



South Pasadena Station Area Zoning and SB 79 Deferred Sites

Station Context

- Metro A Line: South Pasadena Station
- Within 200 Feet of Station Pedestrian Access Points
- Within 1/4 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 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 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 MIG, Inc., October 2026.

