



Community Development Department

Memo

DATE: April 29, 2025
TO: Planning Commission
FROM: Robert (Dean) Flores, Acting Planning Manager
RE: Additional Documents, Item No. 2

Please accept the Additional Documents as described below for Agenda Item No. 2:

- **Attachment 1:** Summary Table – Comparison of Current Policy, Previous Presentation and Current Recommendation for Heights and Densities
- **Attachment 2:** Public Comments that were received by 12:00 p.m. on April 29, 2025 for Agenda Item 2
- **Attachment 3:** Planning Commission Subcommittee Recommendations Table

Attachment 1

Comparison of Current Policy, Previous Presentation and
Current Recommendation for Heights and Densities

Comparison of Current Policy, Previous Presentation and Current Recommendation for Heights and Densities

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

1. All boundaries approximate. See zoning map for details.

2. Except Suitable Housing Sites, which remain in the HO Overlay in all scenarios.

Attachment 2

Public Comments Received

From: [Carol](#)
To: [PlanningComments](#)
Subject: Comment for Agenda Item 2
Date: Monday, April 28, 2025 6:14:57 PM

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Dear Planning Commission Members,

Portions of western South Pasadena, including Mission Street west of Orange Grove and the Ostrich Farm, now fall within the 2025 Fire Hazard Severity Zones Map. Increased housing density can adversely impact safety during catastrophic fires by hindering the ability to easily evacuate. **I'm asking that a 45 feet limit TOTAL be adopted in and near these areas** without added height/density bonus incentives allowed due to safety issues.

<https://www.southpasadenaca.gov/Your-Government/Department-Service-Areas/Fire/Fire-Hazard-Severity-Zone-Map>

Thank you
Carol

From: [Ed Elsner](#)
To: [PlanningComments](#)
Cc: [CCO](#)
Subject: Public Comment, Agenda Item 2, Special Meeting of the Planning Commission, April 29, 2025
Date: Monday, April 28, 2025 11:33:44 PM

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Dear Planning Commission:

I'm writing to request that the commission make a recommendation to restore the densities in the city's Residential Medium ("RH") and Residential High ("RM") zones to 14 du/acre and 24 du/acre.

The agenda report mentions that densities in the RM and RH zones were increased in 2024 from 14 du/acre to 30 du/acre (RM) and from 24 du/acre to 45 du/acre (RH). Table VI-51 of the adopted housing element included parcels that could potentially contribute to the city's RHNA allocation, and in order to show that the RM and RH parcels listed in the table could accommodate low-income housing, the city was required to increase the density of these parcels to at least 30 du/acre. The purpose of the increased density was to incentivize redevelopment of the RM and RH parcels to help the city meet its RHNA requirements.

In the proposed housing element amendment, all RM parcels and all RH parcels (except those in the high-density Housing Opportunity Overlay district) have been removed from the table. Nevertheless, the increased RM and RH densities remain in effect throughout the city, and the agenda report states that "the recommendation does not propose any change to the current RM and RH densities of 30 du/acre and 45 du/acre respectively."

If the RM and RH parcels are no longer contributing to the city's RHNA requirements, that would eliminate the need for increased density. Existing tenants will be evicted and displaced if the parcels are redeveloped, and the lower RM and RH densities should be restored to prevent that from happening.

Thank you for your consideration of this issue.

Ed Elsner

From: [Ed Elsner](#)
To: [PlanningComments](#)
Subject: 2nd Public Comment, Agenda Item 2, Special Meeting of the Planning Commission, April 29, 2025
Date: Tuesday, April 29, 2025 8:53:54 AM

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Dear Planning Commission:

Thank you for your review of the resolutions on the agenda for this evening's commission meeting.

I'm writing to you with concerns about keeping residential high ("RH") parcels on Huntington Drive in the high-density, Housing Opportunity Overlay ("HOO") district.

The retention of RH parcels in the high-density HOO district is a significant change from the March 26, 2025, joint meeting, at which time it was contemplated that RH parcels on Huntington Drive would be removed from the HOO district. The explanation for the change in the agenda report agenda is vague: the change is attributed to "corrections to certain parcels," "remov[al of] historic resources from the data count," and "other small corrections," with no specifics or calculations provided.

With an excess development capacity -- which should be quantified to assist decision making by the commission and the city council -- there should be a more thorough discussion of the pros and cons of shifting density to other locations where fewer tenants live.

Regarding the excess development capacity, there has been a historical lack of transparency about the formula error in Table VI-51 of the adopted housing element. When the precise error and its implications were initially brought to the attention of city staff in March 2023, city staff denied the error and instead pushed forward with a deeply flawed housing element, without disclosing the error to the commission or the city council. (See public comments beginning at PDF page 593 of the [Adopted Housing Element](#) and the city's response at PDF page 596.)

It's good that the formula error is out in the open, and this meeting presents an opportunity for current staff to provide full transparency about the scope of the excess capacity so the commission can make thoughtful decisions in the best interest of the city and its residents, especially the hundreds of tenants on Huntington Drive who will be evicted and displaced under the current proposal to keep RH parcels in the high-density HOO district.

Thank you,

Ed Elsner

From: [Joanne Nuckols](#)
To: [PlanningComments](#); [Todd Hileman](#); [City Council Public Comment](#)
Subject: 4/29/25 PC Agenda Item #2, Amendments to SP Planning Documents
Date: Tuesday, April 29, 2025 9:30:22 AM

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Dear South Pasadena Planning Commissioners:

Given the complexity of the proposed amendments to the city's planning documents and that process for the last three months that have been the subject of much discussion with the lack of significant public education and input

too lengthy to comprehend, **we ask that this matter be tabled and continued to the future when further significant input can be gathered from the public.**

Additionally, through out these last few months and last year there has been major turnover of City Staff/management that has dealt with this process.

New City staff/management will also need time to "digest" this information and may offer additional insight or expertise that may further revise the planning documentation to benefit the process for adequate public input to benefit our City into the future.

At the past 3/18 public meeting in the library with Arroyo Group was certainly not educational or meaningful, for example:

1. The material presented was way too complicated with just a slide show. Meetings should have been in at least two sessions with handouts.
2. The public input via smart phone was a fiasco. Three or four votes went by before everyone understood how to work it. And as mentioned, the number voting did not represent significant public Input.
3. Since 2024, sign-up sheets with e-mails have been completed at meetings and yet, there is no evidence that the Planning Dept. notified these registrants of up coming

meetings after several public requests.

4. So far, declared landmarks have not been identified on any of the re-zoning maps.

Cases in point are the Rialto and the building on the SE corner of Hope & Fair Oaks

(both landmarked) are scheduled for upzoning. At the 3/26 joint meeting, a representative

from Arroyo said that the zoning maps were the responsibility of the Planning Dept, and not them.

5. The property north of the War Memorial is scheduled for upzoning whereas in the past, Metro sued to prevent a project from being built there (and won) due to the potential harm to the track right-of-way.

In summary, this process of re-zoning to meet the RHNA number and establish a new height limit has been flawed from the beginning **and needs further due process and transparency.**

Harry Knapp, Former Mayor

Dr Richard Schneider, Former Mayor

Clarice Knapp

Delaine Shane

Dr William Sherman

Theresa Sherman

Joanne Nuckols

Tom Nuckols

April 29, 2025

To:

Comments to Planning Commission for April 29, 2025 Special Meeting

From:

Lisa Pendleton, Architect and Former Planning Commissioner

1241 Blair Avenue

South Pasadena, CA 91030

Re: Issues with current Status of Planning Documents and Items in the 4-29-25 Packet

1. **Density is still too high** (way beyond the buffer shown) even after Fair Oaks reduction. Since our approved '23 GP we have doubled the density in the RM and RH so that should be more than enough to take care of the reduction on Fair Oaks without any added new HO overlay.
2. **RM and RH should be included in the density tables.** With the now doubling of the density from the '23 approved GP and the likely hood of accumulation of multiple sites, the development in those two land use areas will certainly qualify for Inclusionary Housing so these areas need to be included. HCD does not prohibit using less than 50DU to count toward RHNA. See Housing Element page 36 (attached) that shows 30 DU and above OK for RHNA.
3. **Eliminate HO overlay.** All that was required in HE 3a was the MU overlay at the Ostrich and Huntington neighborhood centers. Staff acknowledged in the Feb 13, 2024 staff report p.13-2 that the HO was not needed (see attached). There is plenty of opportunity for development in the current MU overlay along with the recently upzoned RM and RH. The description of the HO can be included in the General Plan as future if needed but should not be included in the Land Use or Zoning proposed density.
4. **Need Density tables and pie chart to be broken down by acres** similar as shown prior in the '23 Draft GP that includes all land uses. Current tables do not show true full "gross" capacity. The table need to be inserted in the General Plan and show the real breakdown of each land use per acres totaling the total available acres in the City then deduct otherwise undevelopable sites (historic etc by percent of acreage) to come to a total gross unit capacity of each land use. Then deduct existing for a total gross added units and then assign a percentage of "Realistic" expected to be developed at 8 years and then at 20 years. Once this is done including RM and RH with accurate totals we should not need the HO overlay.
5. **Still inconsistencies in the documents** as evidenced in the April 29, 2025 package. The Zoning Map and the Land Use Map do not match. The Sutable site on Monterey Rd shows as 70 DU on one and 30 DU on the other.

6. Need to complete the updates on the entire General Plan and post for public review prior to approving any pieces of the General Plan. The General Plan is the picture, the vision. We should see the updates as included throughout the General Plan not just random pieces. This is the most important document and should be publicly posted prior to approval of the updates.

7. All projects should be publicly posted and reviewed by Planning Commission in non-subjective manner. Per SCAG interpretation of SB 35 (see attached), ministerial review DOES allow Planning Commission review utilizing predetermined objective standards once a submittal is deemed complete by staff with a 90 day limit for 100 units or less and 180 day limit for projects greater than 100 units. This not only keeps the public informed, it allows developers to see first hand how the City is interpreting their codes with actual proposed projects.

Lisa Pendleton, Architect

Att:

p. 36 Housing Element Allow 30DU and up to count toward RHNA

p. 13-2 of February 13, 2024 PC Meeting

SB 35 interpretation Ministerial

allows local governments to elect the option of using “default” density standards that are “deemed appropriate to accommodate housing for lower-income households.” The default density option is not a mandated density. The default density standard provides a streamlined option for local governments to meet the density requirement. No analysis to establish the appropriateness of the default density is required and HCD must accept that density as appropriate in its review. The minimum default residential density established for South Pasadena by HCD to accommodate the RHNA for lower-income residential development is 30.0 dwelling units per acre (du/ac.).

If the Housing Element does not demonstrate adequate sites, appropriately zoned at the HCD-established default density to meet the jurisdiction’s RHNA by income level, the Housing Element must include a program to address the needed units. This could include programs to provide suitable zoning on additional sites that allows owner-occupied and rental multifamily uses.

Performance Review of the Previous (2014-2021) Housing Element (Section 6.7)

The Housing Element must include a section that reviews the goals and policies contained in the 2014-2021 General Plan Housing Element and assesses achievement of those goals along with a review of the achievement of the Housing Element’s quantified objectives.

Housing Programs (Housing Plan) (Section 6.8)

A Housing Element must identify programs designed to assist in the development of housing for low- and moderate-income households, remove or mitigate governmental constraints, conserve and improve the existing affordable housing stock, promote equal housing opportunity, and preserve any units identified as at risk of conversion from affordable housing.

Quantified Objectives

A Housing Element must include estimates of the number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the Housing Element.

6.2.3 Authority and Scope of the Housing Element

Adopted policies and guidelines affecting the preparation and content of the Housing Element, in addition to California’s Housing Element guidelines, include the City’s General Plan Land Use Element adopted in 1998, which has been undergoing an update process that affects and is affected by this Housing Element update. The General Plan Land Use Element identifies general housing goals, policies, and programs to implement the community’s vision for the ultimate build-out of the City and establishes acceptable residential densities for development in the City. The Land Use Element also contains plans for each neighborhood of the City, identifying existing and projected housing units and population. The current comprehensive update of the General Plan, including the Land Use Element, is being conducted concurrently with this Housing Element to ensure consistency and facilitate the implementation of Housing Element policies.

Ostrich Farm and Huntington Drive Mixed-Use Areas had not yet been implemented.¹ These areas are identified in the Housing Element with a residential density of 70 dwelling units per acre. In order to accommodate this density in areas zoned RM and RH, a new General Plan land use designation is needed along with an associated Zoning Text Amendment and Zoning Map Amendment to create a corresponding overlay zone. Adopting the higher residential density in these areas is a key component to completing Housing Element Program 3.a, as currently adopted. **However, in light of errors in Table VI-51 of the Housing Element, staff believes that the City can accommodate the regional housing needs allocation (RHNA) without the Housing Opportunity Overlay Zone, and intends to continue working on a Housing Element Amendment to address this issue.** In the interim, however, the Housing Opportunity Overlay Zone would fulfill the rezoning obligations called for in the Housing Element as currently adopted.

Project Initiation

General Plan Amendments and Zoning Code/Map Amendments may only be adopted subject to provisions listed in South Pasadena Municipal Code (SPMC) Section 36.620.030. For the purposes of this item, the City Council's adoption of the Housing Element, inclusive of Housing Element Program 3.a, served to initiate this potential action (Resolution 7817).

Project Location

The proposed General Plan Amendment, Zoning Text Amendment, and Zoning Map Amendment would apply to certain parcels located in two areas: the Ostrich Farm Mixed Use Area and the Huntington Drive Mixed-Use Area. The affected parcels generally fall on major arterials such as Fair Oaks Avenue, Monterey Road, Pasadena Avenue, and Huntington Drive, but the increased density allowance would also apply to some parcels immediately adjacent to major corridors. Exhibits B and C (attached) show the location of the two areas. A list of parcels located in each area is also attached for the Planning Commission's information as Attachment 5 (Subject Parcels).

Project Description

The project includes a General Plan Amendment, a Zoning Text Amendment, and a Zoning Map Amendment (Project). The Project would create a new General Plan land use designation and a corresponding zoning district for the Housing Opportunity Overlay zone. Although this action is part of Housing Element Program 3.a, the Housing Element did not adopt a name or method for implementing the action. Staff proposes to create a General Plan overlay land use designation and a corresponding overlay zone to implement this part of Program 3.a. As no name was provided by the Housing Element, the area covered by this program is proposed to be called the "Housing Opportunity Overlay." The title will convey the development opportunity that owners would have to use their properties more intensely, supporting the City's goal to encourage housing production to meet its RHNA obligation. The higher density would be permitted in two

¹ On January 17, 2024, the City received a letter from Californian's for Homeownership asserting that the Housing Element as adopted requires increased density in these areas, and alleging that failure to undertake the zoning constitutes a violation of the stipulated judgment that resolved Californians for Homeownership's lawsuit against the City regarding the Housing Element.

SB 35 AFFORDABLE HOUSING STREAMLINED APPROVAL: MINISTERIAL ACTION – *No CEQA Required*

Introduction

Enacted in 2017, SB 35 added Government Code §65913.4 to the Housing Development Approvals provisions (Government Code §§65913 - 65914.5) to require streamlining of affordable housing development approvals in cities and counties that have insufficient progress toward their Regional Housing Need Allocation (RHNA) goal and/or have not submitted the latest Housing Element Annual Progress Report (APR). Since its passing, several other bills have made amendments to Government Code §65913.4, such as AB 1485, AB 168, and AB 831, to clarify certain provisions of this code section.

SB 35 requires local entities to streamline the approval by providing a ministerial process through which a project is only reviewed against objective standards. Qualifying projects are considered ministerial and are not subject to a conditional use permit (CUP). This is a voluntary program that a project sponsor may elect to pursue, provided that certain eligibility criteria are met. These provisions sunset on January 1, 2026.



Eligibility for Streamlining

In order to be eligible for streamlining, the project must meet all of the following criteria:

HOUSING TYPES

- ▶ **Multifamily or Mixed-Use:** The development must be a multifamily housing development containing at least two or more net new residential units, or a mixed-use project where at least 2/3 of the square footage is dedicated to residential uses.
- ▶ **Consistency with Objective Standards:** The project must meet all objective standards of the Planning Code at the time of SB 35 application submittal. Objective standards are those that require no personal or subjective (discretionary) judgment, such as objective dimensional requirements.

Process for Streamlined Approval

Applicants must submit to a lead agency a “preliminary application” with a notice of intent to invoke the provisions of SB 35. The “preliminary application” is the same as mentioned in SB 330 (Government Code §65941.1). Many agencies have developed SB 35 applications to evaluate project eligibility and provide a framework for the lead agency’s SB 35 review procedures.

Within 30 calendar days of receiving the applicant’s “preliminary application” for SB 35, the lead agency must provide formal notice to each California Native American tribes about the proposed development. The formal notice must include the location and description of the proposed development, and an invitation to engage in scoping consultation. Each Tribe then has 30 calendar days to respond and accept the invitation to engage in consultation, and after the receiving the acceptance to invitation, the agency has 30 calendar days to initiate consultation. If there is no response to the notification of intent or there is an agreement reached in a scoping consultation and the project application is deemed complete and qualifies for SB 35 review, the project is eligible for SB 35 ministerial approval. If agreement with one or more tribes is not reached, then a project is not eligible for SB 35 approval. Provided that the notification and scoping session result in either an agreement or no response, SB 35 timelines shall commence provided an application is submitted.

SB 35 establishes mandatory timelines for lead agencies to complete their streamlined review. Lead agencies must determine if a project is eligible for streamlining within:

- ▶ **60 days** of application submittal for projects of 150 or fewer units, or
- ▶ **90 days** of application submittal for projects containing more than 150 units.

When determining consistency, a local government shall find that a development is consistent with the objective planning standards if there is substantial evidence that would allow a reasonable person to conclude that the development is consistent with the objective standards. The local government may only find that a development is inconsistent with



one or more objective planning standards, if the local government finds no substantial evidence in favor of consistency and that, based on the entire record, no reasonable person could conclude that the development is consistent with the objective standards. A determination of inconsistency with objective planning standards does not preclude the development proponent from correcting any deficiencies and resubmitting an application for streamlined review.

If the lead agency provides written comments to an applicant detailing that a project, as proposed, is not SB 35 eligible, or requests additional information to make such a determination, then the 60- or 90-day timeline will restart upon submittal of a revised development application in response to that written notice. SB 35 projects are ministerial, which do not require public hearings. Design review or public oversight may be conducted by Planning Commission, City Council or an equivalent board but can only assess streamlining criteria such as if the city or county so chooses, objective design review or development standards. Design review or public oversight must be completed within:

- ▶ **90 days** of application submittal for projects with 150 or fewer units, or
- ▶ **180 days** of application submittal for projects with more than 150 units.

If the lead agency does not meet the applicable timeline, then the project is automatically approved. See Gov. Code §65913.4(e) for permit approval expiration guidelines.

Attachment 3

Planning Commission Subcommittee Recommendations
Table

Article 2 Zoning Districts, Allowable Land Uses, and Zone-Specific Standards

Article

Proposed Changes to Zoning Code and DTSP: Staff and PC Sub-committee recommendations

Zoning Code Section	Title/Topic	Current Standard	Staff recommendation	PC Subcommittee Recommendations
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Zoning Code Section	Title/Topic	Current Standard	Staff recommendation	PC Subcommittee Recommendations
(HO) Housing Opportunity Overlay	Overlay allowing density of 70 du/acre	<u>Zoning Map</u> : Applied to properties in some parts of the RM and RH Zones	Amend Zoning Map to remove from RM, except Inventory suitable sites	Amend Zoning Map to remove from RM, except Inventory suitable sites
36.230.040, Table 2-5	Commercial District General Development Standards	BP - Front Setback 25 ft. Side setback - 15 ft if adjacent to an RS district; none required otherwise.	25 ft; however, no required setback for residential lobbies or amenities or commercial uses	BP - Front Setback, none required Sides, each, none required
		CG - Side setback each - 15 ft if adjacent to an RS district; none required otherwise.		CG - Sides, each, none required Rear, none required
		CO - Front setback - 25 ft on Fremont St. between the 110 freeway and Monterey Rd., 20 ft required otherwise. Side setback - 15 ft if adjacent to an RS district; none required otherwise.		Front - 10 ft (consider looking at existing front setbacks on Fremont between the 110 Fwy. and Monterey Rd. to maintain consistency with the long-established development pattern). Side - 4 ft; An additional 1 ft setback shall be provided for each story above the second story. (3 story building = 5 ft, 4 story building = 6 ft, etc.)
36.230.050	Mixed Use Overlay District Development Standards			
The following standards are included in Table 2-6				
	Minimum Residential Unit Size	Studio 450 sf One-bedroom 750 sf Two-bedroom 900 sf	450 sf	Remove minimums
	Location (Revise to Parking, Location)	Nonresidential uses are required along the street frontage in the areas described in the General Plan for development within a Corridor, District, or Neighborhood Centers	Delete; replace with: Ground-level parking shall be located a minimum of 30 feet from the primary street, 15 feet from a side street and 5 feet from a side or rear property line. Subterranean parking shall not require any setback. No parking shall be located above the ground level.	The location of parking spaces / areas shall be limited as follows: (1) Located to the rear of the building on the ground level or underground, and (2) Shall not be located above the ground level or within 30 feet of the front or side street property line.
	Maximum Height	45 ft	60 feet	60 ft. but consider the impact of allowing

Zoning Code Section	Title/Topic	Current Standard	Staff recommendation	PC Subcommittee Recommendations
		Nonhabitable building features such as chimneys, cupolas, flagpoles, monuments, steeples, roof screens, equipment, and similar structures covering no more than 10% of the top floor roof area may exceed the maximum height by up to 8 ft.	Nonhabitable building features such as chimneys, cupolas, flagpoles, monuments, steeples, pitched roofs, roof screens, screened equipment, and similar structures covering no more than 10% of the top floor roof area may exceed the maximum height by up to 8 ft. Stairwells and elevator shafts may exceed the maximum height by up to 10 ft. (Maintain, but make consistent with new section 36.300.040.D)	Remove and add to "Building Height" exceptions in Section 36.300.040
	Maximum Stories	4 stories	Remove	Remove
	Maximum Floor Area by Story	Up through secondstory—100% Third story—90% Fourth story—80%	Remove	Remove
		The standard refers to the percentage relative to the ground-floor building footprint area	Remove	Remove

Zoning Code Section	Title/Topic	Current Standard	Staff recommendation	PC Subcommittee Recommendations
	Maxmum Building Length	150 ft	<i>Apply to Primary Street Frontage only with the following note:</i> Spaces between buildings must be interrupted by a break of at least 20 feet wide at all levels of the building, or at least 15% of the site width on the second level and above. The break must be at least 50 feet deep beyond the required front setback. For sites west of Monterey Rd/Mission St, must be interrupted by a break of at least 30 feet, with the first 55 feet depth from the first property line located along the ground level, and the remainder of the depth located on and above the second level.	Rename "Maximum Façade Length" and require a building break of 10 feet wide by 10 feet deep every 100 feet 1. The Code must specify if this requirement is between two on-site buildings OR create a break within one building. "Spaces between buildings..." will not apply to projects with only one building, hence, the sub committee's recommendation to rename the requirement "Maximum Facade Length." 2. Reconsider reducing the 50-foot depth to 30 feet. 50 feet would require breaking a building into two buildings since dwelling units average 28 to 32 feet deep. 3. How are "sites west of Monterey Rd./Mission St." determined? Recommended correction is to require this specific standard to all lots on the south side of Monterey Road
	Maximum Elevation of Building Entry Above the Street/Sidewalk Level and Maximum Recess Below the Street/Sidewalk Level	2 ft.	<i>Apply to Main Building entry only with the folowing note:</i> Entries into individual residential units may be located up to 6 feet above the street/sidewalk level	Entries into individual residential units may be located up to 6 feet above the street/sidewalk level and 2 feet below the street/sidewalk level.
	Setbacks for Residential, Front - Ground Floor	20 ft minimum	10 ft minimum on “Connector” or “Access,” streets or 15 ft minimum on “Thoroughfare” streets as designated in the General Plan	5 ft in CG District 10 ft in other than CG District

Zoning Code Section	Title/Topic	Current Standard	Staff recommendation	PC Subcommittee Recommendations
	Setbacks for Residential, Side	10 ft minimum for first two floors 15 ft minimum from property line for third floor and above For any property adjacent to an RE or RS district, the minimum setback for the first and second stories shall be 20 ft, and any story above the second story shall be set back a minimum distance of 25 ft from the property line.	For any property line adjacent to an RE, RS or RM district: 10 ft minimum for first two floors 2 ft additional for each floor above the second Otherwise: 5 ft minimum for first two floors 2 ft additional for each floor above the second	4 ft; An additional 1 ft setback shall be provided for each story above the second story. (3 story building = 5 ft, 4 story building = 6 ft, etc.)
	Setbacks for Residential, Rear	20 ft minimum for first two floors 25 ft minimum for third floor and above For any property adjacent to an RE or RS district, the minimum setback for the first and second stories shall be 30 ft, and any story above the second story shall be set back a minimum distance of 35 ft from the property line.	For any property line adjacent to an RE, RS or RM district: First two floors: Minimum of 15 ft or 5' if abutting an alley. 45-degree inward angle above a line 15 feet above the property line shared with RE or RS	10 ft; 5 ft abutting an alley; 15 ft. abutting an RE or RS District
	Parking, Number of Spaces for Residential Uses	Studio 0.50 space One-bedroom 1 space Two-bedroom 2 spaces Guest Spaces: .25 per unit	<i>No change to requirement, but clarification of note to reference parking reduction within one-half mile of "major transit stop" instead of "high quality transit station."</i>	Studio—0.50 space One-bedroom—1 space Two or more bedrooms—2 spaces Guest Spaces 4 to 15 units -- 2 spaces 16 to 50 units -- 0.15 per unit 51+ units -- 0.1 per unit
	Minimum Site Landscaping	20%	<i>No change to requirement, but removal of note: "Exclusive of areas on the site providing useable open space for residential uses. Improved rooftop areas can be counted toward open space."</i>	
	Minimum Total Combined Useable Open Space per Residential Unit (Common and Private Combined)	300 sf/du Improved rooftop open space, balconies, and indoor common spaces can be counted toward usable open space.	200 sf/du; Note revised to: Improved rooftop open space and balconies can be counted toward usable open space. Common indoor recreational and gathering spaces may be counted toward usable open space, up to a maximum of one-third of the requirement.	150 sf per unit, minimum

Zoning Code Section	Title/Topic	Current Standard	Staff recommendation	PC Subcommittee Recommendations
	Common Open Space Requirements	1,000 sf area minimum 25 ft minimum depth and width		50% minimum of the total required Open Space; 1,000sf minimum; Up to 25% of the required Common Open Space may be indoor common open space like fitness rooms, resident lounges, etc. Mail rooms and Leasing offices and assocaited areas do not count; Outdoor Common Open Space shall have a minimum dimension of 20 feet in two directions; A minimum 20% of Outdoor Common Open Space shall be landscaped and count toward the minimum site requirement
	Private Open Space Requirements	No private open space is required for individual units		Remove
		If individual balconies, ground floor patios, porches, or similar private open space are provided for a residential unit, such area shall have minimum dimensions of 6 ft width and 4 ft depth		If individual balconies, ground floor patios, porches, or similar private open space are provided to meet the area requirements, such area shall have minimum dimensions of 8 ft width and 6 ft depth.

Zoning Code Section	Title/Topic	Current Standard	Staff recommendation	PC Subcommittee Recommendations
36.300.040 Height Limits and Exceptions				
	A. Maximum height of structures.	No structure shall exceed the height limit established by the applicable zoning district in Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards).		No structure shall exceed the height limit established by the applicable zoning district in Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards).
	B. Height measurement.	The maximum allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade. See Figure 3-4. “Existing grade” shall be established by the Director, consistent with parcels in the immediate vicinity, and shall not be, nor have been artificially raised to gain additional building height.	<i>Add the following:</i> 1.For projects that provide on-site deed-restricted affordable housing housing units, height averaging may be used in the calculation of height provided that the average height of all portions of the building containing residential uses shall not exceed the height limit of the district and the highest point shall not exceed 10 feet above the height limit of the district.	The maximum allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade. See Figure 3-4. “Existing grade” shall be established by the Director, consistent with parcels in the immediate vicinity, and shall not be, nor have been artificially raised to gain additional building height. Add the following: 1.For projects that provide on-site deed-restricted affordable housing housing units, height averaging may be used in the calculation of height provided that the average height of all portions of the building containing residential uses shall not exceed the height limit of the district and the highest point shall not exceed 10 feet above the height limit of the district.
	C. Height limitations at intersections / sight visibility.	A structure or landscaping, excluding existing trees, shall not exceed a height of 36 inches in areas where vehicular or pedestrian traffic lines of sight may be impacted, as established by the Public Works Director. Planting of parkway trees shall be in compliance with SPMC 31.48(d)(2).		<i>Make sure this Section does not result in all street intersection corners chamfering the buildable area. Maintain the 100% corner that currently exists throughout the City in many places</i>

Zoning Code Section	Title/Topic	Current Standard	Staff recommendation	PC Subcommittee Recommendations
	Height exceptions	Not codified	New Section 36.300.040.D: Nonhabitable building features covering no more than 10% of the top floor roof area such as chimneys, cupolas, flagpoles, monuments, steeples, pitched roofs, screened equipment, parapets and similar structures may exceed the maximum height by up to 8 ft. and stairwells and elevator shafts may exceed the maximum height by up to 10 feet.	D. Height Exceptions. Nonhabitable building features such as masts, belfries, clock towers, chimneys, cupolas, flagpoles, monuments, steeples, roof screens, equipment, and similar structures covering no more than 10% of the top floor roof area may exceed the height limit by up to 8 ft. Roof access stairs, elevator rooms and shafts, and elevator overruns may exceed the height limit by up to 10 ft.

Zoning Code Section	Title/Topic	Current Standard	Staff recommendation	PC Subcommittee Recommendations
Downtown Specific Plan (DTSP)				
C.4.3 Mixed Use Core	A. Purpose	The Mixed-Use Core Zone permits community serving retail, office, cultural, and transit-oriented residential mixed-uses with between 20 and 70 dwelling units per acre. Uses include small-scale commercial activities that are typically located along the main street. The standards in this zone are intended to promote a walkable, diverse, and well-connected area.	The Mixed-Use Core Zone permits community serving retail, office, cultural, and transit-oriented residential mixed-uses. For properties located east of Orange Grove Avenue, density of between 20 and 70 dwelling units per acre shall be permitted and the maximum height shall be 60 feet. For properties located along Mission Street west of Orange Grove Avenue, density of between 20 and 50 dwelling units per acre shall be permitted and the maximum height shall be 45 feet. Uses include small-scale commercial activities that are typically located along the main street. The standards in this zone are intended to promote a walkable, diverse, and well-connected area.	Recommended Density and Height Limits: 50 du/acre and 45’ west of Orange Grove Boulevard and in National Register Historic District 70 du/acre and 51’ elsewhere in MUC
		Courtyard min: 30 ft.; Min. Height	REMOVED; <i>Note added:</i> See Building Type	
		Illustrations on page	Figures in Sub-section A revised to reflect changes in standards.	
D. Allowed Building Types		Min / Max (feet/stories)		Min / Max
Height (Feet / Stories)	Stacked Flats	2 / 25 4 / 45	Remove the maximum stories/heights for the following building types: Flex Building, Liner, Hybrid Court, Court. No change to other building types.	2 / 25 4 / 51
	Flex Building	2 / 25 4 / 45		Remove the maximum stories/heights for the following building types: Flex Building, Liner, Hybrid Court, Court. Maintain the minimum stories/heights for these building types. No change to Rosewalk or Bungalow Court builing types.
	Liner	1 / 18 4 / 45		1 / 18 3 / 41
	Hybrid Court	2 / 25 4 / 45		1 / 18 3 / 35
	Court	1 / 18 3 / 35		1 / 18 2 / 25
	Live-Work	1 / 18 2 / 25		REMOVE
	Rowhouse	1 / 18 2 / 25		REMOVE
	Rosewalk or Bungalow Court	1 / 18 2 / 25		
	Duplex, Multiplex	1 / 18 2 / 25		
	Singe Family Residence	1 / 18 2 / 30		
	Standards for Buildings Exceeding 45 feet in Height	Building heights in excess of 45 feet are subject to State Density Bonus concessions and waivers. See SPMC § 36.370.030.	REMOVE	REMOVE

Zoning Code Section	Title/Topic	Current Standard	Staff recommendation	PC Subcommittee Recommendations
C4.4 Fair Oaks Corridor				
	A. Purpose	The Fair Oaks Zone permits regional and community serving retail, office, cultural and residential mixed-uses with between 20 and 110 dwelling units per acre. Uses include larger-scale commercial uses that are typically located along this busy commercial street. The standards in this zone are intended to promote a walkable, diverse, and well-connected area. The buildings located along the edges that back-up to residential districts require very careful residential scale massing and articulation.”	The Fair Oaks Zone permits regional and community serving retail, office, cultural and residential mixed-uses with between 20 and <u>90</u> dwelling units per acre. <u>The maximum height shall be 70 feet.</u> Uses include larger-scale commercial uses that are typically located along this busy commercial street. The standards in this zone are intended to promote a walkable, diverse, and well-connected area. The buildings located along the edges that back-up to residential districts require very careful residential scale massing and articulation.”	
		Illustrations on page	Figures in Sub-section A revised to reflect changes in standards.	
	D. Allowed Building Types	Min / Max (feet/stories)		Min / Max
	Stacked Flats	2 / 25 4 / 45	Remove maximum stories/heights for the following building types: Stacked Flats, Flex Building, Liner, Hybrid Court. No change to other building types.	Remove maximum stories/heights for the following building types: Stacked Flats, Flex Building, Liner, Hybrid Court.
	Flex Building	2 / 25 4 / 45		Maintain the minimum stories/heights for
	Liner	1 / 18 4 / 45		1 / 18 4 / 55
	Hybrid Court	2 / 25 4 / 45		1 / 18 4 / 55
	Court	1 / 18 3 / 35		1 / 18 3 / 35
	Live-Work	1 / 18 3 / 35		REMOVE
	Rowhouse	1 / 18 3 / 35		REMOVE
	Rosewalk or Bungalow Court	1 / 18 3 / 35		
	Duplex, Multiplex	1 / 18 3 / 35		
	F. Standards for Buildings Exceeding 45 feet in Height	In lots backing into single-family fabric, the building height can exceed 45 feet only in the first 75 % of the lot, measured from the street-facing property line.	REMOVE	REMOVE
		Building heights in excess of 45 feet are subject to State Density Bonus concessions and waivers. See SPMC § 36.370.030.	REMOVE	REMOVE

Zoning Code Section	Title/Topic	Current Standard	Staff recommendation	PC Subcommittee Recommendations
	Stepbacks	This overlay allows maximum building height up to 2 stories (maximum 26 feet) along the rear frontage of the lot.		The Building Height can exceed 51 feet only in the first 75% of the lot when the lot is adjacent to a lower density Zoning District, including an alley.

Zoning Code Section	Title/Topic	Current Standard	Staff recommendation	PC Subcommittee Recommendations
C11.1 Definitions of General Terms	"Building Height"	The vertical extent of a building measured in stories to the eave of the highest story, not including a raised basement or a habitable attic. Height limits do not apply to masts, belfries, clock towers, chimney flues, and similar structures. Building height shall be measured from the average grade of the fronting thoroughfare.	REMOVE; <i>Zoning Code definition will apply</i>	Remove and refer to 36.300.040 Height Limits and Exceptions

South Pasadena Zoning Code
Development Standards correlating to Building Height

Thursday, April 17, 2025

Article

Division

Development Standard

Article 2 Zoning Districts, Allowable Land Uses, and Zone-Specific Standards
36.220.040 Residential Zoning District General Development Standards; 36.300.030 Setback Measurement and Exceptions; Downtown Specific Plan
Setbacks

Zoning District or Code Section	Setbacks (and Stepbacks)	Current Standard	Arroyo Group Recommended Modification (does not address RE, RS, RM and RH in presentations)	Planning Commission Subcommittee Recommended Modification	Create a Design Standard?
(RE) Residential Estate	Front	25% of lot depth, with a minimum of 25 ft, and a maximum requirement of 35 ft			
	Front Exception	If 60 percent or more of the lots on the same block face have structures with front setbacks different from the above, the required front setback shall be the average of the existing front setbacks, provided that no more than 45 feet shall be required in the RE district, and 35 ft shall be required elsewhere.			
	Side, each	10% of lot width			
	Side, street side	20% of lot width, to a maximum requirement of			
	Rear	25 ft			
	Garage	An attached garage shall be set back a minimum of 10 ft from the front of the main structure			
(RS) Residential Low Density	Front	25% of lot depth, with a minimum of 25 ft, and a maximum requirement of 35 ft			
	Front Exception	If 60 percent or more of the lots on the same block face have structures with front setbacks different from the above, the required front setback shall be the average of the existing front setbacks, provided that no more than 45 feet shall be required in the RE district, and 35 ft shall be required elsewhere.			
	Side, each	10% of lot width, 4 ft. minimum			
	Side, street side	20% of lot width, to a maximum requirement of 15 ft			
	Rear	25 ft			
	Garage	An attached garage shall be set back a minimum of 10 ft from the front of the main structure			

Zoning District or Code Section	Setbacks (and Stepbacks)	Current Standard	Arroyo Group Recommended Modification (does not address RE, RS, RM and RH in presentations)	Planning Commission Subcommittee Recommended Modification	Create a Design Standard?
(RM) Residential Medium Density	Front	20 ft		15 ft	
	Front Exception	An additional minimum 5 ft setback from the property line shall be provided for every story above the second story.		Remove standard	
	Sides, each	10% of lot width, 4 ft minimum		4 ft	
		An additional minimum 4 ft setback from the property line shall be provided for every additional story above the second story.		An additional 1 ft setback shall be provided for each story above the second story. (3 story building = 5 ft, 4 story building = 6 ft,	
	Side, street side	15 ft. minimum		10 ft	
	Rear	15 ft minimum; or 5 ft minimum abutting an alley			
(RH) Residential High Density	Front	15 ft		10 ft	
	Front Exception	An additional minimum 5 ft setback from the property line shall be provided for every story above the second story.		Remove	
	Sides, each	8 ft. minimum		4 ft	
		10 ft minimum setback from the property line shall be provided for each story above the second story.		An additional 1 ft setback shall be provided for each story above the second story. (3 story building = 5 ft, 4 story building = 6 ft,	
	Side, street side	15 ft. minimum		7.5 ft	
	Rear	20 ft minimum; 22 ft minimum setback shall be provided for each additional story above the second story.		15 ft; or 5 ft abutting an alley	
(CG) Commercial General	Front	None Required			
	Sides, each	15 ft if adjacent to an RS district; none required otherwise.		None Required	
	Street Side	None required			
	Rear	None, except if adjacent to an alley 5 ft, or if adjacent to a RS district 25 ft		None Required	
(CO) Commercial Office	Front	25 ft on Fremont St. between the 110 freeway and Monterey Rd., 20 ft required otherwise.		10 ft	
	Sides, each	15 ft if adjacent to an RS district; none required otherwise.		4 ft; An additional 1 ft setback shall be provided for each story above the second story. (3 story building = 5 ft, 4 story building = 6 ft, etc.)	
	Street Side	None required			
	Rear	None, except if adjacent to an alley 5 ft, or if adjacent to a RS district 25 ft			

Zoning District or Code Section	Setbacks (and Stepbacks)	Current Standard	Arroyo Group Recommended Modification (does not address RE, RS, RM and RH in presentations)	Planning Commission Subcommittee Recommended Modification	Create a Design Standard?
(BP) Business Park	Front	25 ft		None required	
	Sides, each	15 ft if adjacent to an RS district; none required otherwise.		None required	
	Street Side	None required			
	Rear	None required			
(HO) Housing Opportunity Overlay	Refer to Mixed-use Overlay District				
(MU) Mixed-Use Overlay	Setbacks for Non-Residential				
	Front - Ground Floor	Per the underlying zoning district			
		May be increased to 15 ft where outdoor uses or small plazas are provided directly in front of the nonresidential use		Remove	
	Side - Ground Floor	Per the underlying zoning district			
	Rear	Per the underlying zoning district		15 ft	
	Setbacks for Residential				
	Front - Ground Floor	20 ft minimum	Reduce to level needed to maintain sufficient privacy, possible variation by street	5 ft in CG District 10 ft in other than CG District	
	Side	10 ft minimum for first two floors 15 ft minimum from property line for third floor and above	Reduce and target to local conditions	4 ft; An additional 1 ft setback shall be provided for each story above the second story. (3 story building = 5 ft, 4 story building = 6 ft, etc.)	
		For any property adjacent to an RE or RS district, the minimum setback for the first and second stories shall be 20 ft, and any story above the second story shall be set back a minimum distance of 25 ft from the property line.	Remove stepback requirements	Remove	
	Rear	20 ft minimum for first two floors 25 ft minimum from property line for third floor and above	Reduce and target to local conditions	10 ft; or 5 ft abutting an alley	
		For any property adjacent to an RE or RS district, the minimum setback for the first and second stories shall be 30 ft, and any story above the second story shall be set back a minimum distance of 35 ft from the property line.	Reduce and target to local conditions	Remove	
	Setbacks - General			Remove	
	Setback From Access Driveway	5 ft minimum		Remove	
	Distance Between Buildings	As required by the Fire Code, but in no instance less than 10 ft		Remove	

Zoning District or Code Section	Setbacks (and Stepbacks)	Current Standard	Arroyo Group Recommended Modification (does not address RE, RS, RM and RH in presentations)	Planning Commission Subcommittee Recommended Modification	Create a Design Standard?
36.300.030 Setback Measurement and Exceptions					
	Subsection B. Exemption from setback requirements				
	Subsection C.4 Measurement of setbacks > Corner traffic visibility setbacks	Corner traffic visibility setbacks. All structures and landscaping over 36 inches in height on corner lots shall be set back from the center of the adjacent intersection a minimum of 75 feet, as required by Section 36.300.040.C.		Remove. This distance is arbitrary and does not reflect 100% corner buildings on many City streets	
	Subsection D. Setback exceptions > balcony projections	Front: 0 ft		Remove. Allow projections for stoops, patios, balconies, etc. without having to push the entire building back. The CBC regulates projections over the public way	
Downtown Specific Plan (DTSP)					
Mixed Use Core	Primary Street	0 to 15 ft. max.		0' to 5' setback	
	Side Street	0 to 15 ft. max.		0' to 10' setback	
	Side Yard	0 ft.			
	Rear (with alley)	5 ft. minimum			
	Rear (no alley)	10 ft. minimum			
	Massing Stepback				
	Front	8 ft. min. above 3 stories		Remove	
	Over 4 Stories (w/density bonus)	10 ft. min. above 3 stories		Remove	
	Rear	20 ft. min. above 3 stories		Remove	
Fair Oaks Corridor	Primary Street	0 to 15 ft. max.		0' to 5' setback	
	Side Street	0 to 15 ft. max.		0' to 10' setback	
	Side Yard	0 ft.			
	Rear (with alley)	5 ft. minimum			
	Rear (no alley)	10 ft. minimum			
	Massing Stepback		Modify for Fair Oaks		
	Front	10 ft. min. above 3 stories		Remove	
	Over 4 Stories (w/density bonus)	10 ft. min. above 3 stories		Remove	
	Rear	20 ft. min. above 3 stories		Remove	

Zoning District or Code Section	Setbacks (and Stepbacks)	Current Standard	Arroyo Group Recommended Modification (does not address RE, RS, RM and RH in presentations)	Planning Commission Subcommittee Recommended Modification	Create a Design Standard?
Storefront Overlay		This overlay requires buildings to have shopfront frontage and a minimum floor-to-ceiling height. This requirement is to accommodate ground floor live-work, commercial, retail or other such non-residential activity on streets where the vision expects active, pedestrian-oriented streetscapes.		0' to 5' setback; 15 ft. floor-to-floor ground floor height Shopfront Frontage Type; This requirement is to establish a consistent building street wall and accommodate ground floor live-work, commercial, retail or other such non-residential activity on streets where the vision expects active, pedestrian-oriented streetscapes.	
Mission St. Height Overlay		This overlay allows maximum building height up to 2 stories (maximum 26 feet) along the rear frontage of the lot.		Remove	

South Pasadena Zoning Code
Development Standards correlating to Building Height

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Division

Development Standard

Article 2 Zoning Districts, Allowable Land Uses, and Zone-Specific Standards
36.220.040 Residential Zoning District General Development Standards.
Open Space

Zoning District	Open Space	Current Standard	Arroyo Group Recommended Modification (does not address RE, RS, RM and RH in presentations)	Planning Commission Subcommittee Recommended Modification	Create a Design Standard?
(RE) Residential Estate	N/A				
(RS) Residential Low Density	N/A				
(RM) Residential Medium Density	Total Combined Usable Open Space	(not codified)		200 sf per unit, minimum	
	Private Open Space	200 sf per unit; Private open space areas shall have a minimum dimension of eight feet on any side, and a configuration that would accommodate a rectangle of at least 100 square feet.		If individual balconies, ground floor patios, porches, or similar private open space are provided to meet the area requirements, such area shall have minimum dimensions of 8 ft width and 6 ft depth.	
	Common Open Space	Common open space areas shall have a minimum dimension of 20 feet on any side.		50% minimum of the total required Open Space; 1,000sf minimum; Up to 25% of the required Common Open Space may be indoor common open space like fitness rooms, resident lounges, etc. Mail rooms and Leasing offices and assocaited areas do not count; Outdoor Common Open Space shall have a minimum dimension of 20 feet in two directions; A minimum 20% of Outdoor Common Open Space shall be landscaped adn count toward the minimum site requirement	
	3 to 4 units	200 sf			
	5 to 10 units	500 sf			
	11 to 30 units	1,000 sf			
	31 and more units	2,000 sf			
(RH) Residential High Density	Total Combined Usable Open Space	(not codified)		Same as RM District	
	Private Open Space	200 sf per unit; Private open space areas shall have a minimum dimension of eight feet on any side, and a configuration that would accommodate a rectangle of at least 100 square feet.			
	Common Open Space	Common open space areas shall have a minimum dimension of 20 feet on any side.			
	3 to 4 units	200 sf			

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Development Standard

Article 2 Zoning Districts, Allowable Land Uses, and Zone-Specific Standards

Division 36.310. Parking and Loading; 36.350.180 Residential Uses – Courtyard Housing; 36.350.190 Residential Uses – Multifamily Project Standards; 36.310.100 Bicycle Parking; Downtow

Parking

Zoning District / Code Section	Parking	Current Standard	Arroyo Group Recommended Modification (does not address RE, RS, RM and RH in presentations)	Planning Commission Subcommittee Recommended Modification	Create a Design Standard?
(RE) Residential Estate	Single Family Housing	2 covered spaces			
	Duplex	4 spaces within a garage or carport, plus 1 guest space.			
(RS) Residential Low Density	Single Family Housing	2 covered spaces			
	Duplex	4 spaces within a garage or carport, plus 1 guest space.			
(RM) Residential Medium Density	Multi-family dwelling, condominiums and other attached dwellings	1 bedroom unit—1 space; 2 bedrooms and/or greater—2 spaces within a garage or carport for each unit, plus 1 guest space per each 2 units. (1), (3)		Studio—0.50 space One-bedroom—1 space Two or more bedrooms—2 spaces Guest Spaces 4 to 15 units -- 2 spaces 16 to 50 units -- 0.15 per unit 51+ units -- 0.1 per unit	
(RH) Residential High Density					
(CG) Commercial General	Refer to Mixed Use Overlay				
(CO) Commercial Office	Refer to Mixed Use Overlay				
(BP) Business Park	Refer to Mixed Use Overlay				
(HO) Housing Opportunity Overlay	Refer to Mixed Use Overlay				

Zoning District / Code Section	Parking	Current Standard	Arroyo Group Recommended Modification (does not address RE, RS, RM and RH in presentations)	Planning Commission Subcommittee Recommended Modification	Create a Design Standard?
(MU) Mixed-Use Overlay	Site Access / Driveway Location	The location of site access/driveways shall be prioritized as follows: (1) From an alleyway, (2) From a side street, or (3) If the previous two locations are infeasible as determined by the Director, then access from the front shall be limited to a maximum 24-ft wide driveway.			
	Location of Parking Spaces / Area	The location of parking spaces/areas shall be limited as follows: (1) Located to the rear of the building or underground, and (2) Shall not be located within the front or side street setback areas.		The location of parking spaces/areas shall be limited as follows: (1) Located to the rear of the building on the ground level or underground, and (2) Shall not be located above the ground level or within 30 feet of the front or side street property line.	
		Shared parking or a reduction in parking subject to approval of a parking study—SPMC 36.310.060. Within one-half mile of a high-quality transit station, no parking minimums shall apply for any use except for hotels, motels, bed and breakfast inns, and similar transient lodging facilities per Government Code Section 65863.2.			
	Number of Spaces for Residential Uses	Studio—0.50 space One-bedroom—1 space Two-bedroom—2 spaces Guest Space—0.25 per unit		Studio—0.50 space One-bedroom—1 space Two or more bedrooms —2 spaces Guest Spaces 4 to 15 units -- 2 spaces 16 to 50 units -- 0.15 per unit 51+ units -- 0.1 per unit	
		Guest spaces are not required if non-residential spaces are available during non-operational hours. Parking is reduced, not required, for qualifying development projects within one-half mile of a high-quality transit station, as defined in Government Code Section 65863.2.			

Zoning District / Code Section	Parking	Current Standard	Arroyo Group Recommended Modification (does not address RE, RS, RM and RH in presentations)	Planning Commission Subcommittee Recommended Modification	Create a Design Standard?
	Design of Surface or Structure Parking	As required by SPMC 36.310 (Parking and Loading)			
	(1) Guest parking spaces shall be clearly marked for guest parking only and shall be evenly dispersed throughout the development site. Signs shall be provided at appropriate locations to direct visitors to guest parking locations.			(1) Guest parking spaces shall be clearly marked for guest parking only and are encourage to be evenly dispersed throughout the development site. Signs shall be provided at appropriate locations to direct visitors to guest parking locations.	
	(3) The requirement of two covered spaces may be waived by the Director for the alteration of a residential unit that is listed on the City's Cultural Heritage Inventory as defined by SPMC Section 2.58, provided the circumstances listed under SPMC Section 36.360.090(F)(1) apply.				
36.350.180 Residential Uses – Courtyard Housing					
	A.1.d. Semi-subterranean parking garage...	A semi-subterranean parking garage that does not extend more than 30 inches above grade may be built to a side property line but shall not project into the required rear setback. An area equal to the area of the required side setback that is occupied by the garage shall be provided as common open space at grade level in the courtyard area.		Apply to all Zoning Districts, not matter the type of housing configuration. A semi-subterranean parking garage that does not extend more than 30 inches above grade may be built to a side property line but shall not project into the required rear setback. An area equal to the area of the required side setback that is occupied by the garage shall be provided as Common Open Space at grade level in the courtyard area. The exposed 30 inches of garage shall not be visible from the public way and shall be masked by plantings, residential stoops, steps up to the established finish floor, etc.	

Zoning District / Code Section	Parking	Current Standard	Arroyo Group Recommended Modification (does not address RE, RS, RM and RH in presentations)	Planning Commission Subcommittee Recommended Modification	Create a Design Standard?
36.350.190 Residential Uses – Multifamily Project Standards					
	A. Purpose	3. Discourage on-site parking along the front building elevation or adjacent to the street so that buildings, rather than parking lots or garages, address the street and public view.		3. Parking shall not be placed along the front building elevation or adjacent to the street so that buildings, rather than parking lots or garages, address the street and public view.	
36.310.100 Bicycle Parking					
	Provisions	A.1. Multi-family uses shall provide bicycle parking spaces equal to 10 percent of the required vehicle spaces. Bicycle parking shall be distributed throughout the project.		A.1. Multi-family uses shall provide bicycle parking spaces equal to 10 percent of the required vehicle spaces based Zoning District prior to utilization of State Density Bonus Law . Bicycle parking shall be distributed throughout the project.	
	Design and devices	B.2.b. Each bicycle space shall be a minimum of two feet in width and six feet in length, and have a minimum of seven feet of overhead clearance.		B.2.b. Each bicycle space shall be a minimum of two feet in width and six feet in length, and have a minimum of seven feet of overhead clearance. Exceptions can be made for the use of premanufactured storage systems that may hang on the wall or provide a stacked configuration	

Zoning District / Code Section	Parking	Current Standard	Arroyo Group Recommended Modification (does not address RE, RS, RM and RH in presentations)	Planning Commission Subcommittee Recommended Modification	Create a Design Standard?
36.310.080 Parking Design Standards					
	Location of Parking areas	Required off-street parking shall be located on the same parcel as the uses served or on a contiguous parcel, or within 400 feet of the proposed use it is intended to serve. When a proposed off-street parking spaces are provided on a separate parcel from the use, a recorded covenant running with the land, recorded by the owner of the parking lot, guaranteeing that the required parking will be maintained exclusively for the use or activity served for the duration of the use or activity approved in a form acceptable to the City Attorney		The location of parking spaces/areas shall be limited as follows: (1) Located to the rear of the building on the ground level or underground, and (2) Shall not be located above the ground level or within 30 feet of the front or side street property line.	
	Parking space and lot dimensions	b.Tandem parking spaces. Tandem parking spaces shall be a minimum 35 feet in length by 10 feet in width, and a maximum of 42 feet in length and 12 feet in width.		b.Tandem parking spaces. Tandem parking spaces shall be a minimum 35 feet in depth by 9 feet in width, and a maximum of 42 feet in depth and 12 feet in width.	
	Table 3-7 Parking Space and Drive Aisle Dimensions				
	Parking Space for 0 degree Angle of Parking for tandem or parallel parking Depth Width Aisle	Depth 24 ft Width 8.6 ft Aisle 12 ft		Remove tandem space and create it's own requirements; Parallel Spaces - Change 8.6 ft to 8.5 ft Tandem Spaces Depth 35 ft Width 8.5 ft Aisle 24 ft	
	Parking Space Width for all degrees of Angle of Parking	9 ft		8.5 ft Add footnote to permit 7.5 ft for all spaces exceeding one space per residential unit and 25% max of the provided non-residential spaces	

Zoning District / Code Section	Parking	Current Standard	Arroyo Group Recommended Modification (<i>does not address RE, RS, RM and RH in presentations</i>)	Planning Commission Subcommittee Recommended Modification	Create a Design Standard?
	Obstructions	(2) Each parking space that is adjoined on either side of its longer dimension by a fence, wall, partition, column, post, or similar obstruction, and the obstruction is located less than 14 feet from the access aisle measured along the length of the stall, shall have its minimum width increased by at least 10 inches on the side of the obstruction.		Exception: The 10-inch increase is not required if columns are set back 18 inches from the drive aisle	

Zoning District / Code Section	Parking	Current Standard	Arroyo Group Recommended Modification (does not address RE, RS, RM and RH in presentations)	Planning Commission Subcommittee Recommended Modification	Create a Design Standard?
	G. Grades of driveways and parking areas.	2. Parking areas. Parking areas shall have a maximum grade of seven percent, measured in any direction.		2. Parking areas. Parking areas shall have a maximum grade of 6.66 percent , measured in any direction.	
		Garage speed ramp slope (not codified)		Garage speed ramps are limited to 15% slope, max.	

Downtown Specific Plan (DTSP)					
Mixed Use Core	Parking Count	Recommended: Studio or 1 bedroom unit—1 space; 2 bedrooms and/or greater—1.5 spaces		Recommended: Studio—0.50 space One-bedroom—1 space 2 bedrooms and/or greater—1.5 spaces	
	Parking Placement			Parking may be placed within setback areas below grade; Parking may not be placed above the ground level	
	Setback				
	Primary Street	30 ft minimum		30 ft minimum for surface or garage parking	
	Side Street	15 ft minimum		15 ft minimum for surface or garage parking	
	Side property	5 ft minimum		5 ft minimum for surface parking; otherwise, per building setback requirements	
	Rear property	5 ft minimum		5 ft minimum for surface parking; otherwise, per building setback requirements	
Fair Oaks Corridor	Same as Mixed Use Core				

Zoning District	Open Space	Current Standard	Arroyo Group Recommended Modification (does not address RE, RS, RM and RH in presentations)	Planning Commission Subcommittee Recommended Modification	Create a Design Standard?
	5 to 10 units	500 sf			
	11 to 30 units	1,000 sf			
	31 and more units	2,000 sf			
(CG) Commercial General	None Required				
(CO) Commercial Office	None Required				
(BP) Business Park	None Required				
(HO) Housing Opportunity Overlay	Per Mixed-Use Overlay District				
(MU) Mixed-Use Overlay	Minimum Total Combined Usable Open Space per Residential Unit (Common and Private Combined)	300 sf/du	Review open space requirement and potential modest decrease. Allow landscaped areas that meet minimum dimensions to be counted as open space	150 sf per unit, minimum	
		Improved rooftop open space, balconies, and indoor common spaces can be counted toward usable open space.		(refer to revised requirements below)	
	Common Open Space Requirements	1,000 sf area minimum 25 ft minimum depth and width		50% minimum of the total required Open Space; 1,000sf minimum; Up to 25% of the required Common Open Space may be indoor common open space like fitness rooms, resident lounges, etc. Mail rooms and Leasing offices and assocaited areas do not count; Outdoor Common Open Space shall have a minimum dimension of 20 feet in two directions; A minimum 20% of Outdoor Common Open Space shall be landscaped adn count toward the minimum site requirement	
	Private Open Space Requirements	No private open space is required for individual units		Remove	
		If individual balconies, ground floor patios, porches, or similar private open space are provided for a residential unit, such area shall have minimum dimensions of 6 ft width and 4 ft depth.		If individual balconies, ground floor patios, porches, or similar private open space are provided to meet the area requirements, such area shall have minimum dimensions of 8 ft width and 6 ft depth.	

Zoning District	Open Space	Current Standard	Arroyo Group Recommended Modification (does not address RE, RS, RM and RH in presentations)	Planning Commission Subcommittee Recommended Modification	Create a Design Standard?
Downtown Specific Plan (DTSP)					
Mixed Use Core	Private Open Space				
	Stacked Flats, Flex Building, Liner	Private open space is required for each residential unit and shall be no less than 50 s.f. with a minimum dimension of five (5) feet in each direction.		Required for 50% of units; no less than 50 s.f. with a minimum dimensions of 8 ft width and 6 ft depth.	
	Hybrid Court, Court, Live-Work, Rowhouse, Duplex / Multiplex	100 sf. minimum with a minimum dimension of eight (8) feet in each direction		Required for 50% of units; no less than 50 s.f. with minimum dimensions of 8 ft width and 6 ft depth.	
	Rosewalk and Bungalow Court	400 sf. minimum with a minimum dimension of twenty (20) feet in each direction		Required for each unit; 200 sf. minimum with minimum dimensions of ten (10) feet in each direction	
	Single Family Residence	300 sf. minimum with a minimum dimension of fifteen (15) feet in each direction		Required for each unit; 400 sf. minimum with minimum dimensions of fifteen (15) feet in each direction	
	Shared Open Space				
	Stacked Flats, Flex Building, Liner	The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground or on a podium and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.		The primary shared outdoor common space is the front , rear or side yard designed as a courtyard. Courtyards can be located on the ground or on a podium and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.	
	Hybrid Court, Court	Common courtyard			
	Live-Work, Rowhouse	None Required			
	Courtyard width/depth/height ratio	1:1:1	Simplify requirements and reduce minimum dimensions	1:1:1.5	
	Standards for Buildings Exceeding 45 feet in Height	For any building above 45 feet in height, the minimum dimension of a courtyard enclosed by a building on all sides shall be 40 feet.	Simplify requirements and reduce minimum dimensions	Remove	
		For any building above 45 feet in height, the minimum dimension of a courtyard open on one side shall be a minimum of 35 feet.	Simplify requirements and reduce minimum dimensions	Remove	
Fair Oaks Corridor	Same as Mixed-Use Core				

South Pasadena Zoning Code
Development Standards correlating to Building Height

Thursday, April 17, 2025

Article

Division

Development Standard

Article 2 Zoning Districts, Allowable Land Uses, and Zone-Specific Standards

36.220.040 Residential Zoning District General Development Standards; Downtown Specific Plan

Unit Size

Zoning District	Unit Size	Current Standard	Arroyo Group Recommended Modification (does not address RE, RS, RM and RH in presentations)	Planning Commission Subcommittee Recommended Modification	Create a Design Standard?
(RE) Residential Estate		none required			
(RS) Residential Low Density		none required			
(RM) Residential Medium Density		none required			
(RH) Residential High Density		none required			
(CG) Commercial General		none required			
(CO) Commercial Office		none required			
(BP) Business Park		none required			
(HO) Housing Opportunity Overlay	Refer to Mixed-Use Overlay				
(MU) Mixed-Use Overlay	Minimum Residential Unit Size	Studio—450 sf One-bedroom—750 sf Two-bedroom—900 sf	Harmonize with Downtown Specific Plan requirement (450 sf minimum for all units)	Remove	
Downtown Specific Plan (DTSP)					
Mixed Use Core	Residential Unit Size	450 sf minimum		Remove	
Fair Oaks Corridor	Residential Unit Size	450 sf minimum		Remove	