

# GENERAL PLAN & DOWNTOWN SPECIFIC PLAN COMMUNITY WORKSHOP

## CITY OF SOUTH PASADENA

NOVEMBER 2019





# TODAY'S AGENDA

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- Meeting Objectives
- What is a General Plan?
- What is a Specific Plan?
- Where are we in the Process?
- How does a General Plan work?
- General Plan Highlights
- Next Steps
- Implementation
- Questions and Answers



# Meeting Objectives

- Moving the South Pasadena General Plan and Downtown Specific Plan Forward
- Confirm that we heard you correctly
- Review recent updates



# What is a General Plan?

- A General Plan is a “blueprint” that serves as a City’s “constitution” for future development
- Every city and county is required by the State to adopt and update a general plan
- South Pasadena’s GP last comprehensively updated in 1998—a lot has changed!
- City staff, property owners, developers, residents, and businesses need clear General Plan guidance to understand land use preferences, priorities, and decision-making



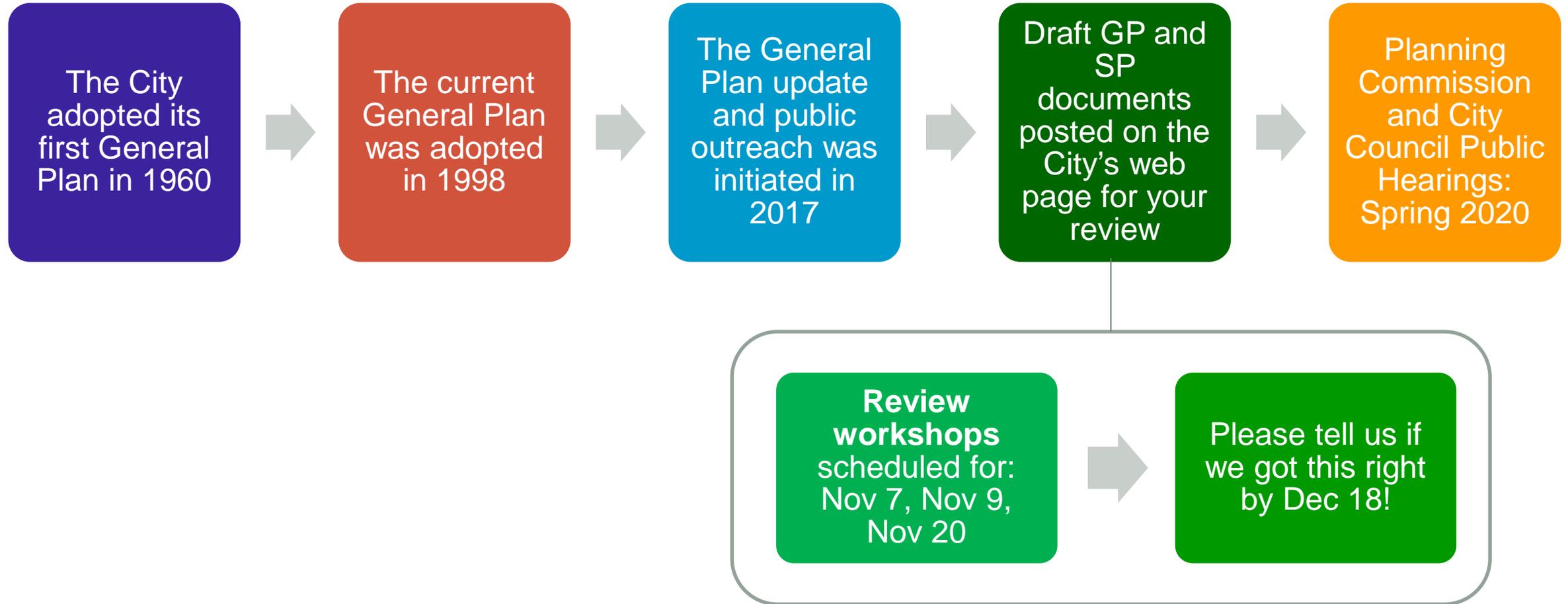
# What Does the General Plan Contain?

- A Vision for the Future
- Goals
- Policies
- Actions
- Implementation Programs





# Where are we in the process?



# Plans Grounded by Robust Community Engagement



# General Plan Chapters

	General Plan Chapter	Required/Optional Element	Topics Covered
	Our Natural Community	Conservation, Open Space	Air and water, greenhouse gasses, open space, hillsides, watersheds, riparian areas, plants and animals
	Our Prosperous Community	Economic Development	Fiscal health, economic Diversification, job growth, tourism
	Our Well-Planned Community	Land Use/Design, Housing, Parks and Recreation	Place types, visual character, nature of intended change, and housing
	Our Accessible Community	Circulation	Street networks, street types, transit services, bicycle and pedestrian systems, parking, transportation demand management, and performance metrics
	Our Healthy Community	Public Health, Noise, and Land Use	Physical health, mental health, social capital, and access healthy food
	Our Safe Community	Safety	Police, fire, and natural hazards
	Our Active Community	Land Use, Open Space, Parks and Recreation	Open Spaces, parks and recreation facilities, youth and senior programs
	Our Creative Community	Culture	Arts, culture, schools, libraries, historic resources

# Vision

The central theme of the General Plan is to conserve the stable areas and reinvest wisely in the Downtown area, Ostrich Farm, and centers along Huntington Drive

## Overarching Themes

- Small-town character
- Quality of life and livability
- Culture
- Economic vitality
- Healthy community
- Sustainable
- Resilient
- Equitable



# Our Well-Planned Community

## GOAL

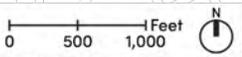
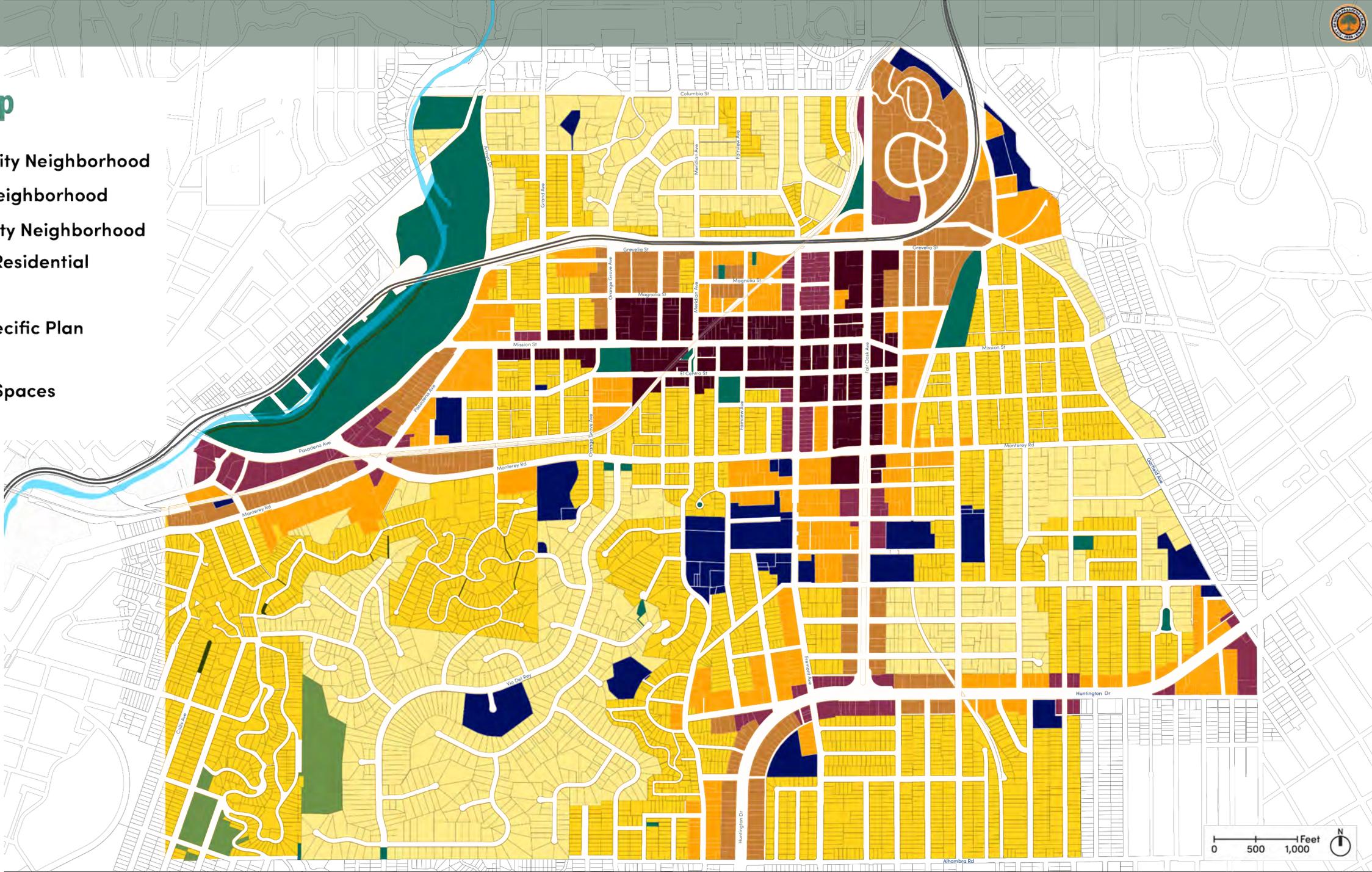
**Preserve** and enhance the distinctive residential **neighborhoods**; Provide **housing opportunities** for all; **Reinvest** in **downtown** corridors and neighborhood centers; Ensure that new development contributes its fair share towards the provision of **adequate parks, schools**, and other **public facilities**





# Land Use Map

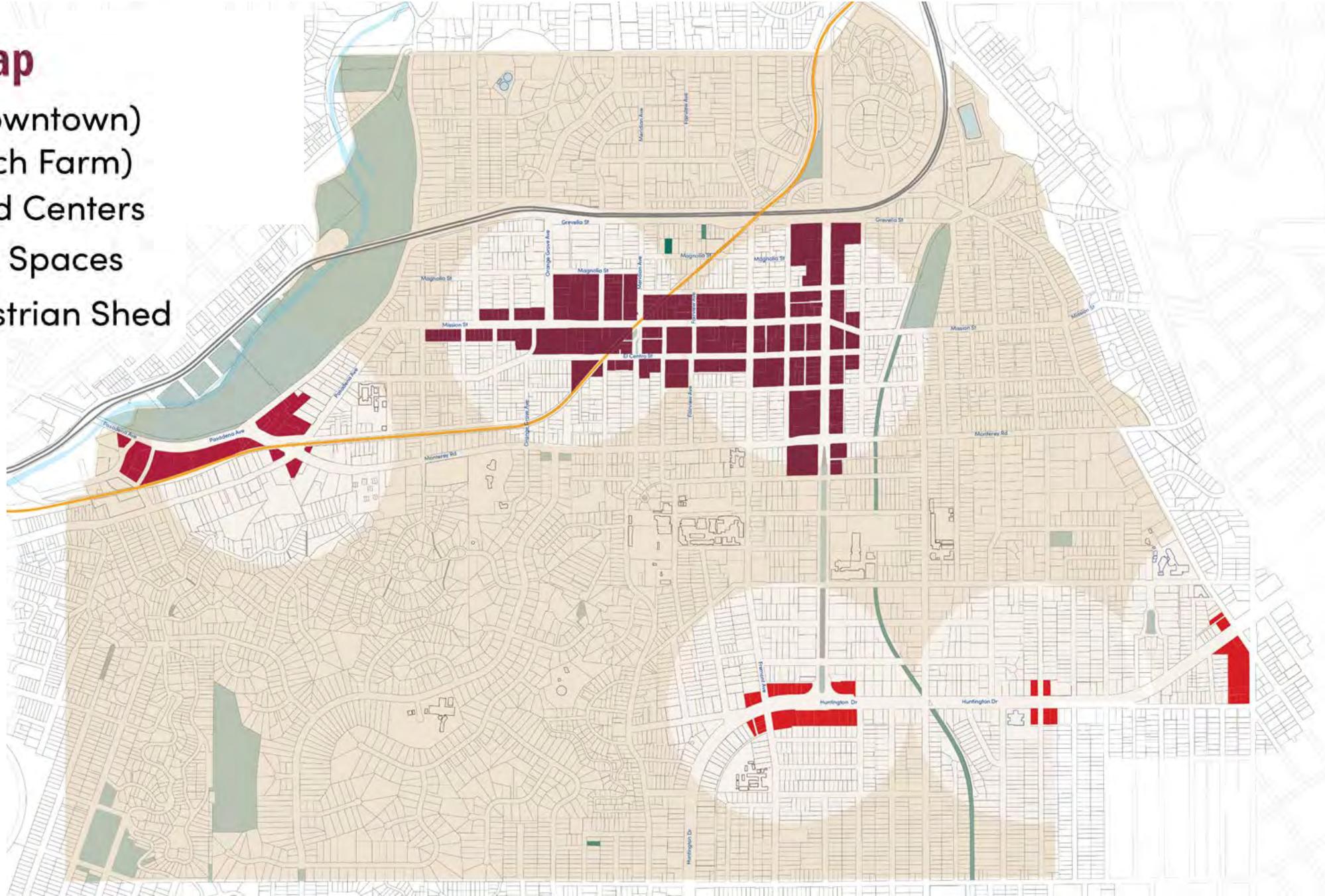
- Very Low Density Neighborhood
- Low Density Neighborhood
- Medium Density Neighborhood
- High-density Residential
- Mixed-use
- Downtown Specific Plan
- Civic
- Parks & Open Spaces
- Conservation





# Urban Form Map

- Corridors (Downtown)
- District (Ostrich Farm)
- Neighborhood Centers
- Parks & Open Spaces
- 1/4 mile Pedestrian Shed





# Our Well-Planned Community

## Ostrich Farm



Residential

**75**

Units



Commercial

**5k**

Sq. Feet



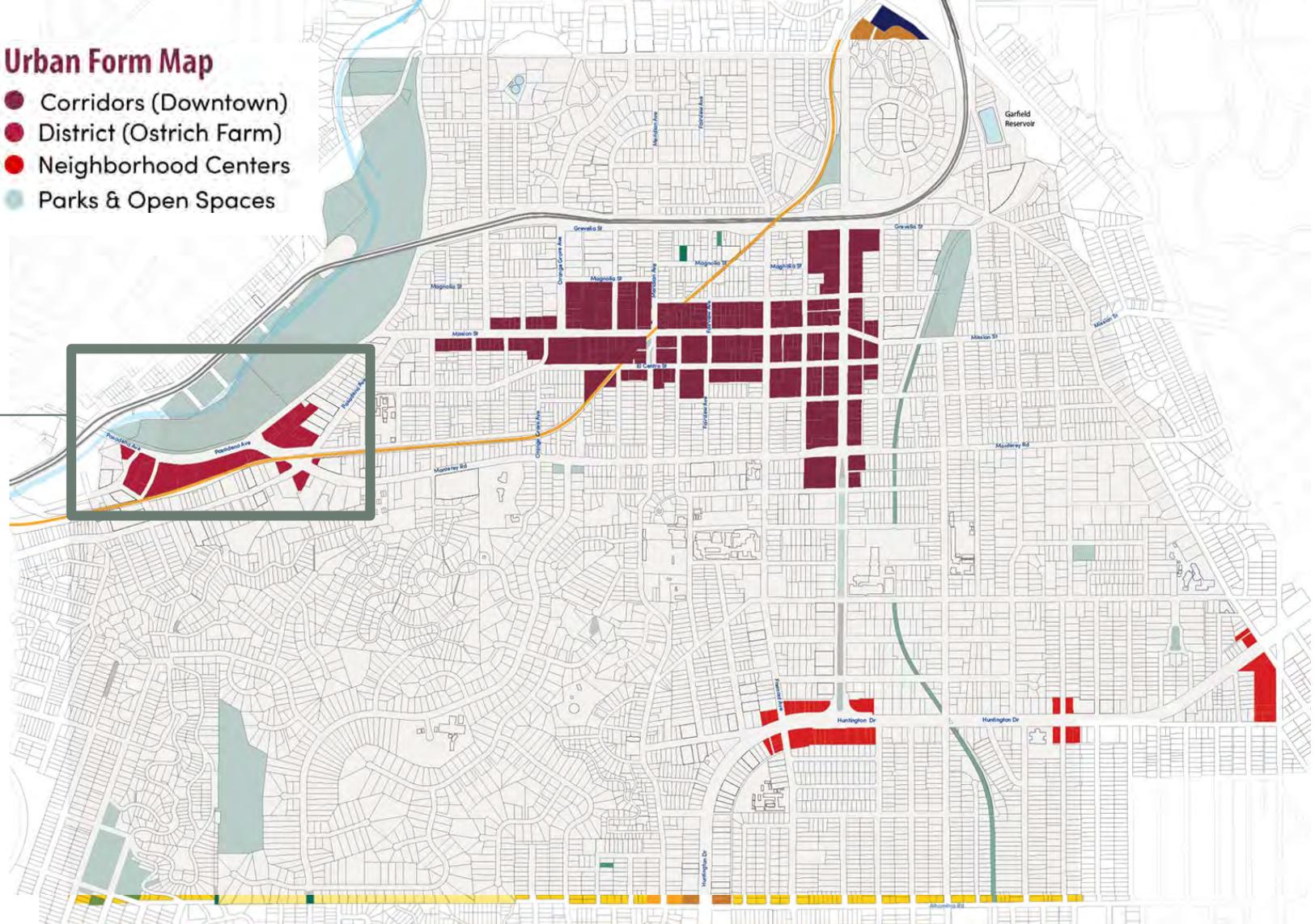
Office

**100k**

Sq. Feet

### Urban Form Map

- Corridors (Downtown)
- District (Ostrich Farm)
- Neighborhood Centers
- Parks & Open Spaces





# Our Well-Planned Community

Mission Street and Fair Oaks Ave



Residential

**300**  
Units



Commercial

**100k**  
Sq. Feet

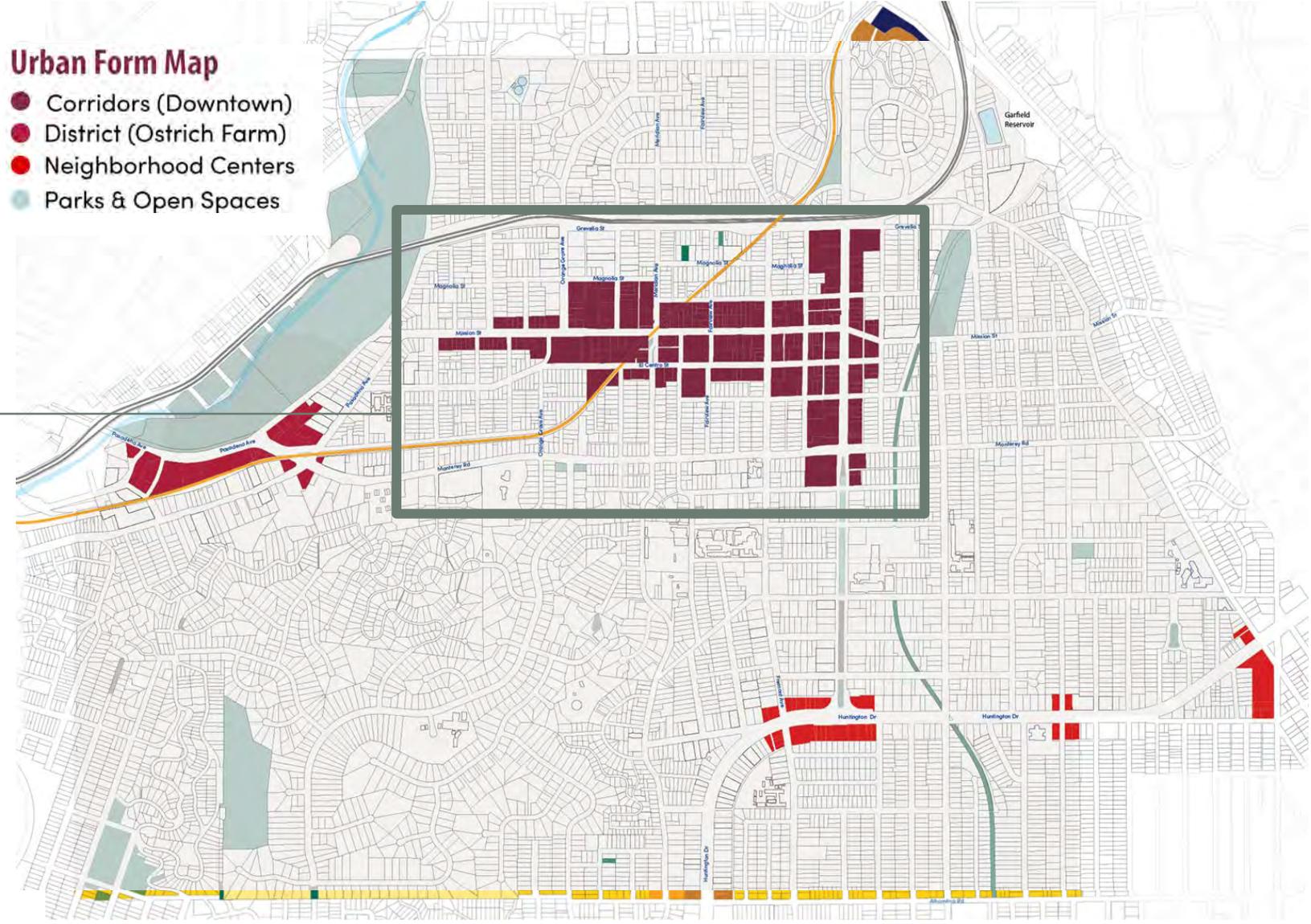


Office

**125k**  
Sq. Feet

## Urban Form Map

- Corridors (Downtown)
- District (Ostrich Farm)
- Neighborhood Centers
- Parks & Open Spaces





# Our Well-Planned Community

## Huntington Drive



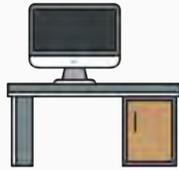
Residential

**125**  
Units



Commercial

**25k**  
Sq. Feet

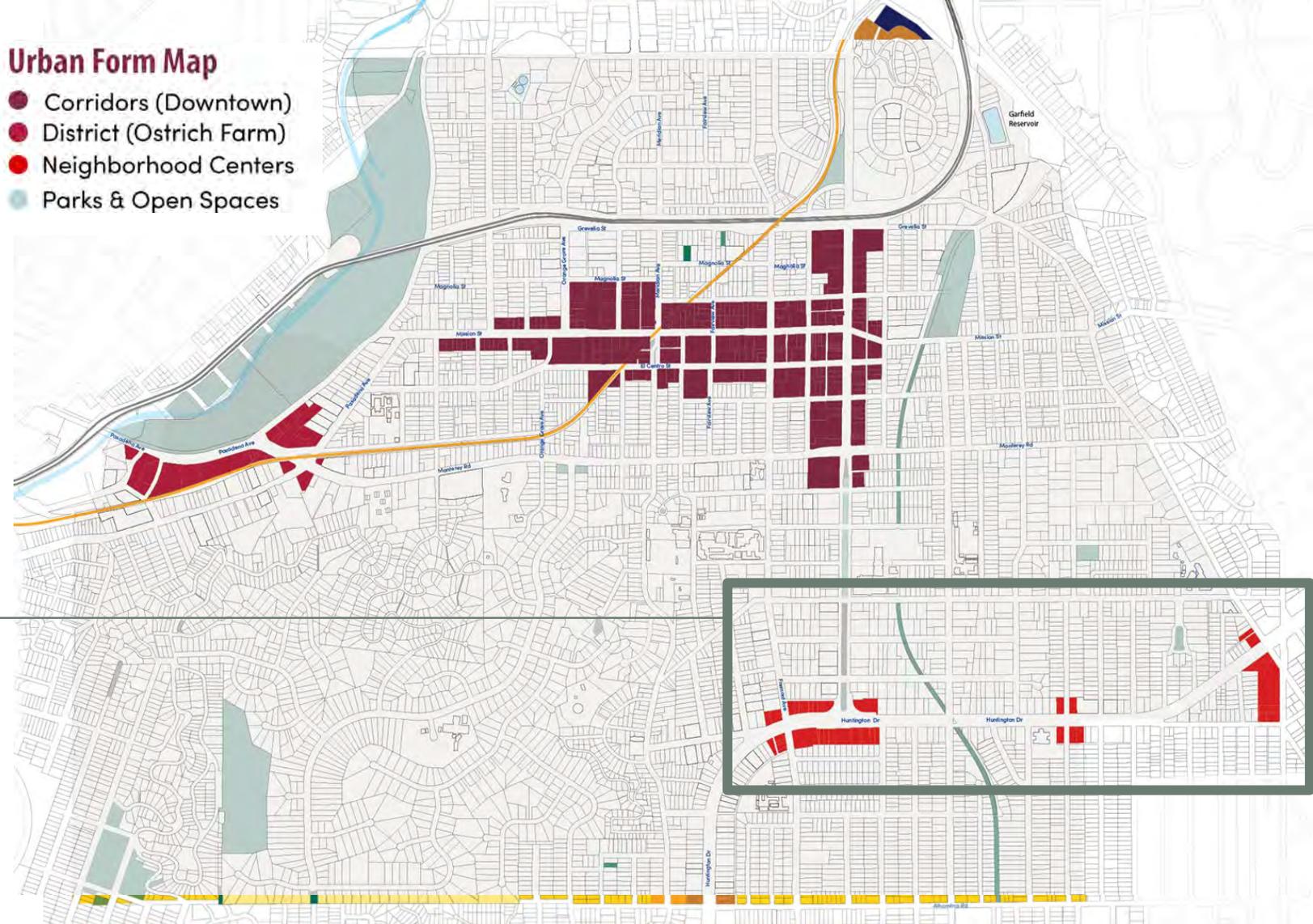


Office

**75k**  
Sq. Feet

### Urban Form Map

- Corridors (Downtown)
- District (Ostrich Farm)
- Neighborhood Centers
- Parks & Open Spaces



# Our Natural Community

## GOAL

South Pasadena will promote **clean air and water**, and **habitat** for native species; Prevent urban **heat islands**; Reduce **stormwater runoff**; Promote a **greener downtown**; a **healthier lifestyle**, and nature based-recreation





# Green Infrastructure Framework

## Parks & Open Space

- 1 Arroyo Seco
- 2 Arroyo Woodland & Wildlife Nature Park
- 3 Garfield Park
- 4 Eddie Park
- 5 Library Park
- 6 Orange Grove Park
- 7 War Memorial Park
- 8 Community Garden & Demonstration Park
- 9 Snake Trail
- 10 Berkshire Park
- 11 Grevelia Park
- 12 Via Del Rey/Camino Verde Park
- 13 Monterey/Via Del Rey Park
- 14 Camden Park
- 15 El Cerrito Circle Park
- 16 Heritage Plaza

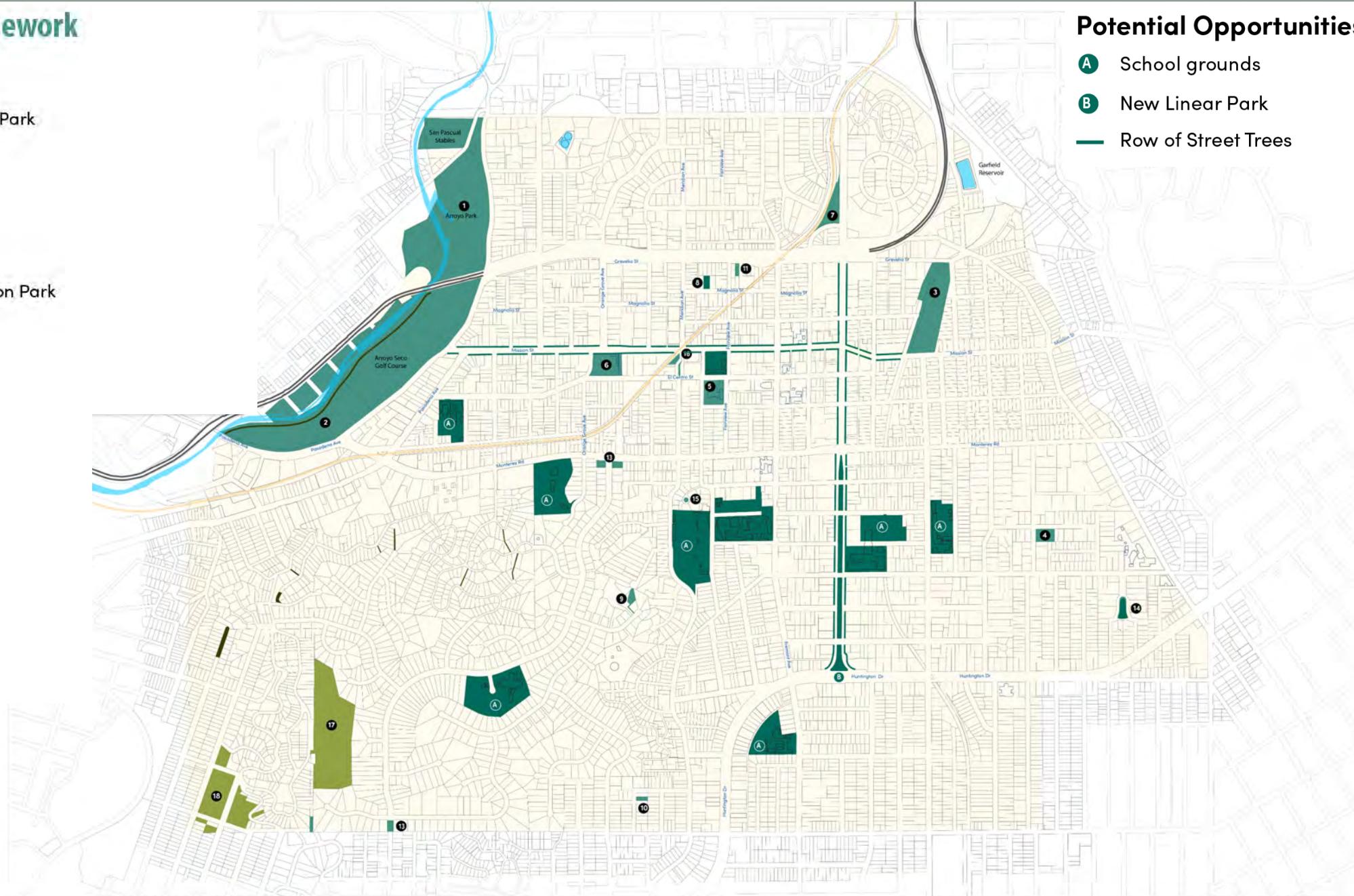
## Conservation

- 17 Lot 117
- 18 SW Hills Open Space

## Trails

## Potential Opportunities

- A School grounds
- B New Linear Park
- Row of Street Trees



# Our Prosperous Community

## GOAL

Attract and retain high value, **high-wage jobs** within the creative sector; **Diversify** the local economy; Promote and support **local businesses**; and Build the City's **fiscal capacity** to create and sustain public amenities and services, while maintaining South Pasadena's small-town character and quality of life



# Our Accessible Community

## GOAL

A transportation network designed and managed to support not just **mobility and access**, but broader goals of safety, health, economic development, and environmental sustainability



# Our Healthy Community

## GOAL

A **healthy** and **safe** place where everyone feels they can be **active** in family, community, and neighborhood life; where they help each other, contribute to the vitality of the city, and create a **sense of belonging** among all residents; and have **access to nutritious food**.





# Our Safe Community

## GOAL

Provide a **safe environment** for people of all ages, minimize the threats to life and damage to structures from natural and human-caused hazards, and **increase awareness** and **be prepared** for any emergency.



# Our Active Community

## GOAL

Create environments that incorporate **physical activity into daily activity** that support health, wellness, and social connections and provide children and adults a range of high-quality **recreational opportunities**.



# Our Creative Community

## GOAL

**Nurture and promote** South Pasadena's **arts and cultural** activities, organizations and events and give them more visibility and prominence in the region.



# What is a Specific Plan?

- A combination of policies and regulations providing detailed guidance for managing growth and development in Downtown South Pasadena (Mission Street and Fair Oaks corridors)
- Must be consistent with and implement the General Plan
- Includes detailed design guidelines and development standards, supplementing Zoning Code regulations



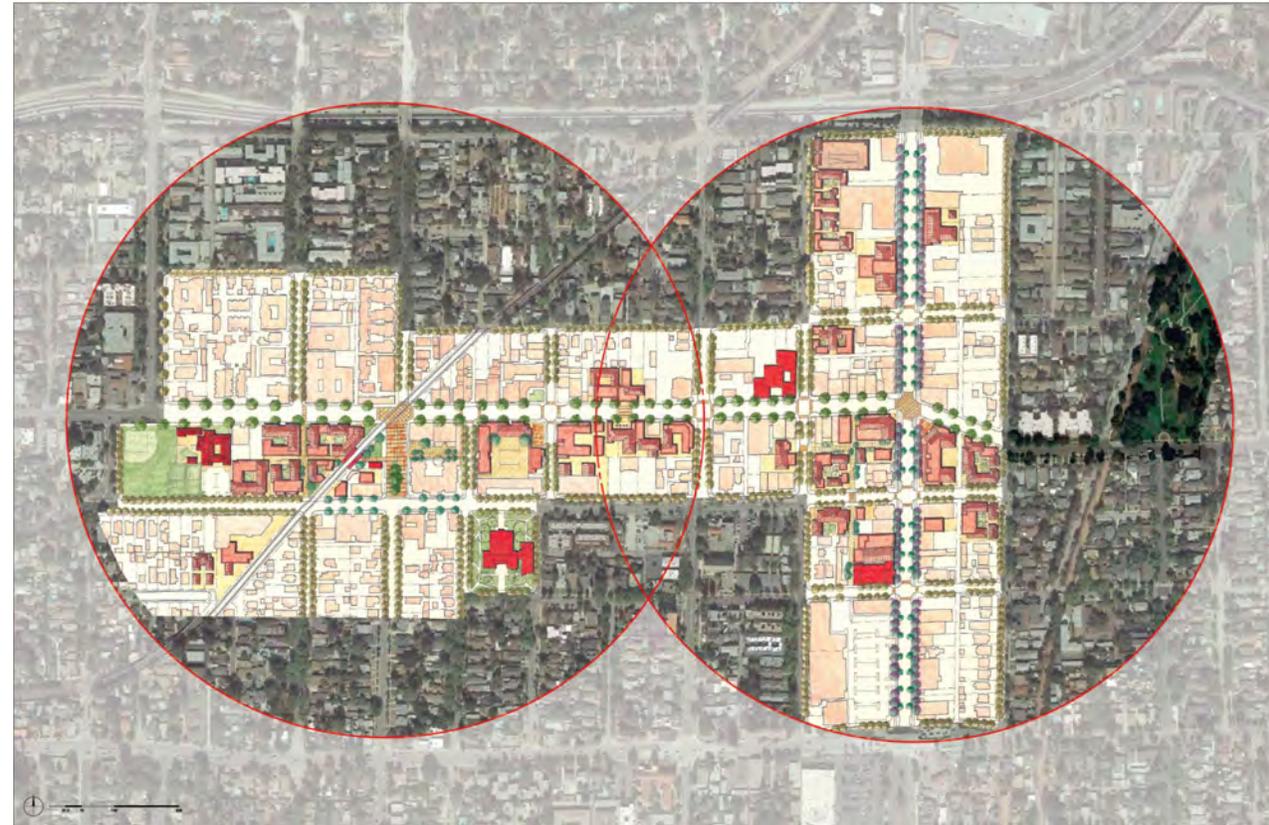
# What Does the Specific Plan Contain?

- A vision for the future of downtown South Pasadena
- Polices
- Actions
- Design Guidelines
- Development Standards
- Implementation Programs



# Key Ideas of the Vision

- Two distinct districts—Mission District centered on light rail station; Fair Oaks District centered on Fair Oaks-Mission intersection
- Two great streets
- Leverage public transit and multimodality
- Intricate network of open spaces
- Park once, pedestrian first
- Responsible infill development
- Preserve and rehabilitate historic buildings



# Central Themes of the Specific Plan



The intersection of Fair Oaks Avenue & Mission Street is conceived as a pedestrian-friendly crossing and a visually attractive place with new infill buildings with a quality and character appropriate to enhancing this place.



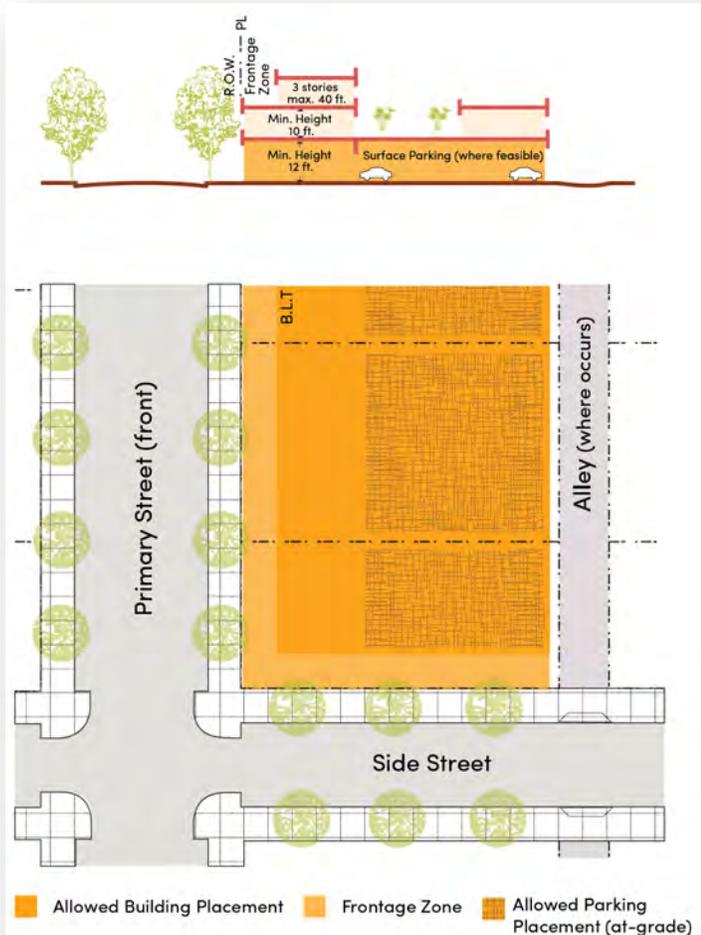
To augment pedestrian activity and social interaction along Mission Street the plan encourages the development of intimate places for outdoor seating and dining.



# Development Standards

- Base maximum building height: 25 feet in Mission Zone, 35 feet in Fair Oaks Zone
- Bonus height for projects providing any or a mix of the following community benefits:  
Maximum 45 feet
  - *Extraordinary sustainable building and site development performance*
  - *Improves the street frontages beyond requirements*
  - *Provides additional and enhanced public amenities (plazas, pedestrian and bicycle facilities, public parking, etc.)*
  - *Provides community-desired goods and services*
  - *Provides additional affordable housing units*
  - *The project has a demonstrated net positive fiscal impact to the City*

# Development Standards: Examples



## Building Placement

Setback	Building setback from PL			
	Frontage Zone		Side/Rear	
	Min. (ft.)	Max. (ft.)	Min. (ft.)	Max. (ft.)
i Primary street	0	10	--	--
ii Side street	0	10	--	--
iii Rear yard	with alley	--	--	5
	no alley	--	--	15

## Allowed Building Intensity, Density, Types, Height, and Site Size

Intensity	Floor Area Ratio (FAR) 2.5
Density	Dwelling Units per Acre (units/acre) 24 to 30

Allowed Building Types	Minimum		Maximum	
	Stories/ft.	Site W/D	Stories/ft.	Site W/D
Flex building	2/25	25/100	2/25 <sup>1</sup>	200/150
Liner	1/18	100/100	2/25 <sup>1</sup>	200/150
Hybrid court	2/25	125/125	2/25 <sup>1</sup>	200/200
Court	1/18	125/125	2/25 <sup>1</sup>	200/200
Live-work	1/18	70/95	2/25 <sup>1</sup>	200/150
Rowhouse	1/18	90/95	2/25 <sup>1</sup>	200/150
Rosewalk or Bungalow Court	1/18	125/125	2/25 <sup>1</sup>	150/150
Duplex, multiplex	1/18	50/95	2/25 <sup>1</sup>	150/150
Single-family	1/18	40/80	2/30	80/150

1: See Section 4.3 Height Bonus.

W = Building site width along primary frontage; D = Building site depth perpendicular to primary frontage.

	Ground Floor	Upper Stories
Interior ceiling height	12 ft. min.	10 ft. min.



# Development Standards: Examples

## i Required Parking

- |                        |                     |                           |
|------------------------|---------------------|---------------------------|
| a Residential uses     | Studio or 1 bedroom | 1 space per unit          |
|                        | 2+ bedroom          | 1.5 spaces per unit       |
| b Non-residential uses |                     | 2 spaces per 1,000 sq.ft. |

Larger developments may reduce portion of the required parking in exchange for implementation of trip reduction measures. See Section 4.4.

## ii Parking Placement: On-site parking and access shall be located in compliance with the following requirements: Setback

- |                            |             |
|----------------------------|-------------|
| a Primary street           | min.30 ft.  |
| b Side street              | min. 15 ft. |
| c Side property            | min. 5 ft.  |
| d Rear property/rear alley | min. 5 ft.  |

Parking requirements may be revised to reflect the findings and recommendations of a Parking Management Plan for the Downtown Specific Plan Area.

## i Allowed Frontages

- Arcade
- Gallery
- Shopfront
- Lightcourt
- Forecourt
- Stoop
- Dooryard
- Porch
- Frontyard

## ii Encroachments: Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

Description	Encroachment				Vertical
	Horizontal				
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	6 ft. max.		min. 5 ft. from PL	not allowed	min. 8ft. clear
Balcony	4 ft. max.			min. 5 ft. from PL	
Bay window	4 ft. max. on upper floors only.				
Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	

# Development Standards: Building Typologies

## House Scale Buildings



### Single-family residence

A residential building occupied by one primary residence. The building is set back from all four sides of the property line with front, side, and rear yards. The building typically has similar setbacks, massing, scale, and frontage types as surrounding houses.



### Duplex, multiplex

Duplex consists of a pair of dwelling units located side-by-side or one above the other to create a building that reads like a medium or large house. Multiplex is a residential building of three to four dwelling units respectively. Depending on the lot size and context the units can be placed side-by-side, front-to-back or stacked, or some combination of these options.



### Rosewalk, Bungalow court

Rosewalk: Six or more single dwellings arranged in a linear manner along either side of a common green. Pedestrian access to the building entrances are accessed from the common green and/or primary street. Bungalow Court: Four or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.



### Rowhouse

A building comprised of five or more attached two- or three-story dwelling units arranged side by side, with the ground floor raised above grade to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard.



### Live-work

Live/Work is an integrated residence and work space located at street level, occupied and utilized by a single household in an array of at least 3 such structures, or a structure with at least 3 units arranged side by side along the primary frontage, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

## Block Scale Buildings



### Court

A group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. The units may be arranged in four possible configurations: rowhouses, rowhouses over flats, flats, and flats over flats. Court buildings may accommodate ground floor commercial uses in either a live-work configuration or as solely commercial/retail space facing the primary street.



### Hybrid court

Hybrid Court combines a point-access portion of the stacked dwelling with a walk-up portion of the courtyard housing building type. The building may be designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences.



### Liner

A liner building has a thin footprint that conceals parking garage or other large scale faceless building, such as a movie theater, or "big box" store to create a pedestrian friendly environment. The building can be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses.



### Flex

Flex Block is a vertical mixed-use building typically of a single massing element, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair. Upper floors are accessed through a street level lobby. This building type is typically found in town centers and main streets.

## Coding Criteria

- The size of the lot determines the size of the building. Varied lot widths will promote variation in building masses.
- Infill development should respect adjacent buildings by responding to their massing, scale, need for light, natural ventilation, privacy, and views.
- Parking and service location and access should be placed to reduce their visual impact on the street. Where an alley is present, parking should always be accessed from the alley.
- These medium to large footprint buildings requires a minimum lot width of 50 feet and a minimum depth of 100 feet.
- Duplex and multiplexes when packaged within house-like form and detailing, and with breaks in building elevations in the horizontal and vertical planes provide human scale and make the building contextual.
- Typical height of the building is 2 stories.
- The defining feature of Rosewalks and Bungalow Court is the communal central open space. The lot width should be large enough to allow a functional public and private open spaces and area for driveways.
- The building size and massing of individual buildings is similar to a single dwelling unit.
- Entrance to units shall be directly from the front yard or from the courtyard.
- The single family dwelling units can either be separated by property lines or located on narrow single tax lot 16 to 30 feet wide.
- Design principles such as repetition, rhythm and order must be considered carefully to add interest and individuality.
- Rowhouses have shallow front yards, 5 to 10 feet, to maximize the size of a private open space in the rear yard. The rear yard should be large enough to be functional and receive sunlight and screened by fence or wall to provide privacy.
- The floor to ceiling height of the work floor is typically about 15 feet.
- The main entrance to the street floor work space should be accessed directly from and face the street. The dwelling unit above the work space should be accessed by a separate entrance, and by a stair or elevator.
- Each unit should have access to private open space. The private open space should be in the rear yard of each unit.
- The main entry to ground floor units should be directly off the courtyard or from the street. Access to second story units should be directly from the courtyard through stairs. Elevator access, if any, should be provided between the underground garage and courtyard-podium only.
- The open space is designed as a central court or partial, multiple, separated or interconnected courtyards.
- Stacked dwellings define the street edge and the building mass tapers down to a courtyard building type. The main entrance to all ground floor units should be directly from the street. Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard. Access to units above the second level in the stacked dwelling is through an interior, double-loaded corridor.
- The main entrance to each ground floor storefront and the theater or big box retail is directly from the street. Entrance to the upper levels of the building is through a street level lobby accessible from the street or through a side yard. Interior upper level uses are accessed by a corridor.
- Required parking is accommodated in an underground garage, surface parking at the rear of the lot, parking tucked under from the back, or a combination of any of the above.
- The floor to ceiling height of the first floor is greater than the rest of the floors, typically about 15 feet to accommodate the unique needs of commercial space and increase the comfort of occupants and guests.
- The main entrance to each ground floor tenant bay should be directly from the street. Required parking is accommodated in an underground garage, surface parking, structured parking, tucked under parking, or some combination of these options.

# Development Standards: Building Typologies – Examples

## Rowhouse

A building comprised of five or more attached two- or three-story dwelling units arranged side by side, with the ground floor raised above grade to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard.



- The single family dwelling units can either be separated by property lines or located on narrow single tax lot 16 to 30 feet wide.
- Design principles such as repetition, rhythm and order must be considered carefully to add interest and individuality.
- Rowhouses have shallow front yards, 5 to 10 feet, to maximize the size of a private open space in the rear yard. The rear yard should be large enough to be functional and receive sunlight and screened by fence or wall to provide privacy.

## Liner

A liner building has a thin footprint that conceals parking garage or other large scale face-less building, such as a movie theater, or “big box” store to create a pedestrian friendly environment. The building can be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses.



- The main entrance to each ground floor storefront and the theater or big box retail is directly from the street. Entrance to the upper levels of the building is through a street level lobby accessible from the street or through a side yard. Interior upper level uses are accessed by a corridor.
- Required parking is accommodated in an underground garage, surface parking at the rear of the lot, parking tucked under from the back, or a combination of any of the above.

# Development Standards: Building Typologies Examples

## 5.2 D Rowhouse

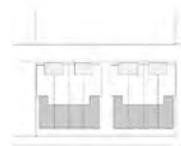
- 1 **Description** A small- to medium-sized building comprised of five or more attached dwelling units arrayed side by side, with the ground floor raised above grade in order to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear. Each dwelling unit is directly accessed from the front yard/street. Rowhouses are prohibited on a lot with-out alley access, since garages must be located and accessed from the rear of the lot. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.
- 2 **Lot Size**

Width	90 ft. min.
Depth	95 ft. min.
- 3 **Pedestrian Access** Main entrance location: Primary street
- 4 **Frontages** Porch  
Stoop  
Dooryard
- 5 **Vehicle Access & Parking** At least one parking space per unit shall be enclosed in a garage at the rear of the lot or in a tuck-under condition. The remaining required parking may be covered or uncovered in the rear.
- 6 **Private Open Space**

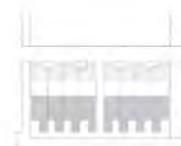
Width	Depth	Area
8 ft. min.	8 ft. min.	100 s.f. min.
- 7 **Building Size & Massing**

Width per rowhouse: 18 ft. min.; 36 ft. max  
Length along side yard: 80 ft. max.

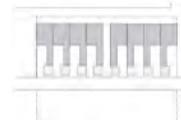
The front elevation and massing of each rowhouse building may be either symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of each individual unit is evident. The footprint area of an accessory structure may not exceed the footprint area of the main body of the building.



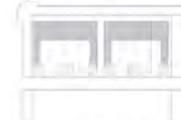
Detached garages



Carriage houses above detached garages



Attached garages



Corner units front the street





# Environmental Review

- What is the **California Environmental Quality Act (CEQA)**?

A process defined by the State to:

- 1) Review projects systematically
- 2) Inform decision-makers and the public about environmental effects
- 3) If needed, identify ways to reduce or avoid these effects

- Preparing a **Program Environmental Impact Report (PEIR)**

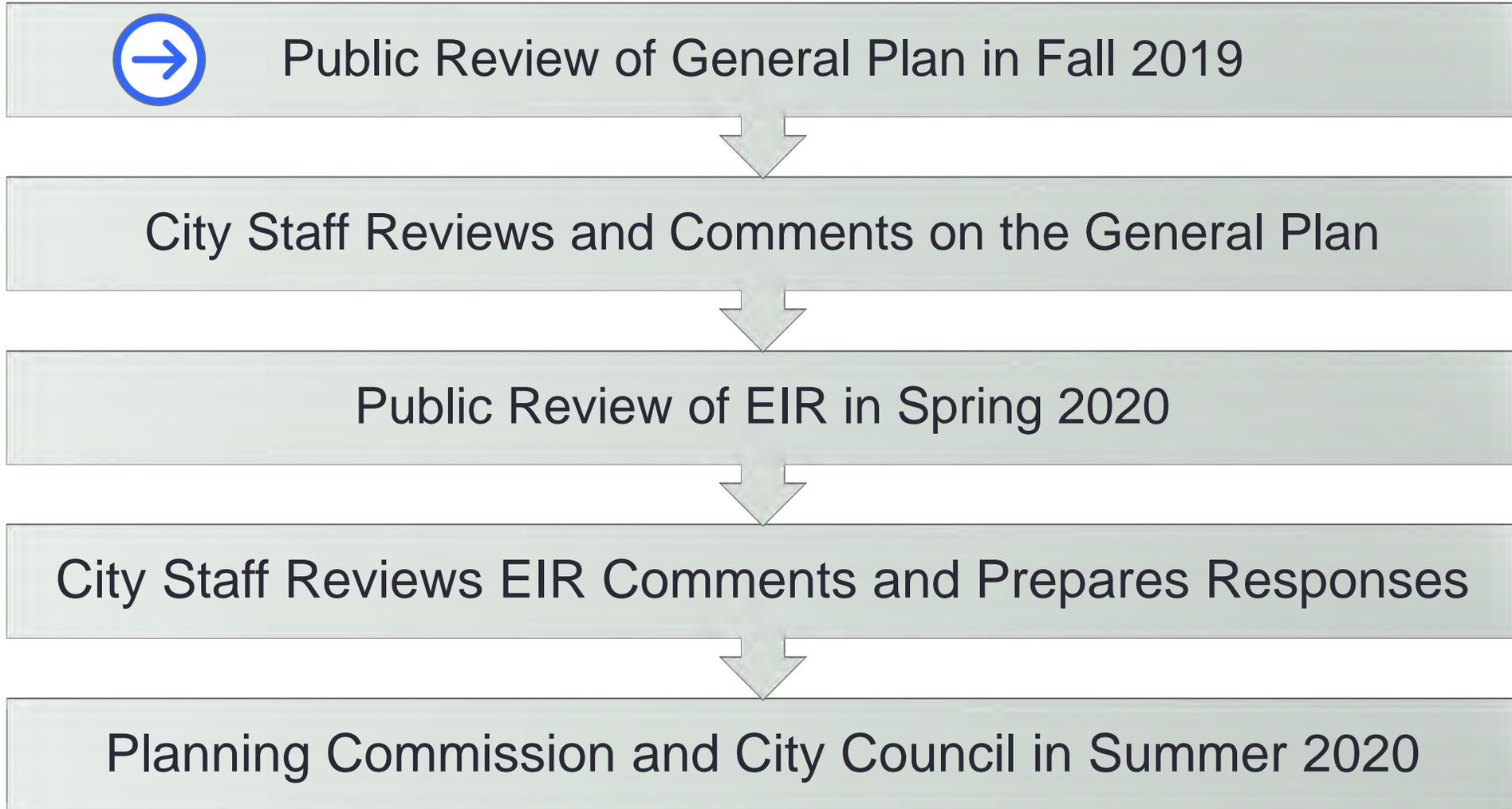
- Updating administrative draft PEIR based on the 2020 GP Update
- Analyzes possible impacts of buildout of the General Plan Update plus modest amount of development allowed under existing General Plan



# CEQA Topics

- Aesthetics
- Agriculture & Forest Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology & Soils
- GHG Emissions
- Hazards and Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Utilities & Service Systems

# General Plan Update & CEQA Process



# Implementing the Plans





# Information Sessions

## **Meeting #1**

Thursday, Nov 7<sup>th</sup> 6:30-8:30pm  
South Pasadena Public Library Community Room  
1115 El Centro St, South Pasadena, CA 91030

## **Meeting #2:**

Saturday, Nov 9<sup>th</sup> 10:00am-12:00pm  
City Council Chambers  
1414 Mission St, South Pasadena, CA 91030

## **Meeting #3:**

Wednesday, Nov 20<sup>th</sup> 9:00-11:00am  
City Council Chambers  
1414 Mission St, South Pasadena, CA 91030



# Questions and Comments?

Send Additional Comments by Dec 18th to:  
[plansouthpasadena@southpasadenaca.gov](mailto:plansouthpasadena@southpasadenaca.gov)