Community Development Department

# Memo

DATE: October 19, 2026

TO: Planning Commissioners

FROM: Erika Ramirez, Community Development Director

RE: Additional Documents for Item 3 on Planning Commission Agenda of 10/20/26

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This memo provides redlined amendments to the Downtown Specific Plan to clearly identify the proposed changes.

## ~~Part E~~ C10 Objective Design Standards

### Introduction

#### ~~E1~~ Overview

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

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

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

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

#### ~~E1.1~~ 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, building orientation, and outdoor shade.
- Support pedestrian access and activity through ground floor standards.
- ~~Require street-facing entrances, ground-floor openings, storefronts, direct residential unit entries, and other frontage conditions specified in this Part to support pedestrian access and activity.~~
- Establish permitted and prohibited exterior materials and dimensional requirements for building forms, openings, projections, recesses, architectural elements, and facade articulation.
- Provide alternative architectural pathways derived from architectural traditions that have influenced the physical character of South Pasadena.

## ~~E1.2~~ 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: ~~the cumulative valuation of the proposed work equals or exceeds 50 percent of the fair market value of the existing structure before commencement of the work.~~
   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 more than 1,000 square feet of additional gross floor area is proposed.

4. Where an existing structure has been damaged~~, the fair market value shall be based on the condition of the structure immediately before the damage occured.~~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. ~~The valuation of the proposed work and the fair market value of the existing structure shall be determined in accordance with the valuation procedures established by the Building Official.~~ 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 ~~regulated by this Part.~~ 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 ~~Municipal Code.~~ 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 ~~Part~~ Section,

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

**~~E1.3~~ 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 ~~E2~~ C10.4.
2. Spanish Colonial Revival. The set of objective design standards established in Section ~~E3~~ 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 ~~Part~~ 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 & ~~Solid-to-Void~~ Façade 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 ~~Part~~ 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)**

**~~E2~~ 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.

### ~~E2.1~~ 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

1. Box Massing. Buildings shall consist of rectilinear box forms. Curved, cylindrical, spherical, faceted, undulating or other non-rectilinear building volumes are prohibited. Projecting volumes shall be limited to the Middle portion of the building, as described in Subsection ~~E2.2~~ C10.4.2 of this Section, and shall not exceed 20% of the total facade area.
2. Facade Break. Any facade between 100 feet and 150 feet in width shall require a facade break above the ground floor that is at least 8 feet in width and 8 feet in depth. No portion of a facade on either side of the facade break shall be less than 45 feet in width.
3. Facade Differentiation. Facades on either side of a required break shall be differentiated from each other in at least two of the following features:
    a. Fenestration patterning
    b. Materiality
    c. Color
    d. Architectural elements
    e. Balcony design
    f. Overall building height by at least one floor
4. Building Separation. Building facades over 150 feet in width shall require a complete physical building separation (i.e., a separate detached building) in a manner that does not result in a total facade length that is less than 45 feet in width. The required separation between buildings shall be a minimum of 15 feet in width.
5. Height Averaging. If a project requires a physical separation based on Subsection B.4 of this Section, height averaging, consistent with the

methodology in Section 36.300.040.A of the Zoning Code, shall be required to achieve varied building heights between separated buildings along the street.

6. ~~Landmark~~ Properties with Cultural Resources. Projects on parcels with a ~~historic resource shall be subject to review for consistency with the Secretary of the Interior's Standards. When a Certificate of Appropriateness is required, it shall comply with Section C10.1.B.2.a.iv of the Downtown Specific Plan.~~ 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. ~~Historic~~ 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. ~~Interior~~ Sideyard Setbacks. The minimum ~~interior~~ sideyard setback shall be equal to that of the ~~historic~~ cultural resource or ~~15~~ 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 ~~historic~~ cultural resource for a minimum of 20 feet from the shared property line.
    ~~d. Interior Stepbacks. Projects shall not be located within an encroachment plane sloping upward and inward at a 30-degree angle measured from the vertical, commencing 15 feet above the existing grade at the shared property line. The plane is not applicable if the resource is built to the shared line.~~

**~~E2.2~~ C10.4.2 Base, Middle, & Top**

A. Intent

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

B. Standards

1. Visible Facades. All facades of the building (including portions of interior, side, and rear elevations) that are visible from a street or alley shall be organized with a consistent Base, Middle, and Top, as further defined in this Section.
2. Base. The Base of the building shall comply with the following standards:
    a. The Base of the building shall be between 15 feet and 20 feet high measured from the sidewalk elevation closest to the primary building entrance to the bottom of the second-floor windows or horizontal architectural element as required by Subsection B.2.~~j~~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. 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, and the top of the ground-floor openings shall align horizontally along the façade plane.
    f. Ground-floor courtyard openings may be taller than other ground-floor openings, but shall not be taller than the top of second-floor windows.
    g. Ground-floor commercial storefront or parking area openings shall be between 10 and 25 feet wide and shall be separated from each other and any other ground-floor openings by walls or pillars between one and three feet wide that are aligned with and no wider than solid areas of the Middle; residential amenity space openings shall be between six and 25 feet wide.
    h. Doors within ground-level openings for commercial, amenity space and residential unit entries shall be recessed a minimum of 30 inches from the facade plane.

i. No ground-floor entries or openings shall be lower than the grade of the existing sidewalk.

j. 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 ~~E2.3~~ C10.4.3 Fenestration & ~~Solid-to-Void~~ Facade Opening Ratio, Subsection ~~E2.4~~ C10.4.4 Architectural Elements, and Subsection ~~E2.5~~ C10.4.5 Materials & Colors, of this Section.

4. Top. The Top of the building shall comply with the following standards:

a. Except at required facade breaks and set-back top floors as allowed in Subsection B.4.c of this Section, the top edge of the building shall have either a projecting cornice or decorative panels in compliance with the following standards:

i. The height of the cornice shall be a dimension equal to between 6% and 8% 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.~~j~~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.~~j~~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.

## ~~E2.3~~ C10.4.3 Fenestration & ~~Solid-to-Void~~ Façade 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 ~~Solid-to-Void~~ Façade Opening Ratio. All buildings shall not exceed the maximum façade opening ratios ~~of solid wall area to area of openings~~ described below. The ratio shall be calculated by dividing the total area of all street-visible openings on a facade by that facade's street-visible overall area. If allowed, facades that are set back more than 12 feet from the remainder of the facade shall count as a separate facade for purposes of this requirement.
    a. North-facing facades: 0.60 max
    b. South-facing facades: 0.50 max
    c. East-facing facades: 0.45 max
    d. West facing facades: 0.35 max

2. Fenestration Shading. Maximum Solid-to-Void ratios required in Subsection ~~3.~~B.1 of this Section may be exceeded up to 10% where permanent exterior shading devices, such as operable shutters, awnings, balconies, and fins or 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.

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.

**~~E2.4~~ 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.

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.

**~~E2.5~~ 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. Façade Recladding. Façade 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

C.10.4.2.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 and may be used if they conform to the following standards:
    a. All storefront frames, window frames and doors shall each be of the same material and color throughout the building exterior and may contrast with the exterior facade colors. Doors with specific building code ratings are not subject to this requirement (e.g., required fire-rated exit or mechanical doors).
    b. Cornices, banding, and decorative features shall be natural stone, cast stone or precast concrete if the building is clad entirely in stucco.
    c. Brick-clad buildings shall incorporate traditional brick details including projecting rowlock coursing at parapets, banding, and window sills; soldier courses at window headers; and corner bricks wrapping into openings and at building corners. Brick-clad buildings may also incorporate natural stone, cast stone, or architectural terracotta detailing in lieu or in combination with the brick detailing described above.
    d. Stone facade materials shall not be painted.
    e. The same material used to trim openings shall wrap the corners into the recessed opening to the full extent of the recess.
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, and similar finishes

6. Panelized Systems. ~~The following cladding materials shall be used in conjuction with panelized or rainscreen 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.

**~~E2.6~~ 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.

**Spanish Colonial Revival**

## ~~E3~~ 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.

### ~~E3.1~~ 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. ~~Box~~ Articulated Massing. All buildings shall have box massing with articulated articulated subvolumes, or projecting or recessed walls or features as permitted

herein. The buildings are required to incorporate at least two of the following features per street elevation:

a. A tower at a street corner or paseo entrance. If used, this feature satisfies an articulation requirement for both street facades. Towers shall be between 15 and 25 feet higher than the building volumes that flank it, as measured from the immediately adjacent volume's eave fascia or top of parapet to the top of the tower's roof and shall be between 15 and 25 feet in width on each side. Corner towers shall also project at least six inches beyond the wall planes of the immediately flanking volumes.
b. An uncovered outdoor staircase from the ground to a second-floor entrance, which shall have terracotta treads and decorative tile risers.
c. A covered or uncovered rooftop deck or terrace. Uncovered roof terraces shall terminate a building volume that is lower in height by at least one floor from the main building roofline. Coverings shall comply with Subsection ~~XX~~ 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 ~~X~~ B.1 of this Section.
3. ~~Landmark~~ Properties with Cultural Resources. Projects on parcels with a ~~historic~~ cultural resource shall comply with the standards of Subsection C10.4.1.B.6 of this Section ~~E2~~.
4. ~~Historic~~ 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 ~~E2~~.

**~~E3.2~~ C10.5.2 Base, Middle, & Top**

A. Intent

Create facade compositions that reflect the traditional Spanish Colonial Revival architectural style through a clearly articulated Base, Middle, and Top to establish visually

balanced and well-proportioned elevations, reinforce facade hierarchy, and strengthen the pedestrian experience.

B. Standards

1. Visible Facades. All facades of the building (including portions of interior, side, and rear elevations) that are visible from a street or alley shall be organized with a consistent Base, Middle, and Top, as further defined in this Section.
2. Base. The Base of the building shall comply with the standards of Subsection ~~XX~~ C10.4.2.B.2 of this Section ~~X~~, 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 C10.5.1.B.1.b of this Section ~~X~~ may result in greater opening separation than the maximum allowed in Subsection B.2.~~b~~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 ~~X~~ 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.j of this Section ~~X~~.
3. Middle. The Middle of the building shall consist of solid walls and windows in compliance with Subsection ~~XX~~ C10.5.3 Fenestration & Solid-to-Void, Subsection ~~XX~~ C10.5.4 Architectural Elements, and Subsection ~~XX~~ 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 inhces in depth beyond the building wall.
b. Six-inch-deep eaves shall have an articulated ogee-profile cast stone or precast concrete cornice along the base of the eave. Eaves deeper than six inches shall have wood or smooth fiber-cement tongue-and-groove sheathing under the eave and 4x6 inch wood rafter tails set between 16 and 32 inches on center.

**~~E3.3~~ C10.5.3 Fenestration & ~~Solid-to-Void~~ Façade 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 ~~Solid-to-Void~~ Façade Opening Ratio. All buildings shall not exceed the maximum façade opening ratios ~~of solid wall area to area of openings~~ described below. The ratio shall be calculated by dividing the total area of all street-visible openings on a facade by that facade's street-visible overall area. If allowed, facades that are set back more than 12 feet from the remainder of the facade shall count as a separate facade for purposes of this requirement.
    a. North-facing facades: 0.35 max
    b. South-facing facades: 0.30 max
    c. East-facing facades: 0.25 max
    d. West facing facades: 0.20 max
2. Fenestration Shading. Maximum Solid-to-Void ratios required in Subsection ~~3.~~B.1 of this Section may be exceeded up to 10% where permanent exterior shading devices, such as operable shutters, awnings, balconies, and fins or higher performance glazing are incorporated.
3. Fenestration Pattern. Windows shall be separated by solid wall area between one and ten feet horizontally and three and five feet vertically. Windows shall not extend vertically across multiple floors or horizontally across building corners. Openings are not required to be aligned or stacked.
4. Vertically-Proportioned Openings. Individual openings shall be square or taller than they are wide, but may not be wider than their height.

5. Windows. Windows shall comply with the standards of Subsection C10.4.3.B.6 of this Section ~~X~~.

### ~~E3.4~~ 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. Each building shall incorporate at least two of the following architectural elements:
    a. Balconies/railings that comply with the following standards in Subsection ~~4.~~B.2 of this Section.
    b. Half-round gutters and exposed round downspouts, both copper and only at sloping roof forms.
    c. Decorative metalwork.
    d. Decorative tilework other than at exterior stairs.
2. Balconies. Balconies shall comply with the following standards:
    a. All balconies shall project at least two feet, but no more than four feet, from the building facade and may also be recessed behind the facade.
    b. If roofed, balconies shall be shed-style, covered in clay barrel tiles over wood sheathing and rafters in compliance with Subsection ~~X~~ 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.

**~~E3.5~~ 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. Primary Materials. Exterior wall surfaces shall be finished in smooth stucco, lime plaster, or exterior-rated Venetian plaster systems.
   a. Heavy-textured finishes, including lace, dash, skip-trowel, knockdown, and similar finishes are prohibited.
   b. Control joints, if used, shall be painted the same color as the field finish and shall not exceed 1/2 inch in exposed width.
2. Secondary Materials. Additional materials and colors and may be used if they conform to the following standards:
   a. Window frames shall be a contrasting color from the building walls and shall not be white or beige.
   b. All wood shall be solid dark walnut color, either painted or stained.
   c. Metal finishes shall be either matte black, green, blue, or brown.
   d. 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.
3. Material Palette. No materials other than stucco, wood, stone, metal, precast concrete, terra cotta or ceramic tile may be used. Metal siding above the base

level may be used up to 20% of the total facade surface area and shall be either matte black or brown.

### ~~E3.6~~ 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 Section ~~E2.6~~ C10.4.6.

~~C10~~ C11 Administration

~~C10.1~~ 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 (Di vision 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 ~~designated and adopted~~ 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 compli ance 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 wit ha 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.

~~C11~~ C12 Definition

~~C11.1~~ 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.

a. Yard, Front. The area between the Buildable Area on a lot and the front lot line.
b. 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.
c. Yard, Rear. The area between the Buildable Area on a lot and the rear lot line.

~~C11.2~~ 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 newspa-pers,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, thirft 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.