CITY OF SOUTH PASADENA
STUDY SESSION

AGENDA

SPECIAL CITY COUNCIL MEETING
WEDNESDAY, NOVEMBER 5, 2025, AT 6:15 PM

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

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

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

Public participation may be made as follows:

- In-Person – Council Chambers, 1424 Mission Street, South Pasadena, CA 91030
- Live Broadcast via the City website – http://www.spectrumstream.com/streaming/south_pasadena/live.cfm
- Via Zoom – Meeting ID: **825 9999 2830**
- Written Public Comment – written comment must be submitted by 12:00 p.m. the day of the meeting by emailing to ccpubliccomment@southpasadenaca.gov
- Via Phone–+1-669-900-6833 and entering the Zoom Meeting ID listed above.

Meeting may be viewed at:

1. Go to the Zoom website, https://zoom.us/join and enter the Zoom Meeting information; or
2. Click on the following unique Zoom meeting link: https://us06web.zoom.us/j/82599992830 or
3. By calling: +1-669-900-6833 and entering the Zoom Meeting ID listed above; and viewing the meeting via http://www.spectrumstream.com/streaming/south_pasadena/live.cfm

CALL TO ORDER:	Mayor	Janet Braun
ROLL CALL:	Mayor	Janet Braun
	Mayor Pro Tem	Sheila Rossi
	Councilmember	Michael A. Cacciotti
	Councilmember	Jon Primuth
	Councilmember	Omari Ferguson

ACTION/DISCUSSION

1. CONSIDERATION TO REVIEW, DISCUSS AND PROVIDE DIRECTION REGARDING THE LIBRARY PARK CAMPUS SITE PLAN PROJECT REPORT AND THE RECOMMENDATIONS OF THE LIBRARY/COMMUNITY CENTER COMPREHENSIVE SITE PLAN AD HOC COMMITTEE AND RECOMMENDATION TO DISSOLVE THE COMMITTEE

Recommendation

It is recommended that the City Council:

1. Review the attached Library + Senior/Community Center Comprehensive Site Plan Report prepared by the project consultant Group 4 Architecture, Research + Planning, Inc.;
2. Receive and discuss the recommendations of the Library/Community Center Comprehensive Site Plan Ad Hoc Committee and provide any direction to staff concerning next steps; and
3. Consider dissolving the Library/Community Center Comprehensive Site Plan Ad Hoc Committee that has successfully carried out its charge.

ADJOURNMENT

CERTIFICATION OF POSTING

I declare under penalty of perjury that I posted this notice of agenda for the meeting to be held on November 5, 2025, on the bulletin board in the courtyard of City Hall located at 1414 Mission Street, South Pasadena, CA 91030, and on the City, website as required by law, on the date listed below.

10/31/2025	/S/
Date	Mark Perez, Acting Chief City Clerk

Study Session Agenda Report

ITEM NO. 1

DATE: November 5, 2025

FROM: Todd Hileman, City Manager

PREPARED BY: Cathy Billings, Library Director
Lucy Hakobian, Community Services Director

SUBJECT: **CONSIDERATION TO REVIEW, DISCUSS AND PROVIDE DIRECTION REGARDING THE LIBRARY PARK CAMPUS SITE PLAN PROJECT REPORT AND THE RECOMMENDATIONS OF THE LIBRARY/COMMUNITY CENTER COMPREHENSIVE SITE PLAN AD HOC COMMITTEE AND RECOMMENDATION TO DISSOLVE THE COMMITTEE**

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1. Review the attached Library + Senior/Community Center Comprehensive Site Plan Report prepared by the project consultant Group 4 Architecture, Research + Planning, Inc.;
2. Receive and discuss the recommendations of the Library/Community Center Comprehensive Site Plan Ad Hoc Committee and provide any direction to staff concerning next steps; and
3. Consider dissolving the Library/Community Center Comprehensive Site Plan Ad Hoc Committee that has successfully carried out its charge.

Executive Summary

Library Park is home to the South Pasadena Public Library ("Library") and the Senior Center, both built in 1982, and the historic Library Community Room which was built in 1930. These facilities are often described as the heart of the community, both in terms of geography, and to indicate the way the services and programs they provide enhance the quality of life of many thousands of the City's residents. After more than four decades of heavy use and accumulated deferred maintenance, the buildings are no longer meeting the needs of library users, seniors, and the community at large.

In Fiscal Year 2023-2024 the City Council allocated $150,000 to fund the development of a comprehensive site plan as a first step in the process of exploring the possibility of a new shared facility for library, senior and community services. What distinguishes this undertaking from previous efforts to address facility shortcomings is that for the first time the functions and needs of the Library and Community Services Department are being looked at holistically, allowing us to identify opportunities for collaboration, increased operational efficiencies, and making the best use of the limited square footage available on the site.

The Library/Community Center Comprehensive Site Plan Ad Hoc Committee ("Ad Hoc

Committee") established by the City Council in May 2024 to advise on the project and work closely with staff branded the project "South Pas Forward: Reimagine our Library Park Campus" which reflects their vision of a transformational undertaking that engages the entire community and paves the way for a modern facility that will meet the diverse needs of South Pasadena residents for decades to come. This staff report summarizes the activity and accomplishments of the Ad Hoc Committee and presents its recommendations related to the site plan options developed by the consultant based on community engagement results, needs assessments, and input from the Committee, the City Manager's Office, and Library and Community Services Department staff.

Background

Project Impetus

The existing Library and Senior Center facilities were built in 1982. As early as 1999 it was recognized that the library building was unable to meet the space and functional needs of the community. In the past 20+ years there have been two major City Council supported efforts to assess, and document needs and make recommendations for addressing the inadequacies of the Library and Senior Center facilities. These included the Community Facilities Task Force (active 1999-2004) and the Community Center Ad Hoc Committee (active 2013-2016). Both entities worked with consultants, engaged the community, produced detailed needs assessments and had preliminary design concepts developed. The results of these efforts were ultimately shelved and none of the recommendations were acted on.

In 2023, renewed input about the need for facility improvements was received through the Library's five-year strategic planning process, which included extensive community engagement and participation, an organizational and operational assessment of the Community Services Department conducted by Catalyst Consulting, and a comprehensive facility condition assessment completed by Marx Okubo, a national architecture, engineering, and construction consulting firm. Based on the totality of information collected and documented over the years, the City Council reached consensus that the idea of a new facility for the Library Park site should be explored and allocated $150,000 for the development of a site plan as the "first phase" of this effort.

Consultant Selection and Project Scope

In December 2023 the City issued a Request for Qualifications (RFQ) to solicit professional services for site planning. Thirteen (13) responses were received by the deadline, and a competitive review and evaluation process narrowed the field to three (3) firms that were invited to interview: Group 4 Architecture, Research + Planning, Inc.; Johnson Favaro, LLP; Koning Eizenberg Architecture Inc. South San Francisco-based Group 4 was selected as the most qualified consultant and on November 20, 2024, the City Council awarded a contract to the firm for the development of a Library/Community Center Comprehensive Site Plan in an amount not to exceed $150,000.

The RFQ described the required scope of services for the project as consisting of the following five components (Exhibit A to the agreement):

1. Visioning for new Facility
2. Site Visits
3. Information Gathering
4. Needs Assessment
5. Phase 1 Comprehensive Plan

Ad Hoc Committee Formation and Activity
The Library/Community Center Site Plan Ad Hoc Committee was established by an action of the City Council on May 15, 2024. The Ad Hoc Committee's charge was to work with staff and assist with developing a comprehensive plan for the Library Park site, including involvement in selecting the consultant, visiting libraries/community/senior centers in the region, encouraging robust public participation, and contributing insights and expertise.

The composition of the Ad Hoc Committee was purposely designed to provide a balance between representation from the bodies and organizations most directly connected to the Library and Community Services departments and at-large members representing a wide range of demographics and interests and bringing fresh perspectives to the project.

The positions on the 14-member Ad Hoc Committee were allocated as follows:

2 Councilmembers
1 Library Board of Trustees representative
1 Community Services Commission representative
1 Friends of the South Pasadena Public Library representative
1 Senior Citizens' Foundation of South Pasadena representative
8 At-Large members

Members representing the City Council, Library Board of Trustees, Community Services Commission, Friends of the Library, and Senior Citizens' Foundation were selected by the officers of their respective bodies to represent them. The eight (8) At-Large members were selected from a pool of 57 applicants who responded to a public call for participation.

Committee Members*
Janet Braun, Mayor, City of South Pasadena
Sheila Rossi, Mayor Pro Tem, City of South Pasadena
Dean Serwin, Library Board of Trustees
Leslie Albe Field, Community Services Commission
Kristen Dubé, Friends of the South Pasadena Public Library
Alexandria Levitt, Senior Citizens' Foundation of South Pasadena
Tom Afschar, At-Large Member
Rich Elbaum, At-Large Member
Tony Hou, At-Large Member
Eugene Kim, At-Large Member
Victoria Rocha, At-Large Member
Bianca Richards, At-Large Member
Julia Wang, At-Large Member
Jasmine Wong, At-Large Member

*Former Councilmember Evelyn Zneimer served on the Ad Hoc Committee until her term as a Councilmember ended in December 2024.

The Ad Hoc Committee's first meeting was on August 1, 2024. Since then, 10 regular meetings, 2 special meetings, and two study sessions (site tours) have been held. Members have enthusiastically dedicated substantial amounts of time and effort outside of meetings, as well, working behind the scenes to review and rate RFQ response submissions, brainstorm

outreach and promotion strategies and project messaging, and review marketing materials. Members have also presented to community groups (e.g., SPEF, Oneonta Club, Rotary, etc.) and helped to staff the community engagement pop-up kiosk at events around the city.

The varied backgrounds and specialized knowledge and expertise of members—whether in gerontology, marketing and communications, engineering and architecture, libraries, business and project management, or other areas—enriched discussions, shaped the project goals and vision, and informed the site plan options developed by Group 4 and included in the final Report.

Analysis

The Site Plan Project kicked off in December 2024, with staff gathering information requested by Group 4, including prior needs assessments, facility assessments, City documents (Housing Element, General Plan, Downtown Specific Plan, Active Transportation Plan), zoning, land use, and historic landmarks and districts maps, statistics about development projects in the pipeline, site/street utility information, existing construction documents/blueprints, tree inventory, etc. Needs assessments followed, including a first round of community engagement to identify community priorities (600+ surveys completed and 3,000 people reached at pop-up events, workshops, and public meetings), and the assessment of the existing facilities and the needs of Library and Community Services operations. The options and concepts brought to the Ad Hoc Committee were developed based on the results of the community engagement and needs assessments completed by Group 4.

With the results of the community engagement compiled and the various needs assessments completed, Group 4 began developing site plan concepts. Since June the Ad Hoc Committee has been engaged in an iterative process with Group 4 to refine these concepts, evaluating each of them by asking:

- Does it allow for 21st century services and operations?
- Is it aligned with City's Downtown Specific Plan?
- Is it cost effective?
- Does it retain South Pasadena heritage and character?
- Does it retain a built environment with a strong civic presence?
- Does it enhance Library Park, and the residential and business neighborhoods?

Site Option Refinements (Timeline)

June 5, 2025 – Ad Hoc Committee Meeting

Group 4 presented three site strategy concepts: 1. Retain and remodel all buildings on the site (no new construction); 2. Demolish all buildings on the site; and 3. Demolish only the 1982 Senior Center and Library buildings and retain historic 1930s Community Room. The Ad Hoc Committee directed Group 4 to further refine the last two options for consideration at the July meeting.

July 3, 2025 – Ad Hoc Committee Meeting

Group 4 presented two site concepts for each of the strategies selected in June. The site strategy preferred by the Committee was to renovate and integrate the historic Community Room into a new construction replacing the 1980s Library and Senior Center. The preference was for a concept that included a new plaza and main entrance to serve both library users and seniors at the northeast corner of the site. The committee directed Group 4 to return in August with more detailed options for the preferred strategy, and addressing the following questions

and concerns:

- Easy ground-floor access and egress and space for seniors
- Egress needs for library to expeditiously remove people whose behavior is unsafe or disruptive
- Kitchen adjacent to big meeting room or room where senior meals are served
- More clearly include children's "story room" space with amphitheater seating (Carlyle Bequest)
- Clearly identified open-hours and after-hours access points
- Show staff service points to better understand how staff will oversee/monitor the activity at the facility
- Clarify and explicitly show shared-use spaces

July 23, 2025 – City Manager/Assistant City Manager/Project Management Team Meeting
The City Manager and Assistant City Manager received a presentation from Group 4 on the most current iterations of site development options, which included refinements addressing the concerns and requests collected from the Committee earlier in the month. The options included building programs with square footage ranging from 40,000 to 55,000 SF and costs likely in a range of $40,000,000 to $60,000,000 (in current dollars). Given the context of the City's extensive infrastructure needs and associated costs, the City Manager directed Group 4 to further refine the site options to provide "min-mid-max" options to provide various price points that would be more likely to produce an actionable project with a reasonable prospect of being realized. The higher cost site options that the Committee had been shaping would still be included, with the understanding that private funds/grants would be needed to realize them.

August 20, 2025 – City Manager/Assistant City Manager/Project Management Team Meeting
The City Manager met with Project Management Team to review the revised site options and cost models in preparation for presentation to the Ad Hoc Committee in September.

September 4, 2025 – Ad Hoc Committee Meeting
The City Manager spoke with the Ad Hoc Committee about the cost associated with the City's infrastructure needs, funding capacity and the financing options that that the City is considering, including a possible bond measure presented to the voters at the November 2026 election. The City Manager noted that today's costs will escalate each year that the project was delayed, making the building project considerably more expensive by the time a project could be expected to break ground, should it move forward. To that end, the consultant was asked to provide costs assuming construction did not start until 2028. The Committee reviewed the revised site options: "low" (A), "middle" (B), and "high" (C):

Option	**Scope**	**Size**	**Estimated Cost Range (2028 Dollars)**
A	Renovation Only	27,510 SF	$21M - $25M
B	Renovation 1930 bldg + one-story new construction in place of 1980s bldgs	27,320 SF	$36.5M - $41.5M

C	Renovation 1930 bldg + two-story new construction in place of 1980s bldgs	40,780 SF	$53M - $60M

October 2, 2025 – Ad Hoc Committee Meeting
Members reviewed and discussed the site plan options and begin a discussion of the recommendation(s) it will make to the City Council when it meets on November 5, 2025. It was decided that a Special Meeting would be held later in the month to finalize the recommendation(s).

October 22, 2025 – Ad Hoc Committee Special Meeting
The Ad Hoc Committee finalized its recommendations.

Ad Hoc Committee Recommendations

Size & Spaces
Site Option: A “B Plus” option is recommended for the City Council’s consideration. This recommendation includes site option B as described above and detailed in Group 4’s final report, with the “plus” consisting of an increase of 10-20% square feet, which would be an additional 2,732 to 5,464 SF for a total range of 30,052 to 32,784 SF. This square footage would allow for flexibility to accommodate community needs as they evolve over the potential 5+ decade lifespan of the facility, especially given the challenges of population density increases and the need for climate and disaster resilience (cooling centers, emergency shelters).

Additional square footage also ensures that there would be adequate flexible multi-use classroom space, which could be used for dance and fitness, arts and crafts, makerspace lab and many other uses. The multi-use classroom is not explicitly included in the building programs for options A and B, which were developed based on thorough assessment of community and operational needs, where square footage is dedicated to the provision of core library and senior programs and services (with both shared and dedicated spaces).

The Ad Hoc Committee also recommends maximizing the use and value of the park as an extension to the interior square footage, where programs and other library and community activities can be held.

Funding
The Ad Hoc Committee supports putting a bond measure before the voters and beginning the process of hiring a firm to develop design documents while refining cost models and exploring other funding sources.

Future Involvement
The Ad Committee recommends that for the next phase of the project a new Ad Hoc Committee should be established, and that the members of the current Committee—which this staff report recommends be dissolved, as it has fulfilled its charge—be given first priority to serve on it, which would provide important continuity and make the best use of the knowledge members have gained over more than a year of intense engagement with reimagining the Library Park as a campus that is a community hub with a state of the art facility for library and

senior services and community gathering.

Fiscal Impact
At this time, the City does not have funding to realize any of the three site options presented, which range in estimated cost between $21M and $60M in 2028 dollars. The City anticipates needing significant funding for streets infrastructure over the next ten years. The City will be studying the feasibility of placing a bond measure on the November 2026 ballot to secure funds for streets and perhaps the Library/Community Center project. Even if a portion of the funding is secured through issuing a bond, it is assumed that there will still be a need to raise private funds and secure grants to realize the site option recommended by the Committee. It should be noted that the Bert Edward Carlyle bequest to the Library provides $2.8M specifically for a Children's story room with tiered amphitheater-style seating. In order to secure private or government funding the City will likely need to hire a consultant to develop schematic designs and possibly construction documents, which are both costly.

Key Performance Indicators and Strategic Plan
The completion of the Library/Community Center Site Plan is included in the City Council Goals and Priorities for Calendar Year 2025 as Goal 2 (Infrastructure), Priority C: *Complete the Library/Community Center Master Plan with extensive public outreach and present to Council by December 2025*.

Commission Review and Recommendation
This item has been developed with direction provided by the Site Plan Ad Hoc Committee and its recommendations are included in the body of this Staff Report. The Library Board of Trustees and the Community Services Commission have received regular updates on the project and the activities of the Ad Hoc Committee. Informational presentations about the site planning project were given to the following City Commissions in the Spring of 2025: Natural Resources and Environmental Commission (March 25); Finance Commission (March 27); Public Arts Commission (March 31); Planning Commission (April 8); Public Works Commission (April 9); Public Safety Commission (April 14); Cultural Heritage Commission (April 17); Design Review Board (May 1). City staff took note of the commissioners' comments and questions.

Attachment:
Attachment No. 1 - Library/ Community Center Comprehensive Site Plan Report
Attachment No. 2 - Library/Community Center Site Plan Project Presentation
Attachment No. 3 - Overview of Previous Needs Assessments and City-Sponsored Efforts to Address Library and Senior Center Facility Shortcomings.pdf

City of SOUTH PASADENA

City of South Pasadena Library + Community Center Comprehensive Site Plan

FINAL REPORT | 31 OCTOBER 2025







GROUP 4 ARCHITECTURE

PAGE&TURNBULL

GROUP 4

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CONTENTS

INTRODUCTION 1

ASSESSMENTS + ENGAGEMENT 6

SITE STRATEGY + BUILDING OPTIONS 7

FUNDING, COSTS + NEXT STEPS 8

APPENDICES 9

- APPENDIX A - PROJECT OVERVIEW 10
- APPENDIX B - SITE ASSESSMENT 13
- APPENDIX C - BUILDING ASSESSMENT 20
- APPENDIX C - HISTORIC RESOURCES ASSESSMENT 23
- APPENDIX E - FACILITY NEEDS ASSESSMENT AND PEER COMPARISONS 41
- APPENDIX F - COMMUNITY ENGAGEMENT SUMMARY 53
- APPENDIX G - SITE AND BUILDING STRATEGIES 67
- APPENDIX H - COST MODEL 88
- APPENDIX I - PLANNING + CODE ANALYSIS 91
- APPENDIX J - INFORMATION AND DOCUMENTS CONSULTED 106
- APPENDIX K - PROJECT MEETINGS + COORDINATION 110

SITE PLAN PROJECT TEAM

GROUP 4 ARCHITECTURE



DAWN MERKES
Group 4
Principal-in-Charge



ANDREA GIFFORD
Group 4
Principal Designer



VICKIE WHITE
Group 4
Job Capitan / Senior Planner



JUSTIN NUTT
Group 4
Architectural Designer

PAGE&TURNBULL



JOHN LESAK
Page & Turnbull
Principal Historic Architect



FLORA CHOU
Page & Turnbull
Historic Planner



Library Park

INTRODUCTION

The South Pasadena Library and Community Center Comprehensive Site Plan project envisions a renewed civic campus where learning, wellness, and community come together. Rooted in the city's historic Library Park, the project blends heritage and innovation to create an inclusive, sustainable destination for all generations.

PROJECT PURPOSE

The City of South Pasadena is reimagining the Library, Senior Center, and Library Park to meet current and future community needs. Existing facilities are outdated, undersized, noncompliant with current codes, and unable to support the demand for programs and services.

PROJECT SCOPE AND INTENT

The City of South Pasadena initiated this project to develop a comprehensive site plan for "Library Park" in South Pasadena that will provide a sustainable, dynamic, and implementable new vision for a future intergenerational library and community center campus. The future new facility at Library Park should house a 21st century library and community center space to meet the community's learning, engagement, gathering, quality of life, resource, and other needs. The vision for the park and its facilities should incorporate best practices for contemporary library, community, and senior center design and programming so that they can serve South Pasadena residents for generations to come.



PROJECT BACKGROUND

The site is a square block in the heart of downtown South Pasadena, just south of the Mission Street business district and near the Gold Line metro light rail station that opened in 2003. Designated "Library Park," the block is abutted by a primarily residential neighborhood on three sides (Fairview Avenue, Diamond Avenue and Oxley Street), and on the fourth by mixed-use development (El Centro Street). The South Pasadena Public Library and the Senior Center, which is overseen by the Community Services Department, are in the center of the park, and consist of a historic library building (approximately 3,000 sq. ft.) that faces the mixed-use development and is used as a meeting and event space, and the main Library (approximately 19,000 sq. ft.), and Senior Center (approximately 5,700 sq. ft.) buildings, which were constructed in 1982 and face the residences on Oxley Street.



Library



Community Room



Senior Center

PROJECT OVERVIEW

A project management team (PMT) oversaw and coordinated the project and the process. The PMT included the Library Director and senior library staff, the Community Services Director and Deputy Director, and Group 4's Project Manager, Principal-in-Charge, Project Planner, and Job Captain. The PMT met bi-monthly over a 9-month period.

The City of South Pasadena's ad hoc committee formed for the project is called the Library/Community Center Comprehensive Site Plan Ad Hoc Committee. The City Council established the committee in May 2024 to work closely with City staff and the project consultants to develop a comprehensive plan for the current Library/Senior Center complex. The ad hoc committee met 12 times over 15 months to review the progress of the project and to give input on all phases of the work, including the needs assessment, the site assessment, the site strategies and the recommendations. They also completed two days of tours of newer neighboring community/senior centers and libraries. The committee members include Mayor Janet Braun, Mayor Pro Tem Sheila Rossi, Kristen Dubé from the Friends of the South Pasadena Library, Alexandria Levitt representing the Senior Citizens' Foundation, Dean Serwin representing the Library Board of Trustees, and eight at-large members: Tom Afschar, Rich Elbaum, Tony Hou, Gene Kim, Bianca Richards, Victoria Rocha, Julia Wang, and Jasmine Wong.

Two rounds of technical meetings were conducted with Library and Community Services staff to review the needs and facility assessments and the proposed program options.

Technical meetings were also conducted with the City Manager and Assistant City Manager and the Community Development Department.



PROJECT GOALS

The following project goals were crafted from the project intent, the Library's Strategic Plan, and input received from the project Ad Hoc Committee, community, and stakeholders.

1. INSPIRING & IMPACTFUL SITE PLAN

Maximize community value; integrate historic elements and outdoor spaces with the aspirational new or renovated library and senior center.

2. VITAL & MODERN FACILITY

Create a multi-generational, inclusive, and transformational hub for library, community recreation, and senior services that can serve as the heart of the community.

3. SHARED SPACES

Identify opportunities for library, senior, and community functions to share spaces and collaborate where feasible to improve efficiency and maximize value.

4. HISTORIC SENSITIVITY

Preserve and integrate significant historic features like the 1930s Community Room and Moreton Bay Fig Tree.

5. ACCESSIBILITY

Achieve full ADA compliance and incorporate convenient parking and multimodal access.



ASSESSMENTS AND ENGAGEMENT

Existing conditions and planning assessments were conducted of Library Park, the Library and Senior Center facilities, and the surrounding neighborhood, and community members were asked what they would like to do there in the future. The detailed assessment results are provided in this report's appendices.

NEEDS ASSESSMENT HIGHLIGHTS

Library:

- Overcrowded, outdated layout and systems
- Limited quiet and active spaces
- Heavy use of collections compared to peers
- Noncompliant with current codes

Senior Center:

- Insufficient and inflexible space for growing programs
- No dedicated lounge space
- Noncompliant with current codes

Indoor Recreation Space:

- The city lags behind peers in indoor rec space per resident

COMMUNITY ENGAGEMENT

Extensive outreach (pop-ups, open houses, and surveys) engaged nearly 3,000 participants about their desires for the site's next evolution.

The community's top library use priorities are:

- Books for all ages
- Quiet reading, work and study
- Children's play and learning
- Use of a library of things

Top senior/community use priorities are:

- Fitness and wellness
- Games and hobbies
- Senior lounge
- Nutrition and meals

Top use priorities for Library Park are:

- Enjoying the trees
- Attending markets and fairs
- Attending community performances and events
- Using walking paths



The Library is heavily used, overcrowded, outdated.



The Senior Center is not well-suited for the range of programs provided today and seniors' interests.



Participant at a Community Engagement Event



Community Open House and Workshop



PREFERRED SITE STRATEGY

After evaluating multiple scenarios, from all-new construction to full renovation options, the Ad Hoc Committee's recommendation is to renovate the historic 1930s Community Room and build a new addition to it that will create a new northeast entrance/plaza, while addressing library and senior needs and safety priorities.

Key considerations include:

- Emergency egress and senior spaces on one floor.
- Kitchen-adjacent senior meals area
- New children's storytime space with amphitheater seating (funded by bequest)
- Clear open-hours and after-hours access points.

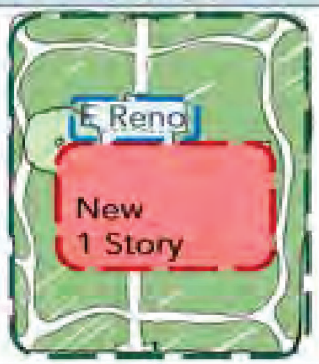
FINAL ROUND OF CONCEPTUAL BUILDING OPTIONS

The range of potential building options for the Library Park facility, based on the preferred site strategy, site capacity, and community desires, was narrowed down to:

- ***Option A - Renovation of Existing Facilities.*** *Total Building Size: 27,510 SF*
- ***Option B - Renovation of the 1930s Community Room and New Construction of an Integrated, Colocated Library and Senior/Community Center.*** *Total Building Size: 27,320 SF*
- ***Option C - Renovation of the 1930s Community Room and New Construction of a Larger Integrated, Colocated Library and Senior/Community Center.*** *Total Building Size: 40,780 SF (2 Stories)*

All options include new furniture and fixtures, ADA/Title 24 compliance, updated building systems, and improved entry, children's, and reading plazas.

COST MODEL SCENARIOS

	A Interior + Site Renovation, Existing Buildings 27,510 SF	B Historical Bldg Reno, New Library + Senior/ Community Center 27,320 SF	C Historical Bldg Reno, New Library + Senior/ Community Center 40,780 SF
Site	56,900 SF	56,900 SF	56,900 SF
Existing Library	19,000 SF		
Existing Community Room	2,830 SF	2,830 SF	2,830 SF
Existing Senior Center	5,680 SF		
New Construction – Library + Senior/Community Center	0 SF	24,490 SF	37,950 SF
			
	LOW END / HIGH END	LOW END / HIGH END	LOW END / HIGH END
Q2 2025 DOLLARS	$18,822,000 / $22,641,000	$32,801,400 / $37,116,850	$47,541,200 / $53,788,250
Q1 2028 DOLLARS	$21,016,562 / $25,280,840	$36,625,898 / $41,444,510	$53,084,293 / $60,059,721

FUNDING & COSTS

- Library-Senior/Community Center conceptual building option costs are estimated at $21-$60 million in 2028 dollars.
- Funding plan is under development (bonding, grants, fundraising, potential property tax measure in November 2026).
- Construction escalation was assumed at 4.5% per year; appropriate contingencies are included.

RECOMMENDED NEXT STEPS

- Confirm the preferred building option.
- Authorize refinement of the cost model and funding plan.
- Direct staff to advance schematic design and continue engaging the community on the refinement and development of the design.



LIST OF APPENDICES

APPENDIX A - PROJECT OVERVIEW....10
APPENDIX B - SITE ASSESSMENT....13
APPENDIX C - BUILDING ASSESSMENT....20
APPENDIX C - HISTORIC RESOURCES ASSESSMENT....23
APPENDIX E - FACILITY NEEDS ASSESSMENT AND PEER COMPARISONS .41
APPENDIX F - COMMUNITY ENGAGEMENT SUMMARY....53
APPENDIX G - SITE AND BUILDING STRATEGIES....67
APPENDIX H - COST MODEL....88
APPENDIX I - PLANNING + CODE ANALYSIS....91
APPENDIX J - INFORMATION AND DOCUMENTS CONSULTED....106
APPENDIX K - PROJECT MEETINGS + COORDINATION....110

PROJECT OVERVIEW

Community needs and aging facilities are driving the City to reimagine the Library, Senior Center, and Library Park.

- One-block site in downtown South Pasadena, near Mission Street & Gold Line
- Includes:
  - Historic 1930 Library
    3,000 sf – event space
  - 1982 Main Library
    19,000 sf
  - 1982 Senior Center
    5,700 sf
- Bordered by commercial, residential, and mixed-use neighborhoods

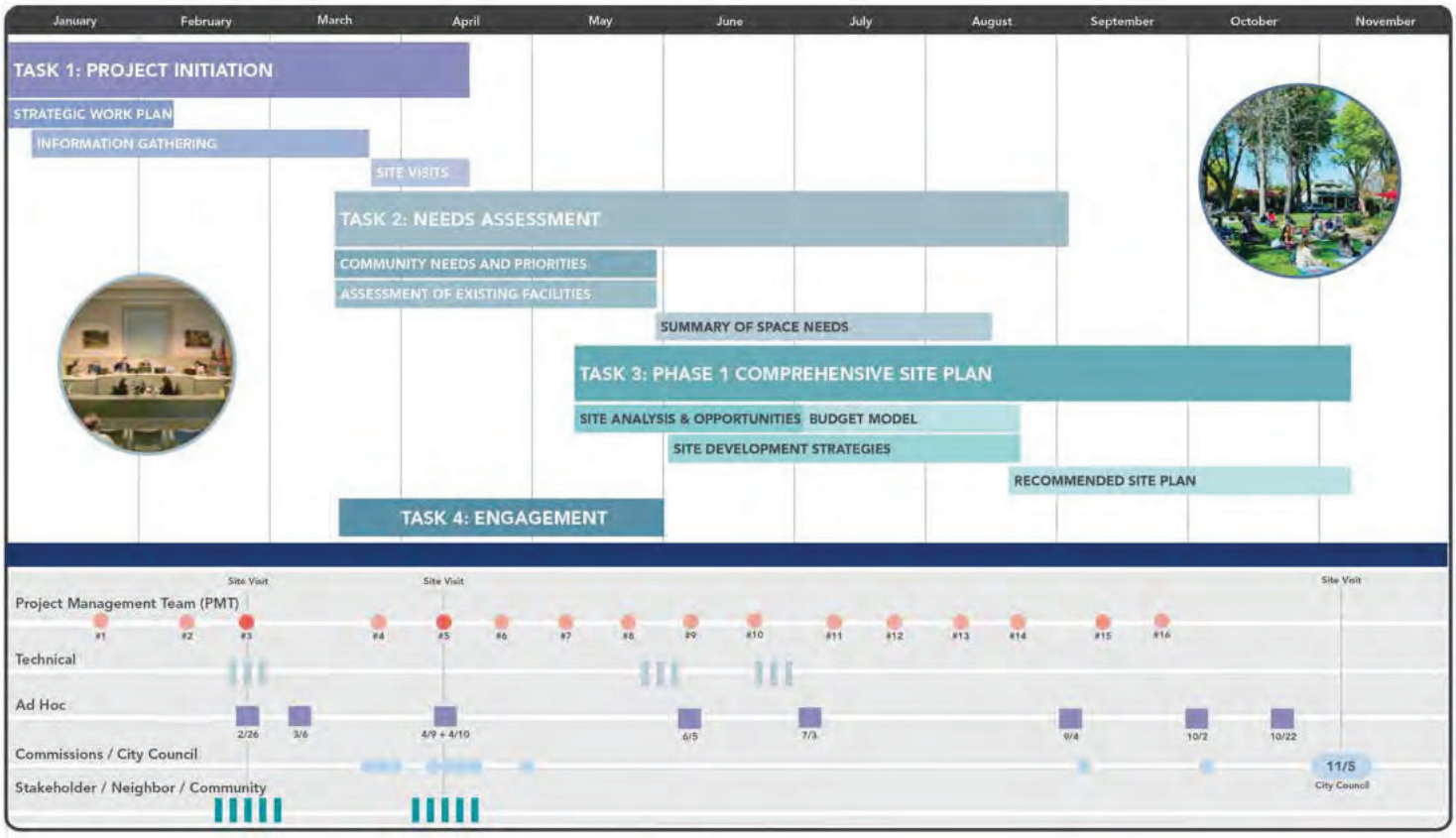





CITY OF SOUTH PASADENA

SOUTH PASADENA LIBRARY / COMMUNITY CENTER COMPREHENSIVE SITE PLAN

WORK PLAN | FINAL



PROJECT MEETINGS + COORDINATION

Meetings

- Project Management Team (16 Meetings)
- Library/Community Center Site Plan Ad Hoc Committee (14 Meetings)
- Technical Meetings
  - Library Staff
  - Community Services Staff
  - Community Development + Planning Staff
- Updates to City Boards + Commissions
  - Community Services Commission
  - Cultural Heritage Commission
  - Design Review Board
  - Finance Commission
  - Library Board of Trustees
  - Natural Resources and Environmental Commission
  - Planning Commission
  - Public Arts Commission
  - Public Safety Commission
  - Public Works Commission
- Presentations to Community Stakeholders + Organizations
  - Chamber of Commerce
  - Friends of the S. Pasadena Public Library
  - Senior Citizens' Foundation of S. Pasadena
  - South Pasadena Education Foundation
  - Public Open Houses + Workshops (2)

Coordination With

- City Manager + Assistant City Manager
- Library Director
- Community Services Director + Deputy Director
- Community Development Director
- Public Works Deputy Director + Arborist
- Parks Comprehensive Plan Consultant

PROJECT SITE + CONTEXT



- Located near the Mission St. Historic Business District and Fair Oaks Ave.
- Within the Mission West Historic District
- Surrounded by mixed uses on El Centro St. and residential areas
- Good access to transit, pedestrian and bicycle routes, and parking

PARKING – CURRENT + FUTURE

- Downtown Specific Plan's parking vision encourages multimodal transportation, transit, and walkability; partnerships between the City and private development projects; and sensitivity to the needs of businesses, residents, and the area's unique character.
- South Pasadena Municipal Code Sec. 36.310.040(H) exempts new facility at Library Park (within ½ mile of major transit stop) from on-site parking requirements.
- Under-building parking explored but high cost not supported

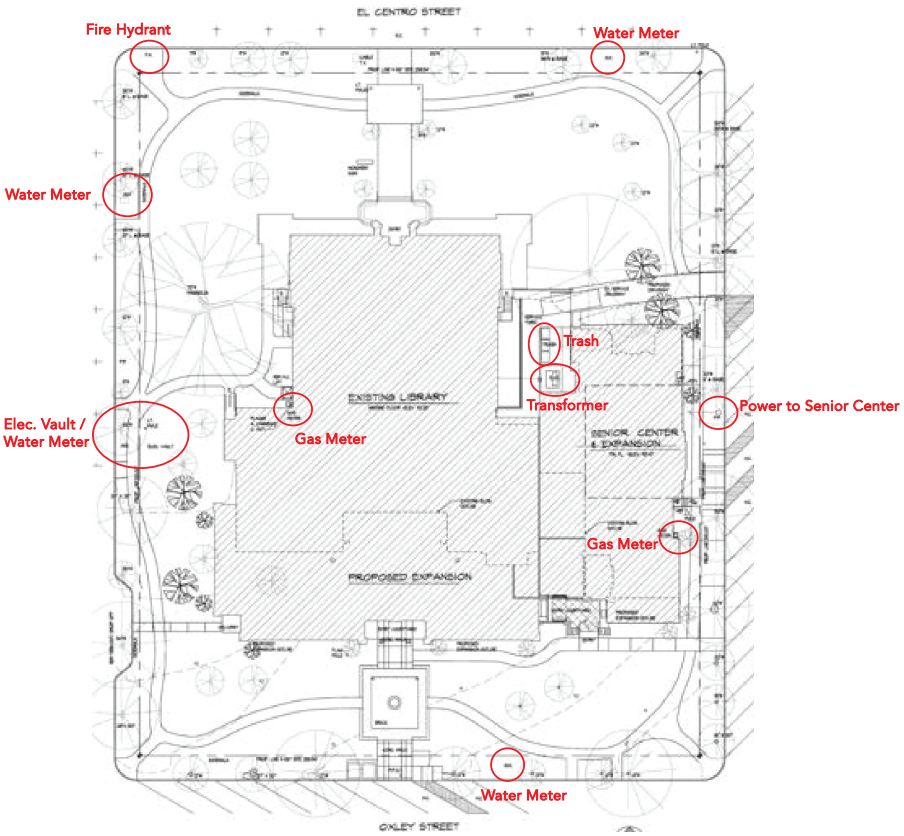
1. EXISTING STREET PARKING SUMMARY	
Street Parking:	80 spaces
3 Minute	1 space
2 Hour	33 spaces
3 Hour	17 spaces
4 hour	29 spaces *(3 ADA)*

2. OFF-SITE PARKING	
1. City Garage	142 spaces
2. Potential Public-Private Partnership	TBD

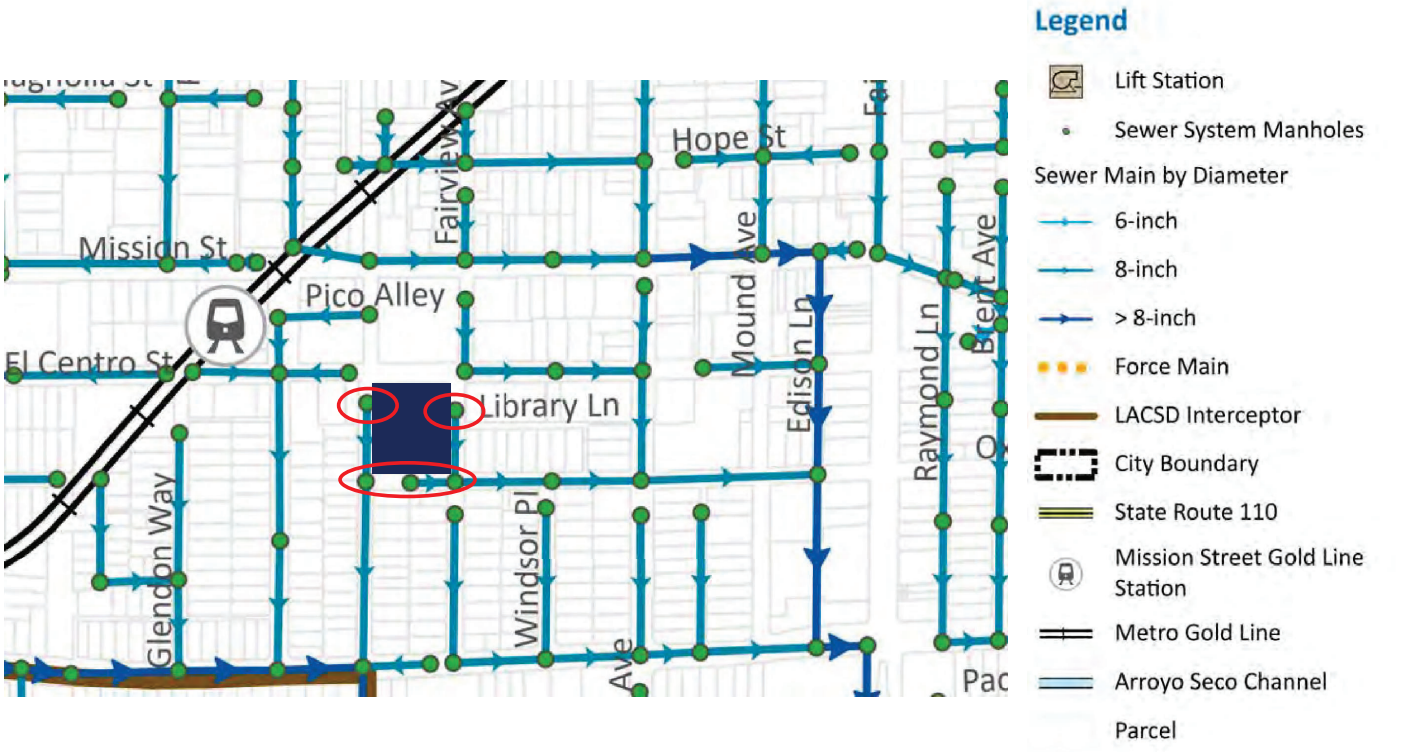


SITE UTILITIES

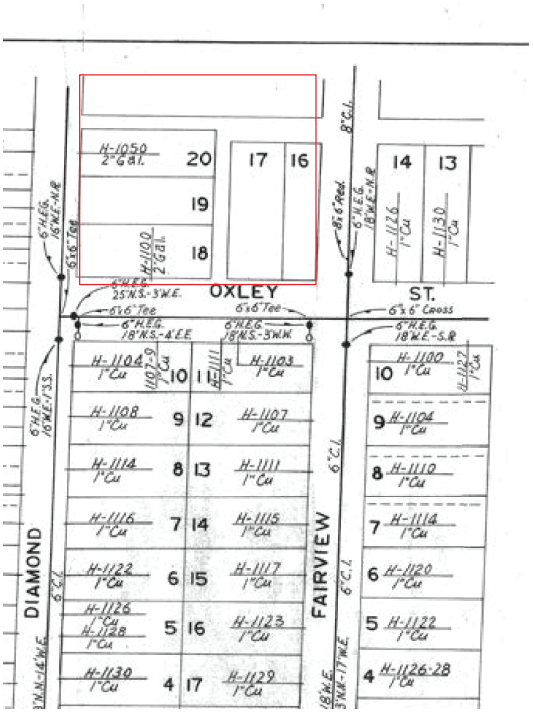
CONNECTION AND SERVICE POINTS

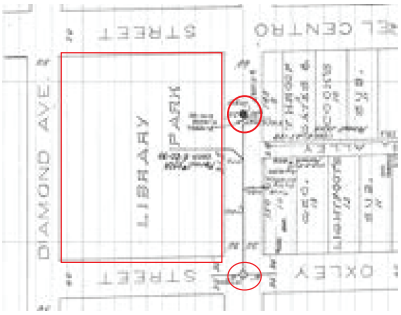


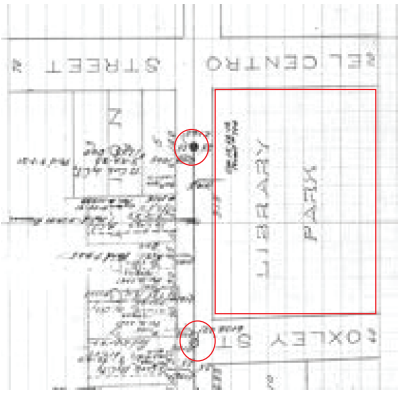
SITE UTILITIES SEWER



SITE UTILITIES SEWER

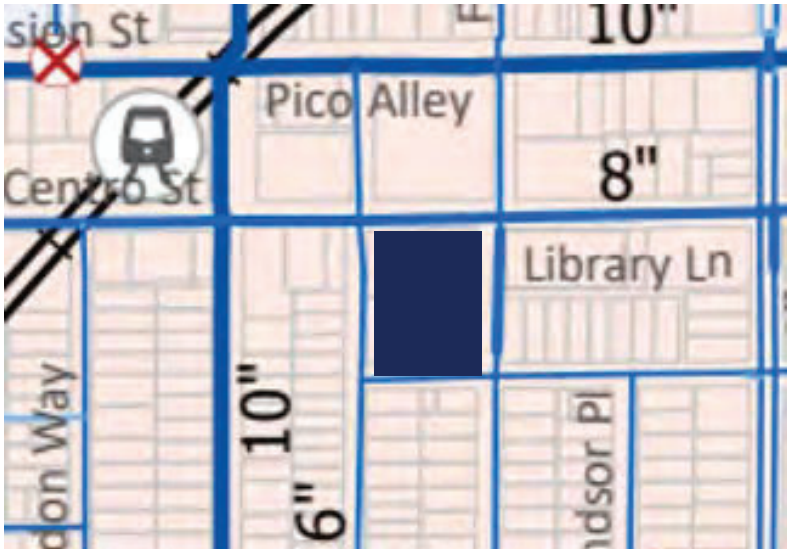




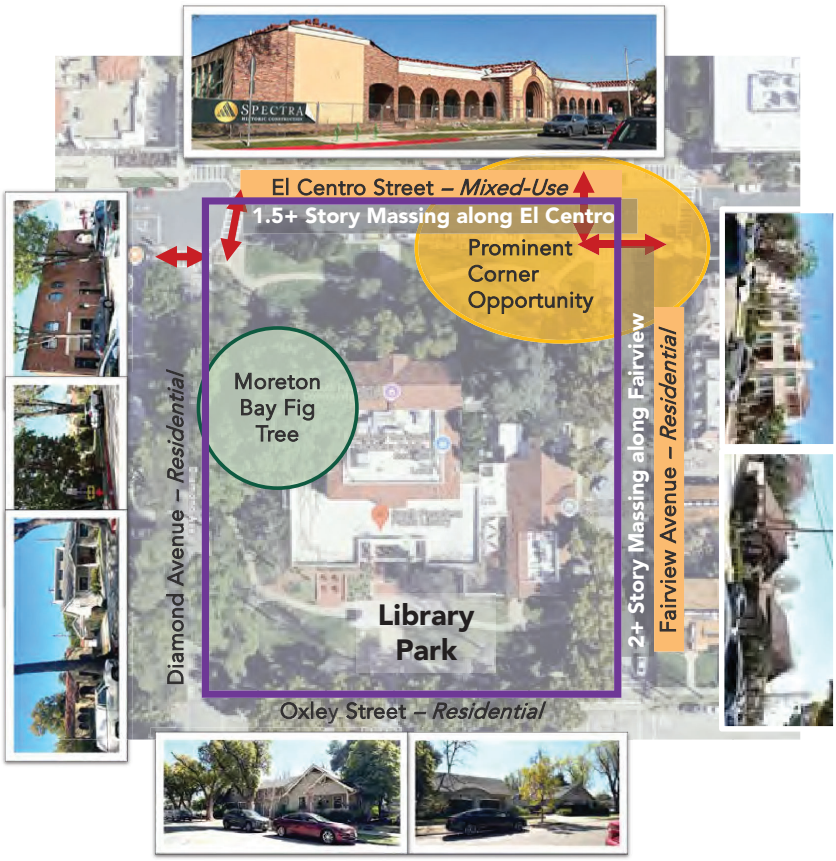




SITE UTILITIES WATER



MASSING CONTEXT + SITE OPPORTUNITIES



BUILDING ASSESSMENT HIGHLIGHTS

Library: Overcrowded, outdated, and inefficient, with limited flexible space and noncompliant with modern building codes. Though adequately sized, the layout is inefficient and unattractive.

Senior Center: Undersized and outdated, with limited flexibility, inefficient layout, and noncompliant with modern building codes.





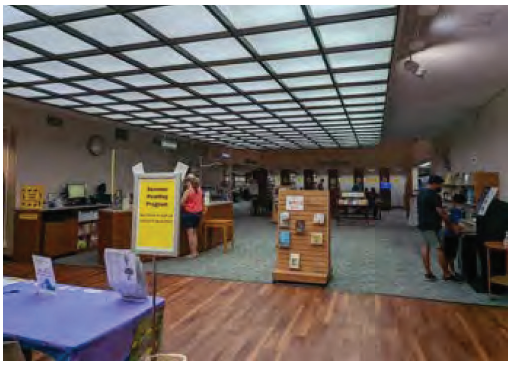




LIBRARY BUILDING ASSESSMENT

LIBRARY

- Complicated two-story layout does not work well for patrons or staff.
- Not enough space for:
  - Quiet activities (remote work, studying, reading)
  - Active uses (gathering, group study, tutoring, collaboration, programs, teens)
  - Collections - they are limited by available space
- Library building is outdated, in poor condition, has little natural light and outdated safety and electrical systems.
- Building does not meet current accessibility, energy or building codes.





SENIOR CENTER BUILDING ASSESSMENT

SENIOR CENTER

- Building's size and layout do not support the variety of programs provided today.
- Multipurpose Room:
  - Programs are held at the same time in the Multipurpose Room with just curtain partitions.
  - The space is not large enough to meet demand for Senior Luncheons, some are moved off-site to accommodate attendees, and there is typically a waiting list.
- There is no designated lounge space for seniors to gather and socialize.
- Building does not meet current accessibility, energy or building codes.





HISTORIC RESOURCES AT LIBRARY PARK



- 1930 Library Community Room – remaining part of 1972 South Pasadena Landmark #10.
- Moreton Bay Fig Tree – South Pasadena Landmark #55.
- Within South Pasadena Historic Business District/ Mission West Historic District (National Register/ South Pasadena Historic District).
- Surrounded by eligible Library Neighborhood Historic District

HISTORICAL SIGNIFICANCE DIAGRAMS

Primary Significance
Spaces with historic features or materials that are the most significant or intact to the historic period.

Contributing
Spaces with historic features or materials that are characterized by a lesser degree of significance, were added after original construction, and/or are slightly altered elements.

Non-Contributing
Spaces with historic features or materials that have been significantly altered, or do not contribute to the overall historic and are not considered historic.



Base Drawings: Ewing Architects, Inc., "S. Pasadena Public Library Renovation," A2.1 Existing Condition Ground Floor Plan (left) and A2.2 Existing Condition Upper Level Plan (right). Nov. 3, 2003.

HISTORICAL SIGNIFICANCE DIAGRAMS

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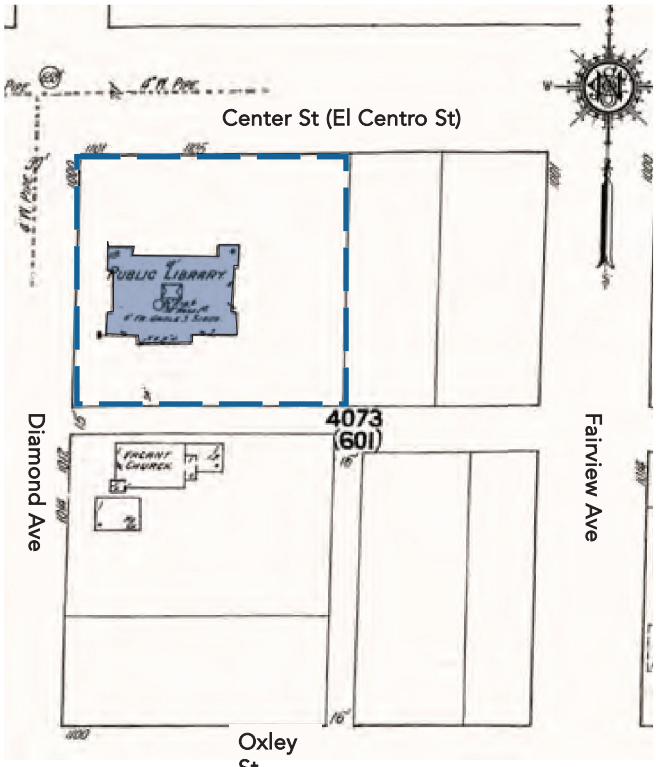


Base Drawing: Ewing Architects, Inc., "S. Pasadena Public Library Renovation," A5.1 Existing Condition Exterior Elevations. Nov. 5, 2003.

LIBRARY BUILDING EVOLUTION

Original Construction | 1906-08

- The City of South Pasadena applied for a Carnegie grant in 1902 to construct a library.
- A $10,000 grant is received in 1906, contingent on South Pasadena providing the land.
- The city trustees was only able to acquire two lots at the southeast corner of the intersection of Center Street (now El Centro Street) and Diamond Avenue.



1910 Sanborn Map

LIBRARY BUILDING EVOLUTION

Original Construction | 1906-08

- The original Carnegie Library had a Classical Revival style with brick veneer.
- It was designed by architect Norman Foote Marsh of South Pasadena.
- The building featured six rooms and a domed skylight.



Ca. 1910, Carnegie Library front (north) façade, facing Center (El Centro) Street).
Source: Calisphere

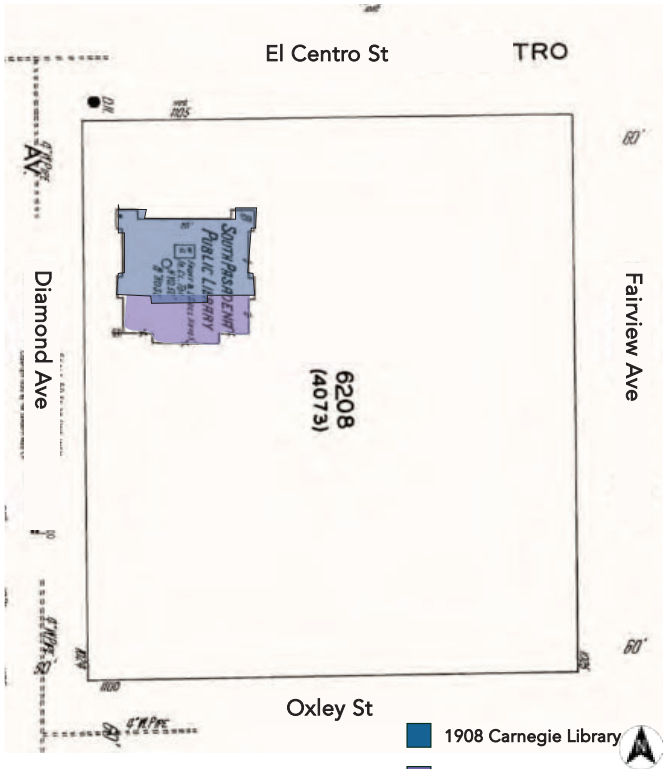
LIBRARY BUILDING EVOLUTION

Site Acquisition & First Addition | 1910s

- 1910 – City acquired the rest of the lots to create Library Park
- 1916 – Another Carnegie grant funded the construction of an addition to the original building's rear (south) side.



1917, south façade with rear (south) addition facing the park. Source: South Pasadena Library.

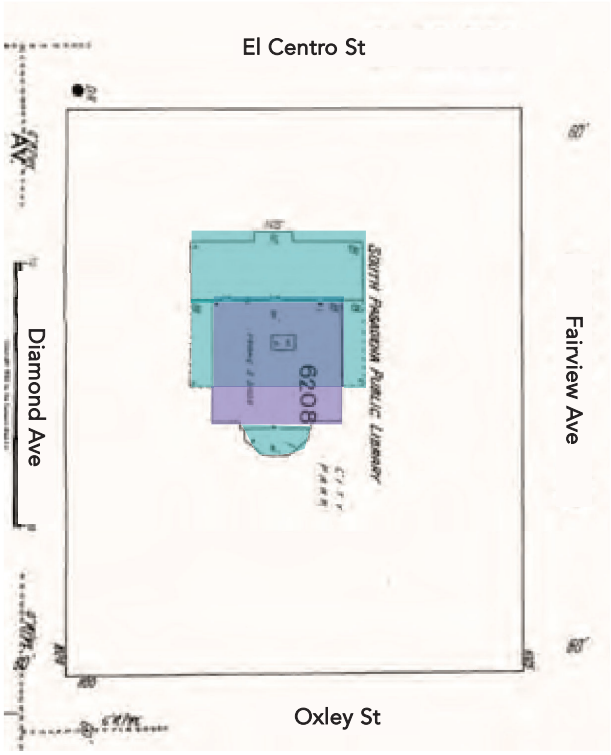


1930 Sanborn Map

LIBRARY BUILDING EVOLUTION

Move & Addition | 1930

- The Carnegie Library with its addition is moved to the center of the lot, according to a June 1930 *South Pasadena Foothill Review* article.
- The original Classical Revival façade appears to have been removed.
- A new front (north) wing is constructed, and open loggias are added to the east and west façades around what remained of the moved Carnegie Library.



1951 Sanborn Map

1908 Carnegie Library
1916 Carnegie Addition
1930 Addition

LIBRARY BUILDING EVOLUTION

Move & Addition | 1930

- The new north wing is a general reading and reference room.
- It is designed in a Mediterranean Revival style to complement the new school building across El Centro Street.



1932, north and east facades. Source: Calisphere.

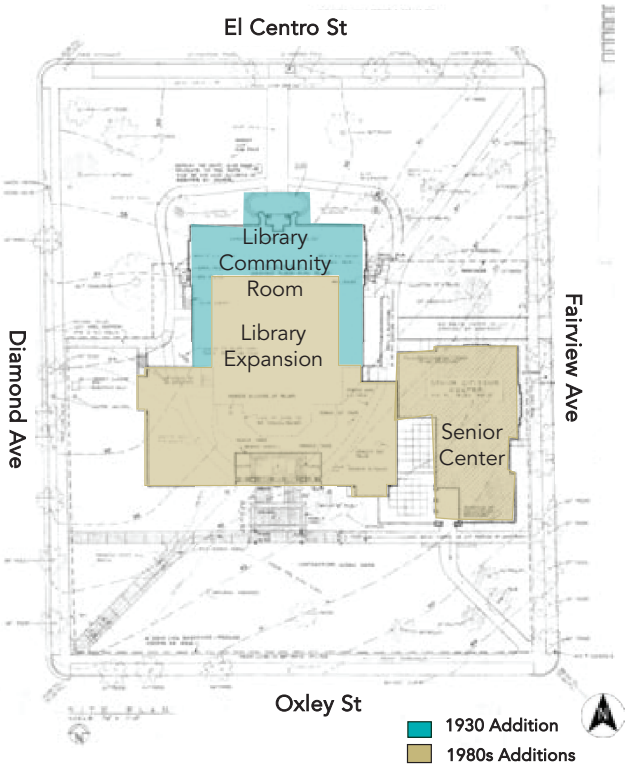
LIBRARY BUILDING EVOLUTION

Partial Demolition & Expansion | 1981-82

- Carnegie Library demolished for new library and senior center expansion
- The 1930 addition mostly retained and become Library Community Room.
- The 1980s addition creates a new "front entrance" on the south façade.



1981, Carnegie Library demolished, leaving the 1930 addition. Source: South Pasadena Library.



1980, site plan. Source: Howard H. Morgridge, F.A.I.A and Associates, Inc.

COMMUNITY ROOM INTERIOR OVER TIME



1946, Interior of Community Room, facing northwest.



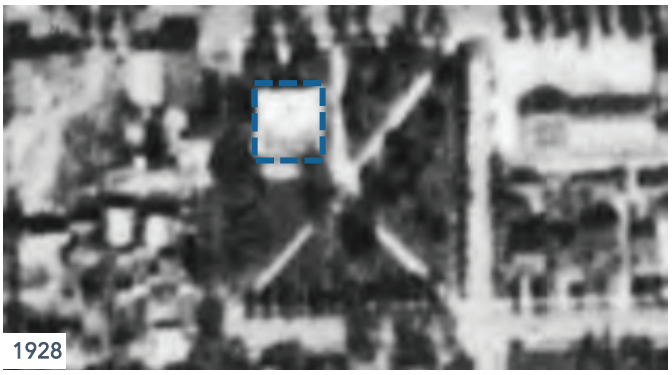
1968, Interior of Community Room, facing northeast.

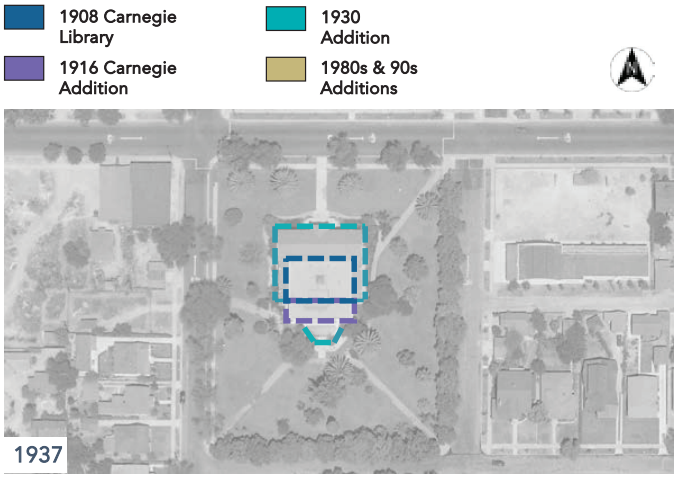


Interior of Community Room, facing west.

LANDSCAPE & LIBRARY PARK EVOLUTION

- Library Park had pathways from the corners to the center when first established in 1910s.
- Pattern mostly remained when the library building moved to the center of the park in 1930.



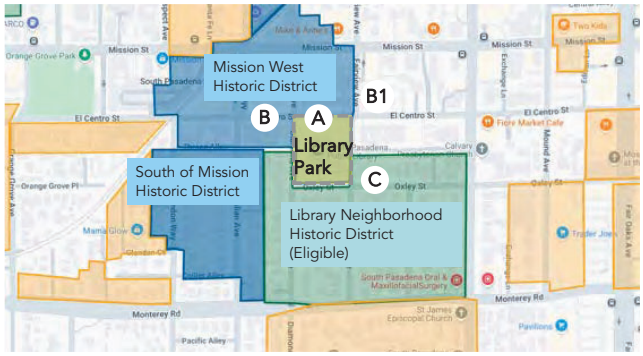


LANDSCAPE & LIBRARY PARK EVOLUTION

- The 1980s work changed the landscaping, including the pathways and plantings.
- Due to the changes, the park landscape has lost historic integrity.
- The large Moreton Bay Fig Tree (circled) is designated South Pasadena Landmark # 55.
- Other mature trees in the park may be protected.



LIBRARY PARK HISTORIC SURROUNDINGS





Non-historic building at northeast corner of Fairview Avenue & El Centro Street

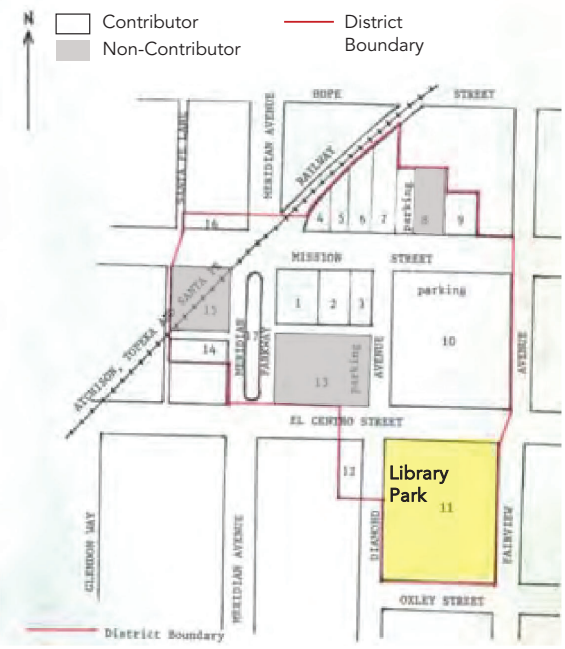
A. Library Park is in Mission West Historic District (Listed)
    - Library Park is one of 14 contributors to the district

B. Larger commercial and institutional buildings are to the north and northwest, some also in Mission West Historic District (Listed)
    1. Buildings at northeast corner not historic

C. Smaller-scale residences are to the south, southeast, and southwest in Library Neighborhood Historic District (Eligible)

MISSION WEST HISTORIC DISTRICT (LISTED)

- Also known as the South Pasadena Historic Business District
- Listed on the National Register of Historic Places in 1982.
- Period of Significance: c. 1885 – 1925
- City's original business center fueled by rail stop before streetcar shifted commercial activity east to Fair Oaks.
- District maintains concentration of commercial and institutional buildings reflecting city's early 20th century small-town character.
- **Library Park is one of 14 contributors to the district.**



Information from 1977 NRHP Nomination Form South Pasadena Historic Business District (now known as Mission West Historic District)

NORTH SIDE OF LIBRARY PARK | EL CENTRO STREET

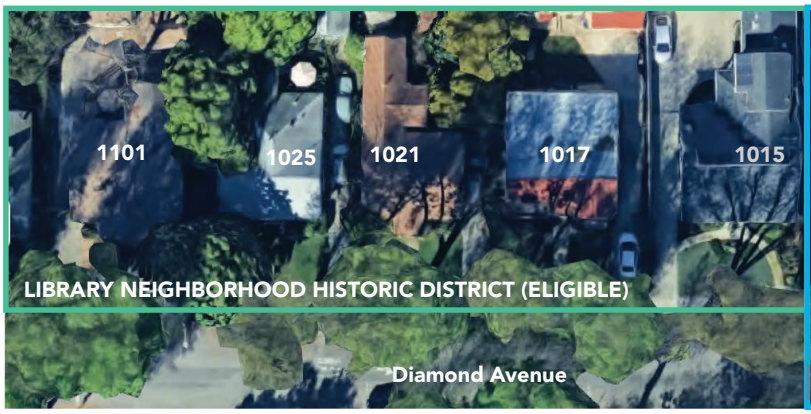




0000 = Contributor

0000 = Non-Contributor / Not Historic

WEST SIDE OF LIBRARY PARK | DIAMOND AVENUE











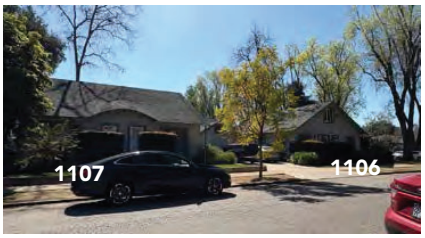
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SOUTH SIDE OF LIBRARY PARK | OXLEY STREET





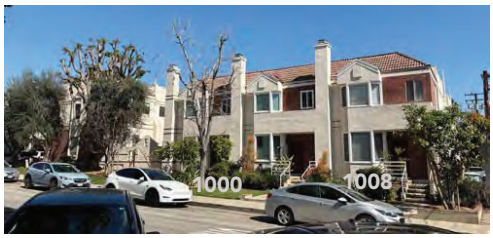


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EAST SIDE OF LIBRARY PARK | FAIRVIEW AVENUE







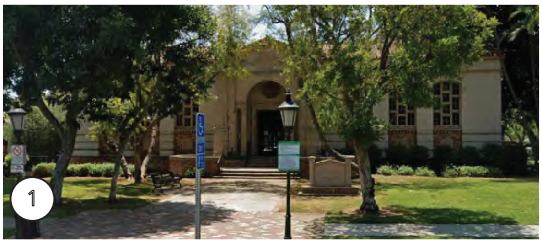
0000 = Contributor

0000 = Non-Contributor / Not Historic

EXISTING COMMUNITY FACILITIES

	Facility	Program / Meeting Capacity	Approx. Dimensions	Size (SF)
1	**Library** • Conference Room • Community Room	 • 18 seated • 394 standing/180 seated	 23x14 33x93	**21,830 SF*** 322 SF 2,830 SF
2	**Senior Center** • Activity Room • Multipurpose Room • Kitchen • Outdoor Patio	 • 16 classroom/20 seated • 96 seated/80 banquet		**5,680 SF** 350 SF 1,500 SF 300 SF 400 SF
3	**Orange Grove Rec. Center** • Conference Room	 • 30 seated		**3,200 SF** 900 SF
TOTAL EXISTING LIBRARY + COMMUNITY FACILITIES SPACE: 30,710 SF				
Rental-Only Facilities				
4	**War Memorial Building** • Main Room • Lobby • Legion Room • Kitchen	 • 120 -150 banquet (with/ without entertainment), 200 seated	 40x60 20x40	**4,800 SF** 2,400 SF 800 SF
5	**Arroyo Seco Golf Course Clubhouse** • Small Banquet Room		 40x20	**4,800 SF** 800 SF
6	**Eddie Park House** • Main Room • Kitchen	 • 50 seated/30 banquet	 24x30	**800 SF** 650 SF
7	**Garfield Park Youth House** • Main Room	 • 36 seated		**855 SF** 500 SF

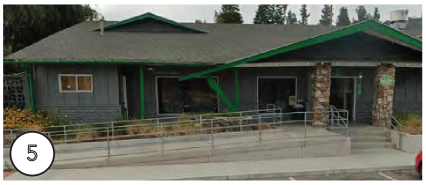
*Includes 19,000 SF Library and 2,830 SF Community Room







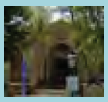
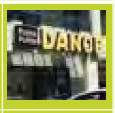








EXISTING FACILITIES + PROGRAMS

		CITY-OWNED							NON-CITY		
											
		Library	Senior Center	Orange Grove Recreation Center	War Memorial Building	Garfield Park Youth House	Eddie Park House	Arroyo Seco Golf Course Clubhouse	Payke Gymnastics Academy (Alhambra)	Swords Fencing Studio (Pasadena)	Pointe by Pointe Studio
AGE	Tots – 3-5 Years Old	●			●				●		
	Youth – 5-13 Years Old	●		●	●	●	●			●	
	Teen – 14-18 Years Old	●	●	●	●	●	●			●	●
	Adult – 18 and Up	●	●		●						●
	Seniors – 55 and Up	●	●		●						
AMENITIES	Small Group – 4-6										
	Conference – 6-12										
	Conference – 12-30	●		●							
	Classroom – Hard Floor		●								
	Classroom – Carpeted										
	Community Meeting – 50-200	●									
	Multi-Purpose – 30-50					●	●	●			
	Multi-Purpose – 50-200		●		●						
	Gymnasium										
	Outdoor Patio		●								
	Kitchen		●		●		●				

DRAFT

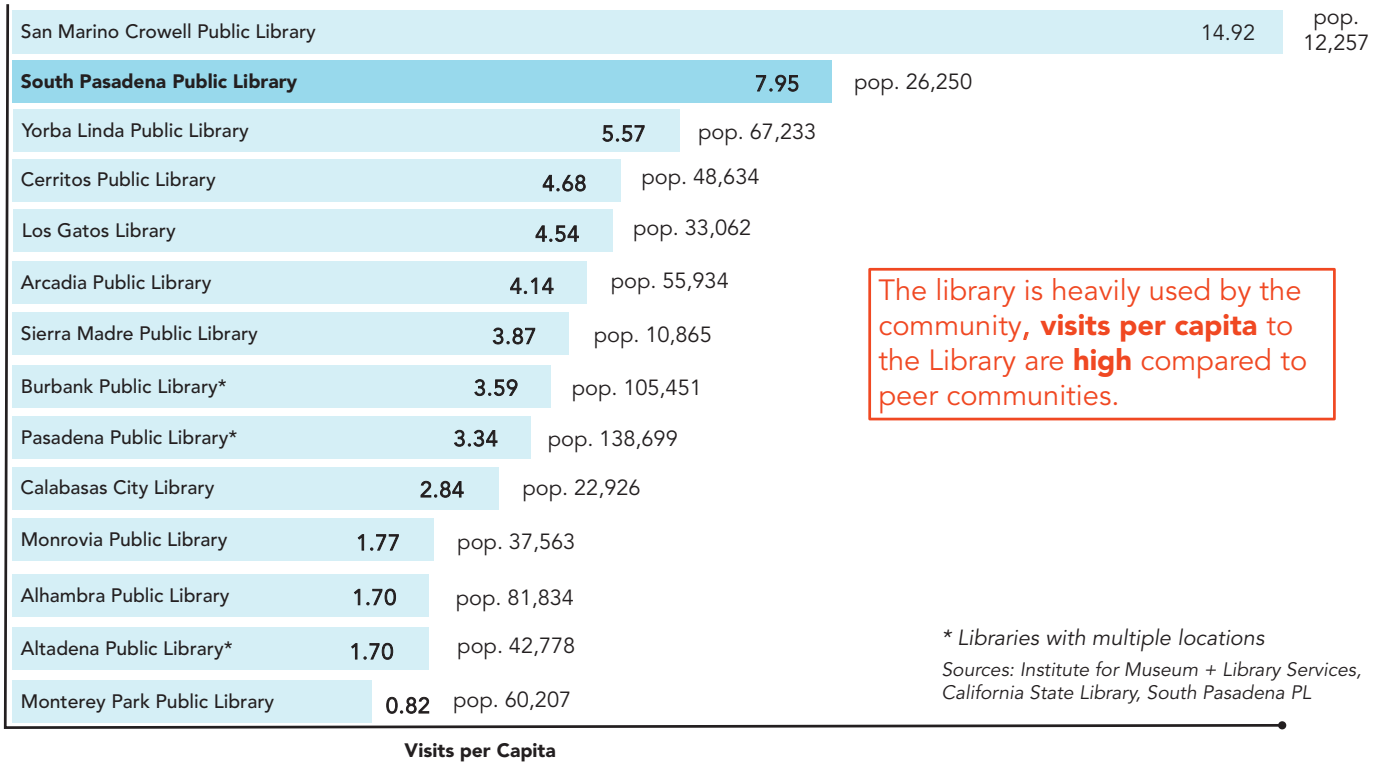
EXISTING FACILITIES + PROGRAMS - ATTENDANCE

		CITY-OWNED							NON-CITY		
		Library	Senior Center	Orange Grove Rec Center	War Memorial Building	Garfield Park Youth House	Eddie Park House	Arroyo Seco Golf Course Clubhouse	Payke Gymnastics Academy (Alhambra)	Swords Fencing Studio (Pasadena)	Pointe by Pointe Studio
AGE	Tots – 3-5 Years Old	Up to 80, Avg. 38									
	Youth – 5-13 Years Old	Avg. 82		4							
	Teen – 14-18 Years Old	Avg. 9									
	Adult – 18 and Up	Avg. 20									
	Seniors – 55 and Up		2-100		90-120						
	General Interest	Avg. 67									
AMENITIES	Small Group – 4-6										
	Conference – 6-12										
	Conference – 12-30	Used 27x / sample wk.		Piano - 4							
	Classroom – Hard Floor		2-20								
	Classroom – Carpeted										
	Community Meeting – 50-200	Fitness – 7-20									
	Multi-Purpose – 30-50					36	20				
	Multi-Purpose – 50-200		Movies – 10-20 Fitness – 12-20 Games/Activ. – 15-20 Learning – 12-30 Lunch – 30 Sr. Banquets – 90 – 96		Dance/Fitness – 3-20 Mtg/Training – 60-80 Private Renter – 100 Sr. Banquets – 100 – 150						
	Gymnasium										
	Outdoor Patio		Coffee + Treats								
	Kitchen										

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PEER COMPARISONS LIBRARY

Visits Per Capita



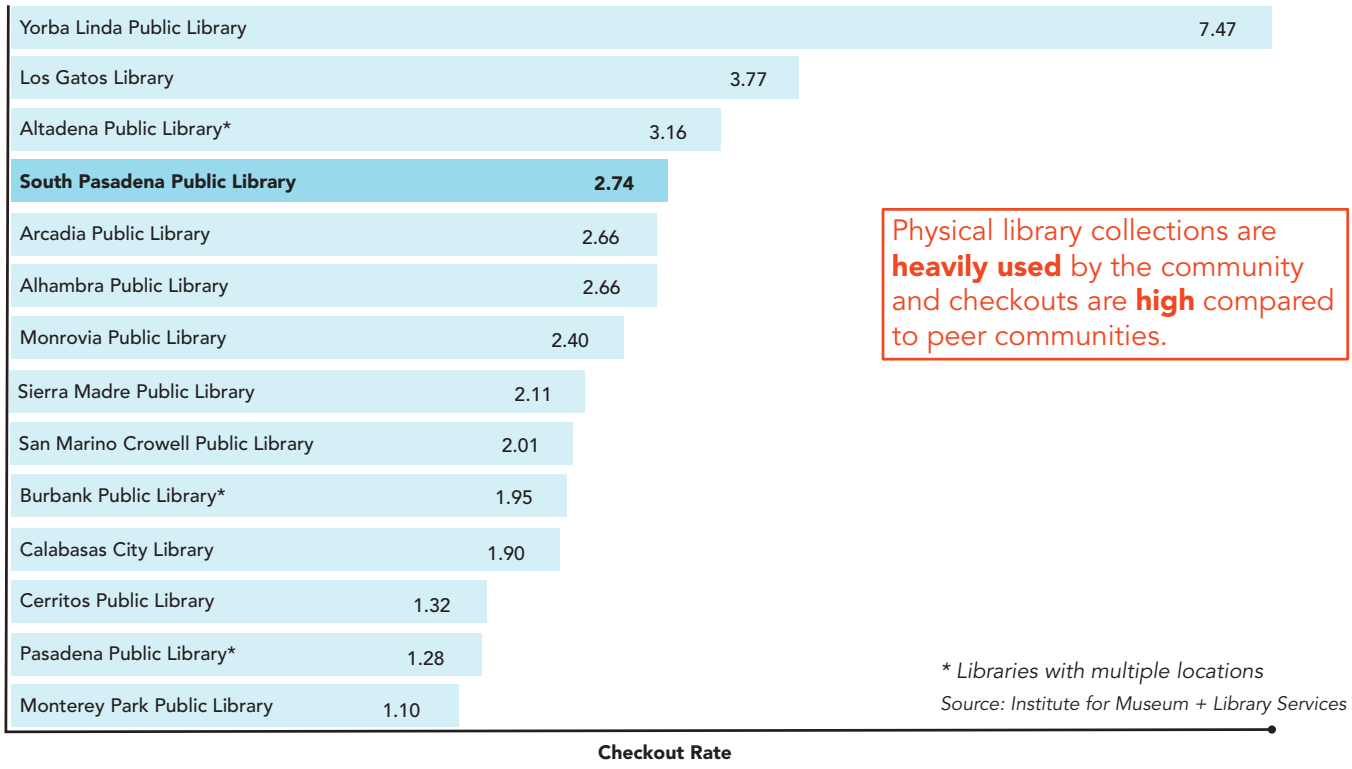
The library is heavily used by the community, **visits per capita** to the Library are **high** compared to peer communities.

** Libraries with multiple locations*

Sources: Institute for Museum + Library Services, California State Library, South Pasadena PL

PEER COMPARISONS LIBRARY

Materials Checkout Per Collection Item



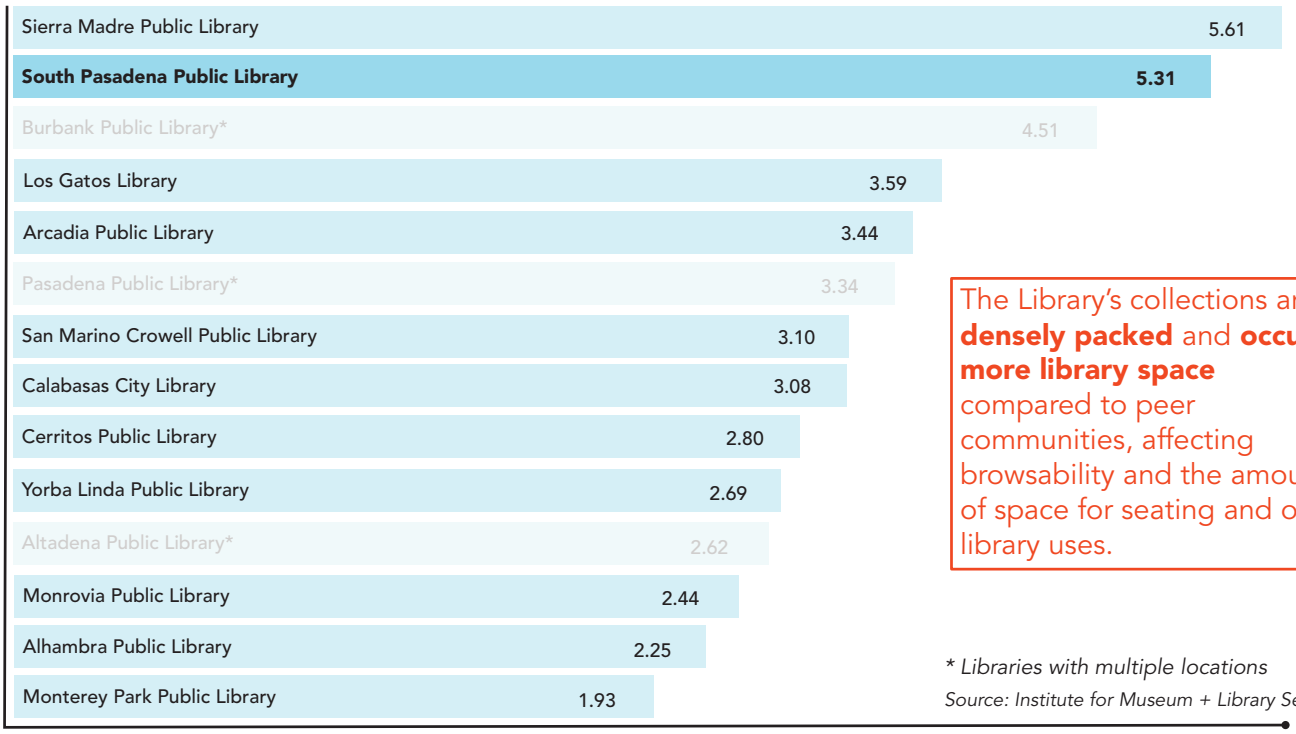
Physical library collections are **heavily used** by the community and checkouts are **high** compared to peer communities.

** Libraries with multiple locations*

Source: Institute for Museum + Library Services

PEER COMPARISONS LIBRARY

Library Materials Per SF of Library Space



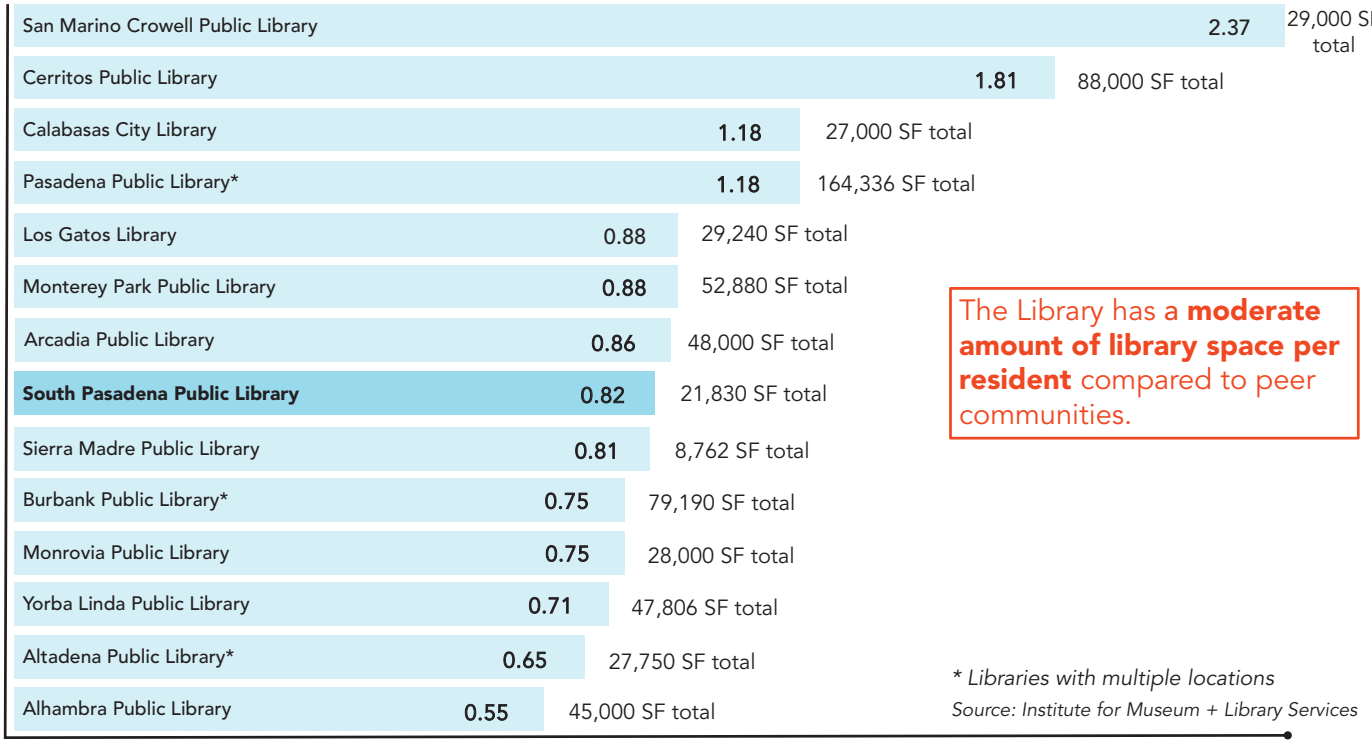
The Library's collections are **densely packed** and **occupy more library space** compared to peer communities, affecting browsability and the amount of space for seating and other library uses.

** Libraries with multiple locations*

Source: Institute for Museum + Library Services

PEER COMPARISONS LIBRARY

Library Square Feet (SF) Per Resident - 2020



The Library has a **moderate amount of library space per resident** compared to peer communities.

** Libraries with multiple locations*

Source: Institute for Museum + Library Services

PEERS + COMPARISONS

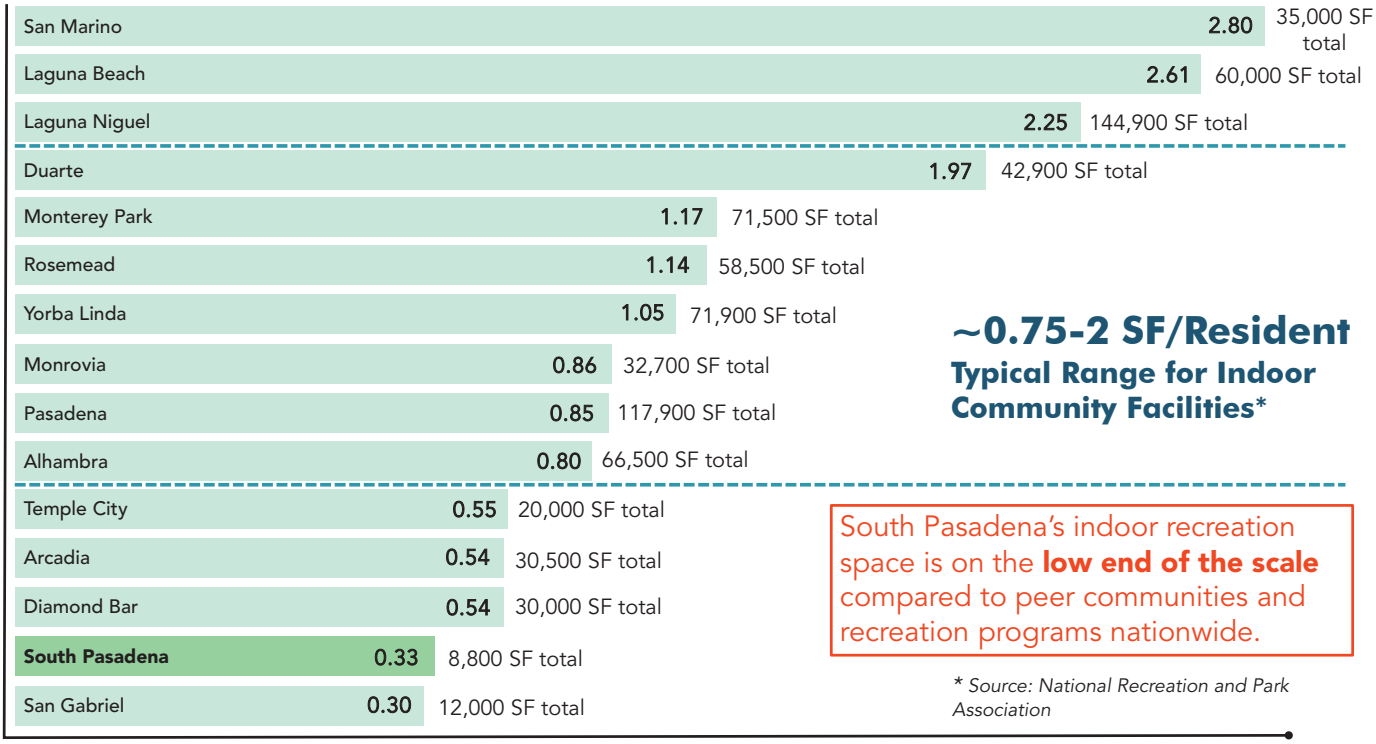
RECREATION

Peer Cities	2020 Pop.	2045 Pop.	Indoor Facilities SF/ Resident 2020	Indoor Facilities SF/ Resident 2045	Indoor Facilities Total SF	Community Center	Recreation Center	Senior Center	Youth Center	Nature Center	*Rental-Only Space*
S. Pasadena	26,943	30,000	0.33	0.30	8,880		3,200 SF	5,680 SF			*11,255 SF*
Alhambra	82,868	91,200	0.80	0.73	66,500	25,000 SF (in planning)	27,800 SF+	9,400 SF	4,300 SF		
Arcadia	56,681	62,200	0.54	0.49	30,500	28,500 SF				2,000 SF	
Pasadena	138,699	155,500	0.85	0.76	117,900	19,000 SF+	95,800 SF+	*Non-city facility*	3,100 SF		*2,700 SF*
Monterey Park	61,096	75,442	1.17	0.95	71,500	37,000 SF+	12,500 SF	22,000 SF			
San Gabriel	39,568	50,000	0.30	0.24	12,000	*	4,500 SF*	7,500 SF			
San Marino	12,513	13,600	2.80	2.57	35,000	35,000 SF+					*1,800 SF*
Other Cities											
Duarte	21,727	25,100	1.97	1.71	42,900	9,400 SF+	8,500 SF	16,000 SF	9,000 SF		
Monrovia	37,931	42,100	0.86	0.78	32,700	20,000 SF			11,500 SF	1,200 SF	1,700 SF
Temple City	36,494	42,300	0.55	0.47	20,000	20,000 SF+					
Rosemead	51,185	60,300	1.14	0.97	58,500	45,000 SF+	9,000 SF		4,500 SF		
Diamond Bar	55,072	64,700	0.54	0.46	30,000	30,000 SF+					
Laguna Beach	23,032	24,300	2.61	2.47	60,000	60,000 SF+*	*	*			
Laguna Niguel	64,355	69,700	2.25	2.08	144,900	144,900 SF+*		*			
Yorba Linda	68,336	70,600	1.05	1.02	71,900	41,500 SF+	30,400 SF+				

+multiple facilities *combined facility

PEER COMPARISONS RECREATION

Indoor Recreation Square Feet (SF) Per Resident - 2020



~0.75-2 SF/Resident
Typical Range for Indoor Community Facilities*

South Pasadena's indoor recreation space is on the **low end of the scale** compared to peer communities and recreation programs nationwide.

** Source: National Recreation and Park Association*

LIBRARY + REC SPACE: PROJECTED NEEDS

Future Projected Population

- A 2045 city population of 30,000 is used for planning purposes, based on SCAG projections and consideration of potential redevelopment projects over the next 10 years.

Co-located Facilities

- If library and recreation spaces are co-located in a single facility, **total projected space needs can be reduced** because of shared space use opportunities.
- Community Room is currently shared by the Library and Senior Center.

Library Space Needs

- Based on current **high levels of library use** and community **library needs**, recommendation for South Pasadena is for **a modern full-service library** that supports community-responsive collections, services, spaces, and programs.
- Based on needs assessment analysis, the recommended size for ***a stand-alone library*** to serve the South Pasadena community would be in the **range of 20,000 SF – 30,000 SF.**

LIBRARY + REC SPACE: PROJECTED NEEDS

Recreation Needs

- Based on National Recreation and Park Association planning standards for indoor recreation facilities (rec, community, and senior) and local rec programs, needs, and context, the recommendation for South Pasadena is 0.75 – 1.0 SF/capita.
  - Existing Orange Grove Recreation Center and Senior Center currently support rec needs.

SOUTH PASADENA						2045 NEEDS	
Existing Orange Grove Rec Center SF	Existing Senior Center SF	Current Population 2020	Current Rec SF/ Resident 2020	Population 2045	Rec SF/ Resident 2045	0.75 SF/ Resident	1.0 SF/ Resident
3,200 SF	5,680 SF	26,943	0.33	30,000*	0.30	22,500 SF	30,000 SF
		Reduction for existing Orange Grove Rec Center				<3,200>	<3,200>
		Recreation/Senior Space (planned dedicated + shared space) at Library Park - see page 52				<7,320>	<10,780>
		Balance of Unmet Recreation Space Need				11,980 SF	16,020 SF

**Projection for planning purposes based on SCAG projections and consideration of potential redevelopment projects over the next 10 years.*

LIBRARY + REC SPACE PLANNING RECOMMENDATIONS @ LIBRARY PARK

Co-located, Shared Facility

Space Uses	Existing Facilities	2045 Needs Low	2045 Needs High
Library	19,000 SF	20,000 SF	30,000 SF
Recreation/Senior Space Available*	5,680 SF	5,680 SF	5,680 SF
Shared Spaces	2,830 SF	4,070 SF	7,500 SF
Subtotal:		*29,750 SF*	*43,180 SF*
Reduction for Shared Use (~5-10%)		*<2,400 SF>*	*<2,400 SF>*
Library Park Facility Program Options	***27,510 SF***	***27,320 SF***	***40,780 SF***

* Recreation/Community Center SF is based on replacing existing square feet at the Senior Center and as noted on page 51 is only meeting part of the overall community need for space for recreation/community programming.

COMMUNITY ENGAGEMENT

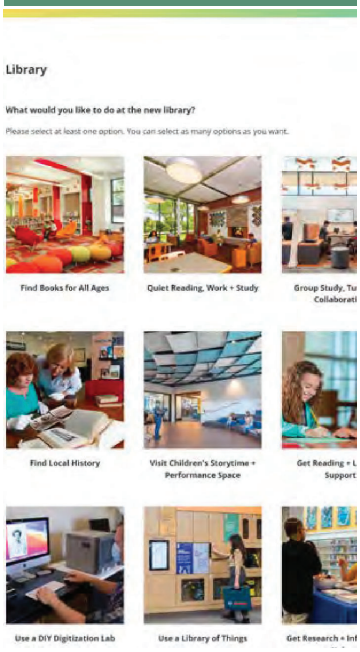
Community Pop-Ups



Open Houses + Workshops



Community Survey Online + Paper Format



Ad Hoc Committee Public Meetings

Members

- Janet Braun (Mayor, City of South Pasadena)
- Sheila Rossi (Mayor Pro Tem, City of South Pasadena)
- Kristen Dubé (Board member, Friends of the South Pasadena Public Library)
- Dean Serwin (Library Board of Trustees)
- Leslie Albe Field (Member, Community Services Commission)
- Alexandria Levitt (President, Senior Citizens' Foundation of South Pasadena)
- Tom Afschar (At-Large Member)
- Rich Elbaum (At-Large Member)
- Tony Hou (At-Large Member)
- Gene Kim (At-Large Member)
- Bianca Richards (At-Large Member)
- Victoria Rocha (At-Large Member)
- Julia Wang (At-Large Member)
- Jasmine Wong (At-Large Member)

COMMUNITY ENGAGEMENT

Topics:

- Library/Senior Center Site Assessments
- Library, Senior + Community Recreation Programs and Services
- Site Needs

Engagement Efforts:

- Survey - Mid-March through June 1
  - Available in multiple languages
- Kiosks in Library lobby
- Community Open Houses + Workshops, 4/9 + 4/10
- Pop-Up Outreach at events in April + May 2025

COMMUNITY ENGAGEMENT



Questions asked included:

- What would you like to do at the new library?
- What senior and community recreation activities would you like to do at the reimagined campus?
- What would you like to do at the reimagined community facility in shared-use spaces?
- What would you like to do at the library park campus?
- Demographics questions

COMMUNITY ENGAGEMENT

OUTREACH COMPLETED:

- ☑ *Open House & Community Workshops*
- ☑ *Online + Paper Survey*
- ☑ *Farmer's Market 4/3 + 5/8*
- ☑ *Eggstravaganza*
- ☑ *Eclectic Music Festival*
- ☑ *Library Lobby Kiosk ~6 weeks*



OUTREACH RESULTS

Survey (March 15 - May 30) – *672 responses*

TOTAL PARTICIPANTS (in person + online) ~2,966!

ENGAGEMENT RESULTS | *TOP PRIORITIES*

LIBRARY

1



BOOKS FOR ALL AGES
(28.1%)

2



QUIET READING, WORK, STUDY
(27.2%)

3



CHILDREN'S PLAY + LEARNING
(19.5%)

4



USE A LIBRARY OF THINGS
(17.0%)

SENIOR + COMMUNITY

1



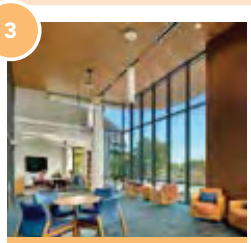
FITNESS + WELLNESS
(24.4%)

2



GAMES + HOBBIES
(19.0%)

3



SENIOR LOUNGE
(16.2%)

4

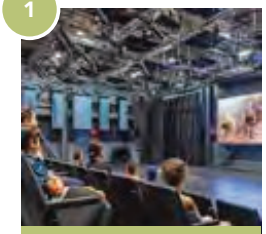


NUTRITION + MEALS
(15.9%)

ENGAGEMENT RESULTS | *TOP PRIORITIES*

SHARED-USE SPACES

1



WATCH MOVIES, PERFORMANCES + MUSIC (23.8%)

2



VISUAL + CREATIVE ARTS (18.2%)

3



LIFELONG LEARNING + CLASSES (18.1%)

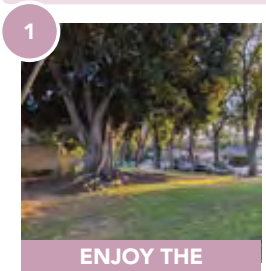
4



COOKING CLASSES (18.0%)

LIBRARY PARK CAMPUS

1



ENJOY THE EXISTING TREES (31.4%)

2



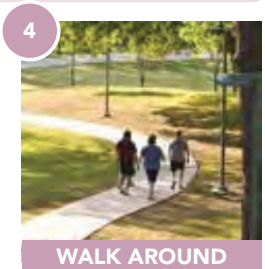
ATTEND MARKETS + FAIRS (29.2%)

3



ATTEND COMMUNITY PERFORMANCES + EVENTS (24.3%)

4



WALK AROUND THE SITE (23.7%)

SURVEY RESULTS | *WHAT WOULD YOU LIKE TO DO AT THE NEW LIBRARY?*



1. Books for All Ages (28.1%)



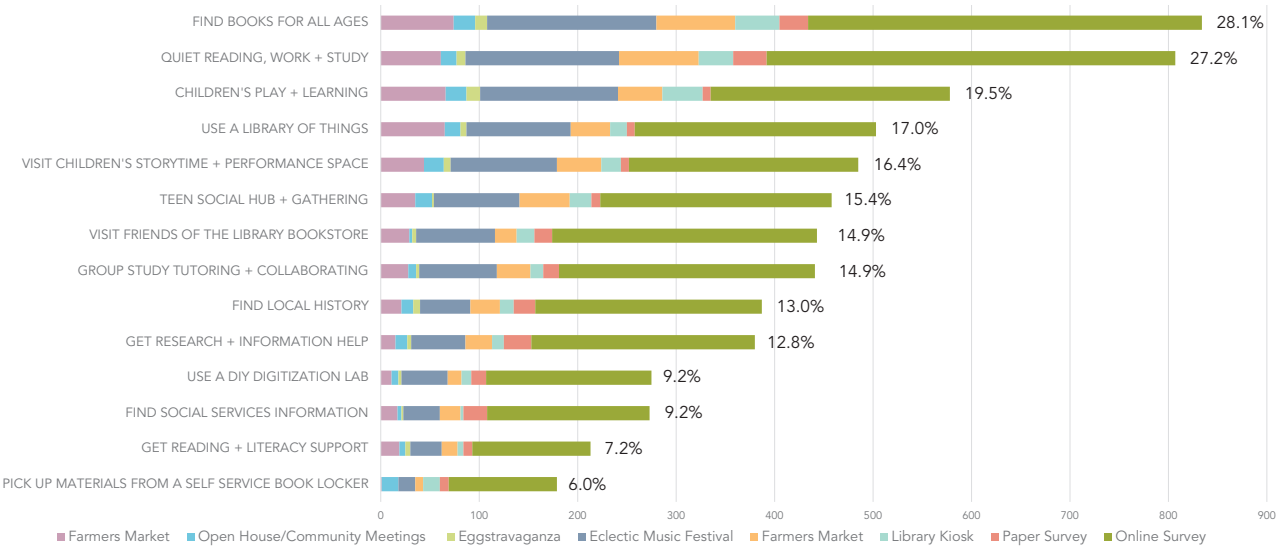
2. Quiet Reading, Work, Study (27.2%)



3. Children's Play + Learning (19.5%)



4. Use a Library of Things (17.0%)



SURVEY RESULTS | *WHAT SENIOR AND COMMUNITY RECREATION ACTIVITIES WOULD YOU LIKE TO DO AT THE REIMAGINED CAMPUS?*



1. Fitness + Wellness (24.4%)



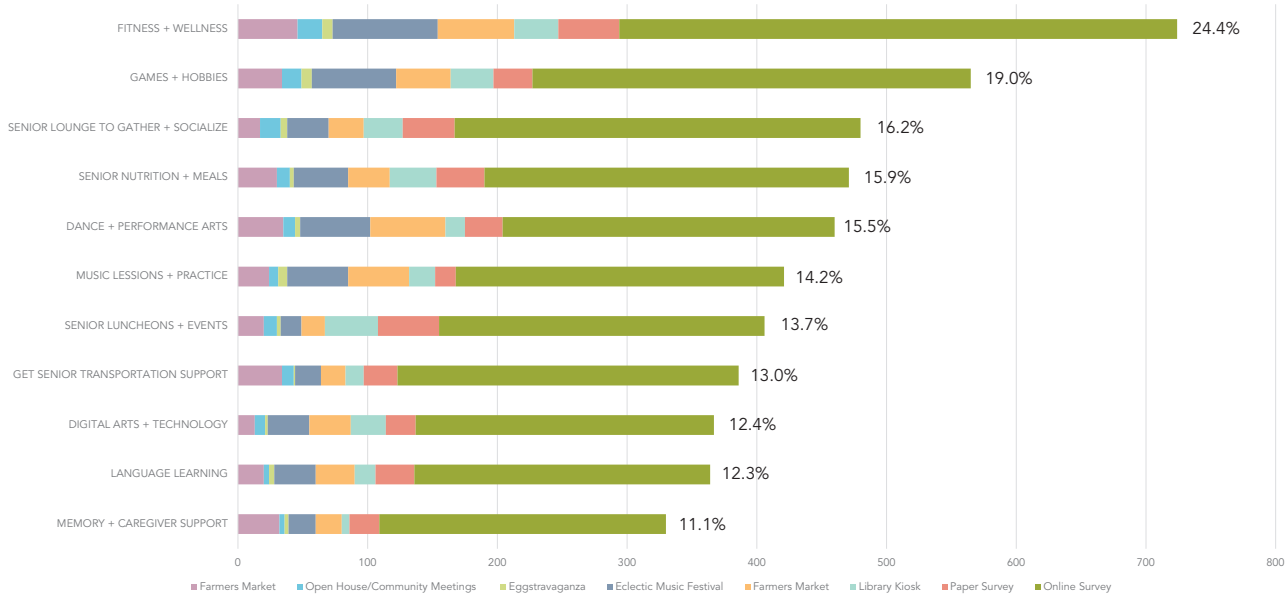
2. Games + Hobbies (19.0%)



3. Senior Lounge to Gather + Socialize (16.2%)



4. Senior Nutrition + Meals (15.9%)



SURVEY RESULTS | *WHAT WOULD YOU LIKE TO DO AT THE REIMAGINED COMMUNITY FACILITY IN SHARED-USE SPACES?*



1. Watch Movies, Performances + Music (23.8%)



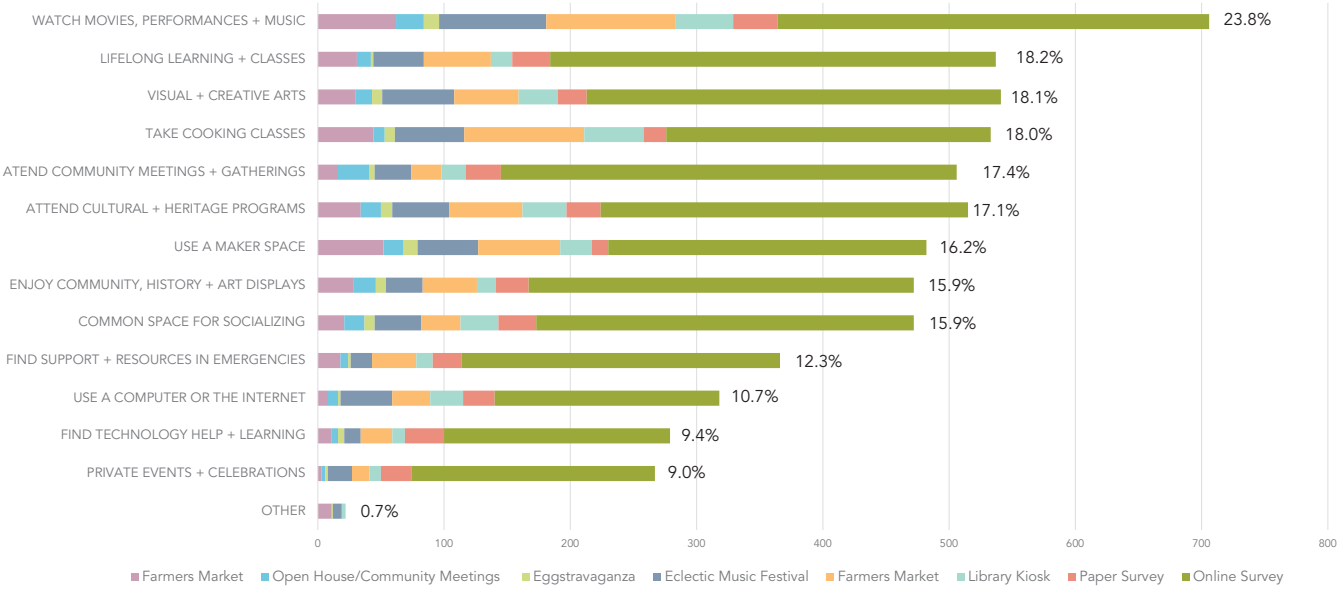
2. Visual + Creative Arts (18.2%)



3. Lifelong Learning + Classes (18.1%)



4. Take Cooking Classes (18.0%)



SURVEY RESULTS |

WHAT WOULD YOU LIKE TO DO AT THE LIBRARY PARK CAMPUS, IN ADDITION TO FONDING ACCESSIBLE, WELL-LIT PARK WITH BICYCLE PARKING?



1. Enjoy the Existing Trees (31.4%)



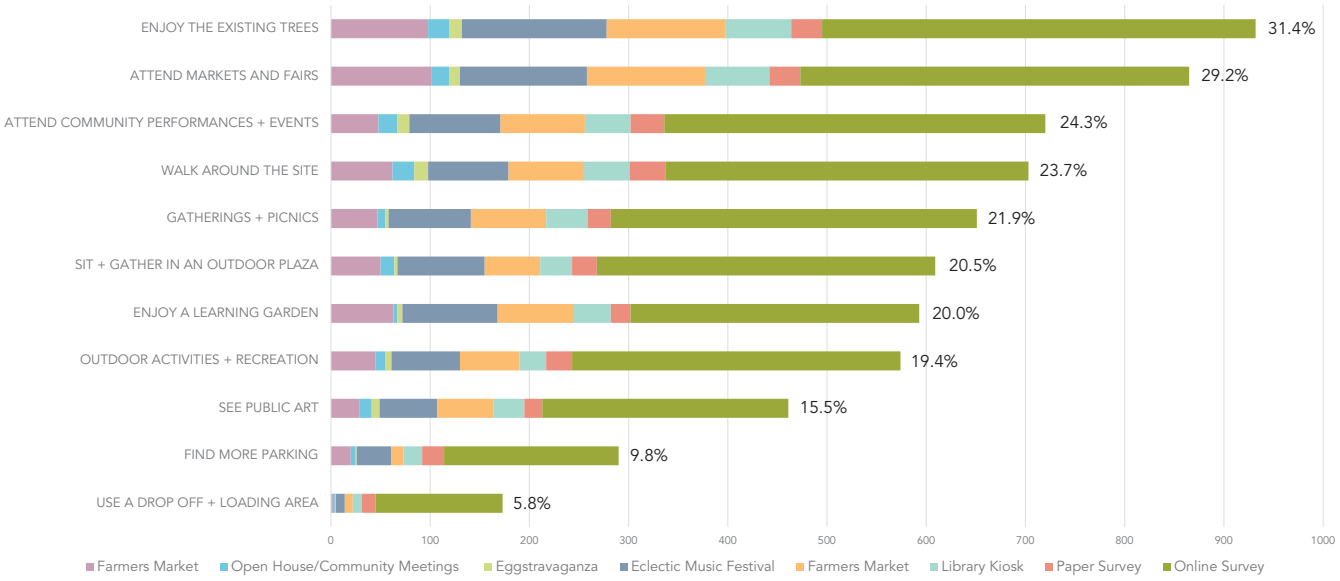
2. Attend Markets + Fairs (29.2%)



3. Attend Community Performances + Events (24.3%)

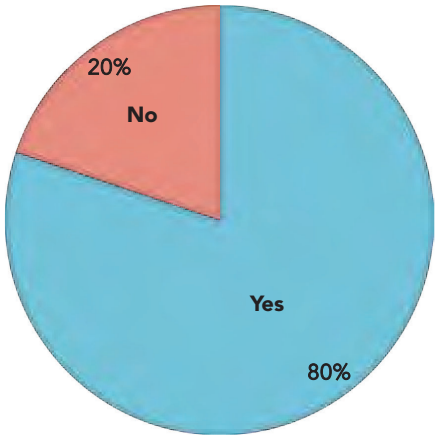


4. Walk Around the Site (23.7%)



WHO'S VOTING?

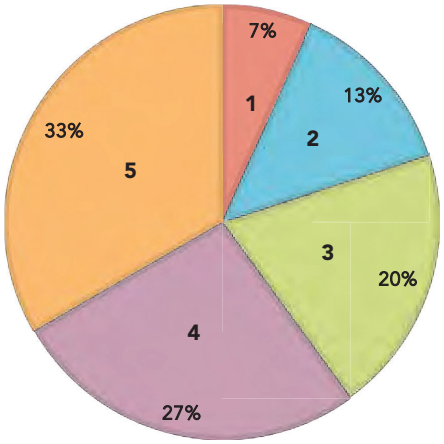
Are you a Resident?

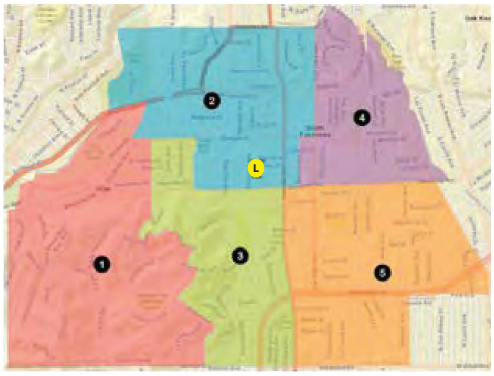


Online Survey Participants:

~613 out of 2,966 total votes

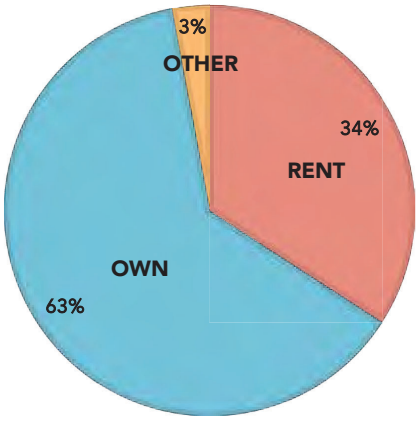
What Area do you live in?



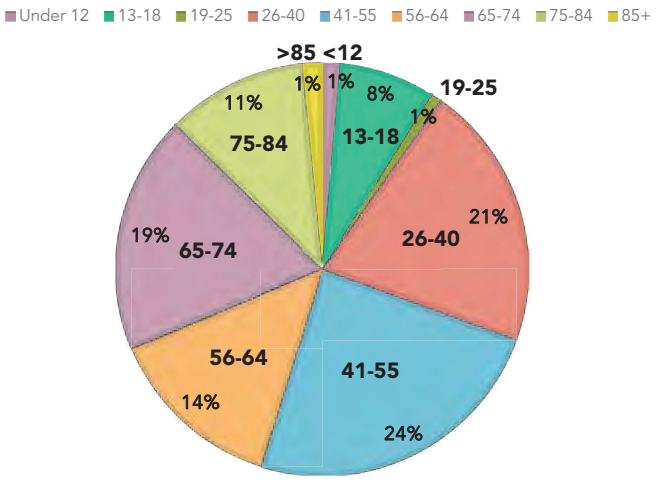


WHO'S VOTING?

Do you Rent or Own?



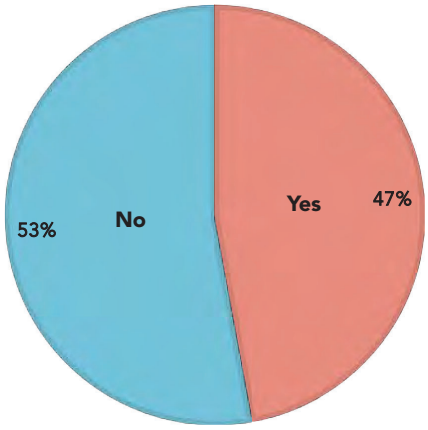
What is your Age Group?



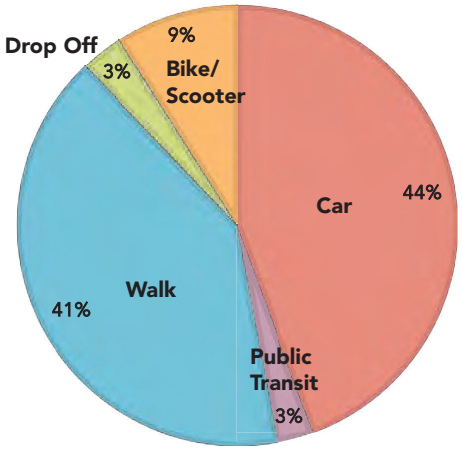
Online Survey Participants:
~613 out of 2,966 total votes

WHO'S VOTING?

Does your household include children?



How do you get to the site?



Online Survey Participants:

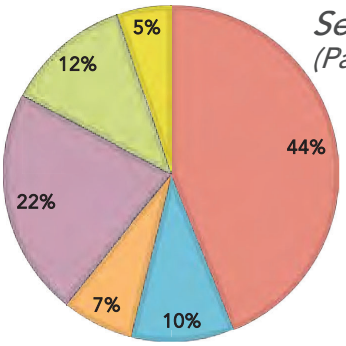
~613 out of 2,966 total votes

WHO'S VOTING?

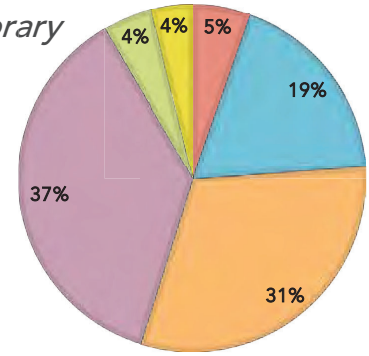
HOW OFTEN DO YOU VISIT THE...



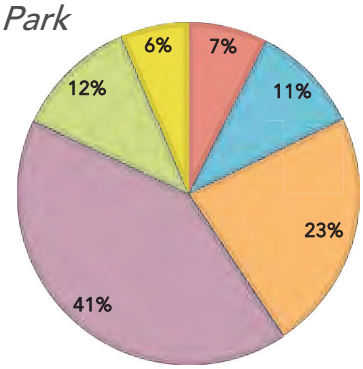
Senior Center
(Participants Aged 55+)



Library



Library Park



Online Survey Participants:
~613 out of 2,966 total votes

SITE PLANNING TERM DEFINITIONS

Site development: Improvement of (changes to, or keeping existing elements of) a site, including building(s) and natural elements.

Site strategy: Approach for placing a building on a site considering the site's physical and environmental characteristics and context.

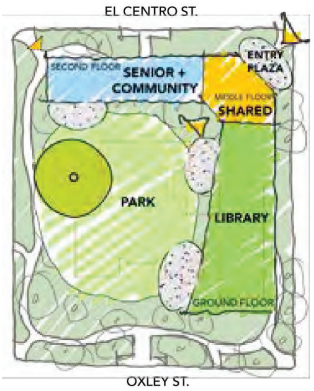
Building program: A list of the functional and space requirements of a building construction project.

Building strategy: Preliminary building sizing, massing, and layout concept considering the site strategy and conceptual building program.

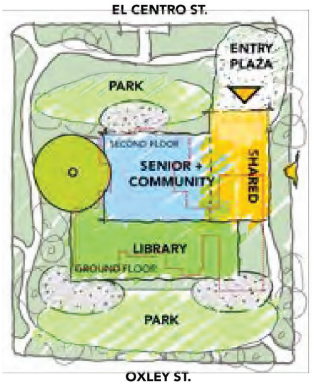
SITE STRATEGY OPTIONS (ROUND 1 CONCEPTS)

A first round of concepts (below) for how a new facility could be shaped and placed to relate to the site's park space were presented to the Ad Hoc Committee for review and direction. This feedback informed a second round of more detailed concepts.

Option A:
Demolish All Buildings

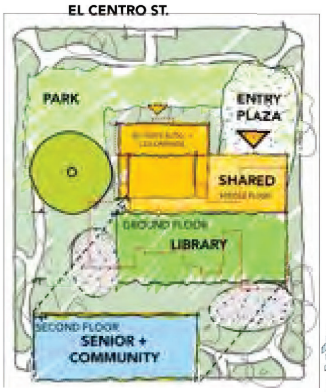


A1

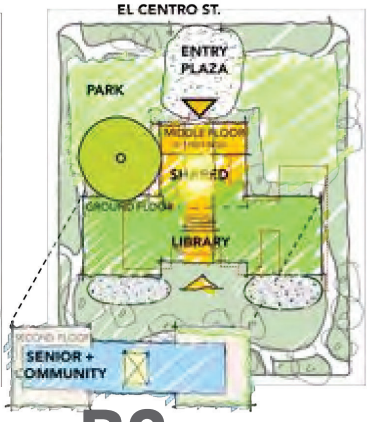


A2

Option B:
Retain 1930s Building



B1 w/ colonnade



B2 w/o colonnade

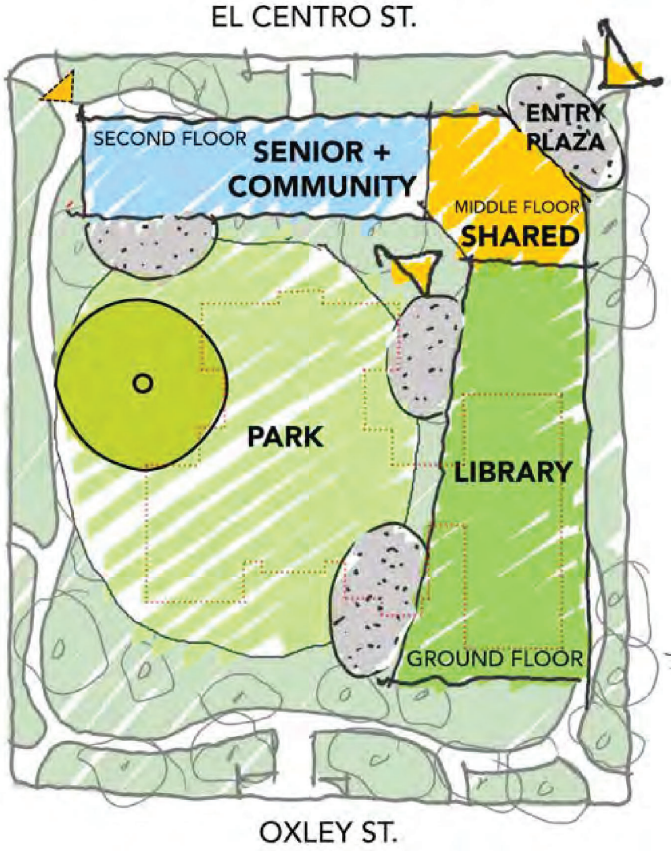
SITE STRATEGY OPTIONS (ROUND 1 CONCEPTS)

The criteria below, developed based on the project goals, were used in the evaluation of the first round of building/site concepts.

EVALUATION CRITERIA

- ❑ Allows 21st Century Services and Operations
- ❑ Aligned with City's Downtown Specific Plan
- ❑ Cost-Effective Improvements
- ❑ Retains SoPas Heritage and Character
- ❑ Retains Civic Presence of Building
- ❑ Enhances Library Park
- ❑ Enhances Residential Neighborhood
- ❑ Enhances Business Neighborhood
- ❑ Other

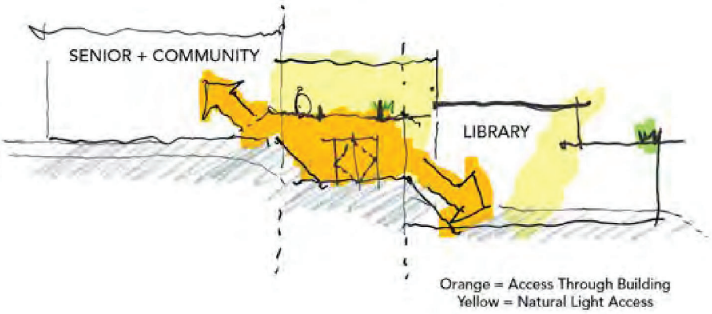
SITE OPTION A1: DEMOLISH ALL BLDGS.



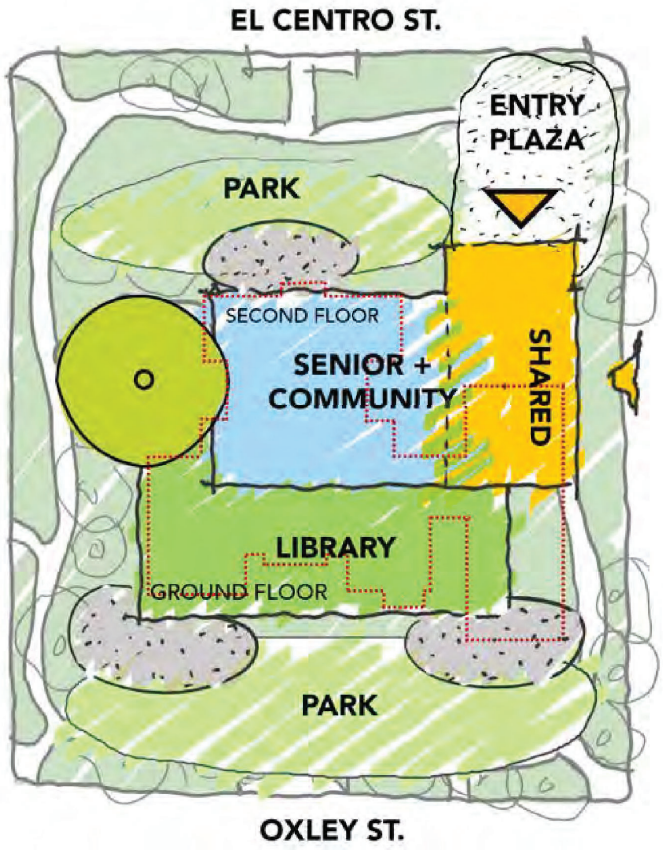
Strategy:

- Create a new L-shaped facility that is placed closer to El Centro Street, consistent with the development to the east and west and the School District building across the street, which allows the park space to be consolidated to provide more flexibility for activities.
- The building has entrances from El Centro Street and from the park, and park-adjacent patios support indoor-outdoor activities.

Conceptual Building Cross-Section



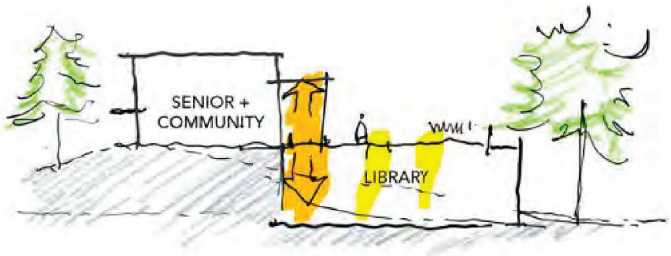
SITE OPTION A2: DEMOLISH ALL BLDGS.



Strategy:

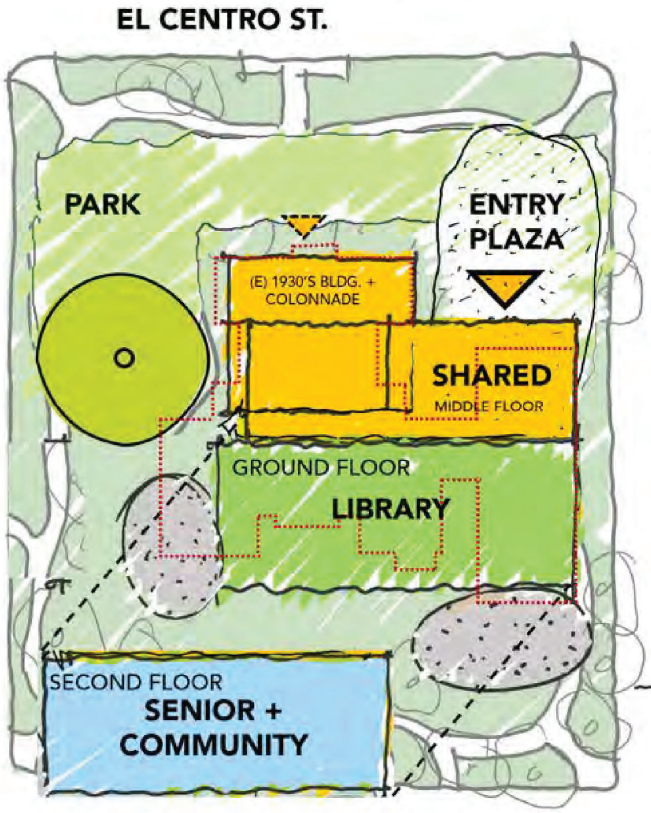
- Create a new facility in the center of Library Park that maintains the existing arrangement of park space at the north and south ends of the site. Patios on the north and south ends of the building support indoor-outdoor connections.
- The building has a single entrance and a welcoming entry plaza at the northeast corner of the site.

Conceptual Building Cross-Section



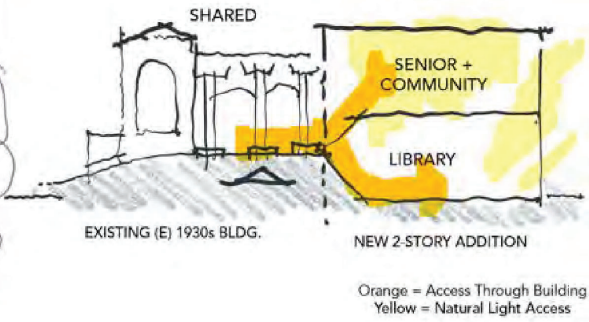
Orange = Access Through Building
Yellow = Natural Light Access

SITE OPTION B1: RETAIN 1930s BLDG.



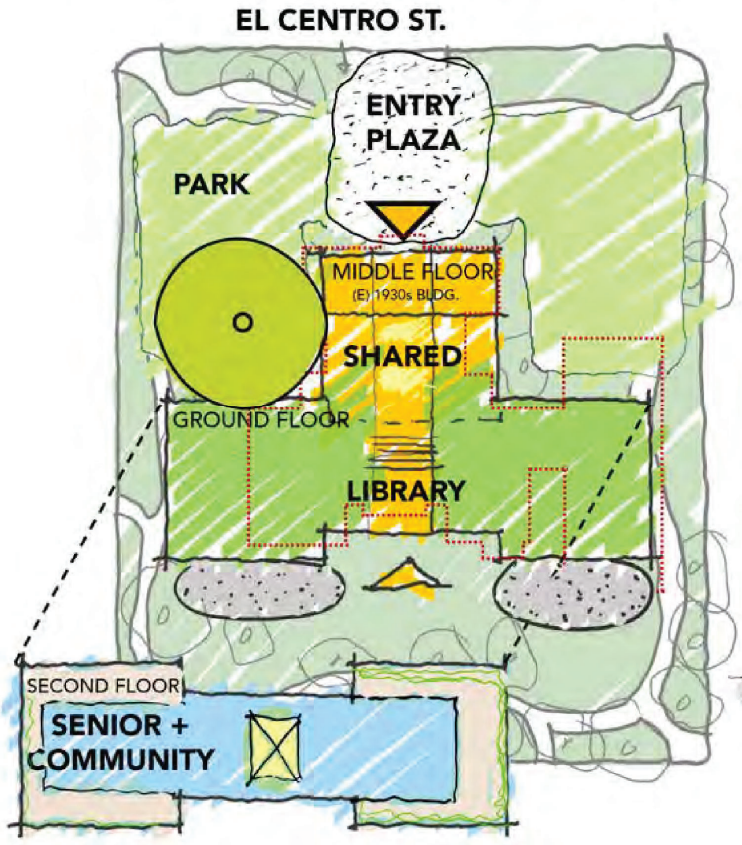
Strategy:

- Renovate and re-use historical 1930s building, demolish 1980s building, build new two-story addition to the 1930s that utilizes the grade on the site to accommodate a "through lobby" and a more open first floor experience that connects the El Centro entrance to the Oxley St. entrance.
- Historical entry on El Centro to be improved to include ADA access.



Orange = Access Through Building
Yellow = Natural Light Access

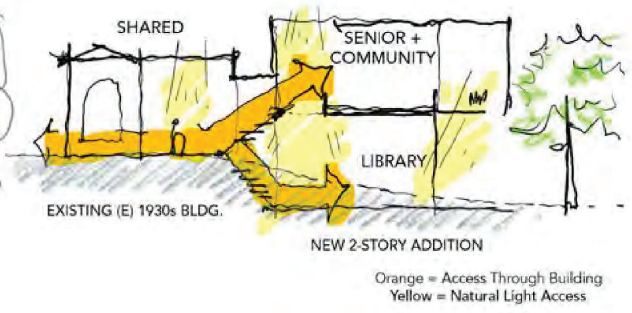
SITE OPTION B2: RETAIN 1930s BLDG.



Strategy:

- Renovate and re-use historical 1930s building, demolish 1980s building, build new two-story addition to the 1930s that utilizes the grade on the site to accommodate a "through lobby" and a more open first floor experience that connects the El Centro entrance to the Oxley St. entrance.
- Historical entry on El Centro to be improved to include ADA access.

Conceptual Building Cross-Section



Orange = Access Through Building
Yellow = Natural Light Access

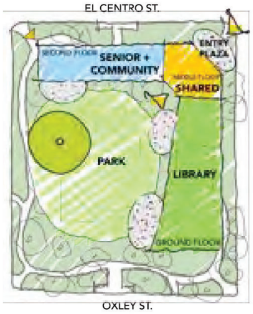
SITE STRATEGY (ROUND 1 CONCEPTS) REVIEW

EVALUATION

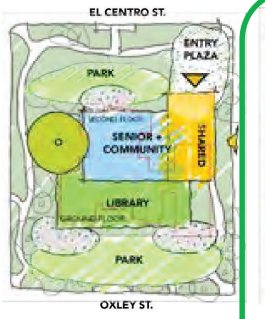
✓ Yes

✗ No

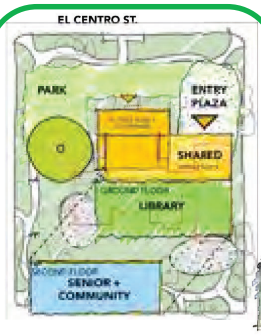
○ Possible



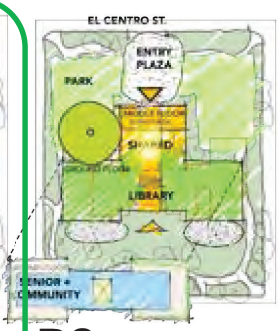
A1 ALL NEW



A2 ALL NEW



B1 RENO+NEW
w/or w/out colonnade



B2 RENO+NEW
w/out colonnade

EVALUATION CRITERIA	A1 ALL NEW	A2 ALL NEW	B1 RENO+NEW w/or w/out colonnade	B2 RENO+NEW w/out colonnade
❑ Allows 21st Century Services and Operations	✓	✓	○	○
❑ Aligned with Downtown Specific Plan Cultural Heritage - National Historic District Goals, Mission West/Historic Business	✗	✗	✓	✓
❑ Cost Effective Improvements	✓	✓	✓	✓
❑ Retains SoPas Heritage and Character	✗	✗	✓	✓
❑ Retains Civic Presence of Building	○	○	✓	✓
❑ Enhances Library Park	✓	✓	○	○
❑ Enhances Residential Neighborhood	○	○	✓	✓
❑ Enhances Business Neighborhood	✓	✓	✓	✓
❑ Other			Preferred by Ad Hoc Committee	

SITE STRATEGY DIRECTION

Key Site Strategy (Round 1 Concepts) Elements Preferred by the Ad Hoc Committee:

- Retain and Renovate the 1930s Community Room building
- Main entrance and plaza on the northeast corner of the site
- Preserve Moreton Bay Fig tree

The committee asked that the Round 2 building options developed based on these site strategy elements address the following:

- Emergency egress needs for library patrons and seniors.
- Senior programs and spaces should be easily accessible and on one floor.
- Identify senior meals space with adjacent kitchen.
- Identify a new children's storytime space with amphitheater seating for which the Library has received a bequest.
- Identify open-hours and after-hours entrances.

City Staff Direction:

- Provide a renovation-only building option for the Library and Senior Center buildings.

BUILDING STRATEGY (ROUND 2) OPTIONS

A. Renovation of the existing Library, Senior Center, and historic 1930s Community Room (~27,000 SF)

B. New construction of a co-located Library and Senior/Community Center **and renovation** and integration of the historic 1930s Community Room

- ~27,000 SF option (1 story)

C. New construction of a co-located Library and Senior/Community Center **and renovation** and integration of the historic 1930s Community Room

- ~40,000 SF option (2 stories)

CONCEPTUAL BUILDING PROGRAMS – SPACES

	Existing	A Reno 27K SF	B New 27K SF	C New 40K SF
Entry	1,000	1,000	950	1,380
Browsing	1,790	1,790	1,760	2,150
Group Study Rooms	-	480	480	720
Adult	7,000	5,000	5,000	6,120
Children	2,270	3,790	4,200	5,430
Teen Center	580	580	550	1,040
Library Staff Spaces	3,250	3,250	2,700	2,740
Library Subtotal	15,890	15,890	15,640	19,580
Community/Senior Center Entry	450	450	120	120
Fitness + Wellness	-	-	-	1,440
Senior Enrichment	3,050	3,050	1,890	1,980
Community Staff Spaces	1,070	1,070	1,030	1,540
Community/Senior Center Subtotal	4,570	4,570	3,040	5,080
Shared Entry	-	-	600	1,900
Shared Community Spaces	2,830	2,830	3,150	4,050
Shared Meeting Rooms	350	350	320	400
Shared Creative Arts Rooms	-	-	-	1,150
Shared Subtotal	3,180	3,180	4,070	7,500
Support Spaces	1,080	1,080	1,160	2,820
Walls + Circulation	2,790	2,790	3,410	5,800
Building Total	*27,510 SF*	*27,510 SF*	*27,320 SF*	*40,780 SF*









BUILDING OPTIONS SUMMARY – SEATS

S = Shared, L = Library, S/C = Senior/Community		EXISTING 27,510 SF	A RENOVATION 27K SF	B RENO 1930s + NEW 27K SF	C RENO 1930s + NEW 40K SF
	Program Space	# of seats	# of seats	# of seats	# of seats
S	Lobby with Community Cultural Arts Gallery and Local History Display	0 Seats	10 Seats	10 Seats	20 Seats
S	Outdoor Event/Entry Plaza	✗	✓	✓	✓
L	Library Browsing incl. FOTL Store	0 Seats	24 Seats	28 Seats	36 Seats
L	Library Adult Space	34 Seats	68 Seats	80 Seats	116 Seats
L	Library Quiet Reading Room	52 Seats	18 Seats	20 Seats	20 Seats
	Library – Adult Subtotal	*86 Seats*	*110 Seats*	*128 Seats*	*172 Seats*
L	Library Children Space	28 Seats	20 Seats	48 Seats	96 Seats
L	Children's Storytime Performance	30 Seats	50 Seats	80 Seats	100 Seats
L	Outdoor Children's Storytime Garden	✗	✓	✓	✓
	Library – Children's Subtotal	*58 Seats*	*70 Seats*	*128 Seats*	*196 Seats*
L	Library Teen Space	28 Seats	12 Seats*	12 Seats*	29 Seats*
L	Library Group Study Room	✗	16 Seats	16 Seats	20 Seats
L	Library Reading Garden	✗	✓	✓	✓
	Library - All Subtotal	*172 Seats*	*208 Seats*	*284 Seats*	*417 Seats*
S/C	Dance & Fitness Studio	✗	✗	✗	30 Seats
S/C	Senior Lounge/Game Room	16 Seats	16 Seats	30 Seats	30 Seats
S/C	Senior Classroom	96 Seats	96 Seats	30 Seats	30 Seats
	Senior/Community Subtotal	*112 Seats*	*112 Seats*	*60 Seats**	*90 Seats**
S	Community Room Event Space w/ Kitchen	180 Seats	180 Seats	250 Seats	350 Seats
S	Multi-Use Classroom	✗	✗	✗	30 Seats
S	Conference Room	18 Seats	18 Seats	18 Seats	20 Seats
S	Maker/Create Lab	✗	✗	✗	30 Seats
S	Outdoor Terrace	✗	✗	✗	✓
	Shared Subtotal (Incl. Lobby)	*198 Seats*	*208 Seats*	*278 Seats*	*450 Seats*
	TOTAL	482 Seats	528 Seats	622 Seats	957 Seats

*Teens are anticipated to use the Group Study Rooms as well as the Teen Space, and Library, Senior, and Community users are anticipated to use the Shared spaces.

BUILDING OPTIONS – FEATURES/ELEMENTS

	 EXISTING 27,510 SF	 A RENOVATION 27K SF	 B RENO 1930s + NEW 27K SF	 C RENO 1930s + NEW 40K SF
Building Feature/Element or Issues Addressed				
New Construction		Limited minor addition/subtraction of interior walls	24,490 SF	37,950 SF
Functional Integration of Community Room		✗	✓	✓
Increase in Interior Square Footage		✗ (Functional improvements to existing)	✗	✓ 13,270 SF
Improved Ease of Access from Street		✗	✓	✓
Shared Lobby, Program, and Meeting Spaces		✗	✓	✓
Entry Plaza/Outdoor Event Space		✓	✓	✓
ADA Compliant (Including Restrooms, Stairs, Elevators, Doors)		✓	✓	✓
Children's Storytime Performance Space		✓	✓	✓
Outdoor Children's Storytime Garden		✓	✓	✓
Reading Garden		Limited renovations	✓	✓
New Furniture, Fixtures, Equipment		✓	✓	✓
New Interior Finishes		✓	✓	✓
Title 24 Compliant		✓	✓	✓
HVAC		Updated	New	New
Electrical and Lighting		Limited renovations	New	New
Fire Protection Systems		Updated	New	New

BUILDING OPTION A – RENOVATION EXISTING 27,510 SF

EL CENTRO LEVEL

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	10 seats
Library Browsing incl. FOTL Store	24 seats
Library Adult Space Quiet Reading Room	68 seats 18 seats
Library Children Space Storytime Performance*	20 seats 50 seats
Library Teen Space	12 seats
Library Study Rooms (4)	16 seats
Dance & Fitness Studio	✗
Senior Lounge/Game Room	16 seats
Senior Classroom	96 seats
Community Hall Event Space* with Kitchen	180 seats
Multi-Use Classroom	✗
Conference Room	18 seats
Maker/Create Lab	✗
Outdoor Event/Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children's Storytime Garden	✓
Outdoor Terrace	✗

*Lecture style seating

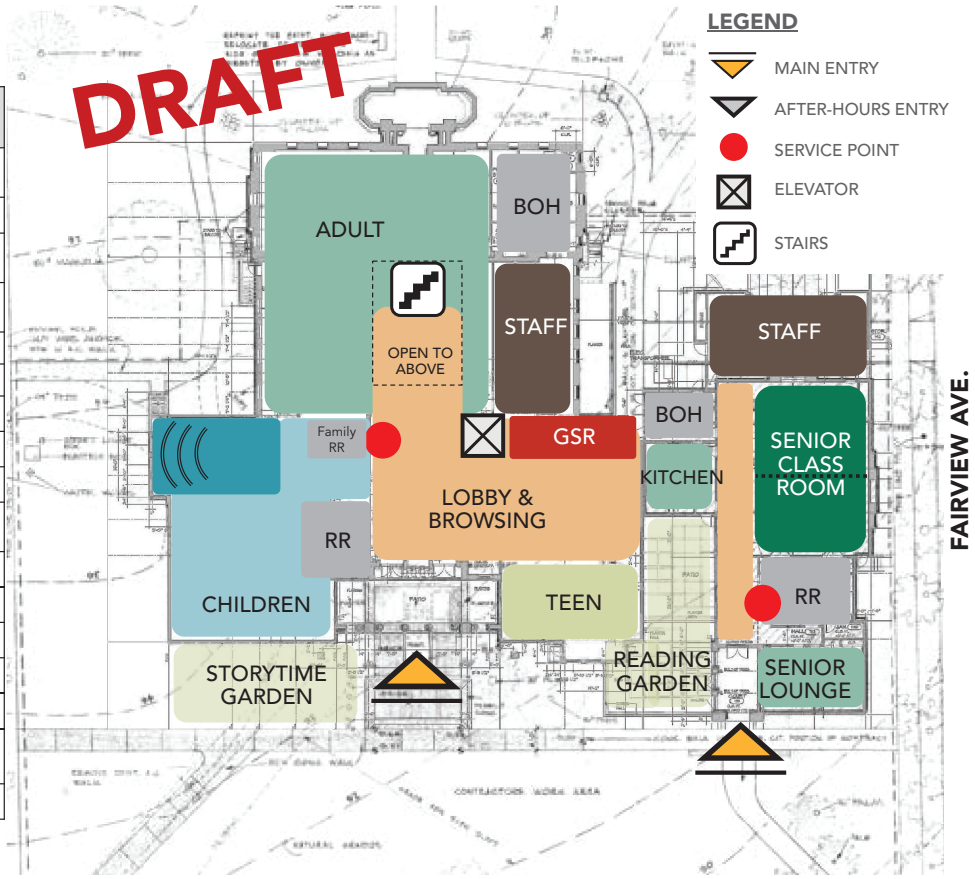


BUILDING OPTION A – RENOVATION EXISTING 27,510 SF

OXLEY LEVEL

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	10 seats
Library Browsing incl. FOTL Store	24 seats
Library Adult Space Quiet Reading Room	68 seats 18 seats
Library Children Space Storytime Performance*	20 seats 50 seats
Library Teen Space	12 seats
Library Study Rooms (4)	16 seats
Dance & Fitness Studio	✗
Senior Lounge/Game Room	16 seats
Senior Classroom	96 seats
Community Hall Event Space* with Kitchen	180 seats
Multi-Use Classroom	✗
Conference Room	18 seats
Maker/Create Lab	✗
Outdoor Event/Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children's Storytime Garden	✓
Outdoor Terrace	✗

*Lecture style seating

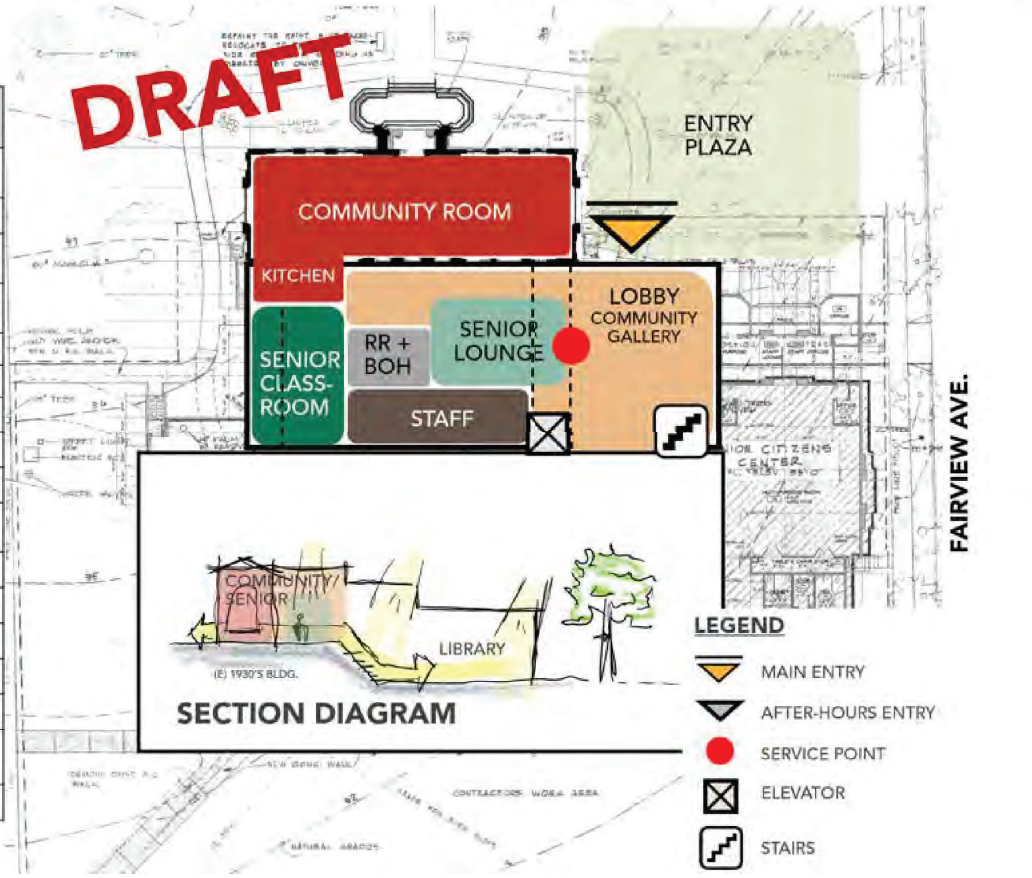


BUILDING OPTION B – RENO 1930s + NEW 27,320 SF BUILDING

EL CENTRO LEVEL

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	10 seats
Library Browsing incl. FOTL Store	28 seats
Library Adult Space Quiet Reading Room	80 seats 20 seats
Library Children Space Storytime Performance*	48 seats 80 seats
Library Teen Space	12 seats
Library Study Rooms (4)	16 seats
Dance & Fitness Studio	✗
Senior Lounge/Game Room	30 seats
Senior Classroom	30 seats
Community Hall Event Space* with Kitchen	250 seats
Multi-Use Classroom	✗
Conference Room	18 seats
Maker/Create Lab	✗
Outdoor Event/Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children's Storytime Garden	✓
Outdoor Terrace	✗

*Lecture style seating

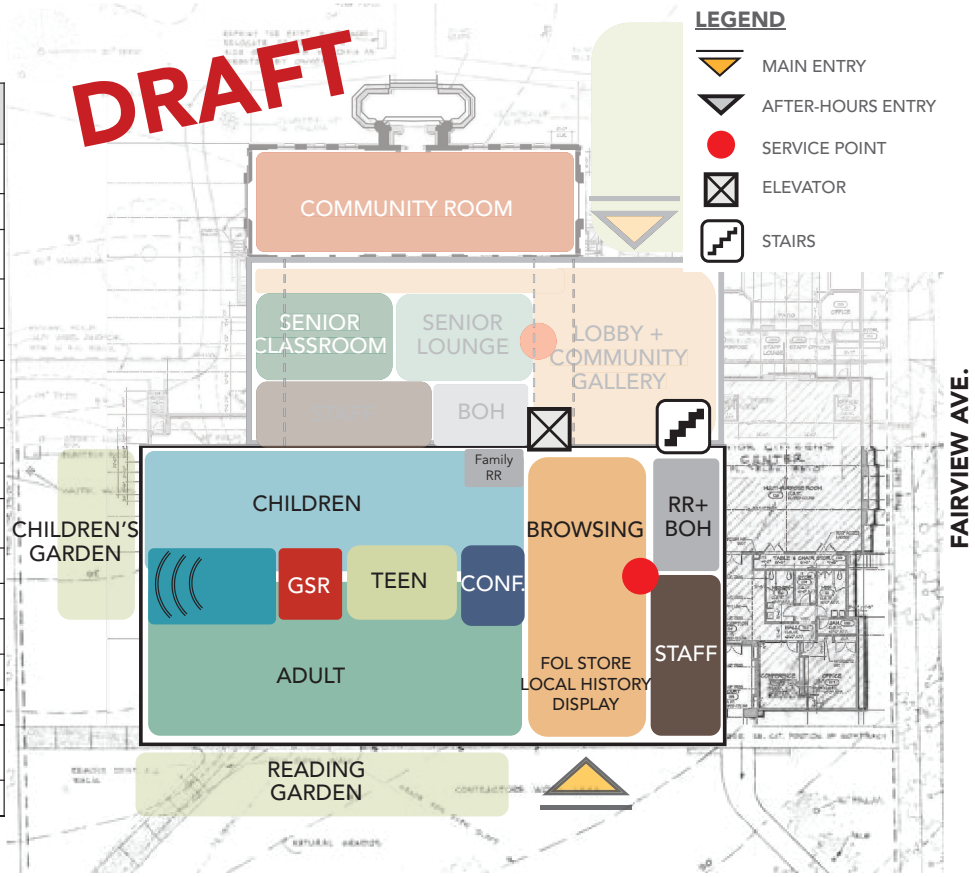


BUILDING OPTION B – RENO 1930s + NEW 27,320 SF BUILDING

OXLEY LEVEL

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	10 seats
Library Browsing incl. FOTL Store	28 seats
Library Adult Space Quiet Reading Room	80 seats 20 seats
Library Children Space Storytime Performance*	48 seats 80 seats
Library Teen Space	12 seats
Library Study Rooms (4)	16 seats
Dance & Fitness Studio	✗
Senior Lounge/Game Room	30 seats
Senior Classroom	30 seats
Community Hall Event Space* with Kitchen	250 seats
Multi-Use Classroom	✗
Conference Room	18 seats
Maker/Create Lab	✗
Outdoor Event/Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children's Storytime Garden	✓
Outdoor Terrace	✗

*Lecture style seating

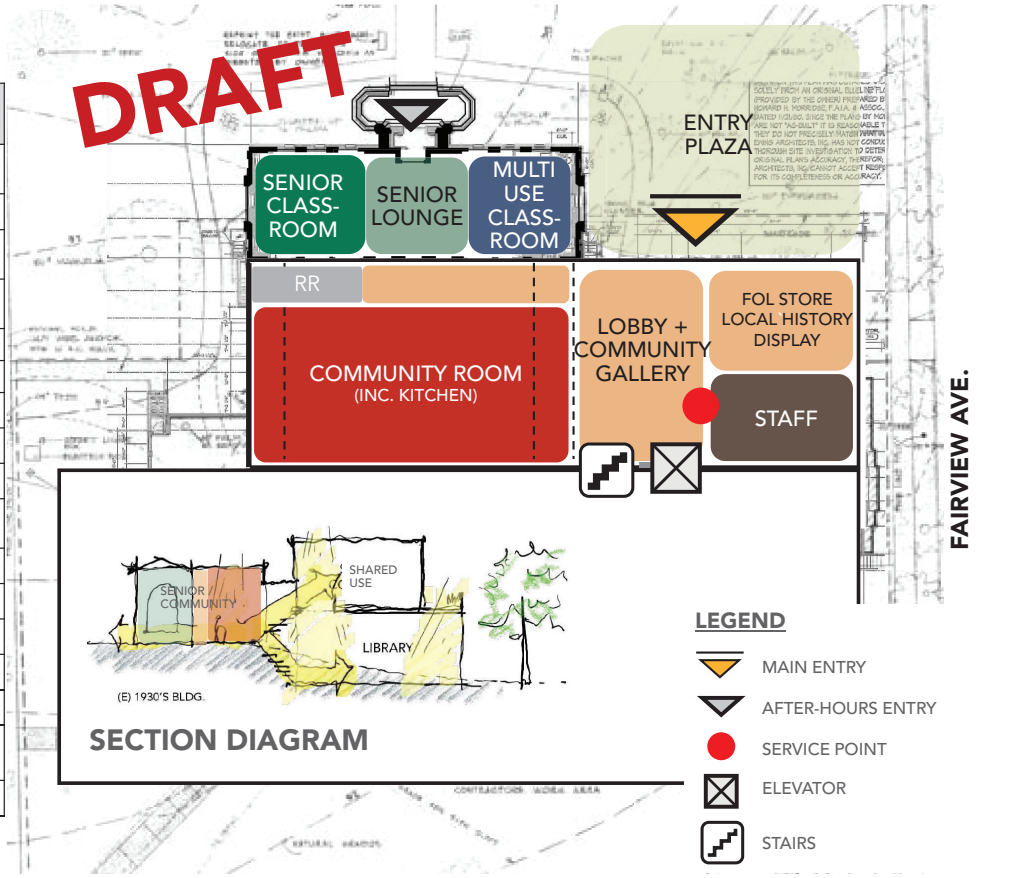


BUILDING OPTION C – RENO 1930s + NEW 40,780 SF BUILDING

EL CENTRO LEVEL

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	20 seats
Library Browsing incl. FOTL Store	36 seats
Library Adult Space Quiet Reading Room	116 seats 20 seats
Library Children Space Storytime Performance*	96 seats 100 seats
Library Teen Space	29 seats
Library Study Rooms (5)	20 seats
Dance & Fitness Studio	30 seats
Senior Lounge/Game Room	30 seats
Senior Classroom	30 seats
Community Hall Event Space* with Kitchen	350 seats
Multi-Use Classroom	30 seats
Conference Room	20 seats
Maker/Create Lab	30 seats
Outdoor Event/Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children's Storytime Garden	✓
Outdoor Terrace	✓

*Lecture style seating

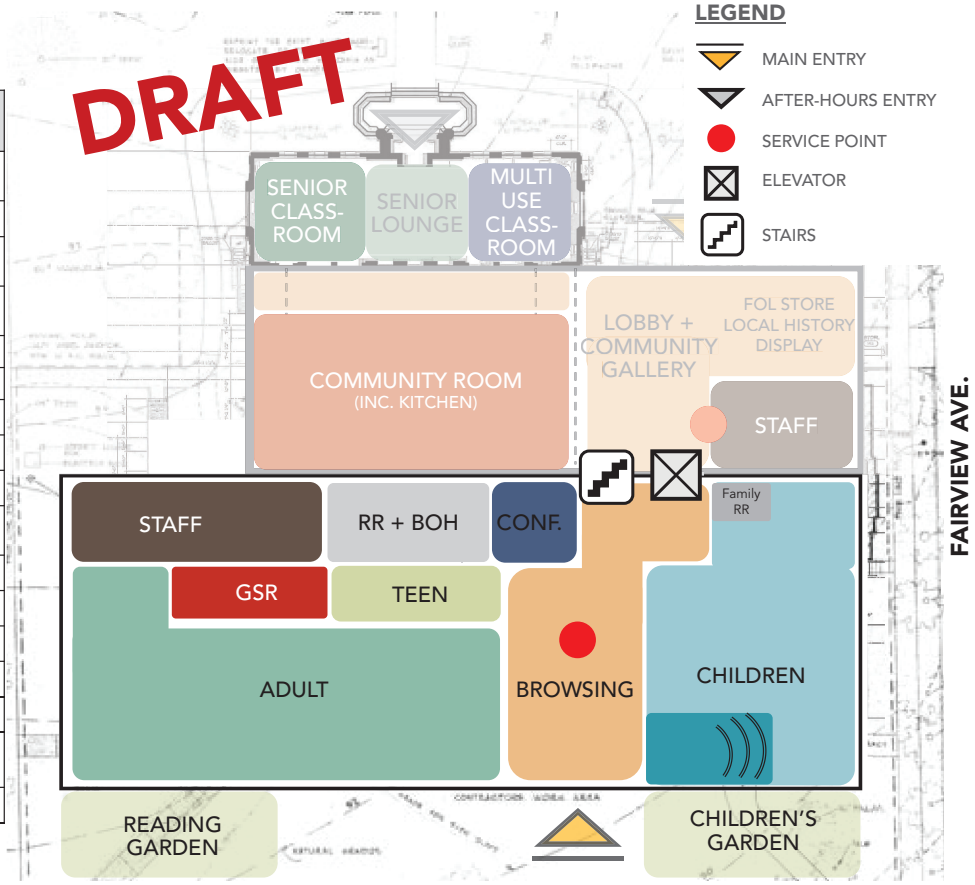


BUILDING OPTION C – RENO 1930s + NEW 40,780 SF BUILDING

OXLEY LEVEL

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	20 seats
Library Browsing incl. FOTL Store	36 seats
Library Adult Space Quiet Reading Room	116 seats 20 seats
Library Children Space Storytime Performance*	96 seats 100 seats
Library Teen Space	29 seats
Library Study Rooms (5)	20 seats
Dance & Fitness Studio	30 seats
Senior Lounge/Game Room	30 seats
Senior Classroom	30 seats
Community Hall Event Space* with Kitchen	350 seats
Multi-Use Classroom	30 seats
Conference Room	20 seats
Maker/Create Lab	30 seats
Outdoor Event/Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children's Storytime Garden	✓
Outdoor Terrace	✓

*Lecture style seating

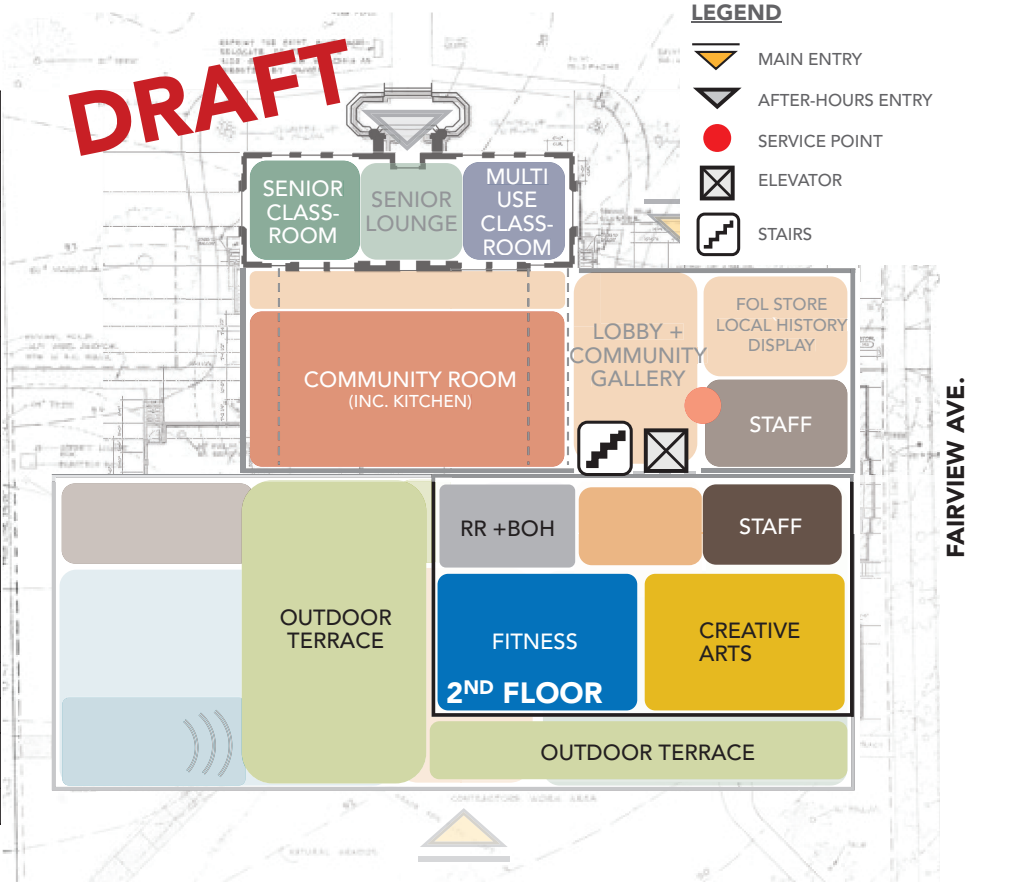


BUILDING OPTION C – RENO 1930s + NEW 40,780 SF BUILDING

SECOND FLOOR

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	20 seats
Library Browsing incl. FOTL Store	36 seats
Library Adult Space Quiet Reading Room	116 seats 20 seats
Library Children Space Storytime Performance*	96 seats 100 seats
Library Teen Space	29 seats
Library Study Rooms (5)	20 seats
Dance & Fitness Studio	30 seats
Senior Lounge/Game Room	30 seats
Senior Classroom	30 seats
Community Hall Event Space* with Kitchen	350 seats
Multi-Use Classroom	30 seats
Conference Room	20 seats
Maker/Create Lab	30 seats
Outdoor Event/Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children's Storytime Garden	✓
Outdoor Terrace	✓

*Lecture style seating



VISION FOR THE LIBRARY PARK CAMPUS



- Building and spaces should be flexible and sustainable.
- Value green space and integrate the historical Moreton Bay Fig tree as a focal point of the park.
- Respect the 1930s historical Community Room building – refurbish it, make it accessible, and integrate it into the facility.
- Any new construction of a combined-use facility should provide a 21st-century library and community center community hub that integrates best practices in library, recreation, and senior design.
- A renovated or new facility should be in the size range of 27,000-40,000 sf, depending on the funding capacity of the City and possible fundraising, to ensure long-term community value, flexibility, and accessibility.
- Prioritize the needs identified by the community, including:
  - ❑ Books
  - ❑ Spaces for quiet reading, work and studying
  - ❑ Children's play and learning (including Carlyle bequest storytime space)
  - ❑ A library of things
  - ❑ Fitness and wellness
  - ❑ Games and hobbies
  - ❑ Senior lounge
  - ❑ Nutrition and meals
  - ❑ Performance space, indoor and outdoor
  - ❑ Space for lifelong learning activities

AD HOC COMMITTEE RECOMMENDATIONS

- Recommended Building Option - "B+":
  - Approximately 10-20% larger than Building Option B (approximately 30,000-33,000 sf)
    - Would allow for flexibility given unpredictable needs for service evolution to meet community demand over the potential 50+ year lifespan of the facility, given population density increases and need for climate and disaster resilience (cooling centers, emergency shelters).
    - Would provide adequate flexible multi-use classroom space which could be used for dance and fitness, arts and crafts, maker space lab, and many other uses.
- Other Recommendations:
  - The Ad Hoc Committee supports putting a bond measure before the voters and beginning the process of hiring a firm to develop design documents while refining cost models and exploring other funding sources.
  - The Ad Committee recommends that for the next phase of the project a new Ad Hoc Committee should be established, and that the members of the current Committee—which this staff report recommends be dissolved, as it has fulfilled its charge—be given first priority to serve on it, which would provide important continuity and make the best use of the knowledge members have gained over more than a year of intense engagement with reimagining the Library Park as a campus that is a community hub with a state of the art facility for library and senior services and community gathering.

FUNDING CAPACITY / FINANCIAL OVERLAY

1. FY 25-26 Operating/Capital Budget Adopted August 20, 2025
   a. CIP funding for streets falls off after FY 26-27
   b. $75-$80M necessary for the next 10 years
   c. Property Tax Measure being considered for November 2026

2. Library Options Requested
   a. Options range from $21-$60M in 2028 dollars
   b. Proposed funding plan needs to be developed
      i. Bond funding
      ii. Bond funding + fundraising + grants

3. Property Tax Measure
   a. Survey community this fall/early winter to assess tolerance for bond measure
      i. Streets Only?
      ii. Streets/Library Mix?

COST MODELS

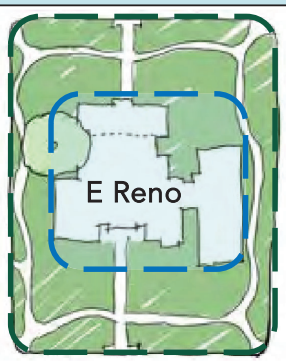
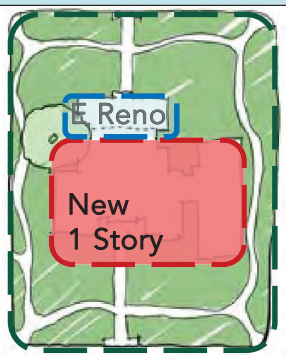
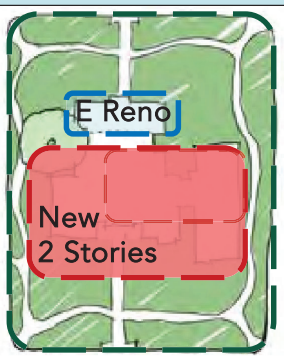
Hard Cost
Includes cost for General Contractors Overhead (site requirements, jobsite management, insurance, bonding, profit), and construction cost for the building and sitework. A cost range (low end to high end) is provided at this initial planning stage.

Soft Cost
Includes cost for purchasing the building and sites furnishings, fixtures, and equipment that are not "built-in."

Escalation
Escalation is currently highly unpredictable. Typical escalation is estimated in the 3-5% range, in the last 3 years escalation has ranged from 4-7% per year. This estimate utilizes **4.5%** escalation per year.

Contingency
Contingencies are included in the project budgets appropriate for this phase of planning and include:
- Design Contingency is included in the construction hard cost.
- Construction Contingency of **10%** is included in the project budgets for new construction and furniture, fixtures + equipment and **15%** for historical renovation.
- Soft Cost contingency of **10%** is included in the project budgets.

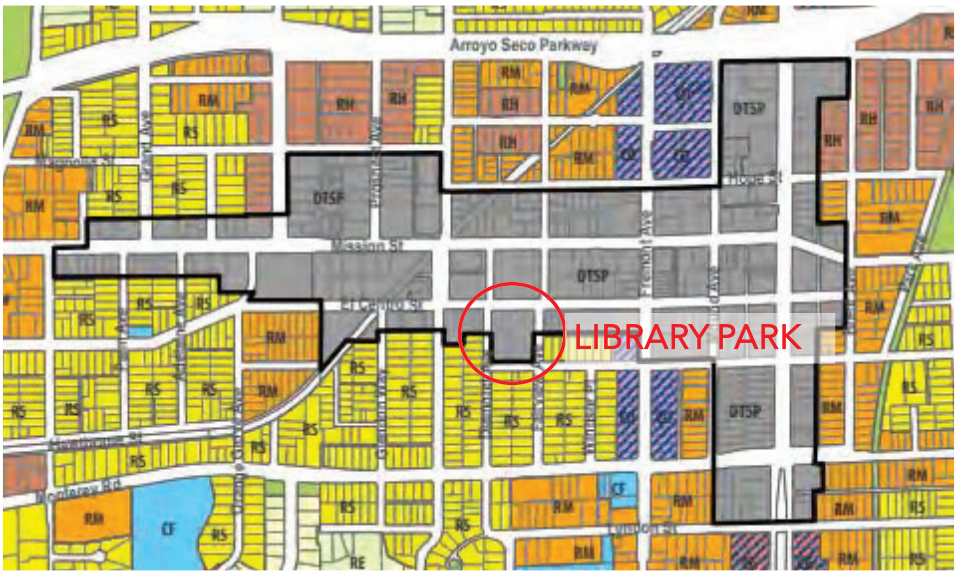
COST MODEL SCENARIOS

	A Interior + Site Renovation, Existing Buildings 27,510 SF	B Historical Bldg Reno, New Library + Senior/ Community Center 27,320 SF	C Historical Bldg Reno, New Library + Senior/ Community Center 40,780 SF
Site	56,900 SF	56,900 SF	56,900 SF
Existing Library	19,000 SF		
Existing Community Room	2,830 SF	2,830 SF	2,830 SF
Existing Senior Center	5,680 SF		
New Construction – Library + Senior/Community Center	0 SF	24,490 SF	37,950 SF
			

	LOW END	HIGH END	LOW END	HIGH END	LOW END	HIGH END
Q2 2025 DOLLARS	$18,822,000	$22,641,000	$32,801,400	$37,116,850	$47,541,200	$53,788,250
Q1 2028 DOLLARS Including escalation @4.5% per annum	$21,016,562	$25,280,840	$36,625,898	$41,444,510	$53,084,293	$60,059,721

NOTES: 1) Conceptual budgets are for planning purposes only. They have been developed on a general cost per square foot basis without detailed site or building conditions. Depending on project specifics, actual project costs can vary dependant on market and economic factors.
2) Conceptual budgets are not necessarily comprehensive and may not include all costs, such as land purchase, demolition of existing structures, structured parking, temporary facilities, etc.

CITY PLANS + CODES ZONING



Zoning Map

Zoning Districts

- Residential Estate (RE)
- Altos De Monterey Residential (AM)
- Residential Low Density (RS)
- Residential Medium Density (RM)
- Residential High Density (RH)
- Commercial General (CG)
- Commercial Office (CO)
- Business Park (BP)
- Community Facilities (CF)
- Open Space (OS)
- Downtown Specific Plan (DTSP)
- Holy Family Specific Plan (HFSP)

Zoning Overlay and Specific Plan Boundary

- Mixed Use Overlay
- Downtown Specific Plan Boundary

CITY PLANS + CODES

DOWNTOWN SPECIFIC PLAN

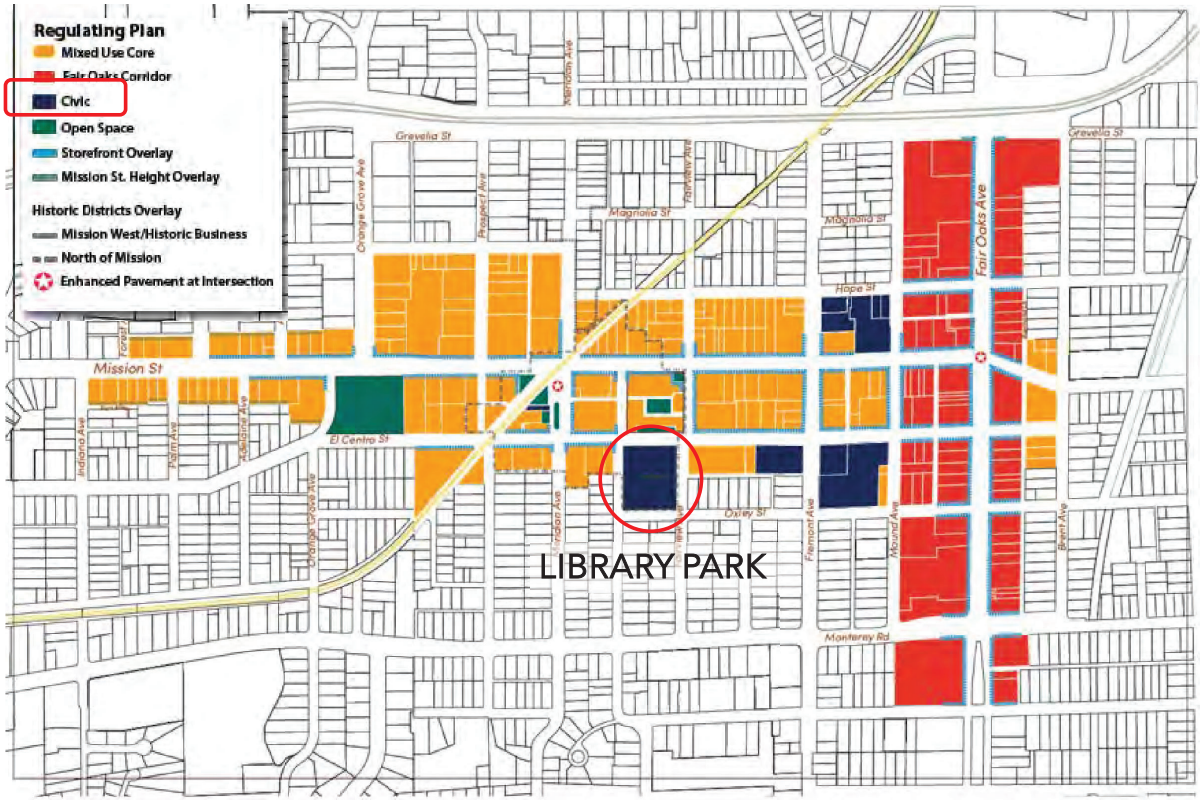
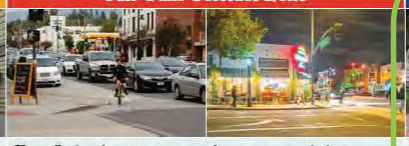
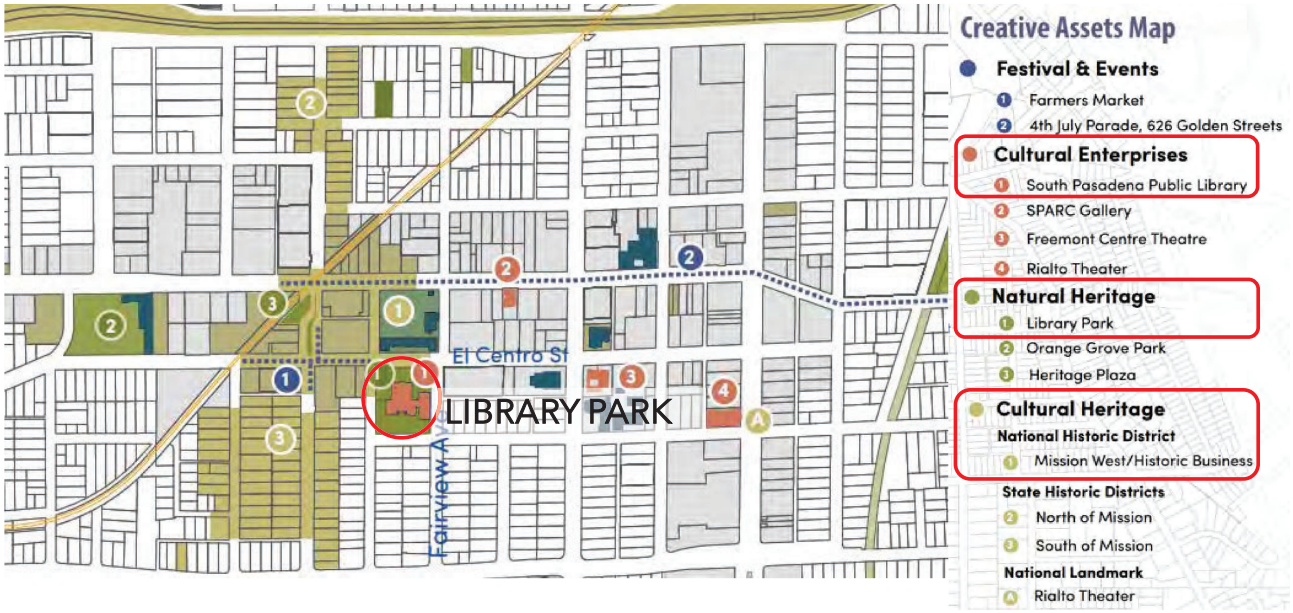


Figure C2.2. Summary of Zoning District.

Zoning District	Mixed-use Core Zone	Fair Oaks Corridor Zone	Civic Space Zone
			
Intent	Mission Street is South Pasadena's traditional Main Street with smaller-scale cultural, civic, retail, and transit-oriented mix of uses.	Fair Oaks Avenue is a wider street with larger format retail and office uses, including neighborhood serving shopping centers into a walkable urban format.	The zone consists of a variety of civic uses such as city hall, library, museum, community centers, post office, and other civic assembly facilities.
Desired Form	New buildings are block scale, up to four stories in height with a two-story massing stepback on Mission Street. Buildings are close to property line with active ground floor commercial activities on key streets.	New buildings are block scale, up to four stories in height, buildings close to property line, and active ground floor commercial activities on key streets.	Building types vary according to their public purpose, and are programmed for their specific sites, and therefore are not coded by the Downtown code.
Streetscape and Public Realm	Active streetscapes providing continuity with adjacent areas. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees encourage an interesting, safe, and comfortable walking environment.	Fair Oaks Avenue is envisioned to be configured as a grand tree-lined street with commercial frontages, wide sidewalks, four travel lanes, two protected bicycle lanes and parallel parking on both sides.	The streetscape is urban, emphasizing shading street trees in sidewalk tree wells, and in landscaped public plazas.
Parking	Recommend parking includes on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided.	Recommend parking includes on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided.	Recommend parking includes on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided.
General Use	Buildings are occupied with ground floor retail, cultural, entertainment, and office activity. Upper floors and the floor area behind shopfronts is flexible for a wide variety of office, lodging, or housing uses.	Buildings are occupied with ground floor commercial, retail, and office activity. Upper floors and the floor area behind shopfronts is flexible for a wide variety of office, lodging, and housing uses.	The presence of civic buildings complement, support, and reinforce the public nature of the space.

CITY PLANS + CODES

DOWNTOWN SPECIFIC PLAN



- Northern portion of site (containing Community Room) is within Mission West Historic District.

CITY PLANS + CODES

DOWNTOWN SPECIFIC PLAN

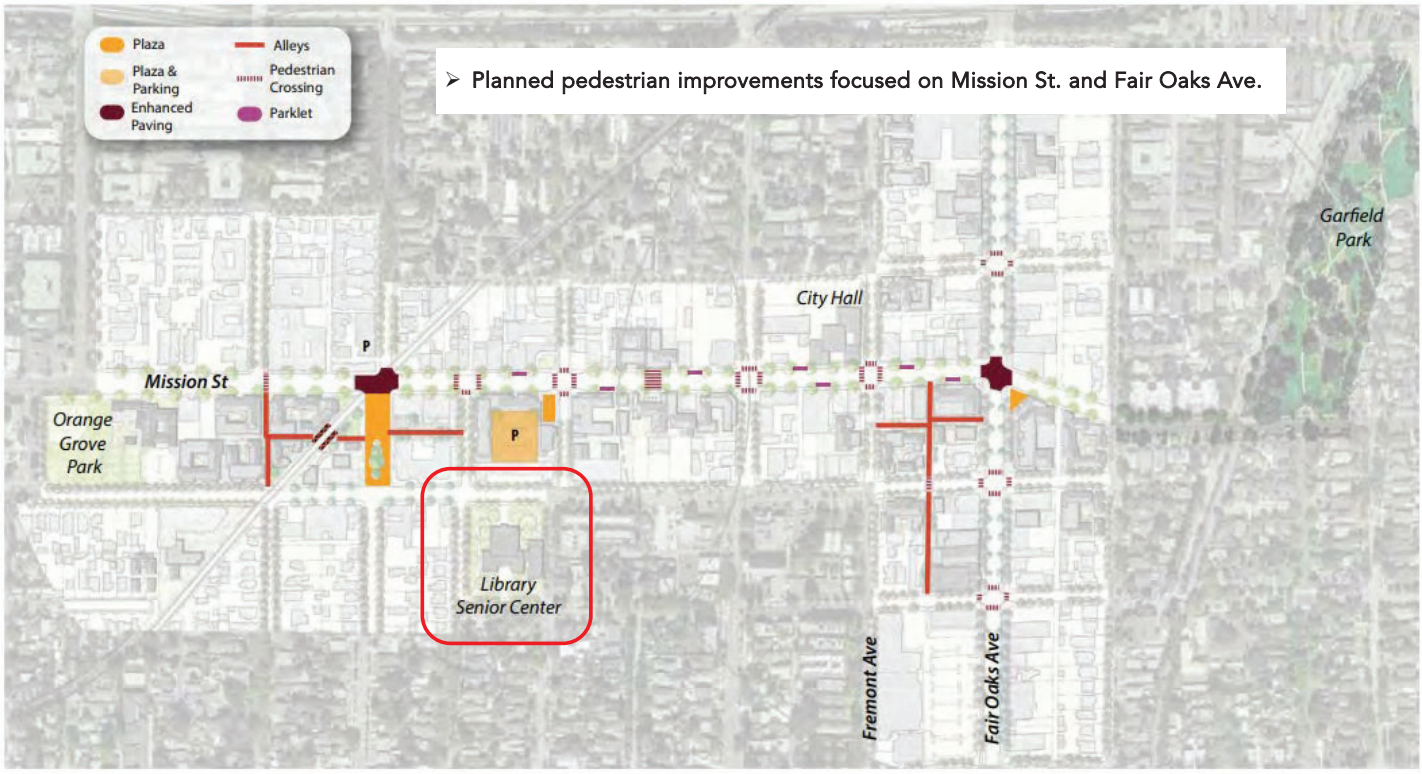


Figure A2.3 Open Space and Amenity Map.

CITY PLANS + CODES

ZONING CODE

Zoning – CF (Community Facilities) District

1. 36.240.020(A): CF (Community Facilities) District. …The CF zoning district is consistent with the Civic land use designation of the General Plan.

Land Uses – CF District

1. 36.240.030(A):
   - Libraries and Community Centers are permitted with:
     - Planning Clearance
     - Building Permit
   - Parking facilities/vehicle storage do not require a CUP when accessory to a primary use (Article 7 36.700.020(P)).

Development Regulations – CF District

1. 36.240.040(A): CF and OS Districts. Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with development standards determined through development review process on a case-by-case basis, and may include buffering between structures and adjacent residential uses, in addition to any other applicable requirements of this division, and the development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards).

TABLE 2-7: ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE ZONING DISTRICTS	P CUP AUP — PERMIT REQUIRED BY DISTRICT	Permitted Use Conditional Use Permit required Administrative Use Permit required Use not allowed	
LAND USE (1)	CF (2)	OS	Specific Use Regulations
AGRICULTURE & OPEN SPACE USES			
Community gardens	CUP	CUP	36.350.230
Hiking trails	—	P	
Nature preserves and accessory uses (e.g., interpretive centers)	—	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES			
Community centers	P	AUP	
Equestrian facilities	—	AUP	
Libraries, museums, galleries	P	—	
Schools, private	AUP	—	
Outdoor recreational facilities	P	AUP	
Parks and playgrounds	P	AUP	
Religious institutions	CUP	—	
SERVICES			
Medical services – Hospitals	CUP	—	
TRANSPORTATION & COMMUNICATIONS			
Parking facilities/vehicle storage	CUP	—	
Telecommunications facilities	CUP	CUP	36.350.210

Notes:

(1) See Article 7 for land use definitions.

(2) Residential development with a density between 20 and 30 dwelling units per acre is allowed on Assessor Parcel No. 5314-003-083 pursuant to the 2021-2029 (6th Cycle) Housing Element. Any project on this parcel that includes at least 20 percent of the residential units reserved for lower income households shall (a) be processed through a ministerial approval process, (b) qualify for priority processing as compared to other projects processed by the Community Development Department, and (c) be exempt from and not subject to the Public Art Program and Public Art Development requirements of SPMC 36.390 and 36.395.

(Ord. No. 2106 § 1; Ord. No. 2127, § 1; Ord. No. 2197 § 4, 2009; Ord. No. 2379 § 5 (Exh. A), 2023; Ord. No. 2388 § 8, 2024.)

CITY PLANS + CODES

ZONING CODE

Height Limitations - 36.300.040:

1. (A): Maximum height of structures. No structure shall exceed the height limit established by the applicable zoning district in Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards).
   - No Zone-Specific Standards for CF District – Case-by-Case Evaluation?
2. (A): Citywide building height limit of 45 feet for Commercial, Office, Manufacturing, or Residential buildings.
   - Not applicable to Community Facilities / Civic buildings?
3. (C): Height limitations at intersections/sight visibility. A structure or landscaping, excluding existing trees, shall not exceed a height of 36 inches in areas where vehicular or pedestrian traffic lines of sight may be impacted, as established by the Public Works Director.
   - Driveways and street corners?

CITY PLANS + CODES

ZONING CODE

Setbacks - 36.300.030(A)(1):

1. Setback requirements. All structures shall comply with the setback requirements of the applicable zoning districts established by Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards), and with any special setbacks established for specific land uses by this Zoning Code.
    - No Zone-Specific Standards for CF District – Case-by-Case Evaluation

Floor Area Ratio (FAR):

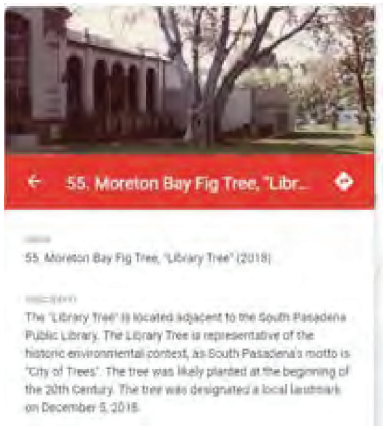
- No Zone-Specific Standards for CF District – Case-by-Case Evaluation

CITY PLANS + CODES

TREE REGULATIONS

Note: Tree Ordinance currently under review by City.

- SPMC Chapter 34: "Protected tree" means a heritage tree, mature oak tree, mature native species tree, significant tree, or protected shrub.
  - "Heritage tree" means a tree of historical value because it is a South Pasadena historical landmark. A heritage tree may be located on private or public property.
  - "Mature tree" means any variety of tree that has a caliper of at least four inches or more.
  - "Native species tree" means any species of tree native to Southern California as defined by ordinance or resolution adopted by the city council.
  - "Oak tree" means species of tree of the genus Quercus.
  - "Protected shrub" means a woody plant that is over 16 feet in height, which has one or more trunk(s) equal to or greater than a four-inch diameter.
  - "Significant tree" means any variety of tree that has a caliper of one foot or more.



CITY PLANS + CODES

TREE REGULATIONS

Note: Tree Ordinance currently under review by City.

- No grading shall occur within the drip line of a protected tree. All work conducted within the protected drip line area should be accomplished only with hand tools and all activity within this area should be kept to a minimum to minimize soil compaction.
- No structure shall be located nor shall any construction requiring a permit occur within six feet of the trunk of a protected tree. No building, structure, wall or impervious paving shall be constructed within the drip line of any mature oak tree.
- Any required trenching should be routed to minimize root damage and cutting of roots should be avoided by placing pipes and cables above or below uncut roots.

CITY PLANS + CODES

TREE REGULATIONS

Note: Tree Ordinance currently under review by City.

- 34.6 Procedure for consideration of tree trimming/removal applications. Any person applying for a tree removal permit shall file with the director an application in writing on a form furnished by the director. The application shall contain the following information: *[selected requirements shown here]*
  - A description of the proposed work including the reason for tree removal;
  - A tree removal and replacement plan in accordance with this chapter;
  - The proposed development plan depicting the actual and proposed location of structures, topography and existing trees, whether to be retained or proposed for removal;
  - Site plan with elevations showing before and after sight lines of the properties landscaping and trees;
- Tree removals associated with development shall only be conditionally approved subject to the applicant receiving their development building permit, paying all fees associated with the tree removal as established by resolution of the city council, and paying a deposit for the required replacement trees, in an amount sufficient to cover the cost of all required replacement trees, as determined by the city's arborist.

CITY PLANS + CODES

TREE REGULATIONS

Note: Tree Ordinance currently under review by City.

- The director may refer any tree removal permit to the Natural Resources and Environmental Commission for decision for any of the following reasons:
  - The applicant is proposing to remove three or more healthy nonnative significant trees; or
  - The applicant is proposing to remove any healthy significant oak trees or significant native species trees; or
  - The applicant is proposing to remove any heritage tree; or
  - The city receives reasonable objections during the [public] notification period; or
  - An appeal of the director's decision has been filed in accordance with this chapter; or
  - At the discretion of the director.
- 34.11 Criteria for approving tree removal permit applications. Subject to the imposition of conditions pursuant to subsection (b) of this section, a tree removal permit may be issued in any one of the following instances:
  - ….
  - Where, upon taking into account the size, shape, topography and existing trees upon the lot, the denial of the permit would create an unreasonable hardship on the property owner. Redesign of any proposed development as an alternative to removal of an existing protected tree does not create an unreasonable hardship.
  - ….
  - For the removal of a significant or mature tree, where the proposed replacement tree(s) are of greater value or provide greater benefits than the tree proposed for removal.
- A tree removal permit may be conditioned upon the replacement or transplanting of the tree either on or off site.
- 34.12-5 Replacement tree requirements. The number of replacement trees is determined by the size of the existing tree(s) approved for removal, unless otherwise determined by the director in accordance with this chapter.

UNDERSTANDING

EXISTING TREES – NORTH SIDE

Cupaniopsis anacardiodes / Carrotwood Trees *7" dia.; Significant: 13-18" dia. (4), 31+" dia. (1)*

Liquidambar styraciflua 'Rotundiloba' / Sweetgum Tree – *0-6" dia.*

Liquidambar formosana / Liquidambar Tree – *Significant: 13-18" dia.*

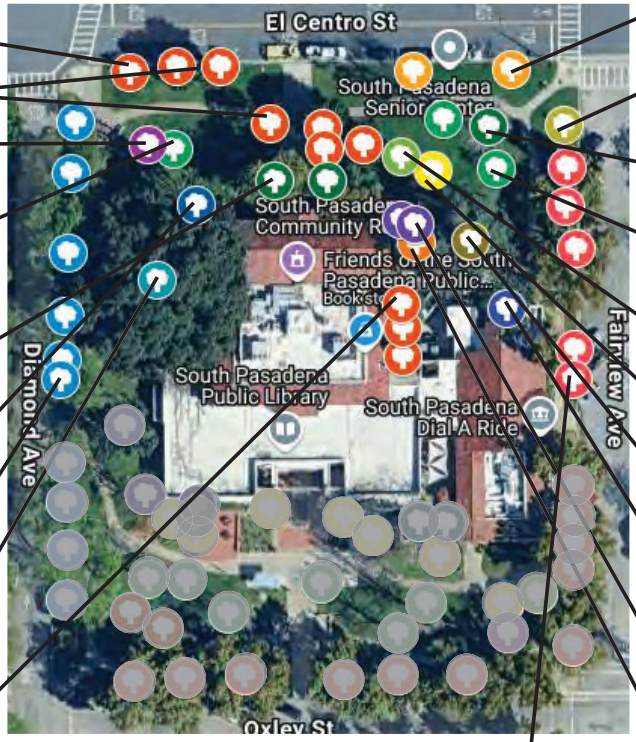
Jacaranda mimosifolia / Jacaranda Tree (2) – *Significant: 13-19", 19-24" dia.*

Phoenix reclinata / Senegal Palm – *Significant: 25-30" dia.*

Street Trees: Fraxinus udhei / Shamel Ash – *Significant*

Ficus macrophylla / Moreton Bay Fig Tree – *Heritage tree*

Cupaniopsis anacardiodes / Carrotwood Trees (3) – *Significant: 13-18.5" dia.*



Street Trees: Cinnamomum camphora / Camphor Tree – Significant

Pistacia chinensis / Chinese Pistache Tree (2) – *6.5" dia.*

Quercus engelmannii / Engelmann Oak Tree – *Mature native oak species tree: 4.5" dia.*

Jacaranda mimosifolia / Jacaranda Tree – 0-6" dia.

Liquidambar formosana / Liquidambar Tree (2) – *Significant: 19-24" dia.*

Bauhinia x blakeana Hong Kong Orchid Tree – *3" dia.*

Lagerstroemia indica / Crape Myrtle Tree – *0-6" dia.*

Cedrus deodara / Deodar Cedar Tree – *Significant: 31+" dia.*

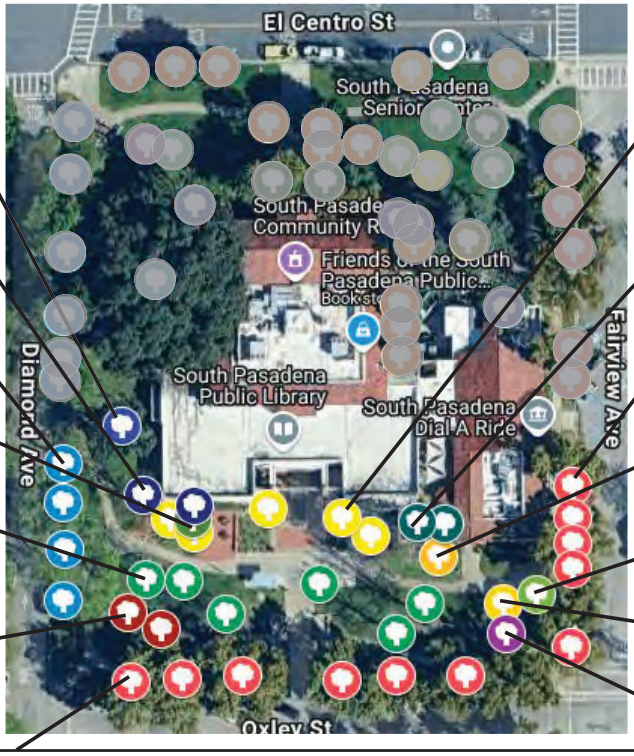
Magnolia grandiflora / Southern Magnolia Tree – *Significant: 19-24" dia.*

Arbutus unedo / Strawberry Tree (2) – *0-6" dia.*

Magnolia x soulangiana / Chinese (Saucer) Magnolia Tree – *0-6" dia.*

UNDERSTANDING

EXISTING TREES – SOUTH SIDE



Magnolia grandiflora / Southern Magnolia Tree – *Significant: 25-35" dia.*

Ceiba speciosa / Silk Floss Trees (2) – *Significant:19-24" dia.*

Street Trees: Fraxinus udhei / Shamel Ash – *Significant*

Ginkgo Biloba tree *0-6" dia.*

Liquidambar formosana / Liquidambar Trees (5) – *0-6" dia. (1);* *Significant trees (4)*

Lophostemon confertus / Brisbane Box Trees (2) – *0-6" dia.*

Street Trees: Cinnamomum camphora / Camphor – *Significant*

Lagerstroemia indica / Crape Myrtle Trees (5) – *4.5" dia. (3 on west side)* *Significant: 12+" dia. (2 on east side)*

Platanus × hispanica / London Plane Trees (2) – *Significant: 19-24" dia.*

Street Trees: Cinnamomum camphora Camphor – *Significant*

Acer palmatum / Japanese Maple Tree – *1" dia.*

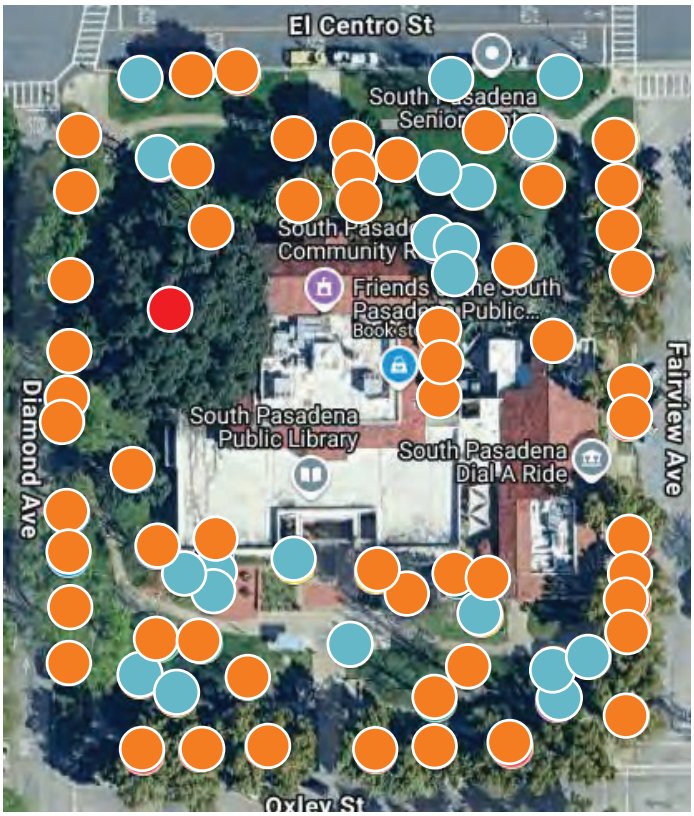
Bauhinia x blakeana Hong Kong Orchid Tree – *3" dia.*

Olea europaea / Fruitless Olive Tree *0-6" dia.*

Liquidambar styraciflua 'Rotundiloba'/ Sweetgum Tree *0-6" dia.*

UNDERSTANDING

PROTECTED TREES



- Heritage
- Significant
- Not Protected

INFORMATION + DOCUMENTS CONSULTED

- South Pasadena planning + zoning resources:
  - General Plan (2023, Amended 2025): https://www.southpasadenaca.gov/Your-Government/Department-Service-Areas/Community-Development/Planning-Division/General-Plan
  - Downtown Specific Plan (2023, Amended 2025): https://www.southpasadenaca.gov/Your-Government/Department-Service-Areas/Community-Development/Planning-Division/Downtown-Specific-Plan-DTSP
  - Zoning Map: https://www.southpasadenaca.gov/files/assets/public/v/1/community-development/documents/zoning-map-092723.pdf
  - South Pasadena Housing Element 2021-2029 (May 2023), Table VI-3 Historic Population Estimates and Future Projection 1970 – 2045 (page 49): https://www.southpasadenaca.gov/files/assets/public/v/1/community-development/documents/final-approved-housing-element-may-2023.pdf
  - Information on "pipeline" (in approval or construction process) residential and mixed-use developments near Library Park
  - Bicycle Master Plan Update (2011): https://www.southpasadenaca.gov/files/assets/public/v/1/public-works/documents/bicycle-master-plan-2011_1.pdf
  - Municipal Code – Chapter 36, Zoning: https://www.codepublishing.com/CA/SouthPasadena/#!/SouthPasadena36/SouthPasadena36.html
  - Municipal Code – Chapter 34, Trees and Shrubs: https://www.codepublishing.com/CA/SouthPasadena/#!/SouthPasadena34.html

INFORMATION + DOCUMENTS CONSULTED

- Library Park and Facilities Existing Conditions resources:
  - South Pasadena Public Library Facility Condition Assessment (2023)
  - ADA Assessment of City Library and Senior Center (2006)
  - Red Cross Facility Use Agreement for South Pasadena Facilities (2019)
  - Public Works Department street stormwater, water, and sewer utility drawings
  - Public Works Department Tree Inventory and Tree Map for Library Park
  - South Pasadena Public Library Tree Map for Library Park: https://www.google.com/maps/d/edit?mid=121KIHdC3heBNHfYWLE5SL_AlYtgdvmWC
- Historic resources information
  - South Pasadena Historic Landmarks and Districts Map: https://www.google.com/maps/d/viewer?mid=1dm23cgvlj8PQhXeCICth5hZb6YSNDKuc&ll=34.10821193318982%2C-118.14696089962088&z=17
  - South Pasadena Public Library (Community Room) Landmark Nomination Form (1972)
  - Library Tree (Moreton Bay Fig Tree) Cultural Heritage Landmark Nomination (2018)
  - Sanborn maps, historic aerial photos, and historic images from Calisphere
- South Pasadena Community Center Feasibility Study:
  - Existing Conditions and Program Analysis Report (2014)
  - Summary and Recommendation (2016)
  - City Council Study Session Report (2016)

INFORMATION + DOCUMENTS CONSULTED

- South Pasadena Public Library resources:
  - Strategic Plan: https://www.southpasadenaca.gov/files/assets/public/v/2/library/documents/strategicplan/2023-2027librarystrategicplan.pdf
  - Organizational chart (2025)
  - FY2023-2024 California Public Libraries Survey information submission to the California State Library
  - Library collections and shelving information
  - Library Community Room use information
- Community Services Department and recreation resources:
  - Organizational and Operational Assessment Report of the South Pasadena Community Services Department (2023)
  - Senior Center programs and attendance information
  - Recreation programs and attendance information
  - Recreation facilities size and room capacity information
- Peer cities information:
  - Institute for Museum and Library Services library data
  - Recreation facility information for peer communities in Southern California from city websites

INFORMATION + DOCUMENTS CONSULTED

- Existing facility plans
  - 1958 remodel/alterations plans
  - 1980 Library/Senior Center construction plans
  - 1991 Senior Center addition plans
  - 2003-2004 proposed Library/Senior Center expansion plans (never constructed)
  - 2010 Library Community Room ramp plans

PROJECT MEETINGS + COORDINATION

Meetings

- Project Management Team:
  - 1/23/2025
  - 2/12/2025
  - 2/26/2025
  - 3/26/2025
  - 4/9/2025
  - 4/23/2025
  - 5/7/2025
  - 5/21/2025
  - 6/4/2025
  - 6/18/2025
  - 7/8/2025
  - 7/23/2025
  - 8/6/2025
  - 8/20/2025
  - 9/10/2025
  - 9/24/2025
- Library/Community Center Site Plan Ad Hoc Committee:
  - 8/1/2024
  - 9/5/2024
  - 11/7/2024
  - 1/2/2025
  - 2/6/2025
  - 2/26/2025
  - 3/6/2025
  - 4/9/2025
  - 4/10/2025
  - 6/5/2025
  - 7/3/2025
  - 9/4/2025
  - 10/2/2025
  - 10/22/2025

PROJECT MEETINGS + COORDINATION

Meetings

- Technical Meetings
  - Library Staff – 2/27/2025, 4/30/2025, 6/25/2025
  - Community Services Staff – 2/26/2025, 6/25/2025
  - Community Development + Planning Staff – 5/1/2025
- Updates to City Boards + Commissions
  - Community Services Commission – 9/8/2025
  - Cultural Heritage Commission – 4/17/2025
  - Design Review Board – 5/1/2025
  - Finance Commission – 3/27/2025
  - Library Board of Trustees – 10/9/2025
  - Natural Resources and Environmental Commission – 3/25/2025
  - Planning Commission – 4/8/2025
  - Public Arts Commission – 3/31/2025
  - Public Safety Commission – 4/14/2025
  - Public Works Commission – 4/9/2025

PROJECT MEETINGS + COORDINATION

Meetings

- Presentations to Community Stakeholders + Organizations
  - Chamber of Commerce, Shoptalk Event – 5/6/2025
  - Friends of the South Pasadena Public Library – 2/26/2025
  - Public Open Houses + Workshops – 4/9/2025, 4/10/2025
  - Senior Citizens' Foundation of South Pasadena – 2/27/2025
  - South Pasadena Education Foundation, Parti Gras Event – 5/17/2025

Coordination With

- City Manager + Assistant City Manager
- Library Director
- Community Services Director + Deputy Director
- Community Development Director
- Public Works Deputy Director + Arborist
- Parks Comprehensive Plan Consultant

SOUTH PASADENA LIBRARY & COMMUNITY CENTER COMPREHENSIVE SITE PLAN

CITY COUNCIL PRESENTATION

City of South Pasadena | November 5, 2025

GROUP 4

City of SOUTH PASADENA



"This project creates a once-in-a-generation opportunity to reinvent Library Park as South Pasadena's civic heart."

PROJECT GOALS

1. **Modernize and upgrade** facilities that are outdated or no longer meet current codes and accessibility standards.
2. **Create a vibrant, intergenerational community campus** that supports current programs and adapts to future needs.



PROJECT OVERVIEW

Community needs and aging facilities are driving the City to reimagine the Library, Senior Center, and Library Park.

- One-block site in downtown South Pasadena, near Mission Street & Gold Line
- Includes:
  - Historic 1930 Library
    3,000 sf – event space
  - 1982 Main Library
    19,000 sf
  - 1982 Senior Center
    5,700 sf
- Bordered by commercial, residential, and mixed-use neighborhoods







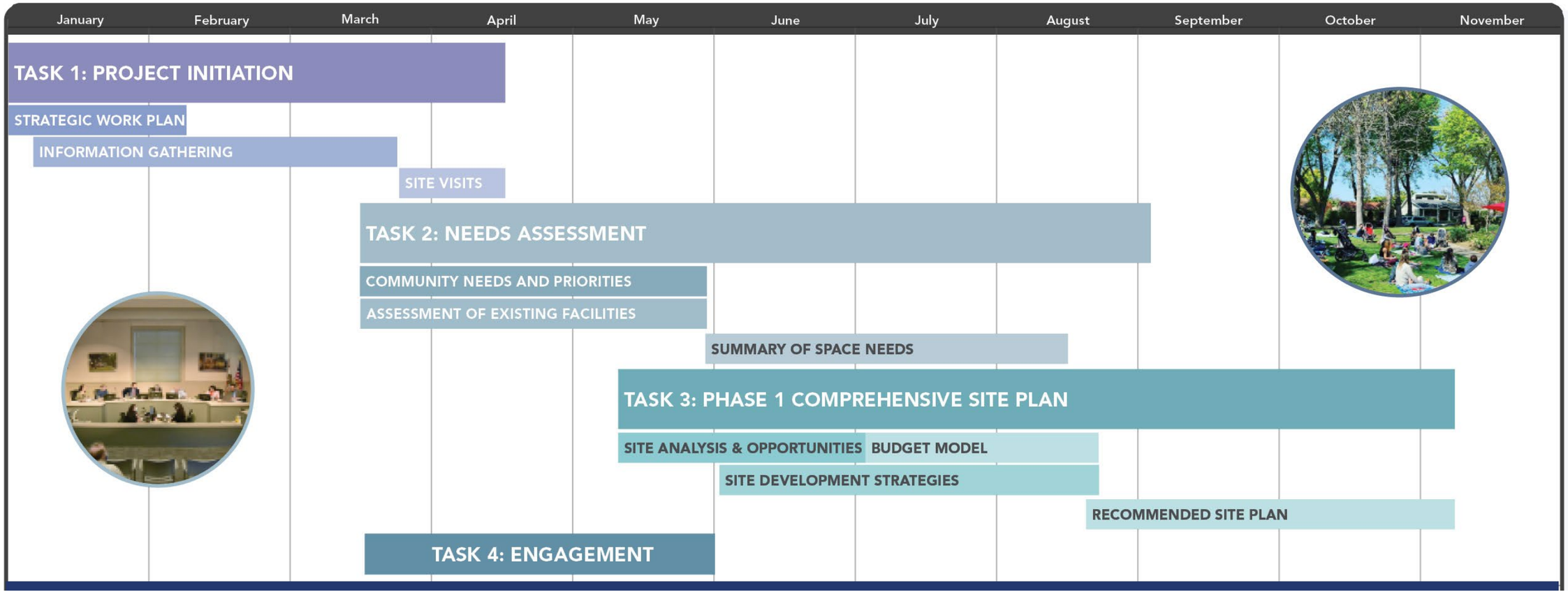


PROJECT WORKPLAN

CITY OF SOUTH PASADENA

SOUTH PASADENA LIBRARY / COMMUNITY CENTER COMPREHENSIVE SITE PLAN

WORK PLAN | FINAL



- Project Management Team: Library, Community Services, Group 4 Architecture, and Page + Turnbull
- Ad Hoc Committee: 12 meetings + 2 days of facility tours with members representing a range of groups and perspectives
- Community, Staff + Commission Meetings: 23 meetings

FACILITY ASSESSMENT HIGHLIGHTS

Library: Overcrowded, outdated, and inefficient, with **limited flexible space and noncompliant with modern building codes**. Though adequately sized, the layout is inefficient and unattractive.

Senior Center: Undersized and outdated, with **limited flexibility**, **inefficient layout**, and **noncompliant with modern building codes**.









COMMUNITY ASSESSMENT/ENGAGEMENT

OUTREACH COMPLETED:

- ☑ *Open House & Community Workshops*
- ☑ *Online + Paper Survey*
- ☑ *Farmer's Market 4/3 + 5/8*
- ☑ *Eggstravaganza*
- ☑ *Eclectic Music Festival*
- ☑ *Library Lobby Kiosk ~6 weeks*



OUTREACH RESULTS

Survey (March 15 - May 30) – *672 responses*

TOTAL PARTICIPANTS (in person + online) ~2,966!

ENGAGEMENT RESULTS | *TOP PRIORITIES*

LIBRARY

1



BOOKS FOR ALL AGES
(28.1%)

2



QUIET READING, WORK, STUDY
(27.2%)

3



CHILDREN'S PLAY + LEARNING
(19.5%)

4



USE A LIBRARY OF THINGS
(17.0%)

SENIOR + COMMUNITY

1



FITNESS + WELLNESS
(24.4%)

2



GAMES + HOBBIES
(19.0%)

3



SENIOR LOUNGE
(16.2%)

4



NUTRITION + MEALS
(15.9%)

ENGAGEMENT RESULTS | *TOP PRIORITIES*

SHARED-USE SPACES

1



WATCH MOVIES, PERFORMANCES + MUSIC
(23.8%)

2



VISUAL + CREATIVE ARTS
(18.2%)

3



LIFELONG LEARNING + CLASSES
(18.1%)

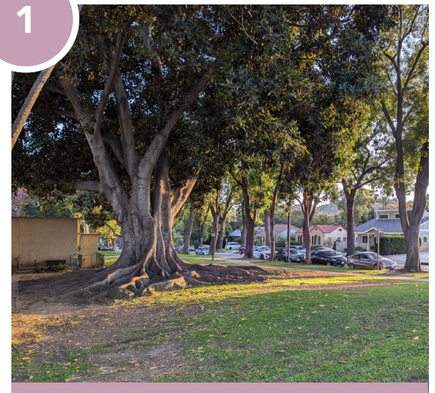
4



COOKING CLASSES
(18.0%)

LIBRARY PARK CAMPUS

1



ENJOY THE EXISTING TREES
(31.4%)

2



ATTEND MARKETS + FAIRS
(29.2%)

3



ATTEND COMMUNITY PERFORMANCES + EVENTS
(24.3%)

4



WALK AROUND THE SITE
(23.7%)

SITE ASSESSMENT



- Based on current zoning codes, desire for a walkable community, the proximity of public transit, on-street parking, and close by public parking structure, ***additional parking was discussed as not being needed or desired at the site***
- The ***historical Moreton Bay Fig tree*** (around 100 years old, lifespan of 100-200 years) ***is considered a community icon*** and treasure and should be ***a focal point of Library Park***
- ***The 1930s historical building should also be retained and refurbished*** with an accessible entrance and integrated into the re-envisioned facility

ASSESSMENTS SUMMARY

Site, Building, and Historic Assessments

- **Site:**
  - Opportunity for a prominent corner plaza at the northeast corner, across from mixed-use development.
  - A ten-foot elevation difference requires two facility entrances.
- **Buildings:**
  - Existing 1980s facilities are outdated, non-code compliant, and rely on compartmentalized structural systems that make renovation for modern, open, and flexible spaces challenging.
- **Historic:**
  - On-site historic resources include the 1930s Community Room, Moreton Bay Fig tree, and library site, all part of the South Pasadena Historic/Mission West District.
  - Relocating the 1930s building is technically feasible but costly and time-intensive.
  - Locating higher-activity areas to the northeast and east supports compatibility with nearby retail and urban areas.
- **Trees:**
  - The Moreton Bay Fig tree is expected to remain healthy for another 50–100 years and should be preserved in place.
  - Several other trees on site meet City Tree Protection Ordinance thresholds and must be protected.

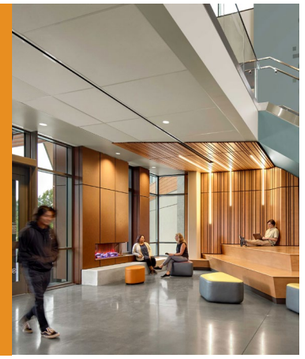
ASSESSMENTS SUMMARY

Facility Needs Assessments and Peer Comparisons

- **Library:**
  - Heavily used, with high visits and circulation rates compared to peer communities.
  - Collections are overcrowded, limiting seating and program space.
  - Recommended library size: 20,000–30,000 SF.
- **Community & Senior Recreation:**
  - Indoor recreation space is below peer city averages and national benchmarks.
  - To meet standards, South Pasadena needs an additional 12,000–16,000 SF of indoor recreation space.
- **Combined Facilities:**
  - The existing 1930s Community Room and proposed new facilities would together provide ~27,300–40,800 SF of library and recreation space – bringing South Pasadena closer to peer and national standards.

CONCEPTUAL BUILDING PROGRAMS – SPACES

		Existing	A Reno 27K SF	B New 27K SF	C New 40K SF
	Entry	1,000	1,000	950	1,380
	Browsing	1,790	1,790	1,760	2,150
	Group Study Rooms	-	480	480	720
	Adult	7,000	5,000	5,000	6,120
	Children	2,270	3,790	4,200	5,430
	Teen Center	580	580	550	1,040
	Library Staff Spaces	3,250	3,250	2,700	2,740
	Library Subtotal	15,890	15,890	15,640	19,580
	Community/Senior Center Entry	450	450	120	120
	Fitness + Wellness	-	-	-	1,440
	Senior Enrichment	3,050	3,050	1,890	1,980
	Community Staff Spaces	1,070	1,070	1,030	1,540
	Community/Senior Center Subtotal	4,570	4,570	3,040	5,080
	Shared Entry	-	-	600	1,900
	Shared Community Spaces	2,830	2,830	3,150	4,050
	Shared Meeting Rooms	350	350	320	400
	Shared Creative Arts Rooms	-	-	-	1,150
	Shared Subtotal	3,180	3,180	4,070	7,500
	Support Spaces	1,080	1,080	1,160	2,820
	Walls + Circulation	2,790	2,790	3,410	5,800
	Building Total	*27,510 SF*	*27,510 SF*	*27,320 SF*	*40,780 SF*









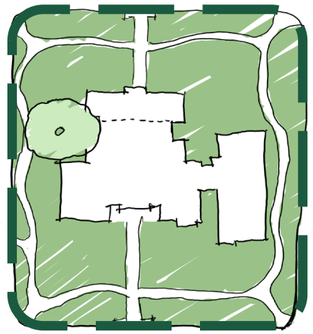
BUILDING OPTIONS SUMMARY – SEATS

S = Shared, L = Library, S/C = Senior/Community

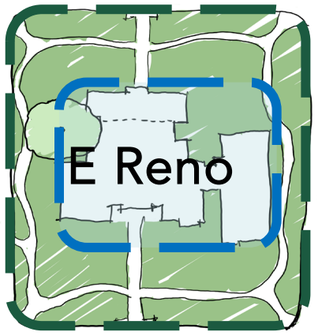
	Program Space	EXISTING 27,510 SF # of seats	A RENOVATION 27K SF # of seats	B RENO 1930s + NEW 27K SF # of seats	C RENO 1930s + NEW 40K SF # of seats
S	Lobby with Community Cultural Arts Gallery and Local History Display	0 Seats	10 Seats	10 Seats	20 Seats
S	Outdoor Event/Entry Plaza	✗	✓	✓	✓
L	Library Browsing incl. FOTL Store	0 Seats	24 Seats	28 Seats	36 Seats
L	Library Adult Space	34 Seats	68 Seats	80 Seats	116 Seats
L	Library Quiet Reading Room	52 Seats	18 Seats	20 Seats	20 Seats
	Library – Adult Subtotal	*86 Seats*	*110 Seats*	*128 Seats*	*172 Seats*
L	Library Children Space	28 Seats	20 Seats	48 Seats	96 Seats
L	Children's Storytime Performance	30 Seats	50 Seats	80 Seats	100 Seats
L	Outdoor Children's Storytime Garden	✗	✓	✓	✓
	Library – Children's Subtotal	*58 Seats*	*70 Seats*	*128 Seats*	*196 Seats*
L	Library Teen Space	28 Seats	12 Seats*	12 Seats*	29 Seats*
L	Library Group Study Room	✗	16 Seats	16 Seats	20 Seats
L	Library Reading Garden	✗	✓	✓	✓
	Library - All Subtotal	*172 Seats*	*208 Seats*	*284 Seats*	*417 Seats*
S/C	Dance & Fitness Studio	✗	✗	✗	30 Seats
S/C	Senior Lounge/Game Room	16 Seats	16 Seats	30 Seats	30 Seats
S/C	Senior Classroom	96 Seats	96 Seats	30 Seats	30 Seats
	Senior/Community Subtotal	*112 Seats*	*112 Seats*	*60 Seats**	*90 Seats**
S	Community Room Event Space w/ Kitchen	180 Seats	180 Seats	250 Seats	350 Seats
S	Multi-Use Classroom	✗	✗	✗	30 Seats
S	Conference Room	18 Seats	18 Seats	18 Seats	20 Seats
S	Maker/Create Lab	✗	✗	✗	30 Seats
S	Outdoor Terrace	✗	✗	✗	✓
	Shared Subtotal (Incl. Lobby)	*198 Seats*	*208 Seats*	*278 Seats*	*450 Seats*
	TOTAL	482 Seats	528 Seats	622 Seats	957 Seats

*Teens are anticipated to use the Group Study Rooms as well as the Teen Space, and Library, Senior, and Community users are anticipated to use the Shared spaces.

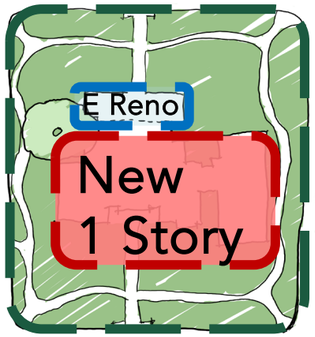
BUILDING OPTIONS – FEATURES/ELEMENTS



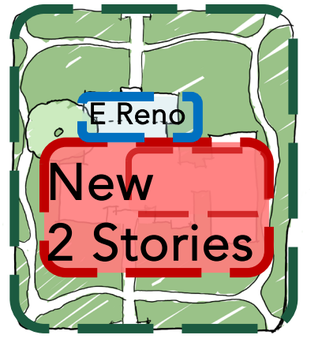
EXISTING 27,510 SF



A RENOVATION 27K SF



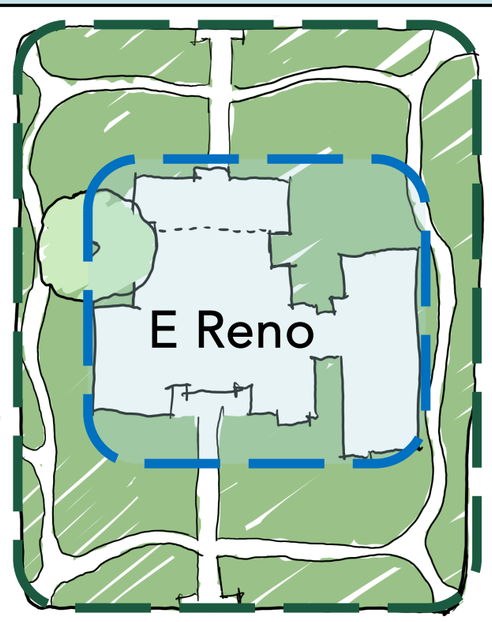
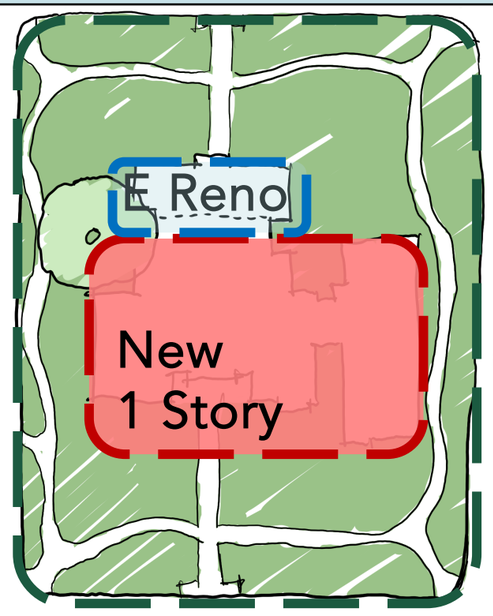
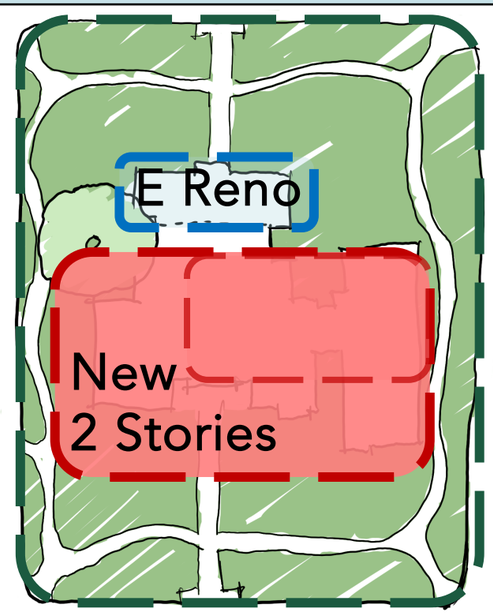
B RENO 1930s + NEW 27K SF



C RENO 1930s + NEW 40K SF

Building Feature/Element or Issues Addressed				
New Construction		Limited minor addition/subtraction of interior walls	24,490 SF	37,950 SF
Functional Integration of Community Room		✗	✓	✓
Increase in Interior Square Footage		✗ (Functional improvements to existing)	✗	✓ 13,270 SF
Improved Ease of Access from Street		✗	✓	✓
Shared Lobby, Program, and Meeting Spaces		✗	✓	✓
Entry Plaza/Outdoor Event Space		✓	✓	✓
ADA Compliant (Including Restrooms, Stairs, Elevators, Doors)		✓	✓	✓
Children's Storytime Performance Space		✓	✓	✓
Outdoor Children's Storytime Garden		✓	✓	✓
Reading Garden		Limited renovations	✓	✓
New Furniture, Fixtures, Equipment		✓	✓	✓
New Interior Finishes		✓	✓	✓
Title 24 Compliant		✓	✓	✓
HVAC		Updated	New	New
Electrical and Lighting		Limited renovations	New	New
Fire Protection Systems		Updated	New	New

COST MODEL SCENARIOS

	A Interior + Site Renovation, Existing Buildings 27,510 SF	B Historical Bldg Reno, New Library + Senior/ Community Center 27,320 SF	C Historical Bldg Reno, New Library + Senior/ Community Center 40,780 SF
Site	56,900 SF	56,900 SF	56,900 SF
Existing Library	19,000 SF		
Existing Community Room	2,830 SF	2,830 SF	2,830 SF
Existing Senior Center	5,680 SF		
New Construction – Library + Senior/Community Center	0 SF	24,490 SF	37,950 SF
			

	LOW END	HIGH END	LOW END	HIGH END	LOW END	HIGH END
Q2 2025 DOLLARS	$18,822,000	$22,641,000	$32,801,400	$37,116,850	$47,541,200	$53,788,250
Q1 2028 DOLLARS Including escalation @4.5% per annum	$21,016,562	$25,280,840	$36,625,898	$41,444,510	$53,084,293	$60,059,721

Conceptual budgets (general costs per square foot) for planning purposes only – may not include all project costs identified through more detailed project planning phases.

VISION FOR THE LIBRARY PARK CAMPUS

- Building and spaces should be flexible and sustainable.
- Preserve green space and integrate the historical Moreton Bay Fig tree as a focal point of the park.
- Respect the 1930s historical Community Room: refurbish, ensure accessibility, and integrate it into the facility and campus design.
- Any new construction of a combined-use facility should provide a 21st-century library and community center community hub that integrates best practices in library, recreation, and senior design.
- Target facility size: 27,000–40,000 SF, scalable based on funding capacity and fundraising potential, to ensure long-term community value, flexibility, and accessibility.
- Prioritize the needs identified by the community, including:
  - ❑ Books
  - ❑ Spaces for quiet reading, work and studying
  - ❑ Children's play and learning (including Carlyle bequest storytime space)
  - ❑ A library of things
  - ❑ Fitness and wellness
  - ❑ Games and hobbies
  - ❑ Senior lounge
  - ❑ Nutrition and meals
  - ❑ Performance space, indoor and outdoor
  - ❑ Space for lifelong learning activities

AD HOC COMMITTEE RECOMMENDATIONS

- Recommended Building Option: “B+”
  - Approximately 10–20% larger than Option B (about 30,000–33,000 SF).
  - Provides flexibility for evolving community needs over a 50+ year lifespan.
  - Supports community climate and disaster resilience (e.g., cooling centers, emergency shelters).
  - Includes multi-use classrooms adaptable for dance, fitness, arts, crafts, and maker lab activities for access and use by all age groups.
- Other Key Recommendations:
  - Pursue a voter bond measure to fund the project
  - Hire a design firm to begin design development and cost refinement while exploring additional funding sources
  - Form a new Ad Hoc Committee for the next project phase, giving priority to current members to maintain continuity and expertise gained from a year of deep engagement in shaping a state-of-the-art Library Park Campus for all generations

THANK YOU!

GROUP 4

Library/Community Center Site Plan Ad Hoc Committee Agenda Report

DATE: September 5, 2024

FROM: Cathy Billings, Library Director
Lucy Hakobian, Community Services Deputy Director

PREPARED BY: Cathy Billings, Library Director

SUBJECT: **OVERVIEW OF PAST FUNCTIONAL NEEDS ASSESSMENTS AND EFFORTS TO ADDRESS LIBRARY AND SENIOR CENTER FACILITY SHORTCOMINGS**

Recommendation

It is recommended that the Ad Hoc Committee receive an overview of the history of past Library and Community Services needs assessments and the resulting recommendations for facility improvements.

Executive Summary

The Library and Senior Center facilities are more than 40 years old (construction was completed in 1982. Since that time the inadequacy of the facilities to meet current community needs has been studied and documented on multiple occasions. Needs assessments have been completed and recommendations for renovations to remedy the shortcomings have been made. More recently input about Library and Community Services facilities has been received from the public through the Library's Strategic Planning process in 2023, and from experts through an Organizational and Operational Assessment of the Community Services Department. The purpose of this staff report is to provide a high-level overview of this history for the benefit of the Ad Hoc Committee should they wish to discuss or ask questions of staff.

Background

As early as 1994 the need for additional space was raised by Friends of the South Pasadena Public Library ("Friends"). The Friends formed a committee to pursue library expansion, but the effort was put on hold in favor of the effort to establish a Library Special Tax. Following this, there were two major efforts to study, document, and address the inadequacies of the Library and Senior Center facilities in terms of space and function, the first from 2000-2004 and the second from 2013-2016. In 2023 additional input about the need for facility improvements was received through the Library's strategic planning process and an organizational and operational assessment of the Community Services Department. These efforts and the needs they identified are summarized below.

2000-2004 - Community Facilities Task Force

A City Council-authorized Task Force was formed to study the space needs for the Library and Senior Center. The Task Force was made up of at-large members representing the community and representatives from City Council, SPUSD, Senior Commission, Parks and Recreation Commission, and Library Board of Trustees. The Task Force hired a consultant to conduct a thorough needs assessment with teens, seniors, library users, and community members. The consultant used surveys and focus groups to gather information from the community and participation was robust. Detailed reports were produced by the consultant, focusing on teen needs (2002) and Community Services Department needs for the adult community and senior citizens.

The consultant's facility-related recommendations were:

- Improve Library and Senior Center Facilities
- Better external and bathroom maintenance
- Appropriate separation by age
- Quiet /reading rooms
- Clearer signage
- Better parking

The Task Force presented what they deemed the highest priority needs based on the assessments completed by the consultant to the City Council on August 20, 2003. The City Council approved the recommendations to proceed with the development of a conceptual plan for the expansion of the existing Library and Senior Center facility, to undertake fundraising to pay for architectural services to develop a conceptual plan.

Library

- Enlarged Friends Bookstore in a more visible location
- Expanded book collection, including more international cultural awareness materials
- A Teen Center or Teen Room
- Additional computers with fast Internet access
- More space in the Children's Room
- A Homework Center

Senior Center

- Fitness room
- Flexible space with moveable walls
- More storage areas
- More classrooms/classes
- Lounge/reading room

Both Facilities

- Computer lab (to be shared by the two facilities

- Increased volunteer opportunities
- Improved parking

The conceptual plans were developed by Ewing Architects, Inc., but no action was taken to move forward with expansion.

2013-2016 - Community Center Ad Hoc Committee

In August 2013, the City Council approved the formation of an advisory committee to explore the feasibility of establishing a community/multipurpose center at the City of South Pasadena Maintenance Yard, adjacent to Orange Grove Park. A consultant was selected to perform needs assessments and make recommendations for addressing facility shortcomings. The Committee consisted of two representatives from the Parks and Recreation Commission, Senior Citizen Commission, Youth Commission, South Pasadena Community Fund, and one member from the Library Board of Trustees. Two Councilmembers served as liaisons to the Committee. The consultant conducted surveys and stakeholder interviews and led focus group meetings for seniors and library patrons, youth and teens, and organizations and clubs.

Needs identified through this process included:

- Classroom and meeting rooms
- Fitness and exercise rooms
- Meeting rooms for clubs and organizations
- Community gym with track
- Large multi-purpose community room for banquets and events
- Full-service kitchen with teaching abilities
- Studios for dance, music, arts, and crafts
- Quiet place for relaxing, reading, and socializing
- Card room and game room
- Computer lab/technology center

In March 2016, the City Council was asked to discuss and provide direction regarding the potential South Pasadena Community Center based on the needs assessment/feasibility/design work conducted by the consultant. Council gave direction to proceed to the next level of design on the concept plan, which provided for the restoration and adaptive reuse of the existing Recreation Building and utilizing a portion of Orange Grove Park and the City Yard site to build a new community center for South Pasadena, and further directed staff to return to City Council with the and costs for the next level of design study.

At the end of this process, the City Council decided not to move the project forward.

Recent Input on Library and Community Services Department Facilities

Most recently the community outreach for the Library's 2023-2027 Strategic Plan and the 2023 the Community Services Department Organizational and Operational Assessment provided additional input about the space needs of both departments:

2023-2027 Library Strategic Plan

- Worn interior
- Need larger children's room/Children's area is too dated and dark
- Ventilation/Better air conditioning
- Need family bathroom/More restrooms/Bathrooms need a major overhaul
- Meeting rooms/Private study rooms needed/More space to study and work needed
- Better layout needed…everything is so crammed in
- Better area for the teens needed
- Larger Friends of the Library Bookstore needed
- More comfortable seating needed
- Better lighting needed
- Need modernized/More eco-friendly infrastructure
- Need outlets
- Need outdoor seating

2023: Organizational and Operational Assessment of the Community Services Department

- Renovation of the existing Senior Center sorely needed to meet the needs of today's aging adults.
- Orange Grove facility has not had modifications or improvements and does not allow for ADA access. Facility should be considered for a full facility renovation.
- Staff facilities at Orange Grove Park and the Senior Center office are extremely cramped and operationally inefficient.

Analysis
Over twenty plus years, the City has gathered a large amount of data about the shortcomings of the Library and Senior Center facilities. What is unique about the Library/Community Center Comprehensive Site Plan project that is currently underway is that it is the first time that the function and needs the Library and Community Services Department are being looked at holistically. The opportunity for collaboration, increased efficiencies, and better use of space will be thoroughly explored.

Fiscal Impact
The City Council allocated $150,000 to this Project in Fiscal Year 2024-2025. The exploration of new facilities for library and community services is a multi-phase project and to fully realize a new facility for South Pasadena's library and community services, funding for future Project phases, such as design and construction, would be required.