CITY OF SOUTH PASADENA
CITY COUNCIL AND THE PLANNING COMMISSION

AGENDA

SPECIAL JOINT MEETING OF THE CITY COUNCIL
WEDNESDAY, MARCH 26, 2025 AT 6:00 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 OF CITY COUNCIL:	Mayor	Janet Braun
	Mayor Pro Tem	Sheila Rossi
	Councilmember	Michael A. Cacciotti
	Councilmember	Jon Primuth
	Councilmember	Omari Ferguson

ROLL CALL OF PLANNING COMMISSION:	Chair	Lisa Padilla
	Vice Chair	Amitabh Barthakur
	Commissioner	Mark Gallatin
	Commissioner	Jason Claypool
	Commissioner	Arnold Swanborn

PUBLIC COMMENT GUIDELINES

The City Council welcomes public input. Members of the public may comment on a non-agenda subject under the jurisdiction of the City Council or on an agenda item. Members of the public will have three minutes to address the City Council, however, the Mayor and City Council may adjust the time allotted, as needed.

Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded to the City website for public viewing under Additional Documents. When submitting a public comment, please make sure to include the following:
1) Name (optional), and
2) Agenda item you are submitting public comment on.
3) Submit by no later than 12:00 p.m., on the day of the City Council meeting. Correspondence received after this time will be distributed the following business day.

PLEASE NOTE: The Mayor may exercise the Chair's discretion, subject to the approval of the majority of the City Council, to adjust public comment time limit to less than three minutes, as needed.

Pursuant to State law, the City Council may not discuss or take action on issues not on the meeting agenda, except that members of the City Council or staff may briefly respond to statements made or questions posed by persons exercising public testimony rights (Government Code Section 54954.2). Staff may be asked to follow up on such items.

PUBLIC COMMENT

1. PUBLIC COMMENT

Public Comment will be limited to 3 minutes per speaker for the agendized items only.

ACTION/DISCUSSION

2. STUDY SESSION ON NEW HEIGHT LIMITS, DENSITY ADJUSTMENTS AND ADJUSTMENTS TO CERTAIN DEVELOPMENT STANDARDS IN THE ZONING CODE (SPMC CHAPTER 36) AND THE DOWNTOWN SPECIFIC PLAN TO FACILITATE HOUSING AND IMPLEMENT HOUSING ELEMENT PROGRAMS

Recommendation

It is recommended that the Council hold a study session and provide direction to staff for preparing amendments to standards in the Zoning Ordinance and Downtown Specific Plan.

ADJOURNMENT

FOR YOUR INFORMATION

FUTURE CITY COUNCIL MEETINGS

April 2, 2025	Regular City Council Meeting (Cancelled)	7:00 P.M.
April 16, 2025	Regular City Council Meeting	7:00 P.M.
May 7, 2025	Regular City Council Meeting	7:00 P.M.
May 21, 2025	Regular City Council Meeting	7:00 P.M.

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

City Council meeting agenda packets, any agenda related documents, and additional documents are available online for public viewing on the City's website: https://www.southpasadenaca.gov/Your-Government/Your-City-Council/City-Council-Agendas

Regular meetings are live streamed via the internet at http://www.spectrumstream.com/streaming/south_pasadena/live.cfm

AGENDA NOTIFICATION SUBSCRIPTION

If you wish to receive an agenda email notification please contact the City Clerk's Division via email at CityClerk@southpasadenaca.gov or call (626) 403-7230.

ACCOMMODATIONS

The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230 or cityclerk@southpasadenaca.gov. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

CERTIFICATION OF POSTING

I declare under penalty of perjury that I posted this notice of agenda for the meeting to be held on March 26, 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.

03/20/2025	/S/
Date	Mark Perez, Deputy City Clerk

City Council and the Planning Commission Agenda Report

ITEM NO. 2

DATE: March 26, 2025

FROM: Sean Joyce, Interim City Manager

PREPARED BY: Alison Becker, AICP, Acting Community Development Director
Elizabeth Bar-El, Interim Community Development Deputy Director
Robert (Dean) Flores, Acting Planning Manager

SUBJECT: **STUDY SESSION ON NEW HEIGHT LIMITS, DENSITY ADJUSTMENTS AND ADJUSTMENTS TO CERTAIN DEVELOPMENT STANDARDS IN THE ZONING CODE (SPMC CHAPTER 36) AND THE DOWNTOWN SPECIFIC PLAN TO FACILITATE HOUSING AND IMPLEMENT HOUSING ELEMENT PROGRAMS**

Recommendation

It is recommended that the Council hold a study session and provide direction to staff for preparing amendments to standards in the Zoning Ordinance and Downtown Specific Plan.

Executive Summary

This joint study session of the City Council and Planning Commission will provide a forum for discussion focusing on establishing new heights for the city's zoning districts that allow multi-family housing and potential amendments to development standards in order to ensure that new residential and mixed-use projects are physically and financially feasible. These actions will implement Housing Element Program 2.n, related to the repeal of the 45-foot height limit and plan for the City's Regional Housing Needs Assessment (RHNA) allocation as required by the State Department of Housing and Community Development (HCD).

The new height limits will be established in mixed-use districts including the Downtown Specific Plan (DTSP) area and districts that include the mixed-use overlay. It is also proposed to adjust some of the densities that were increased in the zoning revisions adopted in 2023 and 2024 because the overall result of those revisions went beyond the level required for RHNA compliance. Thus, these Code and DTSP revisions provide an opportunity to fine-tune for better compatibility with the character of districts with adjoining land uses.

The City's consultants, the Arroyo Group, will give a presentation at the study session (Attachment 1) with further detail and explanation about the above topics. These amendments will also necessitate amending the General Plan Land Use and Housing Elements.

Background

The City of South Pasadena adopted its 2021-2029 Housing Element (6th Cycle) on May 30, 2023, and it was certified by the State Department of Housing and Community Development (HCD) on July 29, 2024. The City was tasked with identifying potential sites to satisfy the

Regional Housing Needs Assessment (RHNA) for the development of 2,067 new housing units along with a surplus of 708 units, for a total of 2,775 units. This number greatly exceeded the previous (5th Cycle) RHNA allocation for South Pasadena and presented a considerable challenge for the preparation of the housing element.

Demonstrating the housing element's RHNA compliance is based on providing opportunities for a variety of housing types. This includes larger "suitable sites" in a condition that encourages redevelopment and that are preferably vacant, anticipated construction of ADUs, and a small number (9 units) credited due to being completed within the RHNA period prior to adoption of the housing element. South Pasadena is a mostly built-out city with few vacant parcels. Despite a thorough database search and analysis, when preparing the adopted Housing Element, the City was unable to identify a sufficient inventory of suitable sites to satisfy its entire RHNA obligation. Instead, after a great deal of discussion and negotiations over three years, HCD allowed an alternative analysis based on rezoning a sufficient number of non-vacant sites at densities of at least 50 dwelling units per acre (du/acre) and analyzing the rezoned parcels with conservative calculation factors and assumptions about likelihood of development within the next eight years. This alternative method was finalized and connected to Housing Element programs for rezoning that were implemented within the agreed upon timeframe through City Council adoption of zoning text amendments and the Downtown Specific Plan.

During the City's effort to gain compliance in a compressed timeline, calculation errors were made in the site capacity analysis for the Housing Element. This resulted in an overage of sites included in the upzoning and, consequently, the City now has an excess of site capacity for housing development.

Following the passage of Measure SP in November 2024, the Council is now able to adopt height limits that exceed 45' for areas that require more height (i.e., areas where the base density is in excess of 50 du/acre) in order to develop structures at the maximum allowable densities without density bonus requests. This also presents an opportunity to "right-size" the density to better reflect the City's RHNA allocation, along with adopting appropriate height limits in areas including Mission Street, Fair Oaks Avenue, Huntington Drive, and the area surrounding the Ostrich Farm district, which the City determined to be the most likely to be able to accommodate higher density development in the future. This is also an opportunity to revisit some key development standards that pose a challenge to the design of multi-family residential development.

Two open house events were held in preparation for this study session, on February 18, 2025, and March 18, 2025. The first open house focused on issues related to "right-sizing" height and density, helping participants understand the trade-offs in terms of unit and property amenities that are possible within different building heights given a certain density. The second event presented other standards currently in the Zoning Code or the Downtown Specific Plan that are being reviewed for consideration to amend in order to improve project buildability. Community members heard a presentation to explain the context of development standards and shared thoughts on whether and how such standards might be adjusted.

Approximately 25 community members participated at each event, including Council and Commission members. Both meetings were publicly notified to allow maximum participation of the Council and Planning Commissioners.

Analysis
The Arroyo Group will present the following topics for discussion at the study session. Input and direction from the Planning Commission and City Council are requested to shape preparation of amendments focused on the following:

- ***Densities***: Staff and consultants have utilized updated GIS information to better understand how much capacity for housing exists in South Pasadena's mixed use and multi-family residential areas following last year's upzoning. Reduction scenarios were analyzed using the Housing Element methodology, approved by HCD in its certification of the Housing Element in 2024, with the same or more conservative assumptions, to test compliance with the RHNA allocation, including a buffer beyond that level. Accordingly, the presentation will explain a recommendation to adjust (lower) density along the west end of Mission Street and along Fair Oaks Avenue, and to reduce the use of the Housing Opportunity Overlay in RM/RH multi-family zoning districts on Huntington Drive and surrounding the Ostrich Farm.

  The recommended adjustments would still result in higher densities than existed before the rezoning for RHNA compliance and will comply with all State law provisions. The intent for the adjustments is to better match the community's vision for these areas while continuing to satisfy the City's assigned RHNA.

- ***Heights:*** The presentation will outline height limit options for Council and Commission consideration. There is no singular answer to the question of what is the right height to accommodate the density, but rather a range. The minimal end of the range may only accommodate smaller units with a boxier architecture that seeks to maximize every square foot available. On the other hand, heights at the maximal end of the range may accommodate larger units, allow space to "sculpt" the building, allow for transitions to adjoining properties, and may make room for more generous balconies or common open space features. These trade-offs will be explained with examples to visualize the options.

  Also related to height are certain Code standards that modify height limits including exceptions for stairs, elevator shafts, parapets, solar panels and architectural features. The Code and DTSP are currently inconsistent on this matter. Generally, most Zoning Codes allow such exceptions, which are necessary to ensure that a building can be designed within the height limit allowed and include necessary rooftop equipment and safety features.

- ***Development Standards:*** The presentation will discuss some of the key standards that are currently in the Zoning Code and/or the Downtown Specific Plan that challenge architectural design and are inconsistent with objectives that the community has expressed in terms of designing buildings that would be compatible with South Pasadena's built environment. These include setbacks and step backs, open space, parking design and location, minimum unit size, maximum building length, ground floor standards. The goal is to get input into making changes to those standards in both documents so that they are consistent and promote better building design.

- ***Economic Feasibility:*** The consultants will present some of their early findings on economic feasibility and how it is impacted by inclusion or removal of zoning standards. While the Zoning Ordinance is generally focused on compatible land uses and

development, rather than economic factors, local and regional housing demand remains high, and Code standards need to facilitate feasibility. Although many of the factors influencing feasibility are market-driven and not within the City's ability to control, it is recommended that the factors within the City's control that influence the cost of building housing be carefully considered in the decision-making process.

Fiscal Impact
There is no fiscal impact as a result of this study session.

Attachment:
Attachment No. 1 - Study Session Presentation








Height, Density and Housing Standards:

Measure SP Implementation

CC/PC Study Session

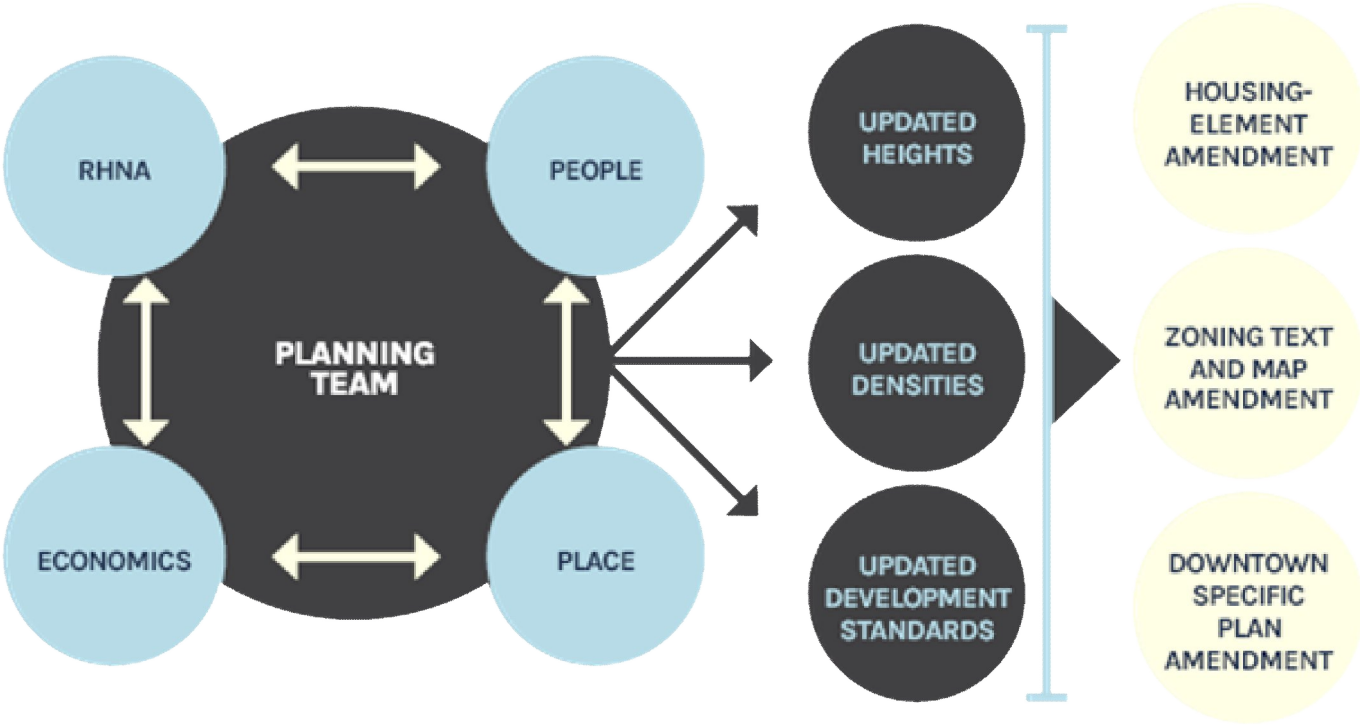
March 26, 2025

City of SOUTH PASADENA

1 About the Project



Approach

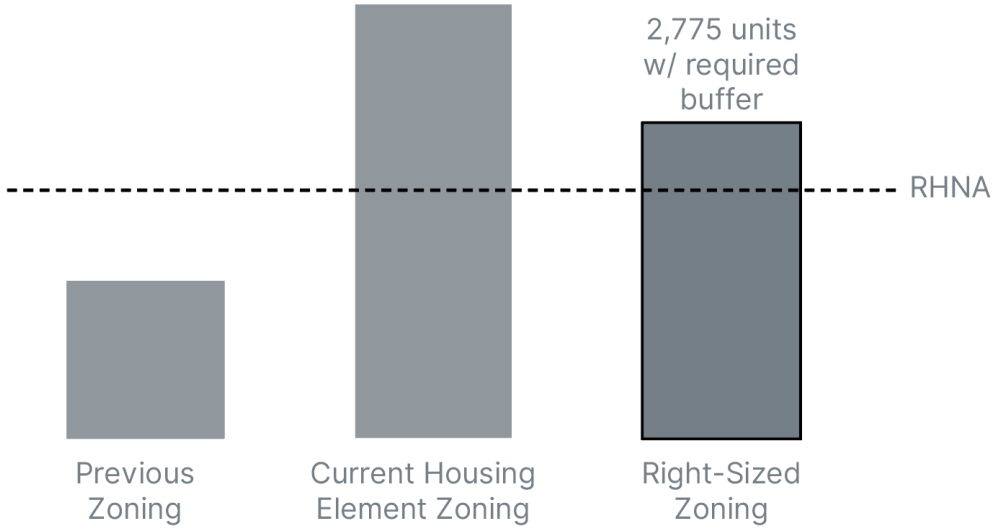

RHNA
PEOPLE
PLANNING TEAM
ECONOMICS
PLACE
UPDATED HEIGHTS
UPDATED DENSITIES
UPDATED DEVELOPMENT STANDARDS
HOUSING-ELEMENT AMENDMENT
ZONING TEXT AND MAP AMENDMENT
DOWNTOWN SPECIFIC PLAN AMENDMENT

Right-Sizing Densities

Current housing element inadvertently included capacity for significantly more units than RHNA

Densities adjusted through 2024 rezoning:

- Mission St (70 du/ac)
- Fair Oaks Ave (110 du/ac)
- Huntington Dr – whole street (70 du/ac)
- Ostrich Farm & Ostrich Farm adjacent (70 du/ac)



City of SOUTH PASADENA

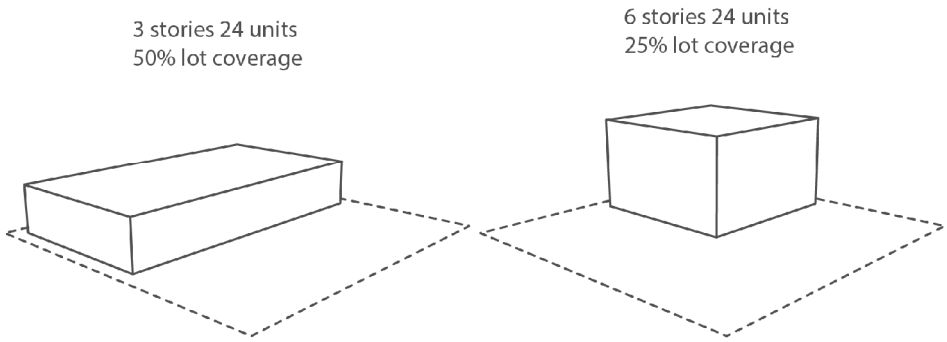
Right-Sizing Heights

Measure SP repealed voter approval requirement for heights in excess of 45’ in growth areas

Housing Element committed to taller height limits if Measure SP is repealed

- Mission St
- Fair Oaks Ave
- Huntington Dr – whole street
- Ostrich Farm & Ostrich Farm adjacent

Densities can be accommodated in buildings of various heights – all kinds of development standards matter



Outreach Conducted

- **Community Listening Session #1**

  January 14, 2025
- **Community Listening Session #2**

  January 23, 2025
- **Walk & Talk #1: Residential Heights Mission Street and Fair Oaks Avenue**

  February 1, 2025
- **Walk & Talk #2: Residential Heights Ostrich Farm and Huntington Drive**

  February 15, 2025
- **Open House #1: Proposed Height & Density Standards for Housing**

  February 18, 2025
- **Open House #2: Development Standards for Housing**

  March 18, 2025











City of SOUTH PASADENA 6

2 Rightsizing Densities for RHNA



Overview of RHNA

RHNA = Regional Housing Needs Assessment

Although cities do not directly develop housing, they are obligated to facilitate development of the RHNA

Sufficient zoning capacity for RHNA is demonstrated with a “sites inventory” utilizing the density of reasonably developable sites, exclusive of density bonus.

When sites are rezoned to accommodate very low and low income RHNA units, sites must:

- Allow for by right processing of projects with 20% or more lower income units
- Permit the development of at least 16 units
- Permit 100% residential uses in residential and mixed-use zones.
- Mixed use projects must require residential use to occupy at least 50 % of the project’s floor area

Regional Housing Needs Assessment	
Very Low Income	757 units
Low Income	398 units
Moderate Income	334 units
Above Moderate Income	578 units
Total	2,067 units

City of SOUTH PASADENA 8

Key Principles for Right-Sizing Density

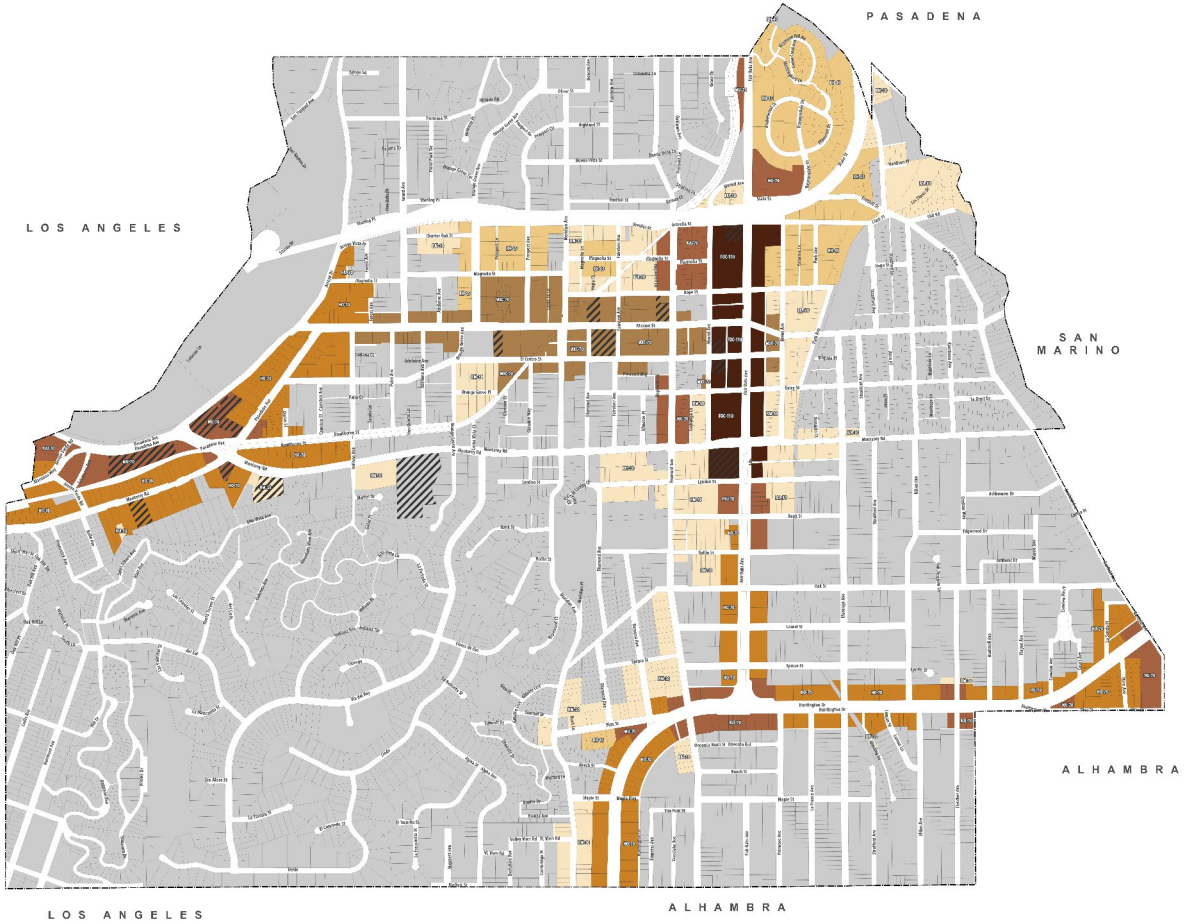
1. Protect **naturally occurring affordable housing (NOAH)** by removing significant amounts of these areas from the sites inventory

2. Build off the **General Plan and Downtown Specific Plan**, which reflect the community vision as developed through a comprehensive process

3. Compatibility with the existing built form and sensitive transitions

4. Densities that support economically feasible projects with on-site affordable housing

Current Allowable Densities



Zoning Districts

- Residential Medium (RM): 30 du/ac
- Residential High (RH): 45 du/ac
- Mixed Use Core (MXC): 70 du/ac
- Fair Oaks Corridor (FOC): 110 du/ac
- Areas Where Multifamily Housing Is Prohibited

Zoning Overlay

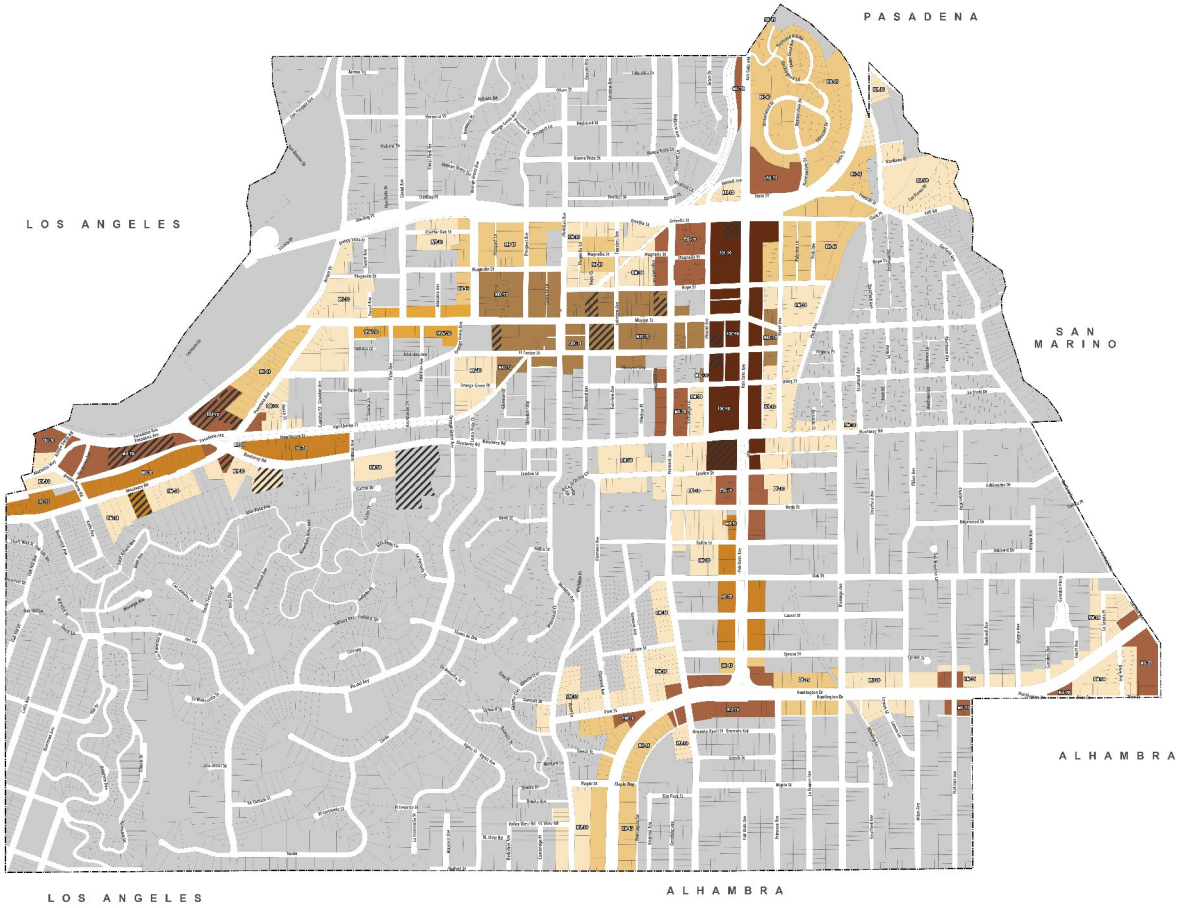
- HO Overlay (HO): 70 du/ac
- MU Overlay (MU): 70 du/ac

Suitable Housing Sites

- Identified Housing Sites: Var. du/ac

City of SOUTH PASADENA 10

Proposed Allowable Densities



Zoning Districts

- Residential Medium (RM): 30 du/ac
- Residential High (RH): 45 du/ac
- Mission Street West (MSW): 50 du/ac
- Mixed Use Core (MXC): 70 du/ac
- Fair Oaks Corridor (FOC): 90 du/ac
- Areas Where Multifamily Housing Is Prohibited

Zoning Overlay

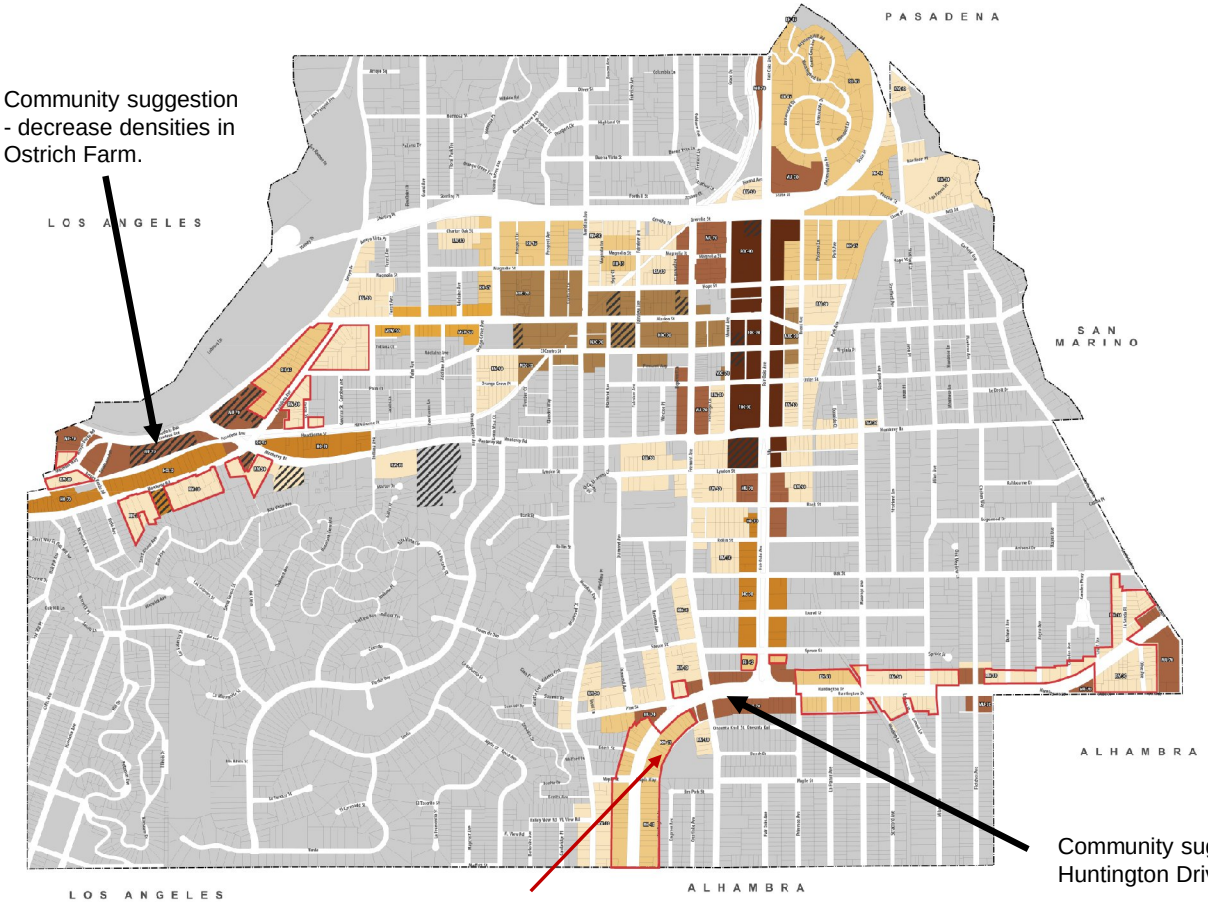
- HO Overlay (HO): 70 du/ac
- MU Overlay (MU): 70 du/ac

Suitable Housing Sites

- Identified Housing Sites: Var. du/ac

City of SOUTH PASADENA 11

Proposed Allowable Densities



Community suggestion - decrease densities in Ostrich Farm.

Zoning Districts

- Residential Medium (RM): 30 du/ac
- Residential High (RH): 45 du/ac
- Mission Street West (MSW): 50 du/ac
- Mixed Use Core (MXC): 70 du/ac
- Fair Oaks Corridor (FOC): 90 du/ac
- Areas Where Multifamily Housing Is Prohibited

Zoning Overlay

- HO Overlay (HO): 70 du/ac
- MU Overlay (MU): 70 du/ac

Suitable Housing Sites

- Identified Housing Sites: Var. du/ac

Community suggestion - increase densities along Huntington Drive, between Fremont and Fair Oaks.

Sites that are being considered for removal from the Housing Opportunity Overlay – naturally occurring affordable housing

City of SOUTH PASADENA 12

Calculating Capacity

Zoning / Housing Type	Description	Density (dwelling units/acre)	Zoning Capacity (units)	Existing Units (zone-specific)	Maximum Additional Capacity	Anticipated Additional Capacity
Credit Sites	Non-ADU units built since Oct 2021	varies	–	–	9	9
Entitled and Pipeline Sites	Projects that are approved or have upcoming ministerial approvals, construction not complete	varies	–	–	565	565
Accessory Dwelling Units (ADU)	ADUs permitted since Oct 2021	varies	–	–	308	308
Suitable Housing Sites	Sites identified in certified HE as having particular likelihood of redevelopment	varies	1,622	17	1,605	1,605
Mixed Use Core (~Mission St)	Assume 7.5% probability of redevelopment of non-"suitable housing sites" into housing	70	2,341	317	2,024	152
Fair Oaks Corridor		90	2,115	20	2,095	157
Mission Street West		50	323	6	317	24
Mixed Use Overlay (~Huntington Dr nodes + Pasadena Av)		70	3,234	234	3,000	225
Housing Opportunity Overlay (~Monterey Rd)		70	1,713	491	1,222	92
		Total Units:	**11,348**	**1,085**	**11,145**	**3,137**
				RHNA Target [3] (with buffer, units):	**2,775**	**2,775**
				Surplus Units:	**8,370**	**362**

City of SOUTH PASADENA 13

3 Right-Sizing Height Limits



Understanding Height Limits

The Housing Element must demonstrate that heights must do not present a constraint to development at the designated density

City measures maximum height from the natural grade at the lowest point on the site to the highest point of the building

Downtown Specific Plan and Mixed-Use/Housing Opportunity Overlay in the zoning code establish required “step-backs” from streets



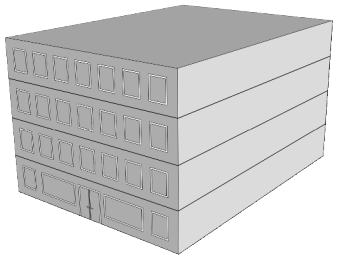
New development stepback from Fairview Avenue

Density Bonuses and Height

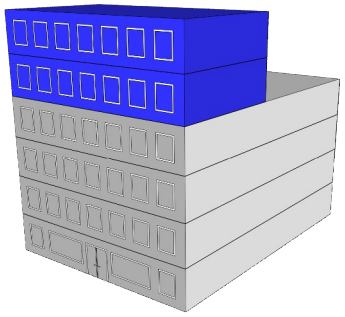
State law grants density bonuses to projects which include affordable housing within them

Projects which receive density bonuses can also request concessions and waivers from development standards needed to accommodate the extra units/achieve cost reductions needed to provide the affordable units

Applicant must submit documentation justifying the concession; staff permits the concession administratively



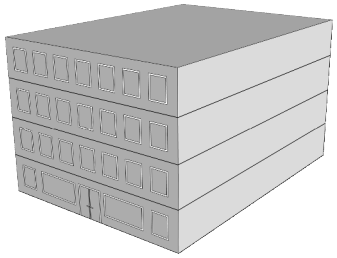
Base



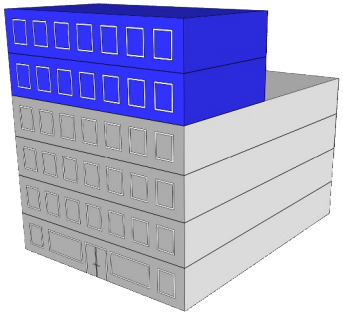
Density Bonus

Density Bonuses and Height

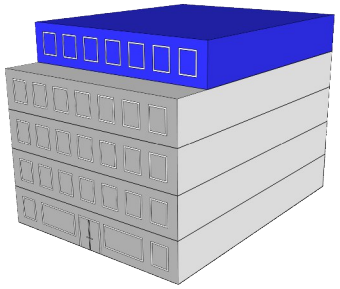
City has established an alternative **streamlined process** which allows the applicant of a density bonus project to request a limited height increase and height averaging:



Base



Density Bonus



Density Bonus w/ Streamlined Process

Area	Stories	Average Height	Maximum Height	Required Stepback
Mixed-use district	+1	+15 ft.	+20 ft.	Above 3rd story
Mission St	+1	+5 ft.	+10 ft.	Above 2nd story
Multifamily district	+1	+10 ft.	+15 ft.	Above 3rd story

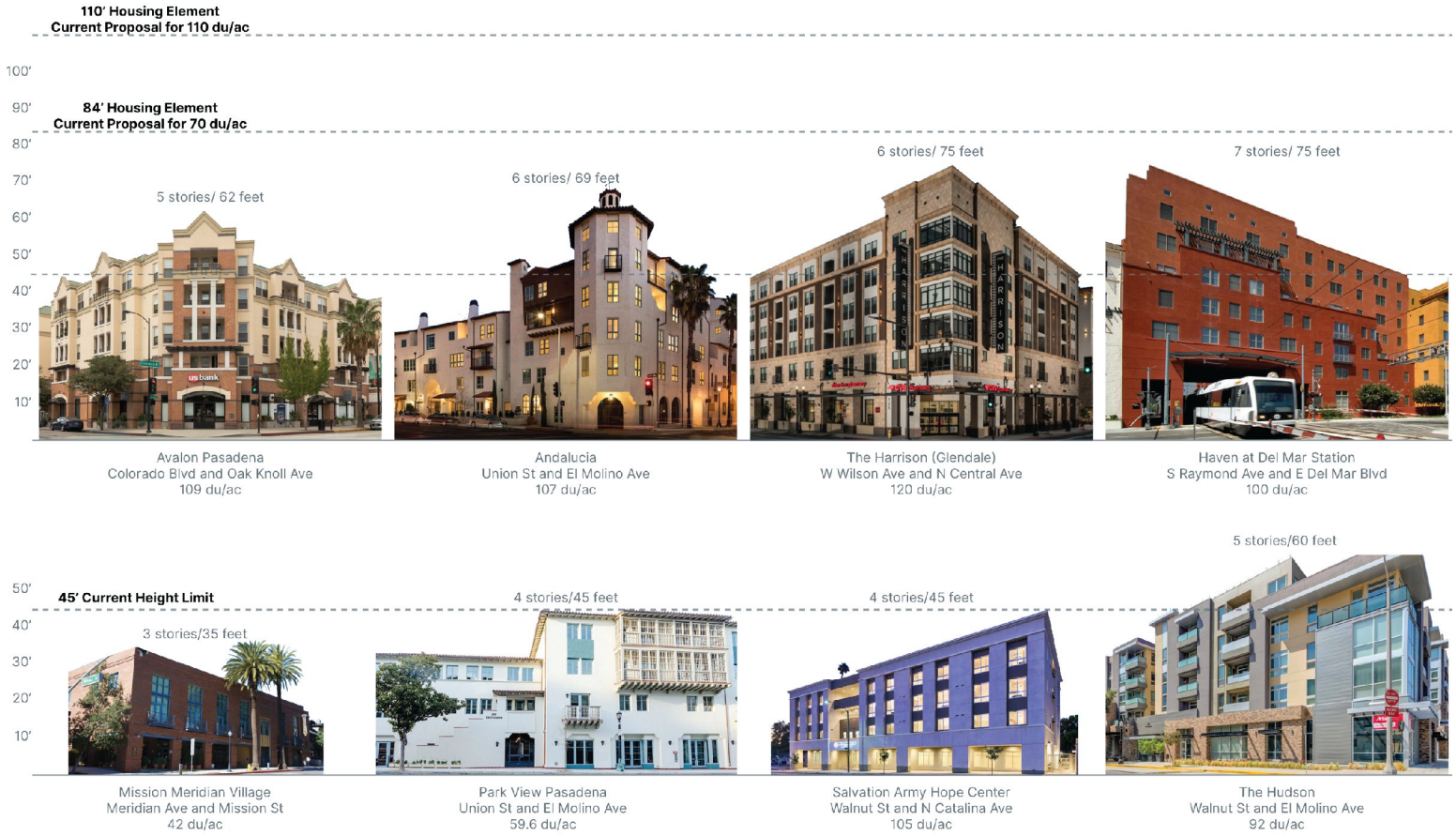
Density Bonuses and Height

Government Code 65915(d)(2)(D) grants a **100% affordable** housing project near a major transit stop or low VMT area:

- No density maximum
- +3 stories
- +33 ft. height

In many cases local jurisdictions do exercise some level of influence over these developments

Heights of Comparison Buildings



City of SOUTH PASADENA 19

Factors that Influence Height Limits

These factors can contribute to **taller building heights:**



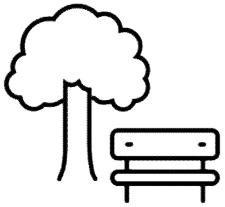
Ground-floor commercial uses



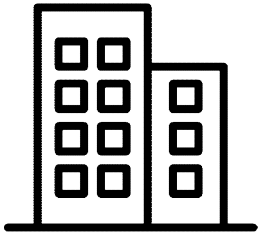
More parking



More affordable housing



More open space



Large/family sized units

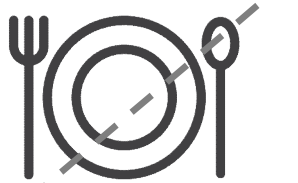


Varied heights

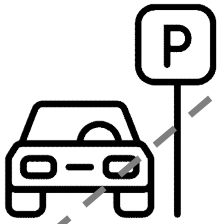
City of SOUTH PASADENA 20

Factors that Influence Height Limits

These factors can contribute to **taller building heights:**



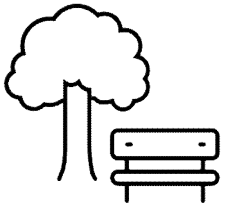
Ground-floor commercial uses



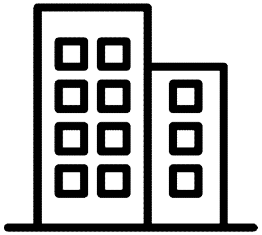
More parking



More affordable housing



More open space



Large/family sized units



Varied heights

Legend:

- No community preference
- Slight community preference
- Strong community preference

City of SOUTH PASADENA 21

4 Right-Sizing Development Standards



Economic Feasibility of Development Standards

Analyze and identify the extent to which updates to design/development standards may help improve economic feasibility. These could include:

- Providing alternatives to setback requirements that help increase the area available for lease or sale
- Reducing stepback requirements that can help increase a project's circulation efficiency
- Impact of open space requirements that may reduce the project footprint when open space required on the ground level
- Building height limitations that require the use of more costly subterranean parking
- Ground floor frontage requirements that limit the residential uses

Key Findings - Economic Feasibility

Project Team has identified that current height limits and development standards **do** present financial feasibility challenges.

Per HCD requirements, the Project Team has successfully demonstrated via pro-forma analysis that recommended height limits and development standards do **not** compromise economic feasibility.

Process and Assumptions

Market Analysis: Survey of recent Asking Rents and Sale Prices (Q1 2025)

Incorporate parking ratios that are standard in the local market

Ensure the distribution of bedrooms and average unit sizes are aligned with local market standards

Incorporate the City's Existing Inclusionary requirements as a baseline:

- Rental: 7.5% of Project Units must be affordable to Extremely-Low or Very-Low Income households, and 7.5% affordable to Low-Income households
- Condo: 15% of Project Units must be affordable to Moderate Income households

Rightsizing ground-floor commercial footprints as needed in mixed-use projects

Community Input: detailed discussion at March 18 open house

Front Setback/Stepback

Current Regulations	DTSP	MU/HO Overlay	Recommended Modification
Front stepback required at 3rd or 4th floor	Y	Y	Remove stepback requirements for MU/HO Overlays; modify for Fair Oaks *Future action:* Develop design standards for alternative methods of articulating/reducing mass along street
20’ front setback required for residential uses	N	Y	Reduce to level needed to maintain sufficient privacy, possible variation by street

Side and Rear Setback/Stepback

Current Regulations	DTSP	MU/HO Overlay	Recommended Modification
Side setback of 15’-25’ for 3+ story buildings	N	Y	Reduce and target to local conditions
Rear setback of 25’-35’ for 3+ story buildings	N	Y	Reduce and target to local conditions
Balconies and terraces not allowed adjacent to single-family neighborhoods	S	S	*Future action:* Develop design standards for roof decks and balconies reducing downward views and noise impacts, allow projects which meet these standards to be streamlined

Height Limit Definitions

Current Regulations	DTSP	MU/HO Overlay	Recommended Modification
Projections above the height limit (pitched roofs, mechanical equipment, etc.) not allowed	Y	N	Allow non-habitable projections above the height limit

Building Breaks

Current Regulations	DTSP	MU/HO Overlay	Recommended Modification
150’ maximum building length	N	Y	Limit building break requirement to development’s primary street Require building break on & above second floor, except for view corridors *Future actions:* Allow substitution of building break requirement with other types of articulation Develop standards for bridges across building breaks & allow bridges

Barriers to Ground-Floor Parking

Current Regulations	DTSP	MU/HO Overlay	Recommended Modification
70% maximum lot coverage	N	Y	Eliminate standard
20% of site must be landscaped	N	Y	Change format of landscaping standard; require landscaping of setbacks and portion of courtyards

Y = regulation applies in the zone, N = regulation does not apply in the zone
S = regulation applies with streamlined density bonus process

Open Space

Current Regulations	DTSP	MU/HO Overlay	Recommended Modification
300 sf/unit open space	N	Y	Review open space requirement and potential modest decrease
Courtyard requirements of 35-50 ft width; 1:1 building height to courtyard width ratio	Y	N	Simplify requirements and reduce minimum dimensions
20% of site must be landscaped; landscaping does not count toward required open space	N	Y	Allow landscaped areas that meet minimum dimensions to be counted as open space

Y = regulation applies in the zone, N = regulation does not apply in the zone
S = regulation applies with streamlined density bonus process

Minimum Unit Sizes

Current Regulations	DTSP	MU/HO Overlay	Recommended Modification
Minimum unit sizes of 450 sf for studio, 750 sf for 1-bed, 900 sf for 2-bed	N	Y	Harmonize with Downtown Specific Plan requirement (450 sf minimum for all units)

Y = regulation applies in the zone, N = regulation does not apply in the zone
S = regulation applies with streamlined density bonus process

5 Mission Street (Downtown Specific Plan)



Community Feedback

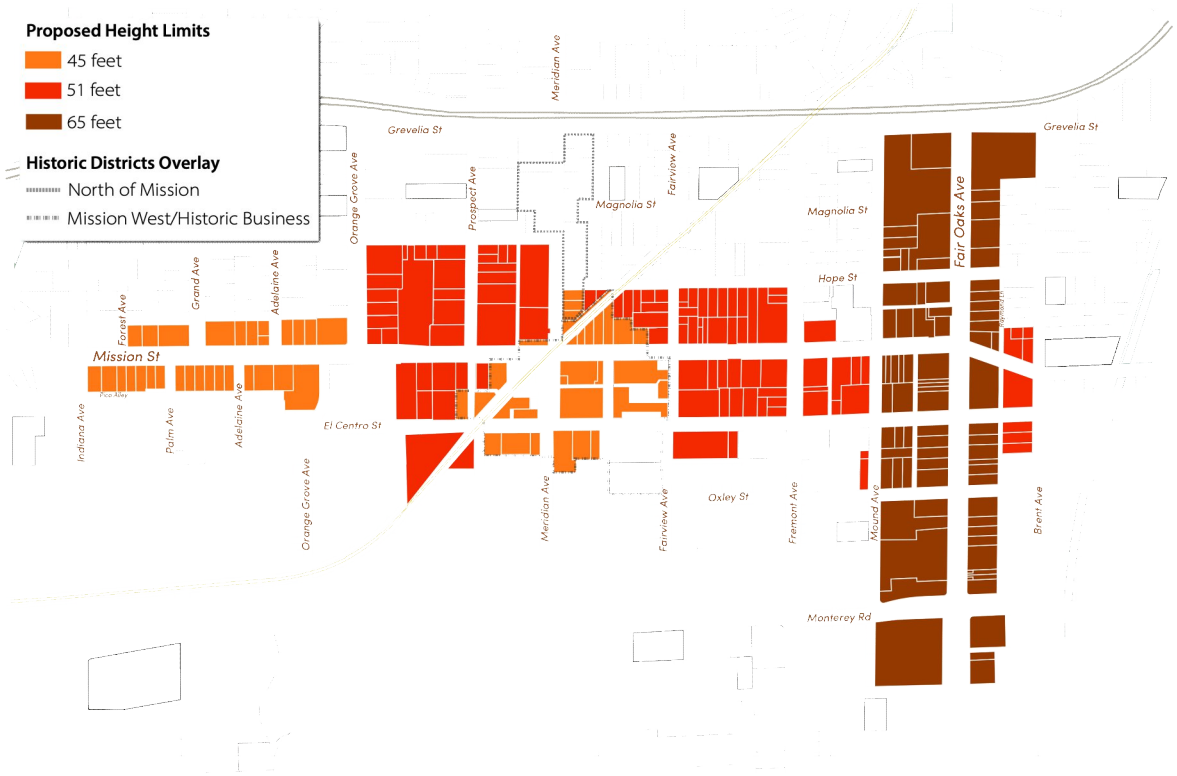
Target Density = 70 du/ac, 50 du/ac west of Orange Grove

Community most concerned about heights on Mission, especially in historic district

Lower heights and front stepback desired

Preference to keep the intent of the form-based code and reduce building bulk. Rather than providing large amounts of parking, make better usage of existing parking resources.

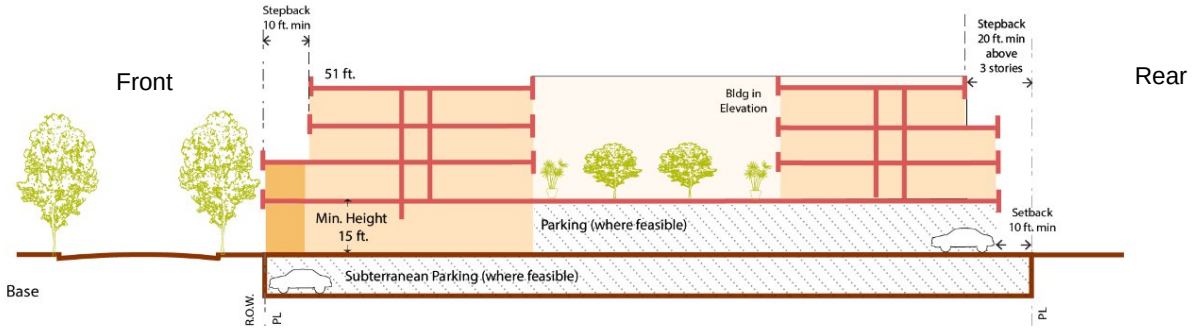
Proposed Height Limits (Map)



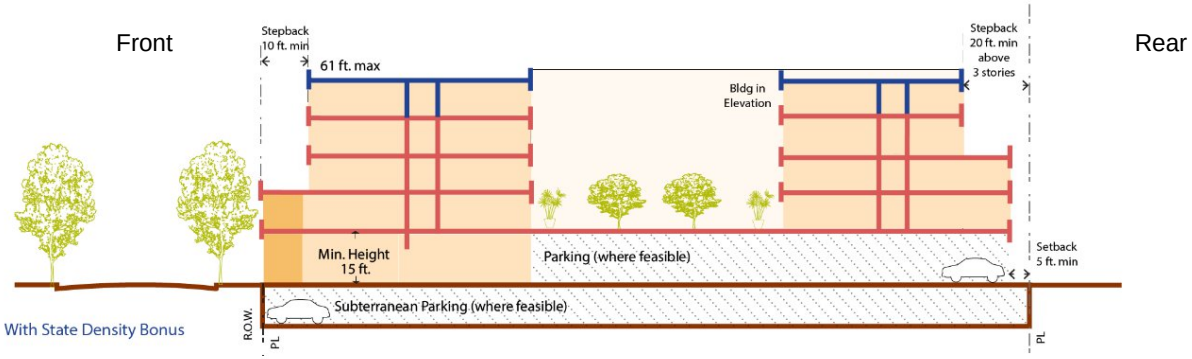
45’ height limit west of Orange Grove
45’ height limit in National Register Historic District
51’ elsewhere on Mission

City of SOUTH PASADENA 35

Proposed Height Limits

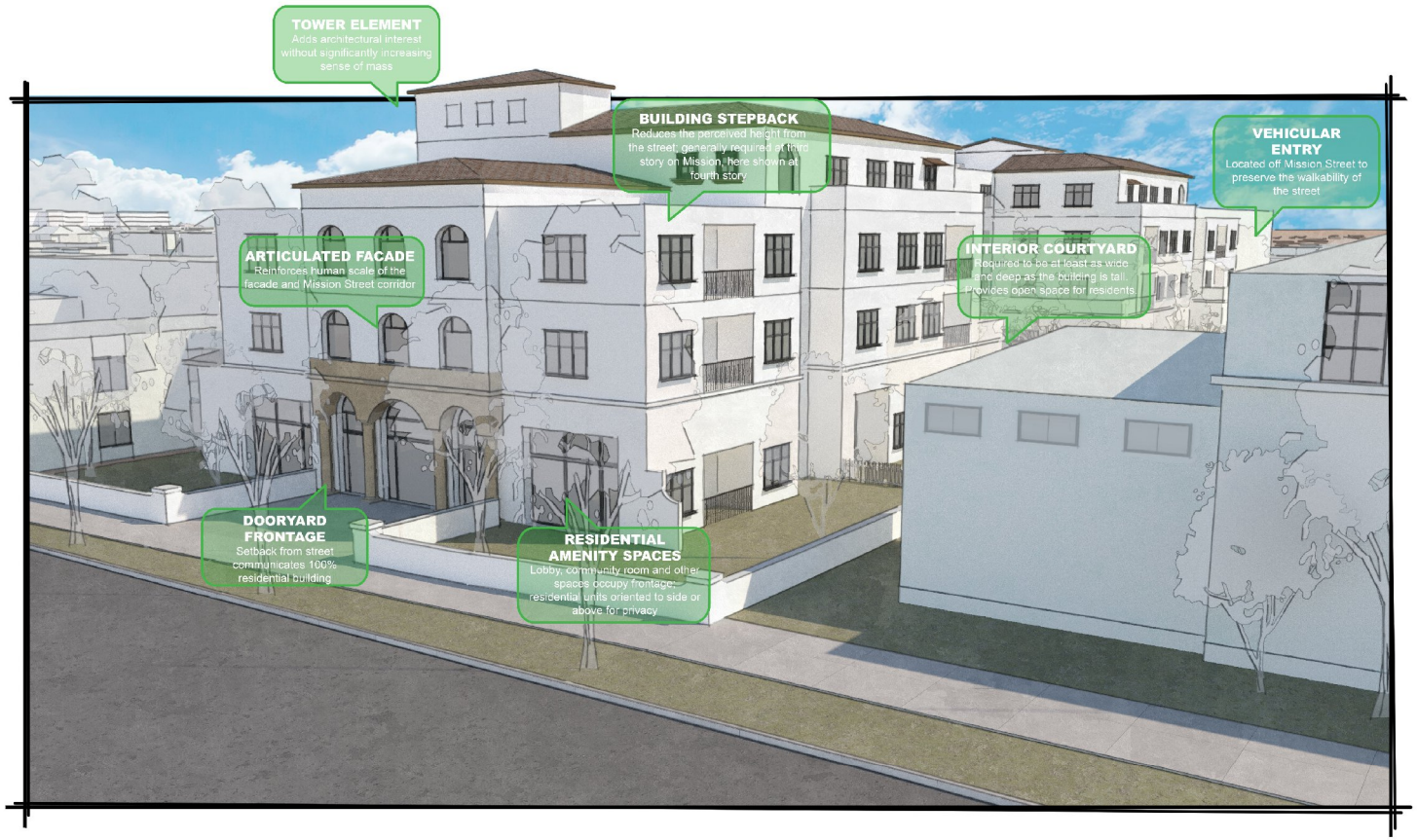


Base: 51’ (~4 stories)



Streamlined Density Bonus: max 61’ (~5 stories) (no averaging)

Example Massing



Density = 70 du/ac. Height = 51’ + tower projection

6 Fair Oaks Avenue (Downtown Specific Plan)



Community Feedback

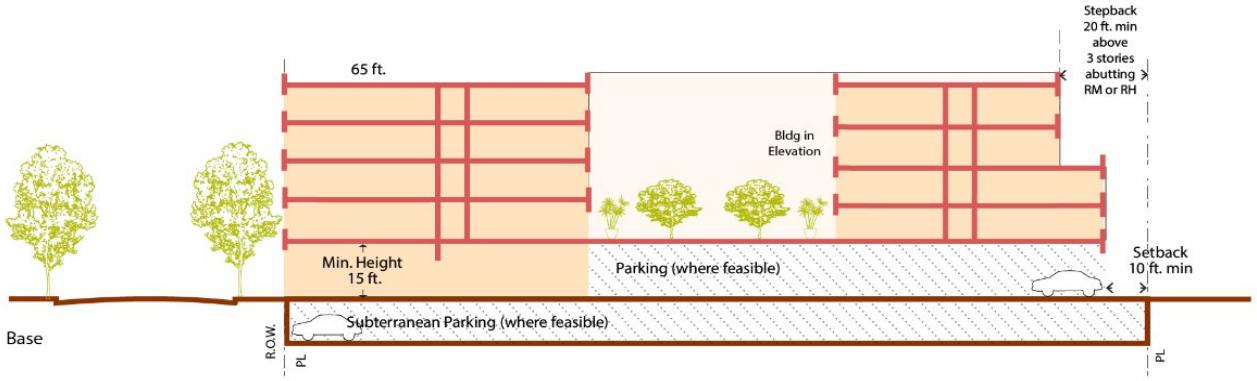
Target Density = 90 du/ac (Grevelia to Lyndon)

Strong preference for public open space and breaks in massing, even if this occasions taller heights

Avoid undifferentiated façades like 625 Fair Oaks office building

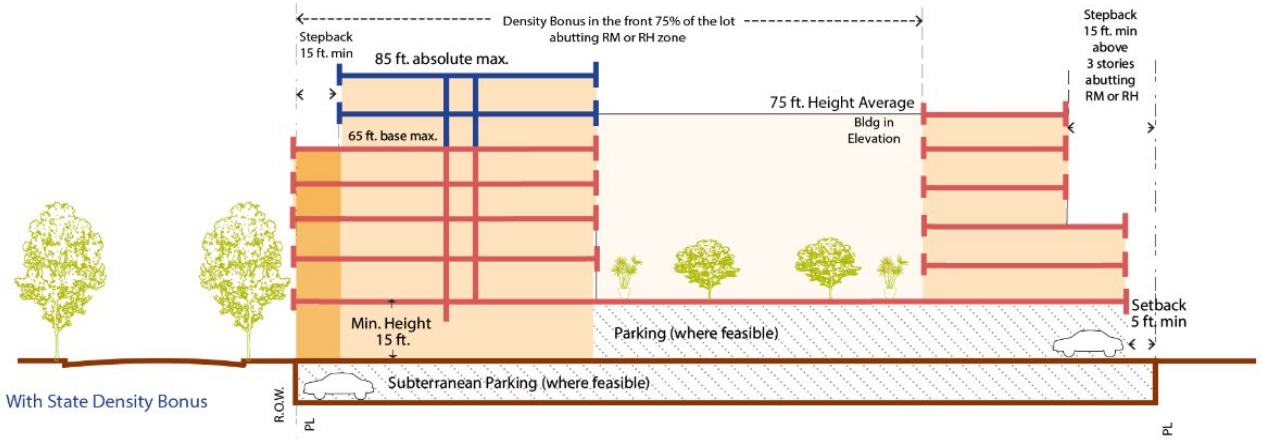
Street needs pedestrian-friendly makeover; otherwise encourage taller heights on calmer side streets

Proposed Height Limits



Base: 65’ (~5 stories)

+10’ for projects which include ground-floor public open space



Streamlined Density Bonus: avg. 75’ (~6 stories); max. 85’ (~7 stories)

City of SOUTH PASADENA

Example Massing



Density = 90 du/ac + 25% density bonus Height = 75’

7 Huntington Drive (Mixed-Use Overlay)



Community Feedback

Target Density = 70 du/ac

Huntington/Fair Oaks was once a streetcar and community hub, needs revitalization, some OK with increasing density here

Wide roadway makes this area more amenable to taller heights

Others prefer keeping single-story character

Wider sidewalks, traffic calming, walkability are needed

Varied heights preferred, especially for large sites

Openness to projects that do not include commercial uses

Proposed Height Limits

Base: 55’ (~4-5 stories)

Streamlined Density Bonus: avg. 65’ (~5 stories); max. 75’ (~6 stories)

Example Massing



Density = 70 du/ac + 25% density bonus. Height = avg. 59’ / max. 70’

8

Ostrich Farm & Adjacent Areas (Mixed-Use and Housing Opportunity Overlay)



Community Evaluations of Alternatives

Target Density = 70 du/ac

Different architectural styles may be appropriate in this area

Not very walkable or well connected to transit – some interest in reducing density

Desire to preserve trees, views of the hill, and views out over the Arroyo Seco

Respect the “rhythm” of 50-100 ft wide development along north side of Monterey

Debate about protecting existing conditions on different sides of Monterey

Proposed Height Limits and Development Standards

Base: 55’ (~4-5 stories)

Streamlined Density Bonus: avg. 65’ (~5 stories); max. 75’ (~6 stories)

Potential standards to require large sites to preserve view corridor to hill from sidewalk

Example Massing



Density = 70 du/ac + 25% density bonus Height = 60’

8 Conclusion



Feedback Requested

We seek CC/PC and public feedback on proposed:

- Densities
- Height limits
- Height limits and averaging with streamlined density bonus provisions
- Other development standard changes

Specific Questions:

- Lower densities in/around Ostrich Farm and increase at Huntington/Fair Oaks?
- Develop targeted setback and view corridor regulations for Ostrich Farm/surroundings?
- Retain front stepback requirement on Mission St?

Reminder: HCD approval has not yet been obtained