standards on certain sites and development of local TOD alternative plans; and

WHEREAS, SB 79 provides that, prior to one year following adoption of a jurisdiction's seventh revision of its Housing Element, the provisions of SB 79 relating to housing development projects do not apply where a local government has adopted an ordinance consistent with State law demonstrating that the circumstances specified in SB 79 allowing for deferral exist; and

WHEREAS, the City of South Pasadena ("City") is subject to Housing Element requirements pursuant to Government Code Section 65580 et seq. and anticipates that adoption of the Seventh Cycle Housing Element for the Southern California Association of Governments (SCAG) region will occur approximately on or around April 15, 2030, or as may be amended by State law; and

WHEREAS, pursuant to SB 79, sites with a historic resource designated as of January 1, 2025, on a local register, may be deferred and in such case the provisions of SB 79 related to housing development projects shall not apply to those sites until

one year after the Seventh Cycle Housing Element, consistent with Government Code Section 65912.161(b); and

WHEREAS, on July 30, 2026, the City Council adopted Ordinance No. 2414 deferring application of Senate Bill 79 on seven sites with a historic resource designated as of January 1, 2025 on the City of South Pasadena Register of Landmarks and Historic Districts; and

WHEREAS, on September 14, 2026, the California Governor approved Assembly Bill 2576 ("AB 2576"), effective on January 1, 2027, which amends Government Code Section 65912.161 to expand historic preservation exclusions under SB 79 to sites listed on the State Historic Resources Inventory, as defined in Public Resources Code Section 5020.1; and

WHEREAS, the City has analyzed historic properties identified in both the local register and sites that are contributing sites in a historic district or individually historic resources listed in the State Historic Resources Inventory that are located within ¼ mile of the TOD stop; and

WHEREAS, the City identified certain sites listed on the State Historic Resources Inventory that are additional to those identified in Ordinance No. 2414 that qualify for delayed implementation of SB 79 upon the effective date of AB 2576; and

WHEREAS, the City desires to include historic sites newly eligible for deferred application of SB 79, as specified in AB 2576, to the historic sites identified in Exhibit A of Ordinance 2414; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 20, 2026, at which time it considered all evidence presented, both written and oral, at the end of the hearing opted to adopt Resolution No. PC 26-13, recommending the City Council adopt an ordinance to amend Ordinance No. 2414 to defer application of Senate Bill 79 on sites listed on both local and state historic registers as of January 1, 2025; and

WHEREAS, on November X, 2026, the City Council held a public hearing, at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to introduce for first reading this Ordinance to amend Ordinance 2414 to defer application of Senate Bill 79 on sites listed on both local and state registers as of January 1, 2025; and

WHEREAS, on November XX, 2026, the City Council adopted this Ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The Recitals set forth hereinabove are true and correct and incorporated herein by reference as if fully set forth herein.

SECTION 2. California Environmental Quality Act (CEQA). This Ordinance is not a project under CEQA pursuant to Government Code Section 65912.160(c)(2), which states that a local ordinance enacted to comply with the provisions of SB 79 is not a project. This Ordinance is additionally exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), which is the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. This Ordinance amends a previously adopted ordinance to identify additional sites that are not eligible for the increased development density provided in SB 79 and would maintain the existing development standards in the zoning code and general plan, so it can be seen with certainty that the activity of adopting such an ordinance would not have a significant effect on the environment.

SECTION 3. Amendment to Ordinance 2414. Exhibit A of Ordinance 2414 is hereby replaced with Exhibit A, attached hereto and incorporated herein, which includes both sites on the South Pasadena Register of Landmarks and Historic Districts previously identified in Ordinance 2414 for deferral of Senate Bill 79 and newly eligible sites located within ¼ mile of the Metro A Line Station that are contributing sites within a historic district included on the State Historic Resources Inventory and parcels that are individually listed as a historical resource included in the State Historic Resources Inventory, consistent with AB 2576 amendments to Government Code 65912.161(b)(1)(F).

SECTION 4. Deferral of Senate Bill 79 (Government Code §§ 65912.155-65912.162). Pursuant to Government Code Section 65912.161(b), the provisions of SB 79 relating to transit-oriented housing development projects as set forth in Government Code Section 65912.157 shall not apply to the sites identified in Exhibit A ("Deferred Sites") prior to one year following the City's adoption of its seventh revision of the Housing Element, as permitted by State law.

SECTION 5. Amended Zoning Map. The Community Development Director is hereby authorized to amend the City's Zoning Map to indicate that as of the effective date of this Ordinance, the sites identified in Exhibit B herein are not covered by Government Code Section 65912.157 and the City Council hereby adopts said amended Zoning Map.

SECTION 8. Interpretation and State Law Consistency. This Ordinance shall be interpreted and applied in a manner consistent with SB 79 and other applicable provisions of State law. In the event of any conflict between this Ordinance and State law, State law shall control.

SECTION 9. Severability. If any section, subsection, sentence, clause, or phrase in this Ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 10. Effective Date. This Ordinance shall take effect the later of thirty days after its adoption or January 1, 2027, shall be certified as to its adoption by the City Clerk, and shall be published as required by law.

PASSED, APPROVED AND ADOPTED ON this ____ day of _____, 2026

AYES:

NOES:

ABSENT:

ABSTAIN:

Sheila Rossi, Mayor

ATTEST:

APPROVED AS TO FORM:

Nikima Newsome, Chief City Clerk

Roxanne Diaz, City Attorney

Exhibit A- List of Addresses

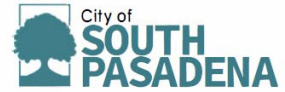
APN	ADDRESS	NOTE
5315-018-021	844 Monterey Road	local register (Reso No. 6498)
5319-028-001	1103 Monterey Road	local register (CHC 6/26/75)
5315-019-037	1016 Orange Grove	local register (Reso. No. 7719)
5313-006-041	634-636 Mission Street	local register (CHC 10/26/83)
5315-006-015	1017-1019 El Centro (1003 Diamond Avenue)	local register (CHC 3/16/72)
5313-007-068	729 Mission Street	local register (CHC 6/3/81)
5315-020-906	913 Meridian Avenue	local register (CHC 3/16/72); SHRI district contributor
5315-014-047	1000 Mission Street	local register (CHC 2/3/88)
5315-007-055	1131 El Centro St A	SHRI district contributor
5315-008-023	1019 Mission St	SHRI district contributor; and SHRI individually listed
5315-008-024	1001 Mission St	SHRI district contributor
5315-014-021	810 Meridian Ave	SHRI district contributor
5315-014-023	806 Meridian Ave	SHRI district contributor
5315-014-028	1012 Mission St	SHRI district contributor
5315-014-029	1014 Mission St	SHRI district contributor
5315-014-035	1040 Mission St	SHRI district contributor
5315-014-043	1030 Mission St	SHRI district contributor
5315-014-044	1020 Mission St	SHRI district contributor

5315-014-049	1002 Mission St	SHRI district contributor
5315-019-047	1001 Glendon Way	SHRI district contributor
5315-021-001	950 Mission St	SHRI district contributor
5314-022-005	921 Monterey Rd	SHRI individually listed
5314-022-900		SHRI individually listed
5315-006-021	1020 Meridian Ave	SHRI district contributor
5315-006-024	1100 Meridian Ave	SHRI district contributor
5315-006-028	1106 Meridian Ave	SHRI district contributor
5315-006-029	1110 Meridian Ave	SHRI district contributor
5315-006-032	1114 Meridian Ave	SHRI district contributor
5315-006-034	1120 Meridian Ave	SHRI district contributor
5315-006-040	1146 Meridian Ave	SHRI district contributor
5315-006-041	1142 Meridian Ave	SHRI district contributor
5315-006-042	1138 Meridian Ave	SHRI district contributor
5315-006-043	1134 Meridian Ave	SHRI district contributor
5315-006-044	1130 Meridian Ave	SHRI district contributor
5315-006-045	1122 Meridian Ave	SHRI district contributor
5315-007-900		SHRI individually listed
5315-012-028	624 Meridian Ave	SHRI district contributor
5315-012-029	620 Meridian Ave	SHRI district contributor
5315-012-030	616 Meridian Ave	SHRI district contributor

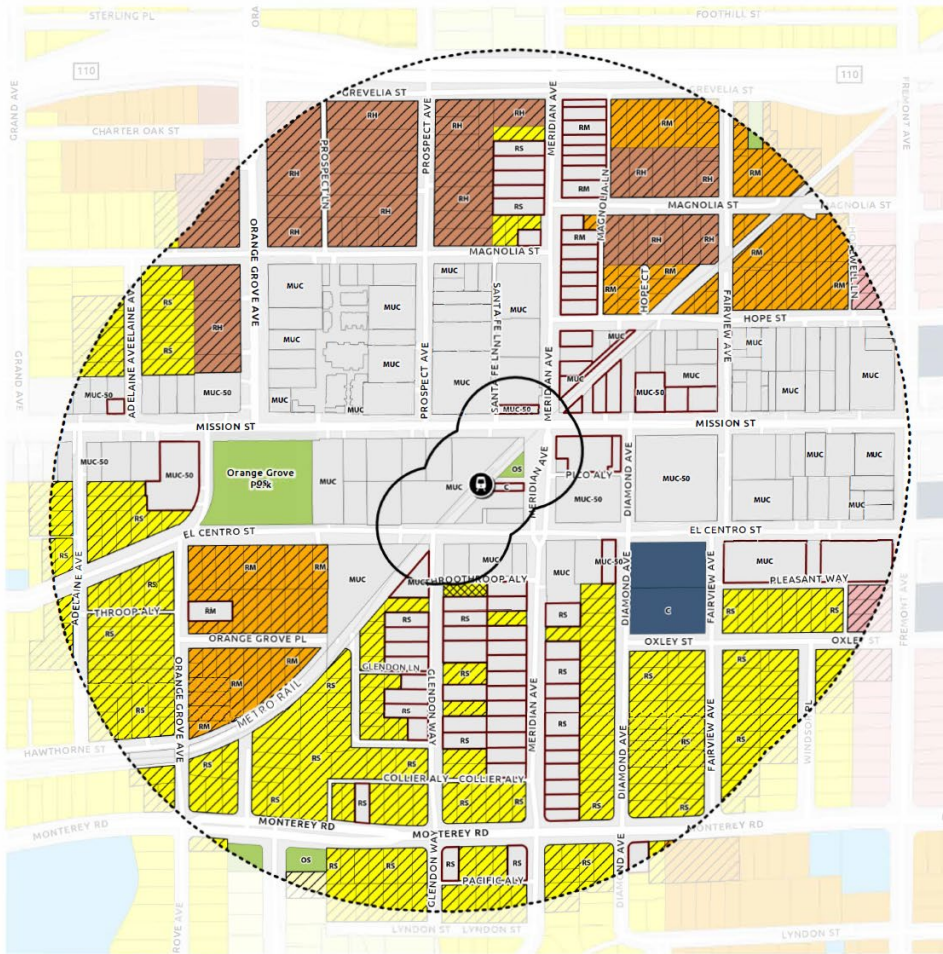
5315-012-031	612 Meridian Ave	SHRI district contributor
5315-012-032	610 Meridian Ave	SHRI district contributor
5315-012-033	606 Meridian Ave	SHRI district contributor
5315-012-034	602 Meridian Ave	SHRI district contributor
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5315-015-036	1109 Meridian Ave	SHRI district contributor

5315-015-037	1113 Meridian Ave	SHRI district contributor
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5315-019-021	1027 Glendon Way	SHRI district contributor
5315-019-022	1101 Glendon Way	SHRI district contributor
5315-019-023	1105 Glendon Way	SHRI district contributor

Exhibit B – Zoning Map with SB 79 area



ZONING MAP WITH TOD OVERLAYS



Station Context



Metro A Line: South Pasadena Station

Within 200 Feet of Station Pedestrian Access Points

Within ¼ Mile of Station Pedestrian Access Points

SB 79 TOD Zones and Deferred Sites

TOD 1 Adjacent Zone (SB 79 Eligible Properties)

TOD 2 Quarter Mile Zone (SB 79 Eligible Properties)

Deferred Site: MUC / MUC-50 Zoning (Ord. 2419)

Deferred Site: Historic Resource (Ord. 2414)

Base Zoning

Altos De Monterey Residential (AM)	Residential Estate (RE)
Civic (C)	Residential Low Density (RS)
Commercial Office (CO)	Residential Medium Density (RM)
Community Facilities (CF)	Residential High Density (RH)
Open Space (OS)	

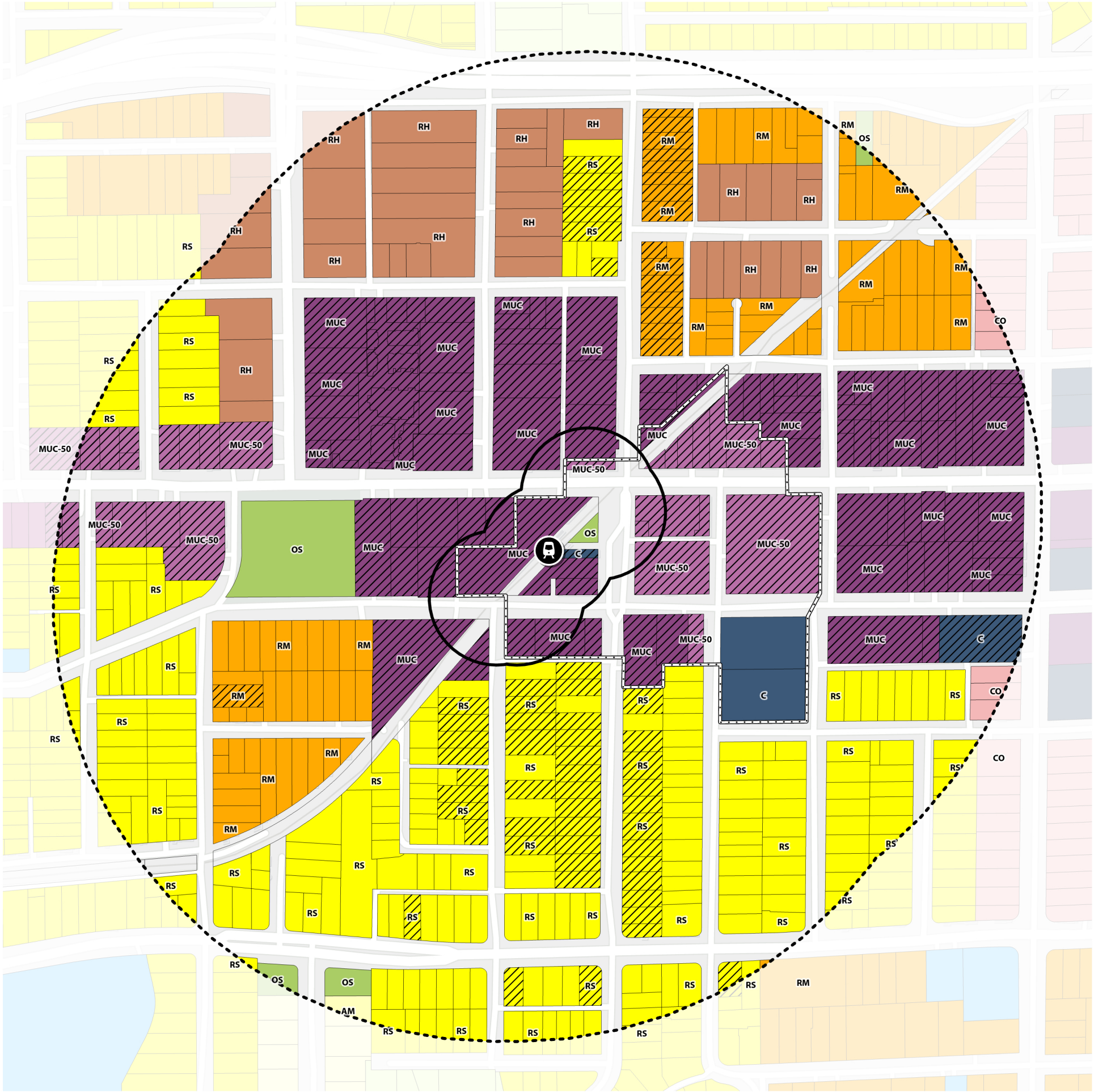
SB 79 transit oriented development (TOD) zones sourced from SCAQS SB 79 TOD Zones and Tiers feature layer (published June 1, 2026). TOD zones reflect 200 foot and quarter mile distances from the Metro A Line South Pasadena Station pedestrian access points. Deferred sites reflect parcels subject to delayed effectuation under Ordinance No. 2419 (Mixed Use Core zoning, MUC and MUC-50) and Ordinance No. 2414 as amended (historic resources, including AB 2576 California Register district contributors and individually listed properties, amendment pending adoption). Historic resources in MUC/MUC-50 zones are deferred on both bases. Historic resources reflect the City's Inventory of Historic Resources. Data sources: City of South Pasadena zoning and historic resources inventory (2026); Metro GIS Map prepared by MG, Inc., October 2026.

0 250 500 1,000 Feet





EXHIBIT-0:
Mission/Meridian Station Area
Zoning and SB 79 Deferred Sites



Station Context



Metro A Line Station: Mission/Meridian

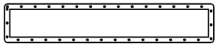


200-Foot Radius from Metro Station Pedestrian Access Points



1/4-Mile Radius from Metro Station Pedestrian Access Points

Sites & Special Designations



Historic Business District Boundary



Deferred Sites, MUC / MUC-50 Zoning and/or Historic Resource

Base Zoning



Altos De Monterey Residential (AM)



Civic (C)



Commercial General (CG)



Commercial Office (CO)



Community Facilities (CF)



Fair Oaks Corridor (FOC)



Holy Family Specific Plan (HFSP)



Mixed Use Core (MUC)



Mixed Use Core (MUC-50)



Open Space (OS)



Residential Estate (RE)



Residential High Density (RH)



Residential Low Density (RS)



Residential Medium Density (RM)

SB 79 transit oriented development (TOD) zones sourced from SCAG's SB 79 TOD Zones and Tiers feature layer (published June 1, 2026). TOD zones reflect 200 foot and quarter mile distances from the Metro A Line Mission/Meridian Station pedestrian access points. Deferred sites reflect parcels subject to delayed effectuation under Ordinance No. 2419 (Mixed Use Core zoning, MUC and MUC-50) and Ordinance No. 2414 as amended (historic resources, including AB 2576 California Register district contributors and individually listed properties; amendment pending adoption). Historic Business District and historic resources reflect the City's Inventory of Historic Resources. Data sources: SCAG SB 79 TOD Zones and Tiers (June 2026); City of South Pasadena zoning and historic resources inventory (2026); Metro GIS. Map prepared by MIG, Inc., October 2026.



ORDINANCE NO. 2414

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA DEFERRING APPLICATION OF CALIFORNIA SENATE BILL 79 ON SITES WITH A HISTORIC RESOURCE DESIGNATED AS OF JANUARY 1, 2025, ON A LOCAL REGISTER UNTIL ONE YEAR FOLLOWING ADOPTION OF THE CITY'S SEVENTH CYCLE HOUSING ELEMENT PURSUANT TO STATE LAW AND AMENDING THE CITY'S ZONING MAP

WHEREAS, California Constitution Article XI, Section 7, enables the City of South Pasadena ("City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce land use and planning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, on October 10, 2025, Senate Bill 79 ("SB 79"), known as the *Abundant and Affordable Homes Near Transit Act* and codified in California Government Code §§65912.155-65912.162, establishes statewide standards applicable to certain housing development projects located near qualifying transit-oriented development ("TOD") stops, subject to specified requirements and limitations; and

WHEREAS, SB 79 became effective on July 1, 2026, and includes provisions allowing delayed implementation of SB 79 standards on certain sites and development of local TOD alternative plans; and

WHEREAS, the City of South Pasadena ("City") is subject to Housing Element requirements pursuant to Government Code Section 65580 et seq.; and

WHEREAS, SB 79 provides that, prior to one year following adoption of a jurisdiction's seventh revision of its Housing Element, the provisions of SB 79 relating to housing development projects do not apply where a local government has adopted an ordinance consistent with State law demonstrating that the circumstances specified in SB 79 allowing for deferral exist; and

WHEREAS, pursuant to SB 79, sites with a historic resource designated as of January 1, 2025, on a local register, may be deferred and in such case the provisions of SB 79 related to housing development projects shall not apply to those sites; and

WHEREAS, the City has analyzed historic properties identified on the local register that are located within ¼ mile of the TOD stop and identified certain sites that qualify for delayed implementation of SB 79, attached hereto as Exhibit A and incorporated here; and

WHEREAS, the Legislature has found that the State faces a housing crisis of availability and affordability and that addressing this crisis is a matter of statewide concern (Government Code § 65912.162). The City recognizes these statewide objectives but exercises its authority under SB 79 to temporarily defer the application of certain provisions to allow time for local planning consistent with State law; and

WHEREAS, the City Council desires to preserve local planning authority and allow sufficient time to evaluate SB 79 and potential local implementation measures in coordination with the Housing Element process, consistent with State law; and

WHEREAS, the City anticipates that adoption of the Seventh Cycle Housing Element for the Southern California Association of Governments (SCAG) region will occur approximately on or around April 15, 2030, or as may be amended by State law. The deferral period established by this Ordinance shall remain in effect until one year following adoption of the City's Seventh Cycle Housing Element, consistent with Government Code § 65912.161(b); and

WHEREAS, the Planning Commission opened a duly noticed public hearing on May 12, 2026, and continued it to May 19, 2026. On May 19, 2026, the Planning Commission held a continued public hearing, at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 26-09, recommending that the City Council approve an ordinance deferring application of Senate Bill 79 on sites with a historic resource designated as of January 1, 2025 on the City's local register; and

WHEREAS, following the public hearing, the City Council opened a duly noticed public hearing on June 3, 2026, and continued it to July 15, 2026. On July 15, 2026 considered the entire record of information received at the public hearings before the Planning Commission and City Council; and

WHEREAS, on July 15, 2026 the City Council held a continued public hearing, at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to introduce for first reading this Ordinance to defer the provisions of SB 79 related to housing development projects on sites with a historic resource designated as of January 1, 2025, on the City's local register.

WHEREAS, on July 30, 2026, the City Council adopted this Ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The Recitals set forth hereinabove are true and correct and incorporated herein by reference as if fully set forth herein.

SECTION 2. California Environmental Quality Act (CEQA). This Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), which is

the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment and pursuant to Government Code Section 65912.160(c)(2), this Ordinance is not considered a project under CEQA.

SECTION 3. Historic Sites. The City has four sites with a historic resource designated as of January 1, 2025, on the City's local register as follows: (i) 1103 Monterey Road, designated as Official City Landmark #21 by the City's Cultural Heritage Commission on August 20, 1975; (ii) 844 Monterey Road, designated as Official City Landmark #40 as set forth in Resolution No. 6498 adopted on August 6, 1997; (iii) 636 Mission Street, designated as Official City Landmark #31 by the City's Cultural Heritage Commission on October 26, 1983; (iv) 1016 Orange Grove Avenue, designated as Official City Landmark #57; (v) 1017-1019 El Centro designated as Official City Landmark #8 by the City's Cultural Heritage Commission on March 16, 1972; (vi) 729 Mission St., designated as Official Landmark #27 by the City's Cultural Heritage Commission on June, 3, 1981; and (vii) 1000 Mission St. designated as Official Landmark #34 by the City's Cultural Heritage Commission on February 3, 1988.

SECTION 4. Deferral of Senate Bill 79 (Government Code §§ 65912.155-65912.162). Pursuant to Government Code Section 65912.161(b), the provisions of SB 79 relating to transit-oriented housing development projects as set forth in Government Code Section 65912.157 shall not apply to the sites identified in Exhibit A ("Deferred Sites Map"), which are sites with a historic resource designated on the City's local register as of January 1, 2025, with the addresses listed in Exhibit B within the City of South Pasadena until prior to one year following the City's adoption of its seventh revision of the Housing Element, as permitted by State law.

SECTION 5. Amended Zoning Map. The Community Development Director is hereby authorized to amend the City's Zoning Map to indicate that as of the effective date of this Ordinance, the sites identified in Exhibit B herein are not covered by Government Code Section 65912.157 and the City Council hereby adopts said amended Zoning Map.

SECTION 6. Future Local TOD Implementation. Nothing in this Ordinance shall be construed to limit the City's authority, under SB 79, including Government Code §65912.161, to evaluate, adopt, or incorporate a local TOD alternative plan or other implementing regulations at a future date, consistent with State law.

SECTION 7. Scope and Limitation. This Ordinance is intended solely to defer the application of SB 79 during the period authorized by State law. Nothing in this Ordinance shall be construed to permanently exempt any site from SB 79 or to limit the City's obligation to comply with applicable State housing laws.

SECTION 8. Interpretation and State Law Consistency. This Ordinance shall be interpreted and applied in a manner consistent with SB 79 and other applicable provisions of State law. In the event of any conflict between this Ordinance and State law, State law shall control.

SECTION 9. Severability. If any section, subsection, sentence, clause, or phrase in this Ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 10. Effective Date. This Ordinance shall take effect thirty days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published as required by law.

PASSED, APPROVED AND ADOPTED ON this 30th day of July 2026

AYES: Braun, Cacciotti, Ferguson, Primuth

NOES: None.

ABSENT: None.

ABSTAIN: None.

ATTEST:

Signed by:

Nikima S. Newsome

A281FB1398FA487...

Nikima Newsome, Chief City Clerk

Signed by:

Omari Ferguson

E76A921FA58640A...

Omari Ferguson, Mayor Pro Tem

APPROVED AS TO FORM:

DocuSigned by:

Roxanne Diaz

A7800E5CA8A241F...

Roxanne Diaz, City Attorney

Exhibit B- List of Addresses

APN	ADDRESS	NOTE
APN: 5315-018-021	844 Monterey Road	Historic resource on local register as of January 1, 2025 (Reso No. 6498)
APN: 5319-028-001	1103 Monterey Road	Historic resource on local register as of January 1, 2025 (CHC 6/26/75)
APN: 5315-019-037	1016 Orange Grove	Historic resource on local register as of January 1, 2025 (Reso. No. 7719)
APN: 5313-006-041	634-636 Mission Street	Historic resource on local register as of January 1, 2025 (CHC 10/26/83)
APN: 5315-006-015	1017-1019 El Centro (1003 Diamond Avenue)	Historic resource on local register as of January 1, 2025 (CHC 3/16/72)
APN: 5313-007-068	729 Mission Street	Historic resource on local register as of January 1, 2025 (CHC 6/3/81)
APN: 5315-014-047	1000 Mission Street	Historic resource on local register as of January 1, 2025 (CHC 2/3/88)

ORDINANCE NO. 2419

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA DEFERRING APPLICATION OF CALIFORNIA SENATE BILL 79 ON SITES THAT ARE ZONED DOWNTOWN SPECIFIC PLAN MIXED USE CORE AND DOWNTOWN SPECIFIC PLAN MIXED USE-50 UNTIL ONE YEAR FOLLOWING ADOPTION OF THE CITY'S SEVENTH CYCLE HOUSING ELEMENT PURSUANT TO STATE LAW AND AMENDING THE CITY'S ZONING MAP

WHEREAS, California Constitution Article XI, Section 7, enables the City of South Pasadena ("City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce land use and planning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, on October 10, 2025, Senate Bill 79 ("SB 79"), known as the *Abundant and Affordable Homes Near Transit Act* and codified in California Government Code §§65912.155-65912.162, establishes statewide standards applicable to certain housing development projects located near qualifying transit-oriented development ("TOD") stops, subject to specified requirements and limitations; and

WHEREAS, SB 79 became effective on July 1, 2026, and includes provisions allowing delayed implementation of SB 79 standards on certain sites and development of local TOD alternative plans; and

WHEREAS, the City of South Pasadena ("City") is subject to Housing Element requirements pursuant to Government Code Section 65580 et seq.; and

WHEREAS, SB 79 provides that, prior to one year following adoption of a jurisdiction's seventh revision of its Housing Element, the provisions of SB 79 relating to housing development projects do not apply where a local government has adopted an ordinance consistent with State law demonstrating that the circumstances specified in SB 79 allowing for deferral exist; and

WHEREAS, pursuant to Government Code Section 65912.161(b)(1)(A), sites that permit density and residential floor area ratio at no less than 50 percent of the SB 79 densities and floor area ratios may be deferred and in such case the provisions of SB 79 related to housing development projects shall not apply to those sites; and

WHEREAS, the City's Planning Department has analyzed properties within one-quarter mile of the qualifying TOD stop in the City with no less than 50 percent of the standards specified in Government Code Section 65912.157 and has identified certain sites that qualify for delayed effectuation as set forth in Exhibit A; and

WHEREAS, the Legislature has found that the State faces a housing crisis of availability and affordability and that addressing this crisis is a matter of statewide concern (Government Code § 65912.162). The City recognizes these statewide objectives but exercises its authority under SB 79 to temporarily defer the application of certain provisions to allow time for local planning consistent with State law; and

WHEREAS, the City Council desires to preserve local planning authority and allow sufficient time to evaluate SB 79 and potential local implementation measures in coordination with the Housing Element process, consistent with State law; and

WHEREAS, the City anticipates that adoption of the Seventh Cycle Housing Element for the Southern California Association of Governments (SCAG) region will occur approximately on or around April 15, 2030, or as may be amended by State law. The deferral period established by this Ordinance shall remain in effect until one year following adoption of the City's Seventh Cycle Housing Element, consistent with Government Code § 65912.161(b); and

WHEREAS, the Planning Commission opened a duly noticed public hearing on May 12, 2026, and continued it to May 19, 2026. On May 19, 2026 the Planning Commission held a continued public hearing, at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 26-09, recommending that the City Council approve this Ordinance; and

WHEREAS, on July 15, 2026 the City Council held a continued public hearing, at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to introduce for first reading this Ordinance to defer the provisions of SB 79 related to housing development projects on sites with a historic resource designated as of January 1, 2025, on the City's local register.

WHEREAS, on July 30, 2026, the City Council adopted this Ordinance.

WHEREAS, following the public hearing, the City Council opened a duly noticed public hearing on June 3, 2026, and continued it to July 15, 2026. On July 15, 2026 considered the entire record of information received at the public hearings before the Planning Commission and City Council; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The Recitals set forth hereinabove are true and correct and incorporated herein by reference as if fully set forth herein.

SECTION 2. California Environmental Quality Act (CEQA). This Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), which is

the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment and pursuant to Government Code Section 65912.160(c)(2), this Ordinance is not considered a project under CEQA.

SECTION 3. Deferral of Senate Bill 79 (Government Code §§ 65912.155-65912.162). Pursuant to Government Code Section 65912.161(b), the provisions of SB 79 relating to transit-oriented housing development projects as set forth in Government Code Section 65912.157 shall not apply to the sites listed in Exhibit A (“List of Addresses”) and identified in Exhibit B (“Deferred Sites Map”), which are sites identified by the City of South Pasadena which permits density and residential floor area ratio at no less than 50 percent of the standards specified under Section 65912.157(a), with the addresses listed in Exhibit A within the City of South Pasadena prior to one year following the City’s adoption of its seventh revision of the Housing Element, as permitted by State law.

SECTION 4. Amended Zoning Map. The Community Development Director is hereby authorized to amend the City’s Zoning Map to indicate that as of the effective date of this Ordinance, the sites listed in Exhibit A and identified in Exhibit B as MUC and MUC-50 herein are not covered by Government Code Section 65912.157 and the City Council hereby adopts said amended Zoning Map.

SECTION 5. Future Local TOD Implementation. Nothing in this Ordinance shall be construed to limit the City’s authority, under SB 79, including Government Code §65912.161, to evaluate, adopt, or incorporate a local TOD alternative plan or other implementing regulations at a future date, consistent with State law.

SECTION 6. Scope and Limitation. This Ordinance is intended solely to defer the application of SB 79 during the period authorized by State law. Nothing in this Ordinance shall be construed to permanently exempt any site from SB 79 or to limit the City’s obligation to comply with applicable State housing laws.

SECTION 7. Interpretation and State Law Consistency. This Ordinance shall be interpreted and applied in a manner consistent with SB 79 and other applicable provisions of State law. In the event of any conflict between this Ordinance and State law, State law shall control.

SECTION 8. Severability. If any section, subsection, sentence, clause, or phrase in this Ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 9. Effective Date. This Ordinance shall take effect thirty days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published as required by law.

PASSED, APPROVED AND ADOPTED ON this 30th day of July 2026

AYES: Braun, Cacciotti, Ferguson, Primuth, Mayor Rossi

NOES: None.

ABSENT: None.

ABSTAIN: None.

Signed by:

Sheila Rossi

4D2802B852BF4C7

Sheila Rossi, Mayor

ATTEST:

Signed by:

Nikima S. Newsome

A284FB4308EA487...

Nikima Newsome, Chief City Clerk

APPROVED AS TO FORM:

DocuSigned by:

Roxanne Diaz

A7880E56A8A241F...

Roxanne Diaz, City Attorney

Exhibit A- List of Addresses

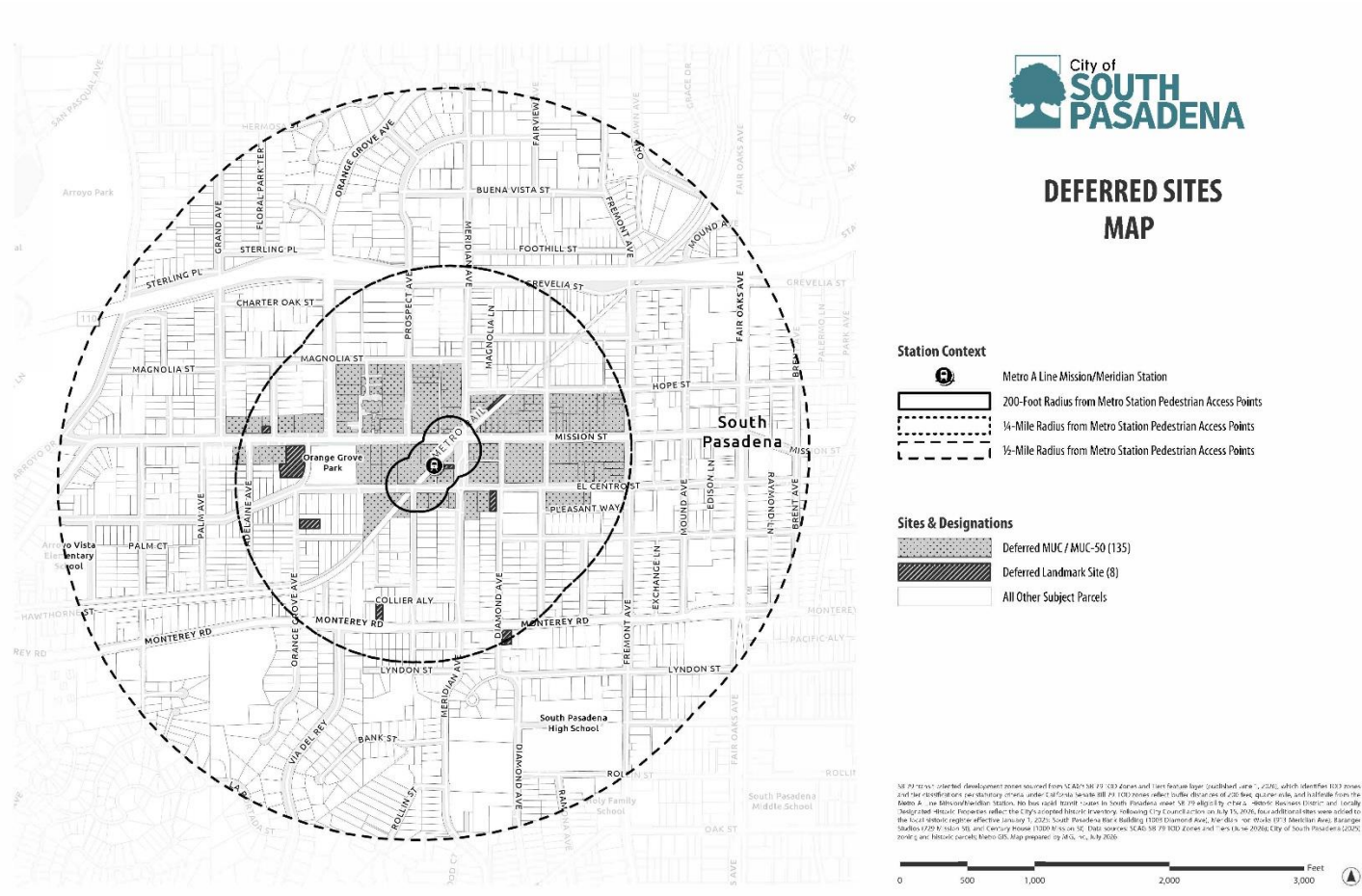
Parcel No.	Assessor Parcel Number (APN)	Address
1	5315-008-024	1001 Mission St
2	5315-008-025	
3	5315-008-046	1000 El Centro St No 122
4	5315-014-047	1000 Mission St
5	5315-014-049	1002 Mission St
6	5315-015-017	901 El Centro St
7	5315-015-047	909 El Centro St 1
8	5315-017-026	904 Mission St
9	5315-019-047	1001 Glendon Way
10	5315-019-048	845 El Centro St
11	5315-020-004	905 Mission St
12	5315-020-006	921 Meridian Ave
13	5315-020-008	
14	5315-020-013	853 Mission St
15	5315-020-014	919 Mission St
16	5315-020-016	915 Meridian Ave
17	5315-020-017	841 Mission St
18		
19	5315-020-906	
20	5315-021-001	950 Mission St
21	5315-021-008	809 Meridian Ave E
22	5313-006-024	612 Mission St
23	5313-006-025	736 Mission St
24	5313-006-038	630 Mission St
25	5313-006-039	630 Mission St
26	5313-006-040	817 Adelaine Ave
27	5313-006-042	716 Mission St
28	5313-006-043	720 Mission St
29	5313-006-044	726 Mission St
30	5313-007-044	
31	5313-007-045	623 Mission St
32	5313-007-054	701 Mission St
33	5313-007-057	715 Mission St
34	5313-007-067	711 Mission St
35	5313-007-068	729 Mission St
36	5315-006-014	1009 El Centro St
37	5315-006-015	1003 Diamond Ave
38	5315-006-017	1001 El Centro St

40	5315-007-030	1149 El Centro St
41	5315-007-055	1131 El Centro St A
42	5315-008-023	1019 Mission St
43	5315-008-032	1117 Mission St
44	5315-008-033	1121 Mission St
45	5315-008-035	1122 El Centro St
46	5315-008-036	1131 Mission St
47	5315-008-037	1126 El Centro St
48	5315-008-038	923 Fremont Ave
49	5315-008-039	1134 El Centro St
50	5315-008-040	917 Fremont Ave
51	5315-008-041	913 Fremont Ave
52	5315-008-042	1141 Mission St
53	5315-008-043	1115 Mission St
54	5315-008-045	1101 Mission St
55	5315-008-902	1100 El Centro St
56	5315-008-903	1118 El Centro St
57	5315-009-022	1100 Mission St
58	5315-009-023	1108 Mission St
59	5315-009-024	
60	5315-009-025	1110 Mission St
61	5315-009-026	1103 Hope St
62	5315-009-027	806 Fairview Ave
63	5315-009-028	1106 Mission St
64	5315-009-029	1107 Hope St
65	5315-009-030	808 Fairview Ave
66	5315-009-031	1106 Mission St
67	5315-009-032	1111 Hope St
68	5315-009-033	1115 Hope St
69	5315-009-034	1117 Hope St
70	5315-009-035	1114 Mission St
71	5315-009-036	1121 Hope St
72	5315-009-037	1122 Mission St
73	5315-009-038	1125 Hope St
74	5315-009-039	1124 Mission St
75	5315-009-046	803 Fremont Ave
76	5315-009-047	807 Fremont Ave
77	5315-009-050	1128 Mission St
78	5315-014-021	810 Meridian Ave
79	5315-014-022	808 Meridian Ave A & B
80	5315-014-023	806 Meridian Ave

81	5315-014-024	1015 Hope St
82	5315-014-025	
83	5315-014-027	1010 Mission St
84	5315-014-028	1012 Mission St
85	5315-014-029	1014 Mission St
86	5315-014-035	1040 Mission St
87	5315-014-039	1025 Hope St
88	5315-014-040	811 Fairview Ave
89	5315-014-041	1031 Hope St
90	5315-014-042	1039 Hope St
91	5315-014-043	1030 Mission St
92	5315-014-051	815 Fairview Ave 101
93	5315-015-015	923 El Centro St
94	5315-017-001	700 Prospect Ave
95	5315-017-002	704 Prospect Ave
96	5315-017-003	909 Magnolia St
97	5315-017-004	913 Magnolia St
98	5315-017-007	714 Prospect Ave
99	5315-017-025	706 Prospect Ave
100	5315-017-027	800 Prospect Ave
101	5315-017-028	700 Orange Grove Ave
102	5315-017-029	712 Orange Grove Ave
103	5315-017-031	715 Prospect Ave Apt 0002
104	5315-017-033	815 Magnolia St
105	5315-017-034	821 Magnolia St
106	5315-017-035	827 Magnolia St
107	5315-017-036	703 Prospect Ave
108	5315-017-037	800 Orange Grove Ave
109	5315-017-039	812 Orange Grove Ave
110	5315-017-040	800 Mission St
111	5315-017-043	805 Prospect Ave
112	5315-017-044	807 Prospect Ave
113	5315-017-045	830 Mission St
114	5315-017-047	810 Orange Grove Ave Unit 1
115	5315-017-059	820 Mission St 305
116	5315-017-059	820 Mission St 305
117	5315-017-059	820 Mission St 305
118	5315-017-059	820 Mission St 305
119	5315-017-069	820 Mission St 101
120	5315-017-069	820 Mission St 101
121	5315-017-084	820 Mission St 201

122	5315-017-097	820 Mission St A-1
123	5315-017-101	820 Mission St B
124	5315-017-101	820 Mission St B
125	5315-020-009	
126	5315-020-010	835 Mission St
127	5315-021-005	
128	5315-021-051	727 Meridian Ave No A
129	5315-008-047	
130	5315-009-051	815 Fremont Ave
131	5315-014-030	1020 Mission St
132	5315-014-032	1021 Hope St
133	5315-014-033	1023 Hope St
134	5315-014-044	1020 Mission St
	5315-020-901	825 Mission St

Exhibit B – Deferred Sites Map



Assembly Bill No. 2576
CHAPTER 214

An act to amend Section 65912.161 of the Government Code, relating to land use.

[Approved by Governor September 14, 2026. Filed with Secretary
of State September 14, 2026.]

LEGISLATIVE COUNSEL'S DIGEST

AB 2576, Harabedian. Transit-oriented development: exclusions: historic sites.

Existing law provides that a housing development project shall be an allowed use as a transit-oriented housing development if specified conditions and requirements are met. Existing law provides that these provisions do not apply to a local agency until July 1, 2026, unless the local agency adopts an ordinance or local transit-oriented development alternative plan, as defined, deemed compliant by the Department of Housing and Community Development before July 1, 2026. Existing law specifies that, beginning on January 1, 2027, a local government that denies a housing development project meeting the requirements referenced above that is located in a high-resource area is presumed to be in violation of specified law and immediately liable for specified penalties. Existing law specifies exclusions from the provisions described above, including, among other sites prior to one year following the adoption of the 7th revision of the housing element, a site with a historic resource designated as of January 1, 2025, on a local register.

This bill would also exclude from the provisions described above, a contributing site within a historic district included on the State Historic Resources Inventory designated before January 1, 2025, and a parcel individually listed as a historical resource included on the State Historic Resources Inventory designated before January 1, 2025.

This bill would incorporate additional changes to Section 65912.161 of the Government Code proposed by AB 2415 to be operative only if this bill and AB 2415 are enacted and this bill is enacted last.

Digest Key

Vote: MAJORITY Appropriation: NO Fiscal Committee: NO Local Program: NO

Bill Text

**THE PEOPLE OF THE STATE OF CALIFORNIA DO
ENACT AS FOLLOWS:**

SECTION 1.

Section 65912.161 of the Government Code is amended to read:

65912.161.

(a) For purposes of this section, "transit-oriented development alternative plan" shall mean a plan adopted by the local agency via the adoption of the housing element, a program to implement the housing element, the adoption of a specific plan, a zoning overlay, or enactment of an ordinance; that brings the local agency into compliance with this chapter and that incorporates all of the following:

(1) A local transit-oriented development alternative plan shall maintain at least the same total net zoned capacity, in terms of both total units and residential floor area, as provided for in this chapter across all transit-oriented development zones within the jurisdiction.

(A) Net zoned capacity in units shall be measured by subtracting the current number of units on the site from the number allowed by the applicable development standards.

(B) Net zoned capacity in floor area shall be measured by subtracting the current developed floor area of the site from the amount allowed by the applicable development standards.

(2) The plan shall not reduce the maximum allowed density for any individual site on which the plan allows residential use by more than 50 percent below that permitted under this chapter, except for sites meeting any of the following criteria:

(A) Sites within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code.

(B) Sites that are vulnerable to one foot of sea level rise, as determined by the National Oceanic and Atmospheric Administration, the Ocean Protection Council, the United States Geological Survey, the University of California, or a local government's coastal hazards vulnerability assessment.

(C) Sites with a historic resource designated on a local register, so long as sites excluded from the density requirements of this paragraph on that basis do not cumulatively exceed 10 percent of the eligible area of any transit-oriented development zone.

(D) Sites within one-half mile of a Tier 2 transit-oriented development stop shall not have a density below 30 units per acre with a residential floor area ratio of 1.0, except for sites specified in subparagraphs (A) to (C), inclusive, and should be considered for attached entry level owner-occupied housing development opportunities.

(3) The plan shall not reduce the capacity in any transit-oriented development zone in total units or residential floor area by more than 50 percent.

(4) A site's maximum capacity counted toward the plan shall not exceed 200 percent of the maximum density established under this chapter. Any site excluded from the minimum density requirements of subparagraphs (A) to (C), inclusive, of paragraph (2) shall not be counted toward the plan's capacity. For purposes of this section, calculations regarding capacity, density, and floor area shall include capacity, density, or floor area available under voluntary local housing incentive programs.

(5) A local transit-oriented development alternative plan may consist of an existing local transit-oriented zoning ordinance, overlay zone, specific plan, or zoning incentive ordinance, provided that it meets the requirements of this subdivision.

(b) (1) Prior to one year following the adoption of the seventh revision of the housing element, Section 65912.157 shall not apply to any of the following for which the local government has adopted an ordinance in accordance with Section 65912.160 indicating the site's exclusion:

(A) A site that has been identified by the local jurisdiction which permits density and residential floor area ratio at no less than 50 percent of the standards specified under subdivision (a) of Section 65912.157.

(B) (i) A site in a transit-oriented development zone in which at least 33 percent of sites in the relevant transit-oriented development zone have permitted density and residential floor area ratio no less than 50 percent of the standards specified under subdivision (a) of Section 65912.157 and which includes sites with densities that cumulatively allow for at least 75 percent of the aggregate density for the transit-oriented development zone specified under subdivision (a) of Section 65912.157.

(ii) A site in a transit-oriented development zone around a transit-oriented development stop that is primarily comprised of a low-resource area which includes sites with densities that cumulatively allow for at least 40 percent of the aggregate density for the transit-oriented development zone specified under subdivision (a) of Section 65912.157.

(iii) A site in an area designated as low resource on the most recently adopted version of the opportunity area maps published by the California Tax Credit Allocation Committee and the department, and within a jurisdiction that cumulatively allows for at least 50 percent of the total capacity for units and floor area as specified under Section 65912.157 across all transit-oriented development zones.

(C) A site that is covered by a local transit-oriented development alternative plan adopted by a local government.

(D) Sites within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code.

(E) Sites that are vulnerable to one foot of sea level rise, as determined by the National Oceanic and Atmospheric Administration, the Ocean Protection Council, the United States Geological Survey, the University of California, or a local government's coastal hazards vulnerability assessment.

(F) Any of the following designated before January 1, 2025:

(i) A site with a historic resource on a local register.

(ii) A contributing site within a historic district included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code.

(iii) A parcel individually listed as a historical resource included in the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code.

(2) A local government that has adopted an ordinance pursuant to this subdivision shall indicate on its public zoning map which sites or transit-oriented development zones are and are not covered by Section 65912.157.

(c) For the seventh and subsequent revisions of the housing element, a local government may include a local transit-oriented development alternative plan in any of the following ways:

(1) (A) Include a local transit-oriented alternative plan in its housing element. When a local government includes a transit-oriented development alternative plan in its housing element the plan shall include an analysis of how the plan maintains at least an equal feasible developable housing capacity as the baseline established by this chapter.

(B) If a local government adopts a housing element that the department has determined to be compliant with this section, then any action to enforce or implement a compliant housing element shall be subject to applicable provisions of housing element law (Article 10.6 (commencing with Section 65580) of Chapter 3).

(C) The initial submission of a transit-oriented development alternative plan shall be included in the local government's first draft submittal referenced in subparagraph (C) of paragraph (1) of subdivision (b) of Section 65585.

(D) Sites identified in a local transit-oriented development alternative plan may be included in the inventory of land suitable for residential development, pursuant to the additional requirements of Section 65583.

(2) If a local government does not include the local transit-oriented alternative plan in its housing element, the local government may adopt an alternative plan that has been deemed compliant by the department pursuant to Section 65912.160.

(d) Section 65912.157 shall not apply within a jurisdiction that has a local transit-oriented alternative plan that has been approved by the department as satisfying the requirements of this section in effect. The department's approval pursuant to this section shall be valid through the jurisdiction's next amendment to the housing element of its general plan.

(e) A local transit-oriented development alternative plan may consist of an existing local transit-oriented zoning ordinance, overlay zone, specific plan, zoning incentive ordinance or existing program, provided that it meets the requirements of this section.

SEC. 1.5.

Section 65912.161 of the Government Code is amended to read:

65912.161.

(a) For purposes of this section, "transit-oriented development alternative plan" shall mean a plan adopted by the local agency via the adoption of the housing element, a program to implement the housing element, the adoption of a specific plan, a zoning overlay, or enactment of an ordinance; that brings the local agency into compliance with this chapter and that incorporates all of the following:

(1) A local transit-oriented development alternative plan shall maintain at least the same total net zoned capacity, in terms of both total units and residential floor area, as provided for in this chapter across all transit-oriented development zones within the jurisdiction.

(A) Net zoned capacity in units shall be measured by subtracting the current number of units on the site from the number allowed by the applicable development standards.

(B) Net zoned capacity in floor area shall be measured by subtracting the current developed floor area of the site from the amount allowed by the applicable development standards.

(2) The plan shall not reduce the maximum allowed density for any individual site on which the plan allows residential use by more than 50 percent below that permitted under this chapter, except for sites meeting any of the following criteria:

(A) Sites within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code.

(B) Sites that are vulnerable to one foot of sea level rise, as determined by the National Oceanic and Atmospheric Administration, the Ocean Protection Council, the United States Geological Survey, the University of California, or a local government's coastal hazards vulnerability assessment.

(C) Sites with a historic resource designated on a local register, so long as sites excluded from the density requirements of this paragraph on that basis do not cumulatively exceed 10 percent of the eligible area of any transit-oriented development zone.

(D) Sites within one-half mile of a Tier 2 transit-oriented development stop shall not have a density below 30 units per acre with a residential floor area ratio of 1.0, except for sites specified in subparagraphs (A) to (C), inclusive, and should be considered for attached entry level owner-occupied housing development opportunities.

(3) (A) The plan shall not reduce the capacity in any transit-oriented development zone in total units or residential floor area by more than 50 percent.

(B) Notwithstanding subparagraph (A), the plan may reduce the capacity in one transit-oriented development zone in total units or residential floor area by more than 50 percent if all of the following conditions are met:

(i) The local jurisdiction adopting the plan is a city.

(ii) The city has a population of less than 150,000.

(iii) A majority of the transit-oriented development zone is part of a local historic district that was designated before January 1, 2000.

(iv) The city has more than one transit-oriented development zone.

(4) A site's maximum capacity counted toward the plan shall not exceed 200 percent of the maximum density established under this chapter. Any site excluded from the minimum density requirements of subparagraphs (A) to (C), inclusive, of paragraph (2) shall not be counted toward the plan's capacity. For purposes of this section, calculations regarding capacity, density, and floor area shall include capacity, density, or floor area available under voluntary local housing incentive programs.

(5) A local transit-oriented development alternative plan may consist of an existing local transit-oriented zoning ordinance, overlay zone, specific plan, or zoning incentive ordinance, provided that it meets the requirements of this subdivision.

(b) (1) Prior to one year following the adoption of the seventh revision of the housing element, Section 65912.157 shall not apply to any of the following for which the local government has adopted an ordinance in accordance with Section 65912.160 indicating the site's exclusion:

(A) A site that has been identified by the local jurisdiction which permits density and residential floor area ratio at no less than 50 percent of the standards specified under subdivision (a) of Section 65912.157.

(B) (i) A site in a transit-oriented development zone in which at least 33 percent of sites in the relevant transit-oriented development zone have permitted density and residential floor area ratio no less than 50 percent of the standards specified under subdivision (a) of Section 65912.157 and which includes sites with densities that cumulatively allow for at least 75 percent of the aggregate density for the transit-oriented development zone specified under subdivision (a) of Section 65912.157.

(ii) A site in a transit-oriented development zone around a transit-oriented development stop that is primarily comprised of a low-resource area which includes sites with densities that cumulatively allow for at least 40 percent of the aggregate density for the transit-oriented development zone specified under subdivision (a) of Section 65912.157.

(iii) A site in an area designated as low resource on the most recently adopted version of the opportunity area maps published by the California Tax Credit Allocation Committee and the department, and within a jurisdiction that cumulatively allows for at least 50 percent of the total capacity for units and floor area as specified under Section 65912.157 across all transit-oriented development zones.

(C) A site that is covered by a local transit-oriented development alternative plan adopted by a local government.

(D) Sites within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code.

(E) Sites that are vulnerable to one foot of sea level rise, as determined by the National Oceanic and Atmospheric Administration, the Ocean Protection Council, the United States Geological Survey, the University of California, or a local government's coastal hazards vulnerability assessment.

(F) Any of the following designated before January 1, 2025:

(i) A site with a historic resource on a local register.

(ii) A contributing site within a historic district included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code.

(iii) A parcel individually listed as a historical resource included in the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code.

(2) A local government that has adopted an ordinance pursuant to this subdivision shall indicate on its public zoning map which sites or transit-oriented development zones are and are not covered by Section 65912.157.

(c) For the seventh and subsequent revisions of the housing element, a local government may include a local transit-oriented development alternative plan in any of the following ways:

(1) (A) Include a local transit-oriented alternative plan in its housing element. When a local government includes a transit-oriented development alternative plan in its housing element, the plan shall include an analysis of how the plan maintains at least an equal feasible developable housing capacity as the baseline established by this chapter.

(B) If a local government adopts a housing element that the department has determined to be compliant with this section, then any action to enforce or implement a compliant housing element shall be subject to applicable provisions of housing element law (Article 10.6 (commencing with Section 65580) of Chapter 3).

(C) The initial submission of a transit-oriented development alternative plan shall be included in the local government's first draft submittal referenced in subparagraph (C) of paragraph (1) of subdivision (b) of Section 65585.

(D) Sites identified in a local transit-oriented development alternative plan may be included in the inventory of land suitable for residential development, pursuant to the additional requirements of Section 65583.

(2) If a local government does not include the local transit-oriented alternative plan in its housing element, the local government may adopt an alternative plan that has been deemed compliant by the department pursuant to Section 65912.160.

(d) Section 65912.157 shall not apply within a jurisdiction that has a local transit-oriented alternative plan that has been approved by the department as satisfying the requirements of this section in effect. The department's approval pursuant to this section shall be valid through the jurisdiction's next amendment to the housing element of its general plan.

(e) A local transit-oriented development alternative plan may consist of an existing local transit-oriented zoning ordinance, overlay zone, specific plan, zoning incentive ordinance or existing program, provided that it meets the requirements of this section.

SEC. 2.

Section 1.5 of this bill incorporates amendments to Section 65912.161 of the Government Code proposed by both this bill and Assembly Bill 2415. That section of this bill shall only become operative if (1) both bills are enacted and become effective on or before January 1, 2027, (2) each bill amends Section 65912.161 of the Government Code, and (3) this bill is enacted after Assembly Bill 2415, in which case Section 1 of this bill shall not become operative.