



**CITY OF SOUTH PASADENA
PLANNING COMMISSION & CULTURAL HERITAGE COMMISSION
SPECIAL MEETING AGENDA**

**Amedee O. “Dick” Richards, Jr. Council Chamber
1424 Mission Street, South Pasadena, CA 91030**

Thursday, September 23, 2021 at 6:30 p.m.

South Pasadena Cultural Heritage Commission Statement of Civility

As your appointed governing board we will treat each other, members of the public, and city employees with patience, civility and courtesy as a model of the same behavior we wish to reflect in South Pasadena for the conduct of all city business and community participation. The decisions made tonight will be for the benefit of the South Pasadena community and not for personal gain.

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

The South Pasadena Special Planning Commission and Cultural Heritage Commission Meeting for September 23, 2021 will be conducted as an in-person hybrid meeting from the Council Chambers, Amedee O. “Dick” Richards, Jr., located at 1424 Mission Street, South Pasadena, and on Zoom.

Please be advised that pursuant to the Executive Order(s), and to ensure the health and safety of the public, staff, and commissioners as the Council Chambers will be open to the public for the meeting, and members of the public may attend and/or participate in the in-person meeting, all are kindly reminded to follow Los Angeles County Public Health and CDC regulations and guidelines that are in place and may be posted.

The In-Person Hybrid meeting will be conducted live in the City Council Chambers and on Zoom. The Meeting will be available:

- In Person: City Council Chambers, 1424 Mission Street; and
- Via Zoom: <https://us02web.zoom.us/j/81880202317>

See weblink: <https://www.southpasadenaca.gov/government/boards-commissions/cultural-heritage-commission/cultural-heritage-commission-agendas>

Public Comments and participation may be made as follows:

- Written Comment submitted by no later than meeting day, 12:00 PM deadline, via email or voicemail
- In Person at the Meeting: City Council Chambers, 1424 Mission Street.
- Via Zoom by “raising hand” (see Public Comment Section below for instructions.)

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting via Zoom in one of the three methods below.

1. Go to the Zoom website and Join meeting 818 8020 2317; or
2. Click on the following unique Zoom meeting link:

<https://us02web.zoom.us/j/81880202317>

CALL TO ORDER: PC Chair John Lesak

ROLL CALL: Amitabh Barthakur, Commissioner, Janet Braun, Commissioner, Laura Dahl, Commissioner, Lisa Padilla, PC Vice-Chair and, John Lesak, PC Chair
Conrado Lopez, Kristin Morrish, William Cross, Mark Gallatin, Vice-Chair, and Rebecca Thompson, Chair

COUNCIL LIAISON: Evelyn G. Zneimer

STAFF PRESENT: Margaret Lin, Interim Planning & Community Development Director
Marina Khrustaleva, Assistant Planner

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with Commission business.

PUBLIC COMMENT AND SUGGESTIONS (Public Comments are limited to 3 minutes)

The Planning Commission and Cultural Heritage Commission welcomes public input. If you would like to comment on an agenda item, members of the public may participate by means of **one** of the following options:

- Option 1: Participate in-person at the City Council Chambers; or
- Option 2: Participants will be able to “raise their hand” using the Zoom icon during the meeting, and they will have their microphone un-muted during comment portions of the agenda to speak for up to 3 minutes per item; or
- Option 3: Email public comment(s) to PlanningComments@southpasadenaca.gov. 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 online for public viewing under Additional Documents. There is no word limit on emailed Public Comment(s). Please make sure to indicate: 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 Cultural Heritage Commission meeting.

NOTE: Pursuant to State law, the Planning Commission and Cultural Heritage Commission may not discuss or take action on issues not on the meeting agenda, except that members of the Planning Commission and Cultural Heritage Commission 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 HEARING

1. ADUs Design Standards and Design Guidelines for Historic Properties

Staff and Consultant (ARG) will present the second draft of Design Standards for ADUs on Historic Properties (Phase II ADU Ordinance) and Design Guidelines for ADU Development on Historic Properties and provide the outline of revisions based on public comments and commissioners' recommendations received at the first Special meeting on September 2, 2021.

Recommendation

It is recommended that the Planning Commission and Cultural Heritage Commission adopt a resolution recommending approval of an Ordinance to the City Council to amend Section 36.350.200 (Accessory Dwelling Units) to incorporate Design Standards for historic properties and adoption of ADU Design Guidelines for Historic Properties.

ADMINISTRATION

- 2. Comments from City Council Liaison**
- 3. Comments from Commissioners**
- 4. Comments from Subcommittees**
- 5. Comments from Staff**

ADJOURNMENT

- 6. Adjourn to the regular Planning Commission scheduled for October 12, 2021 at 6:30 PM.**

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

Cultural Heritage Commission meeting agenda packets are available online at the City website: <https://www.southpasadenaca.gov/government/boards-commissions/cultural-heritage-commission/cultural-heritage-commission-agendas>

Agenda related documents provided to the Planning Commission and the Cultural Heritage Commission are available for public review on the City's website. Additional documents, when presented to the Planning Commission and the Cultural Heritage Commission, will also be uploaded and available on the City's website. The meeting will be broadcast live on the City's website via Zoom, and a recording of the meeting will be available on the website within 48 hours of adjournment.

AGENDA NOTIFICATION SUBSCRIPTION


Individuals can be placed on an email notification list to receive forthcoming agendas by emailing CityClerk@southpasadenaca.gov or calling the City Clerk's Division at (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. 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).

I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City's website as required by law.

<u>9/16/21</u>	
Date	Elaine Serrano, Administrative Secretary



Planning Commission and Cultural Heritage Commission, Special Meeting Agenda Report

ITEM NO. 1

DATE: September 23, 2021

TO: Planning Commission and Cultural Heritage Commission

FROM: Margaret Lin, Interim Director of Planning and Community Development

PREPARED BY: Marina Khrustaleva, Assistant Planner

SUBJECT: **Recommendation to Council to Adopt an Amendment to Chapter 36 (Zoning) of the South Pasadena Municipal Code Pertaining to Add Section 36.350.200.J (Design Standards for Historic Properties) and Design Guidelines for ADU Development on Historic Properties**

Recommendation

It is recommended that the Planning Commission adopt a resolution recommending approval of an Ordinance to the City Council to amend Section 36.350.200 (Accessory Dwelling Units) to incorporate Design Standards for historic properties and adoption of Design Guidelines for ADU Development on Historic Properties.

Background

On September 2, 2021, at a Special meeting, the Planning Commission and Cultural Heritage Commission reviewed and provided direction regarding the draft Zoning Code Amendment to Chapter 36 (Zoning) of the South Pasadena Municipal Code pertaining to Accessory Dwelling Units (ADUs) on historic properties (Phase II ADU Ordinance) and of Design Guidelines for ADU Development on Historic Properties. Prior to the Special meeting, one public comment was submitted by a South Pasadena resident. After the Special meeting, information about the Zoning Code Amendment process was included in the City's electronic Newsletter to encourage members of the public to review the drafts of the Phase II ADU Ordinance and Design Guidelines for ADU Development on Historic Properties and provide additional comments. No additional public comments were received by the time of this staff report preparation.

Discussion

Planning staff and consultant (Architectural Resources Group) incorporated revisions suggested by Planning and Cultural Heritage Commissioners and the public into the revised version of the Phase II ADU Ordinance and Design Guidelines for ADU Development on Historic Properties that is now proposed for adoption. These revisions are outlined below.

Revisions to the Section J (Design Standards for ADUs on Historic Properties)

Section 1.J.1, Applicability: The word “multi-family” and the following language were added: *“ADUs on historic properties are permitted only as a conversion of an existing accessory structure, with or without additional floor area or new construction of a detached ADU. JADUs are permitted within the envelope of the existing primary dwelling, consistent with the requirements of Sub-section J.8.f. below.”*

Section 1.J.2a, Visibility: During the Special meeting on September 2, 2021, commissioners discussed if this section should provide different visibility thresholds for RS (Residential Single-family) and RE (Residential Estate) properties. The proposed language in the first draft was *“Visibility of the structure from the street immediately in front of and within 10 feet on either side of any street-adjacent property line(s).”* Upon further discussion, Planning staff continues to recommend keeping this language intact, because introducing different visibility thresholds for RE properties would significantly complicate the ministerial review process.

Section 1.J.2b, Landscaping elements: The word “new” was removed. Per commissioners’ recommendation, Planning staff will check “visibility” based on the site plan analysis, not photographs of an existing condition.

Section 1.J.4.a, New Construction Detached ADU: The language “such that at least 50% of the ADU’s front-facing façade is behind the predominant massing of the existing dwelling” was removed. “Except as provided in Sub-section c” changed to “except as provided in Sub-section b”.

Section 1.J.5.a, Size and Height Limits: The language was changed to make clear that the height (not the size) of the ADU shall not exceed the height of the primary dwelling. Size (floor area) limits for ADUs on all properties are covered in Section 1.E.2.

Section 1.J.5.a.i: A new subsection was added to clarify that even if the primary dwelling is less than 16 feet in height, the ADU shall be permitted to have a maximum height of 16 feet (per State requirement).

Section 1.J.5.b.i: A new subsection was added to provide guidance for height limits for ADUs on hillside lots.

Section 1.J.6, Setbacks was removed because setback requirements for ADUs on all properties, historic and non-historic, were already covered in Section 1.E.4. As a result, all subsequent sections’ numbering changed. (For the following section, the new number will be given here to avoid misinterpretation.)

Section 1.J.6.a, Demolition of accessory structures: The language was changed to reflect a requirement for a staff-level Historic Resource Evaluation Report to comply with the requirements of the Cultural Heritage Ordinance (SPMC Section 2.59(d)).

Section 1.J.8.f, Entrances and new windows in Junior Accessory Dwelling Units: The phrase “if any needed” was changed to “if required by Building Code” to clarify this term and remove the ambiguity that might be associated with the word “need” as previously proposed.

Revisions to other sections of Phase II ADU Ordinance:

A number of changes were proposed by Planning staff and the City Attorney to ensure consistency of the previously approved Phase I ADU Ordinance with the proposed Section J (Design Standards for ADUs on Historic Properties), and address complications experienced by staff in case of concurrent applications for a primary dwelling and an ADU.

Section 1.A, Definitions, and Section 1.H.1.c: in the definition of Historic Property, “a property with potential as an individual landmark” and “potential historic district” were replaced with “*a property eligible as an individual landmark*”, to be consistent with South Pasadena Cultural Heritage Ordinance and CEQA language.

Section 1.C.1.a, New construction of primary dwelling unit with an ADU: The following language was added: “*ADU applications submitted prior to the construction of a primary dwelling unit which was subject to discretionary review and which conflict with the conditions of approval for the primary dwelling unit shall be denied unless the primary dwelling unit conditions of approval are first amended.*”

Section 1.C.1.a, Additions to existing primary dwelling unit with proposed attached ADU/JADU: The following language was added: “*No attached ADU is permitted for a historic property, pursuant to Sub-section (J) below.*” This recommendation results from the joint commission discussion and concerns about alterations to historic structures without consideration for compliance with the Secretary of the Interior’s Standards.

Section 1.E, Development Standards for ADUs on Single-Family Properties: The following language was added: “*The following standards apply to ADU development on a property that is not a historic property (see Sub-section J).*” This clarifies that, with adoption of the Phase II standards, the ADU development standards for historic properties are contained in Section J.

Section 1.E.1.f, Placement on Historic Properties, ADUs, proposed for a Historic Property, was removed, as this subject is replaced by requirements in the proposed Section J.

Section 1.E.3.d, Height Limits for a Historic Property, was removed, as this subject is replaced by requirements in the proposed Section J.

Section 1.F, Development Standards for ADUs on Multifamily and Mixed-use Properties: The following language was added: “*Where these standards conflict with the design standards set forth in Sub-section (J) below for historic properties, the standards set forth in Sub-section (J) shall control.*”

Section 1.G, Development Standards Applicable to ADUs on All Properties: The following language was added: “*Where these standards conflict with ADU design standards set forth in Sub-section (J) below for historic properties, the standards set forth in Sub-section (J) shall control.*”

Section 1.J became Section 1.K.

Section 1.K became section 1.L.

Section 1.L became Section 1.M.

Revisions to the Design Guidelines for ADU Development on Historic Properties:

Page 6 – The Preface was revised, per commissioners’ recommendation, to provide aspirational language explaining options for simplified ministerial review of ADU applications versus discretionary review by the Cultural Heritage Commission for those projects that do not comply with the proposed Design Standards (Phase II ADU Ordinance, Section J). Two photographs of one historic and one contemporary accessory structure in South Pasadena were added.

Page 7 – A section titled “Historic Overview of Accessory Structures Development” was added to the Preface.

Page 11 – A map of South Pasadena Historic Landmarks and Districts was updated. The language on the South Pasadena Inventory of Historic Resources was slightly revised.

Pages 13-14 – For landscaping elements, the word “new” was removed. The language under relevant illustrations was revised to reflect this change.

Page 15 – A recommendation was added that an ADU shall be designed “*to fit in with the fabric of the neighborhood or historic district in which it is located. The size, scale, and massing of the ADU should be compatible with that of the primary dwelling as well as its surrounding historic environment.*” A new illustration was added to show neighboring buildings, to illustrate this recommendation.

Page 18 – Two illustrations demonstrating the requirement that at least 50% of a detached ADU’s front-facing facade must be behind the predominant massing of the primary dwelling (removed from the Phase II ADU Ordinance) were removed.

Page 20 – An illustration was added to show height requirements for ADUs on hillside lots.

Page 27 – An illustration with a cross-gabled roof was removed, per commissioners’ recommendation.

Page 32 – A recommendation that new accessory structure door openings should be located on secondary façades was removed, per commissioners' recommendation. A recommendation was added: *"If the original garage door on an accessory structure will remain in place after the ADU conversion, consider adding a new pedestrian door on the side façade rather than within the garage door."*

Pages 29-30 – New language was added to allow wood clad, clad wood, and composition woods doors/windows.

The Regulatory Framework chapter was moved to the end of the document, pages 87-93. An expanded section on the South Pasadena Inventory of Cultural Resources was added on page 90.

Environmental (CEQA) Review

In accordance with the California Environmental Quality Act (CEQA), the proposed Code amendment is exempt from CEQA pursuant to CEQA Guidelines § 15061(b)(3), which states the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It may be seen with certainty that there is no possibility this Zoning Code Amendment to amend regulations pertaining to ADUs may have a significant effect on the environment.

Next Steps

1. November 3, 2021 City Council Meeting: First Reading and Introduction of an Ordinance Amending SPMC Section 36.350.200 regarding ADUs on Historic Properties
2. November 17, 2021: Second Reading and Adoption of an Ordinance Amending SPMC 36.350.200 regarding ADUs on Historic Properties

Fiscal Impact

There is no fiscal impact.

Public Notification of Agenda Item

The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website, and publishing the notice in the South Pasadena Review on September 10, 2021.

Attachments

1. City Council Resolution
2. Draft Ordinance (including Section J, Design Standards for ADUs on Historic Properties), final draft (Exhibit A)
3. Design Guidelines for ADU Development on Historic Properties, final draft (Exhibit B)

P.C. RESOLUTION NO. 21-__

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SOUTH PASADENA, CALIFORNIA,
RECOMMENDING THAT THE CITY COUNCIL ADOPT
AN ORDINANCE AMENDING SECTION 36.350.200
(RESIDENTIAL USES –ACCESSORY DWELING UNITS)
ADDING NEW ADU DESIGN STANDARDS
FOR HISTORIC PROPERTIES, OF DIVISION 36.350
(STANDARDS FOR SPECIFIC LAND USES) OF CHAPTER 36 (ZONING)
OF THE SOUTH PASADENA MUNICIPAL CODE**

WHEREAS, in May 2020, the City applied for a State Certified Local Government grant administered by the California Office of Historic Preservation (OHP) and the National Parks Services (NPS) for the purpose of undertaking comprehensive review and revisions of the City’s existing Accessory Dwelling Unit (ADU) Ordinance to better integrate it with historic preservation planning guidelines (OHP grant); and

WHEREAS, simultaneously during calendar year 2020, the Planning Commission held numerous public meetings including the discussion of increasing accessibility to development of accessory dwelling units; and

WHEREAS, on December 16, 2020, the City Council unanimously approved a Resolution to accept the OHP grant, which enabled the City to select consultant Architectural Resources Group, Inc. (ARG) through a competitive process, to assist the City with the creation of specific standards for ADU development on historic properties and the creation of an architectural design guidebook to facilitate ministerial approval of ADU’s on historic properties; and

WHEREAS, In January 2021, Arup, a global Planning and Engineering firm with an office in Los Angeles, approached Planning staff to offer their pro-bono service to support their efforts to learn more about housing issues facing Los Angeles communities, and assist City staff in the development of a “Phase I” updated ADU Ordinance; and

WHEREAS, on February 23, 2021 the Planning Commission held a duly noticed public meeting to consider a “Phase I” draft accessory dwelling unit (ADU) ordinance, intended to update the City’s existing ADU ordinance to facilitate ADU development on residential properties in the City (with minimal initial guidance on ADU development on historic properties) and recommended approval of the “Phase I” ADU ordinance for City Council approval; and

WHEREAS, on May 5, 2021, the City Council, consistent with the recommendations of the Planning Commission, adopted the “Phase I” ADU Ordinance, which became effective June 5, 2021; and

ITEM NO. 1

WHEREAS staff continued to work with ARG to develop a “Phase II” Amendment to the ADU Ordinance to create design standards for ADUs on historic properties and to create Design Guidelines for ADU Development on Historic Properties; and

WHEREAS, throughout 2021, City staff, the City Attorney and members of the Cultural Heritage Commission met with ARG to develop the Phase II ADU Ordinance Amendment and the Design Guidelines for ADU Development on Historic Properties, releasing the public review draft on August 26, 2021; and

WHEREAS, at a Special joint meeting of the Planning Commission and the Cultural Heritage Commission on September 2, 2021, the Phase II ADU Ordinance Amendment and the Design Guidelines for ADU Development on Historic Properties were reviewed and both public comment and legislative body comments were provided; and

WHEREAS, at a second Special joint meeting of the Planning Commission and the Cultural Heritage Commission on September 23, 2021, the final draft of the Phase II ADU Ordinance Amendment and the Design Guidelines for ADU Development on Historic Properties were reviewed and public comment taken.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1: The Planning Commission hereby finds that the proposed amendments would not have a significant impact on the environment and so is exempt from the California Environmental Quality Act (CEQA) review under Section 15061(b)(3) – General Rule, which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment.

SECTION 2: Pursuant to SPMC Section 36.620.070 (Findings and Decision), the Planning Commission recommends that the City Council approve the proposed Ordinance Amendment set forth in Exhibit A, based on a finding of benefit to the public interest, health, safety, convenience, and general welfare of the City by facilitating the production of additional housing units while also protecting historic properties and resources through the updating the City’s accessory dwelling units, consistent with the City’s General Plan.

SECTION 3: This Resolution Recommending City Council Adoption satisfies the requirements of SPMC Section 36.620.300(A)(1)(b) for a Resolution of Intention regarding initiating a zoning amendment.

SECTION 4. For the foregoing reasons and based on the information and findings included in the Resolution, Staff Report, Minutes and testimony received during

ITEM NO. 1

the public hearing, the Planning Commission of the City of South Pasadena hereby recommends that the City Council adopt the attached ordinance amending section 36.350.200 of Division 36.350 (Standards for Specific Land Uses) to Chapter 36 (Zoning).

SECTION 5. The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed regular meeting held on the 23rd day of September, 2021.

**PASSED, APPROVED, AND ADOPTED this 23rd day of September 2021 by
the
following vote:**

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Chair

Vice-Chair

EXHIBIT A

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SOUTH PASADENA AMENDING CHAPTER 36 (“ZONING”), ARTICLE III (“SITE PLANNING AND GENERAL DEVELOPMENT STANDARDS”), SECTION 36.350.200 (“RESIDENTIAL USES—ACCESSORY DWELLING UNITS”) OF THE CITY OF SOUTH PASADENA MUNICIPAL CODE

The people of the City of South Pasadena do hereby ordain as follows:

SECTION 1. Section 36.350.200 (“Residential Uses—Accessory Dwelling Units”) or Article III (“Site Planning and General Development Standards”) of Chapter 36 (“Zoning”) of the South Pasadena Municipal Code is amended to read as follows:

“36.350.200 Residential Uses—Accessory Dwelling Units (ADUs).

A. **Definitions.** The following definitions shall apply to this section.

Accessory Dwelling Unit (ADU). See SPMC 36.700.020.A.

Attached ADU: An ADU that is attached to the primary dwelling, not including a JADU.

Bathroom. Facility required to include a shower and/or bath, sink and a toilet.

Conversion. All or a portion of an existing space or structure which is used to create an ADU or JADU (e.g., master bedroom, attached garage, storage area, or similar use, or an accessory structure) on the lot of the primary dwelling. A conversion does not include the portion of any expansion of the existing space or structure.

Detached ADU. The unit is separated from the primary dwelling.

Efficiency kitchen. Required to include a cooking appliance, such as a hot plate and microwave with a sink, and a food preparation counter and storage cabinets.

High risk fire area. The area located south of Monterey Road, extending to the city border, and west of Meridian Avenue, extending to the city border, as established in SPMC Chapter 14.

Historic Property. For purposes of this section, this shall refer to a property that is: 1) designated as an individual landmark or as a contributor to a designated historic district; 2) identified on an inventory that has been adopted by the City as a property eligible with potential as an individual landmark or as a contributing structure to an eligible potential historic district, as authorized by Health and Safety Code Section 18955.

Junior Accessory Dwelling Unit (JADU). A specific type of conversion of existing space that is contained entirely within an existing or proposed single-family residence, which shall not exceed 500 square feet in size. A JADU may share central systems (HVAC, water, electric),

contain an efficiency kitchen or cooking facilities, bathroom or may share a bathroom with the primary dwelling.

B. Applicability. The standards and criteria in this section apply to properties containing single-family or multifamily housing units within all zoning districts that allow residential uses. These standards are in addition to all other applicable standards found in this Zoning Code; in case of conflict the standards of this section shall apply.

C. Applications. Pursuant to Government Code Section 65852.2, applications for accessory dwelling units shall be considered ministerially (staff-level approval) within 60 days after the application is deemed complete. The application for the creation of an ADU or JADU shall be deemed approved if the local agency has not acted on the application within 60 days from the date it is deemed complete. The application process and requirements shall be set forth in a written document provided by the Planning Department.

1. **Timing of Concurrent Applications.** An applicant may submit an application to construct an ADU concurrently with other proposed development, such as new construction of or an addition to an existing primary dwelling. The following shall apply in these cases:

- a. **New construction of primary dwelling unit, with attached ADU/JADU or detached ADUs:** Approval of all applicable discretionary entitlements for the primary dwelling shall be required before the ADU/JADU application may be deemed complete and approved. ADU applications submitted prior to the construction of a primary dwelling unit which was subject to discretionary review and which conflict with the conditions of approval for the primary dwelling unit shall be denied unless the primary dwelling unit conditions of approval are first amended.
- b. **Conversions of existing accessory structures:** The ADU application for conversion of a detached accessory structure may be approved within 60 days after it has been deemed complete, regardless of a concurrent application for an addition to the primary dwelling. If the conversion is a garage that removes existing parking, replacement parking for the primary structure shall not be required, and the proposed addition to the primary dwelling shall not require additional parking.
- c. **Additions to existing primary dwelling unit with proposed attached ADU/JADU:** Approval of all applicable discretionary entitlements for the primary dwelling shall be required before the attached ADU/JADU application may be deemed complete and approved, unless the ADU application is for a conversion. No attached ADU is permitted for a historic property, pursuant to Sub-section (J) below.
- d. **Additions to existing primary dwelling unit with proposed detached ADU:** The ADU application for a new construction detached ADU, or a conversion plus expansion of a detached accessory structure, shall be approved within 60 days after it has been deemed complete. If the application for an addition to the

primary dwelling unit is deemed complete together with the ADU application, 800 SF of the ADU shall be allowed to exceed the FAR and lot coverage in calculating the allowable floor area for the addition to the primary dwelling unit. If the ADU application includes a garage conversion that removes existing parking, replacement parking for the primary structure shall not be required, and the proposed addition to the primary dwelling shall not require additional parking.

- e. **Demolition of accessory structure to facilitate new construction of ADU:** Demolition, as defined by SPMC Section 2.59(d), of an existing structure that is considered to be located on an historic property or is 45 years or older, shall require a Certificate of Appropriateness, pursuant to SPMC section 2.65(c) and (e), as a prerequisite to an application for an ADU being deemed complete. The resulting ADU application shall be considered new construction and shall comply with the minimum setback requirements for new construction, set forth in sub-section E.4. below. Demolition of an accessory structure that is less than 45 years old and not considered to be located on an historic property shall not require a Certificate of Appropriateness.

- 2. **Prerequisite Discretionary Permits.** Accessory dwelling unit applications shall not be deemed complete until all applicable discretionary prerequisites have been approved. Prerequisites may include tree removal permits, Certificates of Appropriateness, and hillside development permits.

D. **Ownership.** An ADU or JADU may not be owned or sold separately from the primary dwelling. The City may require a deed restriction in a form approved by the City Attorney to enforce the restrictions set forth in this section.

- 1. **JADU Owner-occupancy required.** The owner shall reside in either the remaining portion of the primary residence, or in the newly created JADU.

E. **Development Standards for ADUs on Single-Family Properties.**

The following standards apply to ADU development on a property that is not a historic property (see Sub-section J).

1. **Location**

- a. **Number of ADUs.** One ADU, either attached or detached, and one JADU shall be allowed on a single-family property.
- b. **Location on site.** An accessory dwelling unit may be attached to or detached from the primary dwelling on the same lot. An accessory dwelling unit may be located within and/or above a garage or other existing accessory structure.
- c. **Hillside locations.** An ADU on a hillside property may be attached or detached, in a location within, behind or underneath the primary dwelling, underneath a parking bridge even if it is closer to the front property line than the primary

ITEM NO. 1

dwelling, or as a conversion of existing space. A hillside development permit may be required, consistent with SPMC division 36.340.

- d. **Location in front of primary dwelling.** If 50% or more of the existing primary dwelling is located in the rear 1/3rd of a property that is not a historic property, an attached or detached ADU shall be allowed in front of the primary structure as follows:
 - i. Ministerial review (staff-approval): For an ADU that is one-story, not more than 850 square feet for a unit with up to one bedroom or 1000 square feet if the unit includes two or more bedrooms, and maximum 16 feet in height.
 - ii. Design Review Board approval: For an ADU that exceeds the standards of (i) above, and is no more than 1200 square feet in size and maximum two stories not to exceed a height of 18 feet for a flat roof and 22 feet for a pitched roof.
- e. **Standards for ADUs in front of primary dwelling.** Where feasible, ADUs located in front of a primary dwelling per (d) above shall comply with the following standards:
 - i. The ADU shall comply with the applicable front yard setback requirement for the district in which it is located, and with minimum side yard setbacks of four feet.
 - ii. The structure's front yard-facing elevation shall include an entry into the unit and a covered porch or awning.
 - iii. The application shall provide a landscape plan for the area in front of the ADU in compliance with 36.330.030. No new driveway or parking area shall be allowed directly in front of the ADU.
 - iv. A minimum 20 square feet of window area shall be provided on each front and corner-facing elevation. No window with any exposed vinyl material in part or in whole shall be allowed on these elevations.
 - v. The ADU shall have a pitched roof if one or more adjacent properties have pitched rooves.
 - vi. If a garage is attached to the ADU, it shall be set back 10' from the front elevation.

~~f. Placement on Historic properties. ADU's proposed for an historic property, including additions shall:~~

- ~~i. Be located in the rear of the property such that at least 50% of the ADU's first floor, front-facing façade is behind the predominant massing of the existing dwelling.~~
- ~~ii. Not be placed in a manner to block visibility of the historic resource from the public right-of-way, or compete with character-defining features of the historic resource.~~

2. Floor area

Floor area of an ADU that exceeds the property's lot coverage and floor area ratio (FAR) requirements shall be permitted as required by Government Code Section 65852 and as specified in this sub-section. An ADU which is proposed to exceed lot coverage and floor area ratio (FAR) as described below shall not be approved, unless the size is reduced to comply with this sub-section. For purposes of development of other structures on the property, the floor area of an existing ADU shall be counted in the calculation of the property's total lot coverage and floor area ratio, except that when an existing garage has been converted or partially converted to an ADU and no other garage has been or is proposed to be constructed onsite, up to 500 square feet of such garage conversion shall not be counted toward lot coverage and floor area ratio.

- a. **New Construction Attached ADU.** An accessory dwelling unit attached to the primary dwelling shall have a minimum floor area of 150 feet, and a maximum floor area of 850 square feet for a unit with up to one bedroom or 1000 square feet if the unit includes two or more bedrooms. Up to 800 square feet of the floor area of the ADU shall be allowed to exceed the property's lot coverage and FAR requirements.
- b. **New Construction Detached ADU.** A detached accessory dwelling unit shall have a minimum floor area of 150 square feet, and a maximum floor area of 1,200 square feet. Up to 800 square feet of the floor area of the ADU shall be allowed to exceed the property's lot coverage and FAR requirements.
- c. **Conversion ADUs.** The maximum size of an ADU that is a conversion of an existing accessory structure shall be the size of the existing structure plus an expansion up to an additional 150 square feet if necessary for ingress and egress only.
 - i. An ADU that expands upon the existing structure being converted in excess of the ingress and egress exemption shall be a maximum of 1200 square feet. Up to 800 square feet of the floor area of the ADU shall be allowed to exceed the property's lot coverage and FAR requirements.
- d. **Junior Accessory Dwelling Units (JADUs).** The maximum floor area for a junior accessory dwelling unit shall not exceed 500 square feet. If the ADU

shares an existing bathroom with the primary dwelling, the bathroom area shall not be included. However, a newly constructed bathroom shall be included in the maximum size of the JADU even if proposed to be shared with the primary dwelling.

3. **Height Limits.** The maximum height of an attached or detached new accessory dwelling unit shall not exceed the following limits. For purposes of this section, “story” shall mean a distinct level of living space, excluding loft area that is open to living space below:
 - a. **For a one-story ADU:** 16 feet to top of parapet or pitched roof
 - b. **For a two-story ADU including an ADU located above an accessory structure:** 18 feet for a flat roof, plus a 1-foot parapet, or 22 feet for a pitched roof
 - c. **For a conversion ADU (without an expansion):** the height of the existing structure

~~For a historic property: One story only is permitted with a maximum height not to exceed 16 feet to top of parapet or pitched roof. However, the maximum height for a conversion ADU shall be the height of the existing structure.~~

4. **Setbacks.** An accessory dwelling unit shall comply with the front yard setback requirements of the applicable zoning district (see Article 2, Zoning Districts, Allowable Land Uses, and Zone-Specific Standards), except that no setback shall be required for the conversion of an existing structure, and a setback of no more than 4 feet from the side and rear lot lines shall be required for new construction.
 - a. **Additions to structures with non-conforming setbacks.** If the ADU is a conversion of an existing accessory structure with a side yard setback of less than 4 feet, the wall may be extended for an additional 10 feet at the same setback, provided it is not less than 3 feet from the side property line and not less than 4 feet from the rear property line. If the existing setback is less than 3 feet, the addition shall be required to maintain the 4’ setback.
5. **Building Separation.** Detached ADUs on residentially zoned parcels that are larger than 800 square feet shall comply with the ten-foot building separation requirement in SPMC 36.220.040.

6. Standards for JADUs (see also Sub-section I).

A JADU shall include:

- a. an outdoor entrance that is separate from the primary dwelling
- b. at a minimum, an efficiency kitchen, a separate or shared bathroom, sleeping and living area.

F. Development standards for ADUs on multifamily and mixed-use properties.

Where these standards conflict with the design standards set forth in Sub-section (J) below for historic properties, the standards set forth in Sub-section (J) shall control.

1. **Number of Detached ADUs.** Not more than two detached accessory dwelling units may be located on lots with a multifamily dwelling.
2. **Setbacks.** An accessory dwelling unit shall comply with the front yard setback requirements of the applicable zoning district (see Article 2, Zoning Districts, Allowable Land Uses, and Zone-Specific Standards), except that no setback shall be required for the conversion of an existing structure, and a setback of no more than 4 feet from the side and rear lot lines shall be required for new construction.
3. **Detached ADU standards.** The accessory dwelling units shall maintain four-foot side and rear yard setbacks; and shall not exceed 16 feet for a one-story structure or, for a two-story structure, 18 feet for a flat roof or 22 feet for a pitched roof.
4. **Conversion ADUs.** Nonliving space within the existing building envelope on lots with a multifamily dwelling, including storage rooms, boiler rooms, passageways, attics, basements, or garages, may be converted into accessory dwelling units if each unit complies with State building standards for dwellings and on the condition that the number of accessory dwelling units created do not exceed 25 percent of the number of existing multifamily dwelling units, or at least one unit, including the accessory dwelling units created.

G. Development Standards Applicable to ADUs on All Properties

1. **Two-Story ADUs.** Except as approved by the Design Review Board pursuant to E.1.d above, a two-story ADU shall comply with the following standards as applicable. Where these standards conflict with ADU design standards set forth in Sub-section (J) below for historic properties, the standards set forth in Sub-section (J) shall control.
 - a. **Windows:** Where primary dwelling units are not allowed to build within six feet of the property line, the following shall be required: on 2nd floor elevations with setback less than six feet from a property line shared with adjacent residential

parcels, only fixed windows, or fixed panes of a window assembly, comprised of plain obscured glass (such as frosted) with no color shall be placed in the area up to five feet above the interior floor height. Any clear window or window pane on these elevations shall be placed so that the bottom of the clear glass is at least five feet above the interior floor height.

- b. **Balconies:** Balconies shall only be allowed on elevations facing the interior of the property, i.e., facing the primary dwelling and/or the back yard area directly behind the primary dwelling. In the case of an ADU on a corner lot, a balcony may face the adjacent street.
 - c. **Setbacks for 2nd floor:** The second floor of an ADU shall be set back a minimum of 4' from the side and rear property line.
 - i. Notwithstanding the above, a second floor ADU proposed above an existing accessory structure shall be allowed to maintain the same setback as an existing wall provided the wall is at least three feet from the property line.
 - d. **2nd Floor Articulation:** 30% of the side and rear wall plane above the first floor shall be articulated with minimum 18" recesses.
2. **Separate Entrance.** An attached ADU shall have an outdoor entrance that is separate from the primary dwelling.
 3. **Interior Facility Requirements.** An ADU shall provide living quarters independent from the primary dwelling, including living, sleeping, permanent provisions for cooking and a bathroom.
 4. **Utilities.** An ADU may have shared or separate utility services (i.e., an electrical and/or gas meter) from the primary dwelling.
 5. **Mechanical Equipment.** Outdoor equipment associated with electric split or mini-split heating and cooling systems dedicated solely to an attached or detached ADU may be placed in the rear yard setback area.

H. Parking

1. **Exemptions.** With the exception of I.1, below, no off-street parking shall be required for an ADU or JADU if:
 - a. The ADU is located within one-half mile walking distance of a bus stop or light rail station.
 - b. When on-street parking permits are required but not offered to the occupant of the ADU.
 - c. The ADU is within an historic district or ~~an eligible potential~~ historic district, or a designated historic property, as identified by the National Register for Historic

Places, the California Register for Historic Places, or the City's Cultural Heritage Ordinance.

- d. The ADU or JADU is within the existing primary dwelling.
 - e. There is a car share vehicle located within one block of the ADU.
2. **Parking required.** Parking shall be required for an accessory dwelling unit under the following conditions (see also I.1, below):
- a. If the ADU does not qualify for an exemption based on the list above, in which case one off-street parking space shall be required.
 - b. If the ADU or ADUs are within a multi-family property, in which case one off-street parking space shall be required per three accessory dwelling units, or fraction thereof. The requirement shall be cumulative if ADUs are built sequentially.

I. High Risk Fire Areas. The areas of the City defined as “high risk fire area” pursuant to SPMC Section 14.1, are subject to additional requirements for parking and fire sprinklers due to topographic and climatic conditions which create public safety risks, including accessibility of fire apparatus on narrow streets, and delay times in evacuation and response due to accessibility challenges. Requiring parking on-site is intended to reduce parking on the narrow streets, in order to increase accessibility of fire apparatus and facilitate evacuation; use of fire sprinklers in new development helps control the spread of small fires, which promotes effectiveness in controlling a fire in early stages, allowing for responding fire apparatus and suppression crew to arrive on scene and deploy industry-standard pre-connected 250-foot hose lines or standard hose packs as necessary to reach and defend occupants and structures. Based on these findings of public safety necessity, proposed ADUs and JADUs in the High Risk Fire Area shall be subject to the following additional requirements.

1. **Parking.** If the property is located adjacent to a narrow street, defined as a street with a width of less than 28 feet, one off-street parking space shall be provided. The ADU may not displace existing parking for the primary residence. Notwithstanding, a garage may be converted to an ADU if all removed parking spaces are provided elsewhere on the property for the primary dwelling in addition to the parking space to be provided for the ADU.
2. **Fire Sprinklers.** Fire sprinklers shall be required.
3. **Distance from front property line.** A detached ADU shall be located within 150 feet of the front property line in order to facilitate emergency fire access, including deployment of an industry-standard, pre-connected 250-foot hose line. Notwithstanding, for flag lots, for the purpose of deploying industry-standard hose-packs, the ADU may be located

within 100 feet of a dry standpipe installed on the property with approval of the Fire Chief.

J. Design Standards for Historic Properties

1. **Applicability.** ADUs proposed for development on a historic single- or multi-family property shall comply with the Design Standards set forth in this Sub-section (J) and the South Pasadena Design Guidelines for ADU Development on Historic Properties. ADUs on historic properties are permitted only as a conversion of an existing accessory structure, with or without additional floor area or new construction of a detached ADU. JADUs are permitted within the envelope of the existing primary dwelling, consistent with the requirements of Sub-section J.8.f. below.
2. **Exemptions.** Detached ADUs and accessory structure additions on a historic property that are not visible from the public right-of-way are not subject to the requirements of this Sub-section (J). Visibility from the public right-of-way for this purpose shall be determined as follows:
 - a. Visibility of the structure from the street immediately in front of and within 10 feet on either side of any street-adjacent property line(s). This shall include both adjacent streets for corner properties. An alley is not considered a public right-of-way for this purpose.
 - b. Vegetation, gates, fencing, and any other landscaping elements shall not be considered in determining visibility from the public right-of-way.
3. **Procedures.** Detached ADUs subject to requirements of this Sub-section (J) shall require ministerial (staff-level) approval, except in the following instances:
 - a. **Cultural Heritage Commission (CHC) Review and Approval.** CHC review and approval shall be required if an application proposes new construction of a detached ADU or additions to an existing accessory structure if the proposed ADU does not comply with the standards set forth in this Sub-section (J).
4. **Location.**
 - a. **New Construction, Detached ADU.** Detached ADUs shall be located at the rear of the property, except as provided in Sub-section b, below.
 - b. **ADU in front of primary dwelling.** If 50% or more of the primary dwelling is located at the rear one-third of a property and there is no other location on the property in which a maximum 800 square foot ADU could be added, a detached ADU shall be allowed in front of the primary dwelling, in compliance with Sub-sections E.1.e and J.9, and with the following:

- i. ADUs proposed in front of the primary dwelling shall not be placed in a manner that blocks visibility of more than 50% of the front/primary façade (the façade containing the main entrance) from the public right-of-way, using the definition of Visibility provided in Sub-section J.2, above.
- ii. The ADU shall not be placed in such a manner that the main entrance to the primary dwelling is not visible from the public right-of-way.
- iii. The maximum size of the ADU in front of the primary dwelling shall be 800 square feet.
- iv. The maximum height of the ADU in front of the primary dwelling shall be 16 feet.

c. **Accessory Structure Additions.** If an accessory structure is subject to the provisions of this Sub-section (J), the addition shall not be attached to the front façade (the façade containing the main/vehicular entrance) of the accessory structure.

5. **Size and Height Limits.** ADUs shall comply with the size and height standards set forth in Sub-section E.3 as well as the following, in order to avoid an adverse impact on the historic property. In case of conflict, these standards shall apply:

a. The height of the ADU shall not exceed the height of the primary dwelling, with the following exception.

i. Even if the primary dwelling is less than 16 feet in height, the ADU shall be permitted to have a maximum height of 16 feet.

b. Two-story ADUs shall be permitted up to 22 feet in height as long as the ADU is subordinate to the height of the primary dwelling. Two-story ADUs shall only be permitted when the primary dwelling is two stories in height, with the following exception.

i. If the historic property is on a hillside lot and contains a one-story primary dwelling, a two-story ADU shall be permitted if the ADU is located downslope and at the rear of the property so that it is still subordinate to the height of the primary dwelling as viewed from the public right-of-way.

6. **Demolition of accessory structures.**

a. For an ADU proposal involving the demolition of an existing accessory structure or structures older than 45 years of age, the staff-level Historic Resource Evaluation Report is required to determine if the existing accessory structure constitutes a character-defining feature of the property. An accessory structure that has been determined to be a character-defining feature of a historic resource

shall not be demolished in order to construct an ADU. Such accessory structure shall be subject to the standards set forth in Section 2.67 of the South Pasadena Cultural Heritage Ordinance (Ordinance No. 2315).

7. Architectural Style. An ADU subject to the requirements of this Sub-section (J) shall be designed as a simplified stylistic variation of its primary dwelling through the incorporation of the design elements listed in Sections 9 and 10, and the South Pasadena Design Guidelines for ADUs Development on Historic Properties.

8. Required Design Elements.

- a. **Roof type/pitch.** The roof type (flat, gable, hipped) shall match the primary dwelling or existing accessory structure (if attached to the accessory structure). The roof pitch (low, medium, steep) shall be similar to the primary dwelling/existing accessory structure and within the roof pitch range that is appropriate for the architectural style of the dwelling/structure as specified in the Design Guidelines for ADU Development on Historic Properties.
- b. **Roof material.** The roof material type shall match the primary dwelling or the existing accessory structure (if attached to the accessory structure), with the following exceptions. Vinyl tiles and cement shakes are prohibited.
 - i. Composition shingle roofing is an acceptable alternative to wood shingle.
 - ii. Cement tile roofing is an acceptable alternative to clay tile.
 - iii. Solar shingle roofing is an acceptable alternative to asphalt composition or wood shingle roofing.
- c. **Wall cladding type/material.** The cladding material (wood, stucco, masonry) and orientation (horizontal or vertical) shall substantially match the primary dwelling or the existing accessory structure (if attached to the accessory structure). Cladding shall be differentiated from the primary dwelling/existing accessory structure cladding through color, profile, width, and/or texture.
- d. **Door type/material.** Doors shall be made of the same or similar materials as those of the primary dwelling or the existing accessory structure (if attached to the accessory structure).
 - i. **Accessory Structure Conversions/Additions.** Existing garage doors may be replaced with new doors or infilled, provided that the framing to the original opening is preserved.
- e. **Window type/material.** Windows shall have the same orientation (vertical or horizontal) as the predominant window type on the primary dwelling or the existing accessory structure (if attached to the accessory structure). Windows shall be made of the same or similar materials as those of the primary

dwelling/existing accessory structure. No window with any exposed vinyl material in whole or in part shall be permitted.

f. Entrances and new windows in Junior Accessory Dwelling Units (JADUs). JADU entrances and new windows, if required by Building Code, shall be located on a secondary (non-street facing) façade, or the façade that does not contain the main entrance to the primary dwelling (if on a corner lot property), where feasible.

9. Optional Design Elements. The following design elements shall be acceptable on the ADU if they are present on the primary dwelling/existing accessory structure: dormers, bay windows, arched windows, and shutters. If these elements are not present on the primary dwelling/existing accessory structure, they shall not be permitted on the ADU.

KJ. Short-term rentals. Short-term rentals. An accessory dwelling unit shall not be rented out for a period of less than 30 days. The City may require a deed restriction to enforce this limitation, in a form approved by the City Attorney.

LK. Fees. An accessory dwelling unit application must be submitted to the City along with the appropriate fee as established by the City Council by resolution in accordance with applicable law.

1. The City may impose a fee on the applicant in connection with approval of an ADU for the purpose of defraying all or a portion of the cost of public facilities related to its development, as provided for in Government Code Sections 65852.2(f)(1) and 66000(b).
2. The City will not consider an ADU to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the ADU was part of an application for a new single-family dwelling.
3. The City shall not impose any impact fee upon the development of an accessory dwelling unit less than 750 feet. Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit. Units that are deed-restricted, that rent can be no more than 80% of Area Median Income (AMI), are exempt from impact fees.
4. The City shall collect school impact fees pursuant to the State Law for development of an ADU or JADU.

ML. Certificate of occupancy. A certificate of occupancy for an ADU or JADU shall not be issued before the issuance of a certificate of occupancy for the primary dwelling.”

SECTION 2. CEQA. The City Council hereby finds that the proposed Code amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines § 15061(b)(3), which states the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It may be seen with certainty that there is no possibility this Zoning Code Amendment may have a significant effect on the environment.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect thirty days after its passage and adoption pursuant to California Government Code Section 36937.

SECTION 4. This ordinance shall take effect thirty (30) days after its final passage and within fifteen (15) days after its passage, the City Clerk of the City of South Pasadena shall certify to the passage and adoption of this ordinance and to its approval by the Mayor and City Council and shall cause the same to be published in a newspaper in the manner required by law.

PASSED AND ADOPTED by the City Council of the City of South Pasadena, State of California, on _____, 2021 by the following vote:

AYES:

NOES:

ABSENT:

Diana Mahmud, Mayor

Attest:

Lucie Colombo, City Clerk



Architectural
Resources Group

Architecture
Planning
Conservation



City of South Pasadena Design Guidelines for ADU Development on Historic Properties

Prepared for

City of South Pasadena

Prepared by

Architectural Resources Group

Final Draft

September 17, 2021

Acknowledgements, Signatures, and Seals from the City of South Pasadena

Table of Contents

<i>1. Introduction</i>	<i>5</i>
Preface	6
South Pasadena: A City Rich with History	8
Purpose of the ADU Design Guidelines	10
Application and Use of the Guidelines	11
Approval Process	12
Visibility	13
<i>2. Planning Your ADU/JADU</i>	<i>15</i>
Location	16
Size and Height	19
Setbacks and Orientation	21
<i>3. Designing Your ADU/JADU</i>	<i>23</i>
Overall Design Principles	24
ADU Types	25
Design Elements	27
<i>4. Historic Architectural Styles</i>	<i>31</i>
Victorian-Era Styles	32
Craftsman	36
Prairie	40
Mediterranean and Indigenous Revival Styles	44
Tudor Revival	49
Neoclassical	53
Italian Renaissance Revival	57
French Revival Styles	61
Colonial Revival Styles	65
Early Modern Styles	69
Minimal Traditional	73
Ranch Styles	77
Mid-Century Modern	82
<i>5. Regulatory Framework</i>	<i>87</i>
Policy and Regulatory Framework	88

This page was left intentionally blank.

Chapter 1

Introduction

This Chapter provides an overview of the Design Guidelines for Accessory Dwelling Unit (ADU) Development on Historic Properties. It establishes the purpose of the Design Guidelines, their application and use, and the approval process for ADU projects on historic properties and in historic districts.



Preface

In response to the statewide housing shortage, California State Government Code Section 65852.150, which pertains to the development of Accessory Dwelling Units (ADUs), has been amended to encourage denser development on single-family and multi-family residential properties. On October 9, 2019, Governor Gavin Newsom signed further changes to ADU regulations into law, which became effective in January 2020. The City of South Pasadena has implemented a number of measures to achieve compliance with the State legislation, while also protecting its historic resources.

In order to facilitate the ADU review process and provide a way for ministerial approval, the City has developed a set of Design Standards for ADUs on Historic Properties, incorporated into the ADU Ordinance (South Pasadena Municipal Code Chapter 36, Article 3, Section 36.350.200). These Design Guidelines for ADU Development on Historic Properties are intended to help homeowners to create an ADU that would not require discretionary review or approval by the Cultural Heritage Commission.

For many residents of South Pasadena, especially those living in a historic house, building an ADU will be their first chance to improve their property and express their creativity, adding to the built fabric of the City. While the City offers a streamlined review process for ADUs meeting the Design Standards in the ADU Ordinance, for those who wish to be more creative in their designs that may not meet the objective Design Standards, the ADU Ordinance provides procedures for review and approval by the Cultural Heritage Commission.

This project was implemented with the help of State Certified Local Government (CLG) grant funds from the California Office of Historic Preservation (OHP) and National Parks Service (NPS).



Example of a historic Craftsman carriage house, the Victorian Blissner House (210 Orange Grove Ave)



Example of a creatively designed ADU that would need to be reviewed and approved by the Cultural Heritage Commission. Odom Stamps' Octagon built in 2009 (318 Fairview Ave)

Preface

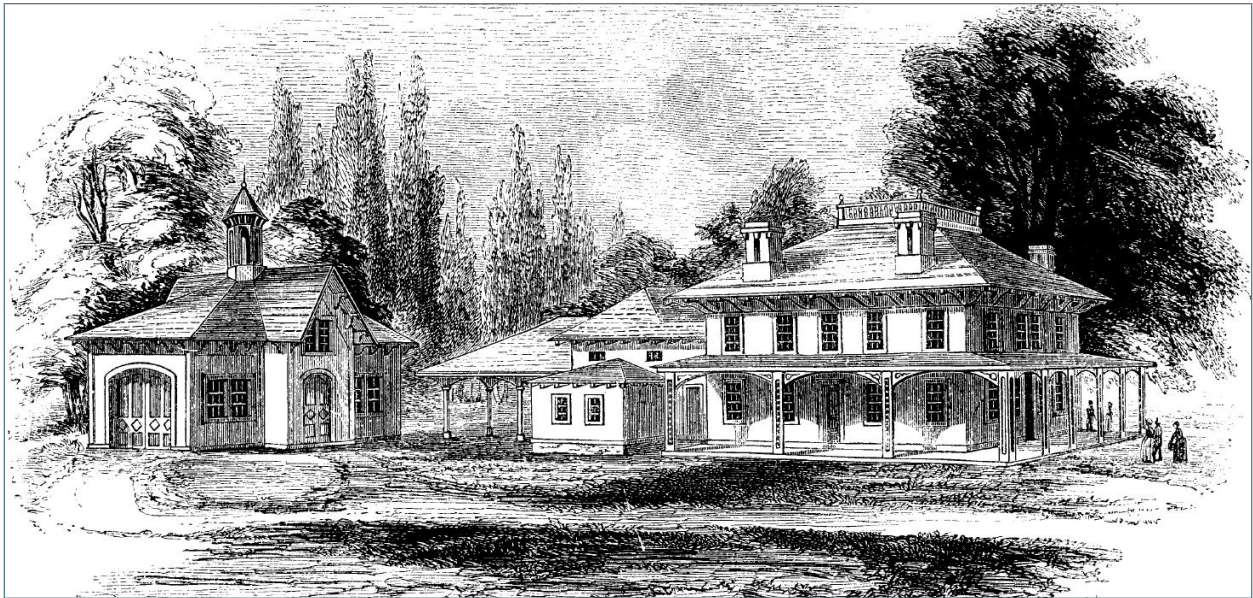
Historic Overview of Accessory Structures Development

Accessory structures in the late 19th and early 20th century (Victorian Era) were often quite ornate and featured a variety of architectural elements popular during the period, including complex roof forms, wood spindle work, and decorative shingle cladding. Nineteenth century pattern books, such as *Rural Architecture*, *Cottage Residences*, and *The Country House*, provided an array of ornate gardener's cottages, carriage houses, gate lodges, stables, and poultry houses.

During the Arts and Crafts period at the turn of the 20th century through the 1910s, accessory structures became more utilitarian. Agricultural uses gave way to carriage houses or garages that usually mimicked the style of the primary residence in a simplified manner and reduced scale. Popular pattern books and magazines such as *House Beautiful* and *Good Housekeeping* illustrated designs of affordable houses and garages.

In the 1920s and 1930s, accessory structures such as garages and pool houses also reflected modest versions of their primary residences, which were typically designed in various Period Revival idioms including Neoclassical, Spanish Colonial Revival, and Tudor Revival.

Early Modern and Mid-Century Modern residences of the 1920s through the post-World War II period typically had garages that were minimalist in design.



Example of a Victorian-Era carriage house, left of the primary residence (Lewis F. Allen, *Rural Architecture*, New York, 1852)

South Pasadena: A City Rich with History

The City of South Pasadena, incorporated in 1888, possesses a wealth of intact historic resources including residences, public buildings, neighborhoods, and commercial districts. The excellent state of integrity of many of these resources attests to a community that has recognized the social and economic value of preserving and conserving its city's history. This effort goes back more than 50 years, with the establishment of a Cultural Heritage Commission to advise the South Pasadena City Council in 1971. It is important to continue this legacy, encouraging new development that responds thoughtfully to the historic existing built environment.

South Pasadena's landscape has played a pivotal role in the cultural history of the Los Angeles basin, even before European settlement. For the Tongva and Kizh people, the Arroyo Seco served as a natural fording place that allowed for the transport of people and goods across the San Gabriel Valley and toward the coast. After Spanish conquest, and under Mexican rule, the first adobe structures on the Rancho San Pasqual—the land grant that formed the basis for Pasadena, South Pasadena, and Altadena—were built in South Pasadena.

In 1888, South Pasadena became the sixth community to incorporate in Los Angeles County. By this time, the area was becoming a popular destination for wealthy Easterners escaping the winter, with attractions such as the Raymond Hotel and the Cawston Ostrich Farm. Companies including the California Fruit Growers Exchange (later Sunkist) carpeted the city in orange trees, and the fragrant groves and balmy weather of South Pasadena were touted nationwide. Widespread development followed swiftly, including winter homes for East Coast magnates, bohemian dwellings in the Arroyo Seco by the circle of the writer Charles Lummis, and middle-class single-family residences in newly platted neighborhoods.



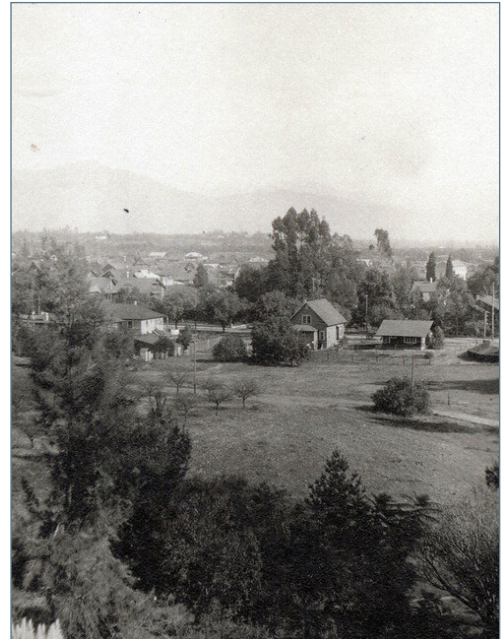
Houses on Buena Vista Street, n.d. (South Pasadena Public Library)

South Pasadena: A City Rich with History

The Craftsman style came to dominate residential development in South Pasadena between 1900 and 1925. Influenced by the English Arts and Crafts movement, the design idiom emphasized proportional and well-crafted wood-frame construction and simplified lines. The Craftsman style emerged in the greater Arroyo Seco and Pasadena area with the work of the architects Charles and Henry Greene, who designed both high-style mansions and simple bungalows; here it flourished and, with the help of pattern books and architectural journals, spread throughout the country.

In the 1920s and '30s, the rapidly growing residential neighborhoods of South Pasadena were populated with homes in a range of styles, including the Mission and Spanish Colonial Revival, Tudor Revival, and American Colonial Revival. These picturesque residences, set in a verdantly landscaped suburban setting, gave South Pasadena its reputation of small-town tranquility and authenticity connected to a dynamic urban core. Today, there are nine formally designated residential historic districts in South Pasadena, and several more that have been identified as eligible for recognition. Preserving and carefully adapting these neighborhoods for new generations of residents is crucial to honoring South Pasadena's rich cultural heritage.

The South Pasadena Design Guidelines for ADU Development on Historic Properties will help ensure the continued protection of the city's historical character and scale, a high priority in the South Pasadena General Plan, while addressing the important statewide concerns for allowing additional housing through facilitating the development of accessory dwelling units (ADUs) on properties within the city.



View of South Pasadena, 1908 (South Pasadena Public Library)



Home of Thaddeus Lowe, built 1880s, photo taken 1930 (South Pasadena Public Library)

Purpose of the ADU Design Guidelines

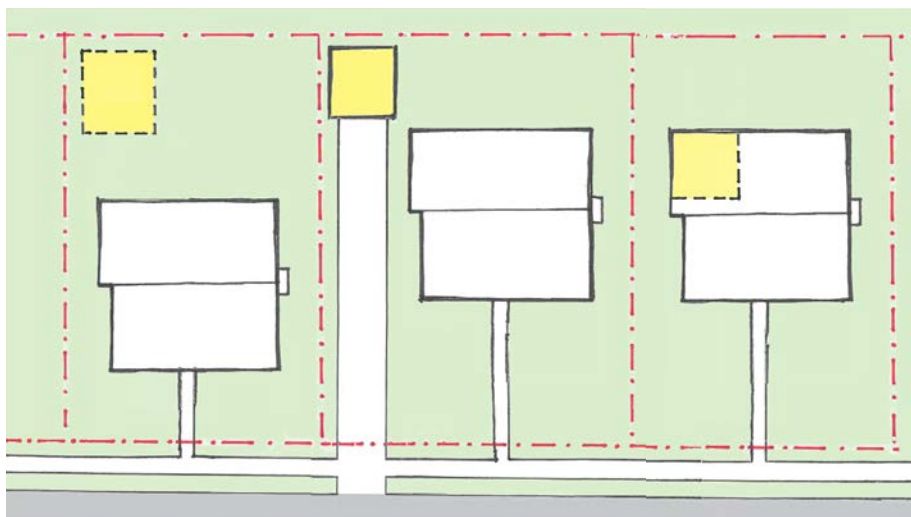
Design guidelines are one of many urban planning tools communities can use to encourage high-quality design and construction. This approach has been adopted and implemented in many Southern California communities.

The purpose of the South Pasadena ADUs Design Guidelines for Historic Properties is to preserve the historic and architectural character of the city by providing historic preservation guidance and resources for property owners and design professionals planning an ADU/JADU on a historic property or in a historic district. The guidelines will also be used by the City of South Pasadena Department of Planning and Building in evaluating such projects. The Design Guidelines provide suggestions on how best to build an ADU/JADU in a way that preserves the historic character and significant features of the historic property and/or historic neighborhood.

What's an Accessory Dwelling Unit (ADU)? A Junior Accessory Dwelling Unit (JADU)?

An **Accessory Dwelling Unit (ADU)** is a residential unit added on an existing residential parcel. ADUs are subordinate to the main residence, generally due to their location on the lot and/or the smaller size of the unit. Also known as Secondary Units, Granny Flats, or In-Law Units, ADUs may be developed on an underutilized portion of a lot, within an existing accessory structure (i.e. a garage), or attached to an existing accessory structure. ADUs are independent units that have their own kitchens, bathrooms, and living areas. Additions to historic residences have to go through the Certificate of Appropriateness procedure outlined in the South Pasadena Cultural Heritage Ordinance.

A **Junior Accessory Dwelling Unit (JADU)** is a residential unit with its own entrance, built entirely within the existing footprint and square footage of the primary residential building. A JADU may share central systems (HVAC, water, electric), contain an efficiency kitchen or cooking facilities and a bathroom, or it may share a bathroom with the primary dwelling.



Newly constructed detached
ADU on an underutilized
portion of a lot

Existing accessory
structure converted to
an **ADU**

JADU built entirely within
the existing building
footprint

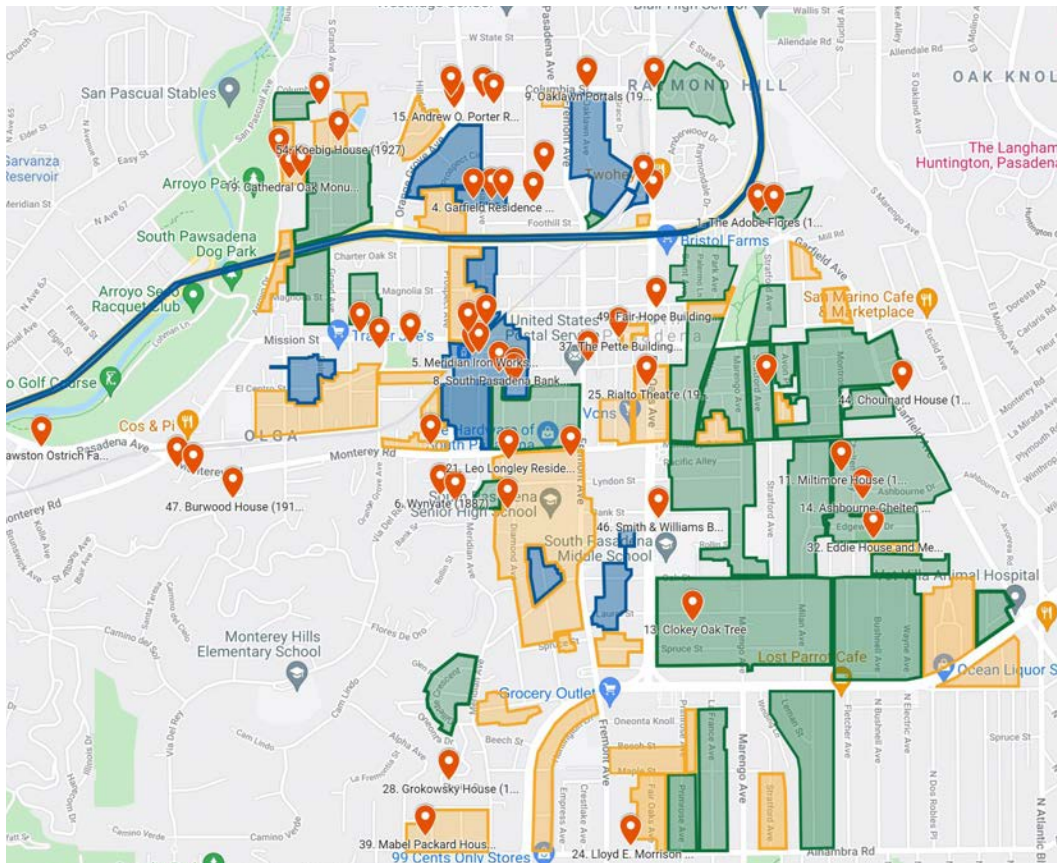
Application and Use of the Guidelines

These Design Guidelines are based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and are intended to complement the ADUs Design Standards for Historic Properties in the South Pasadena ADU Ordinance (South Pasadena Municipal Code, Ch. 36, Article 3, Section 36.350.200). These Design Guidelines are meant as a planning tool for projects involving individual properties and districts listed in the City's Inventory of Cultural Resources.

City of South Pasadena Inventory of Cultural Resources

The Inventory of Cultural Resources (the Inventory) is the City's formally adopted, official list of historic properties (South Pasadena Municipal Code Chapter 2, Article IVH, Section 2.64). The Inventory includes properties that are formally designated and listed in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and/or the South Pasadena Register of Landmarks and Historic Districts (South Pasadena Register). It also includes properties that have been determined eligible for listing in the National Register, California Register, and South Pasadena Register. The Inventory contains 2,718 individual properties and contributors to historic districts.

The Inventory is composed of commercial, institutional, and residential properties. However, the vast majority of individual properties and historic districts are residential. These Design Guidelines provide guidance on best preservation practices and contextual design when planning an ADU or JADU project on a single- or multi-family residential property and/or within a residential historic district listed in the City's Inventory. For more information about the Inventory, see Chapter 5, Regulatory Framework.



Historic Landmarks and Districts in the City of South Pasadena

Approval Process

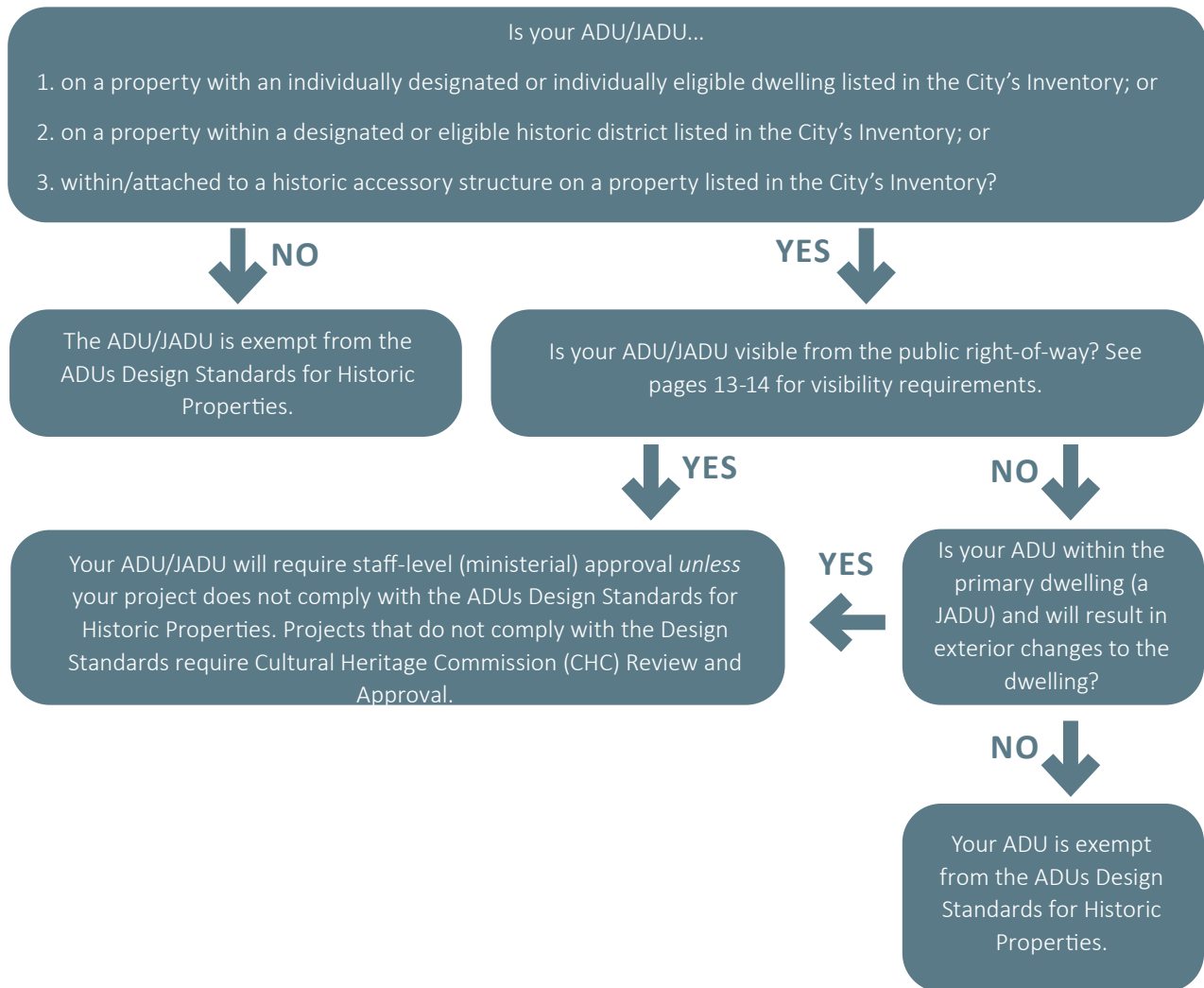
ADUs and JADUs

According to State ADU law (Section 65852.2 of the Government Code), ADU/JADU projects must be considered or reviewed ministerially (by staff), without discretionary review or a hearing. Under State law, cities may require that ADU/JADU projects on historic properties comply with design standards, provided that the standards are objective.

In compliance with State code, ADUs are permitted on historic properties and in historic districts where residential development or residential mixed-use development is allowed in South Pasadena. ADUs that include any exterior change to a historic property listed in the City's Inventory must comply with the ADUs Design Standards for Historic Properties, with a few exceptions (see below).

Because a proposal for an ADU to be attached to a historic residence requires discretionary review in order to protect the historic resource consistent with the California Environmental Quality Act (CEQA Guidelines Section 15331) and South Pasadena Cultural Heritage Ordinance, no attached ADUs are permitted for a historic residence in the city.

Even if your ADU/JADU project does not require compliance with the Design Standards, you are encouraged to use these Design Guidelines if your project is located on a historic property or in a historic district. Use the following flow chart to determine the type of approval your ADU/JADU will require.



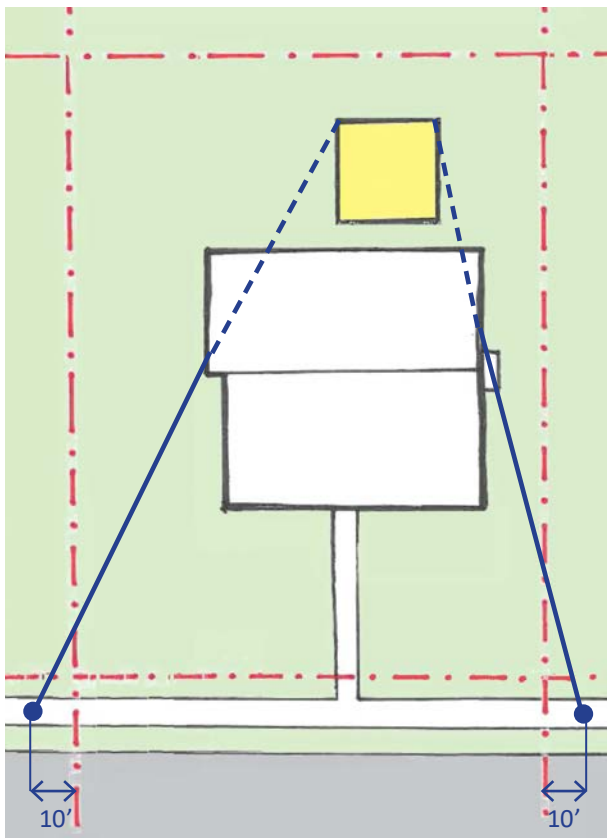
Visibility

Visibility from the Public Right-of-Way

For the purposes of the ADUs Design Standards and Design Guidelines for Historic Properties, visibility from the public right-of-way means the following:

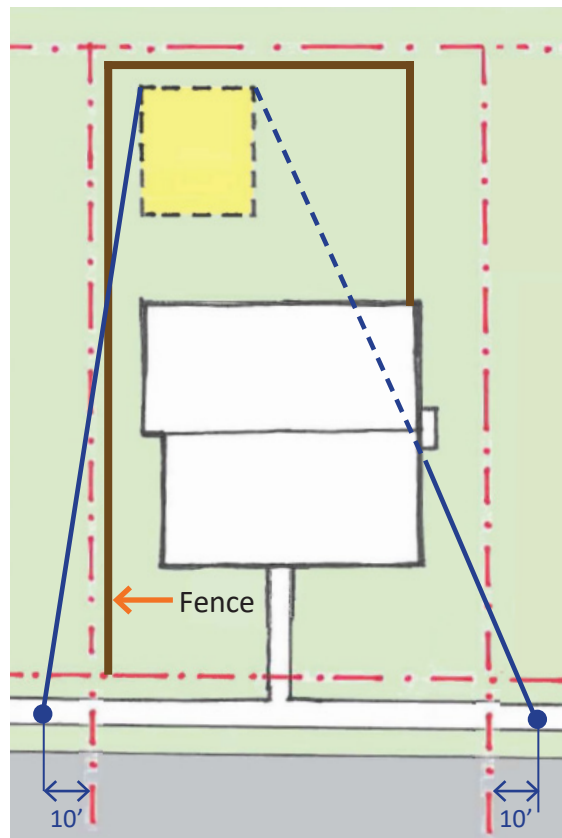
- Visibility of the structure from the street immediately in front of and within 10 feet on either side of any street-adjacent property line(s). This includes both adjacent streets for corner properties. Alleys are not considered public right-of-way for this purpose.
- Vegetation, gates, fencing, and any other landscaping elements shall not be considered in determining visibility from the public right-of-way.

Not Visible



This ADU is not visible from the public right-of-way immediately in front of and within 10 feet of the side property lines.

Visible



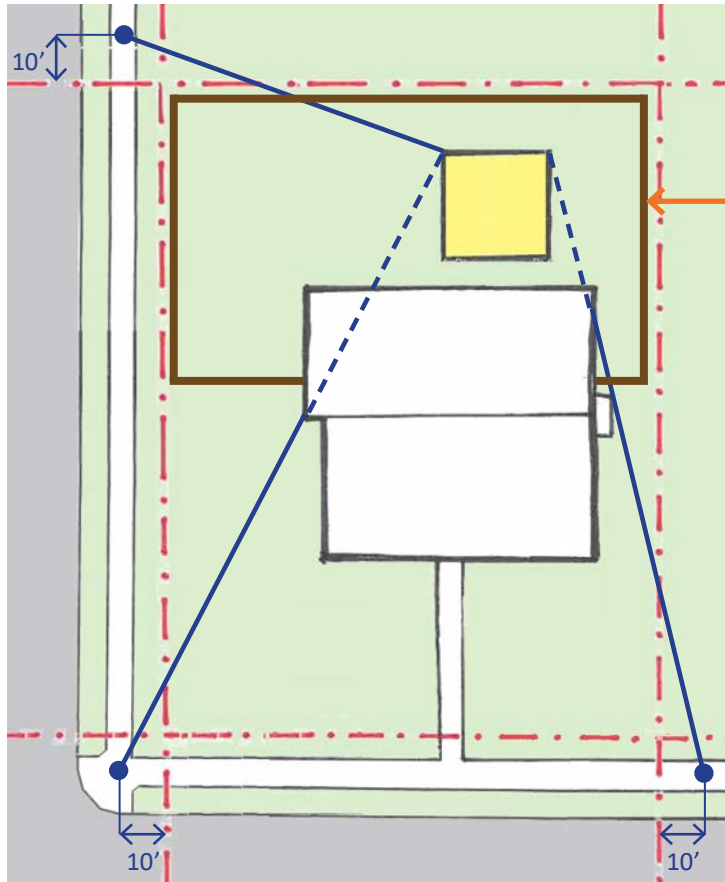
This ADU is visible from the public right-of-way on the left side of the dwelling. Note that fences, gates, vegetation, and any other landscaping elements shall not be considered in determining visibility from the public right-of-way.

Detached ADUs and accessory structure additions that are not visible from the public right-of-way are exempt from the ADUs Design Standards for Historic Properties.

Visibility

Visibility from the Public Right-of-Way

Both street adjacent property lines must be considered when addressing views from the public right-of-way on a corner lot property.



New vegetation, gates, fencing, and any other landscaping elements shall not be considered in determining visibility from the public right-of-way.

This ADU is visible from the public right-of-way on this corner lot property.

Chapter 2

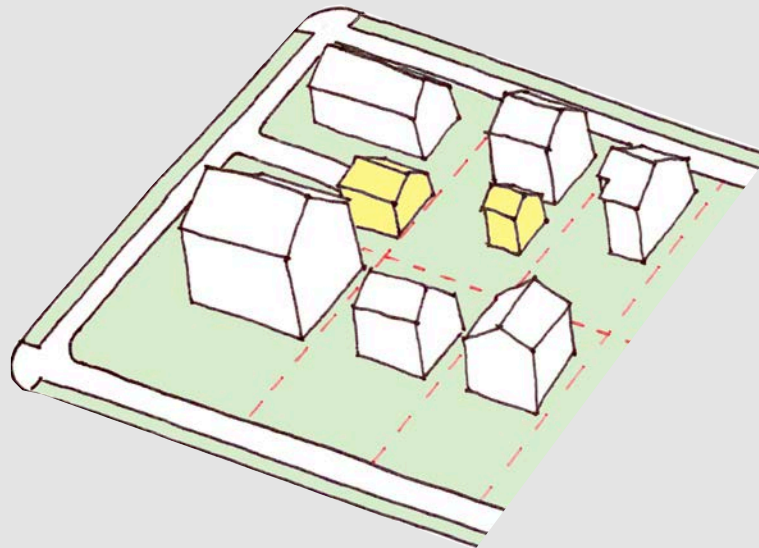
Planning Your ADU/JADU

This Chapter provides information on the issues that need to be addressed during the process of planning an ADU/JADU project on your historic property.

There are a number of items that should be considered before deciding to add an ADU/JADU on a historic property or within a historic district. The ADU's/JADU's location, height, size, setback restrictions, and orientation should be taken into account when planning your ADU/JADU project.

Generally, ADUs should:

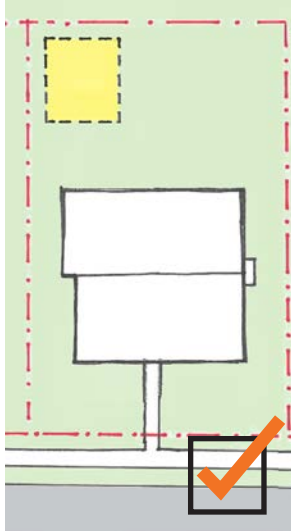
- Be located at the rear of the property (see pages 16-17);
- Be visually subordinate to the primary dwelling in height and square footage (see pages 19-20);
- Be compatible with the exterior architectural style, materials, and features of the primary dwelling (see Chapters 3 and 4); and
- Be designed to fit in with the fabric of the neighborhood or historic district in which it is located. The size, scale, and massing of the ADU should be compatible with that of the primary dwelling as well as its surrounding historic environment.



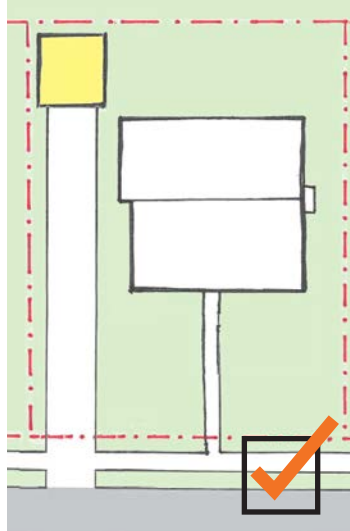
The above buildings highlighted in yellow represent an accessory structure conversion (left) and new detached ADU (right) that are compatible with the size, scale, and massing of their primary dwelling as well as the surrounding neighborhood.

Location

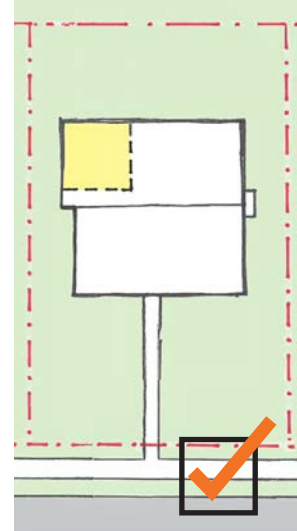
ADUs may be located:



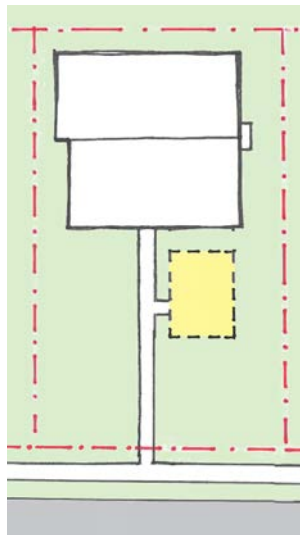
At the rear of the property, behind the primary dwelling



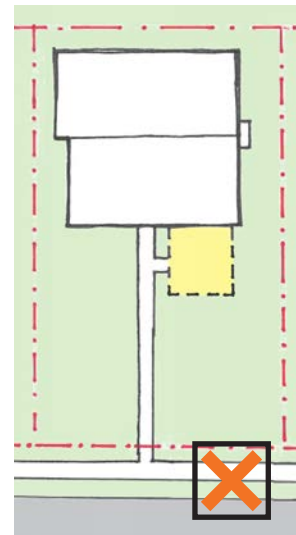
Within an existing converted and/or expanded accessory structure



Within the existing primary dwelling (JADU), provided it has its own exterior entrance

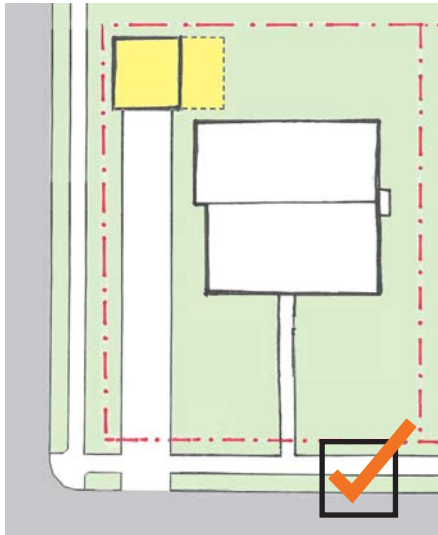


Only under rare circumstances are detached ADUs allowed in front of the primary dwelling. See page 23 for requirements.

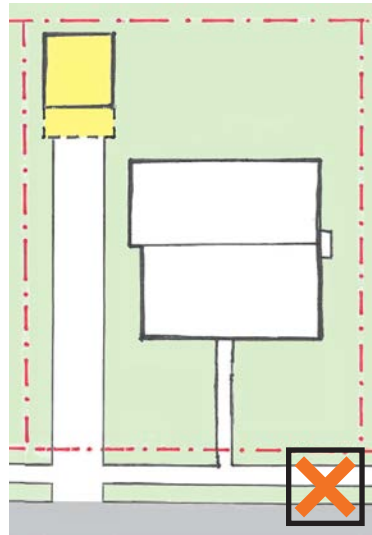


An ADU should never be attached to the front/main façade of the primary dwelling.

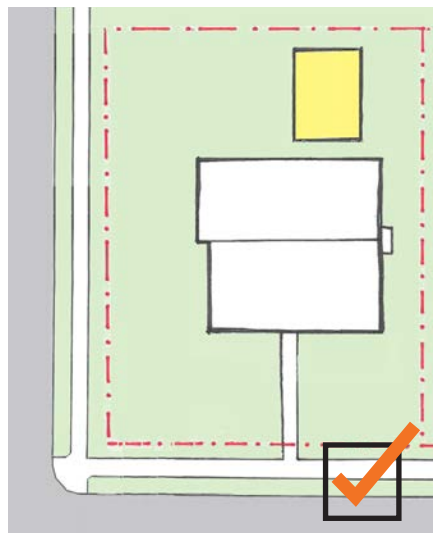
Location



When adding to an existing accessory structure, the addition should be attached to a non-street facing façade if possible, to minimize its visibility from the public right-of-way.

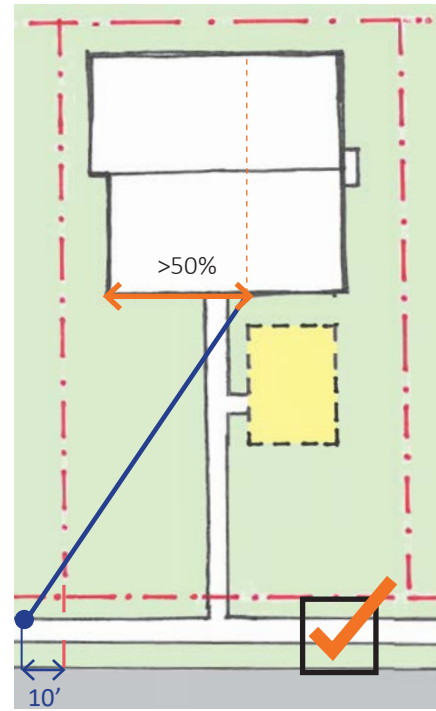
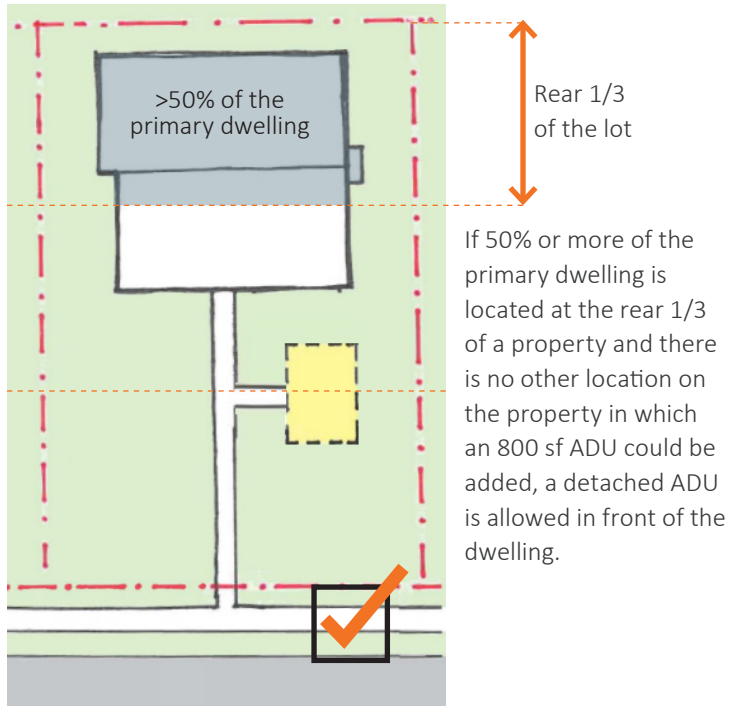


If the accessory structure is historic, the addition must not be attached to the front façade (the façade containing the main/vehicular entrance) of the structure.



On a corner lot property, locate the ADU at the rear interior of the lot (away from both streets) if possible, to minimize its visibility from the public right-of-way.

Location

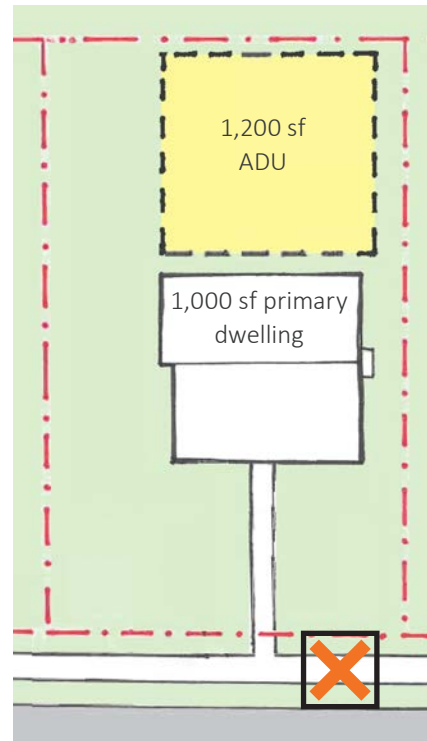
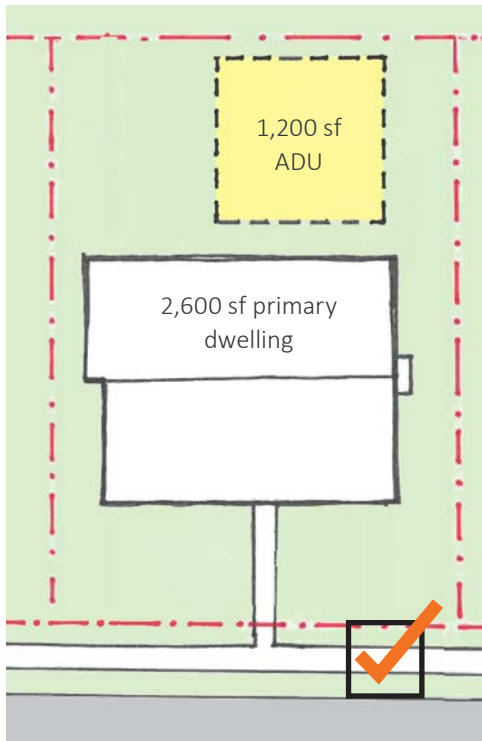


ADUs in front of the primary dwelling must not be in front of the main entrance or block visibility of more than 50% of the primary façade from the public right-of-way.

Size and Height

ADUs should be subordinate in size to the primary dwelling. While detached ADUs are allowed up to 1,200 square feet, the size and scale of the historic dwelling should be considered when deciding how large your ADU will be.

For example, if your primary dwelling is 1,000 square feet, a 1,200-square-foot ADU is not recommended because it would be larger than the primary dwelling.

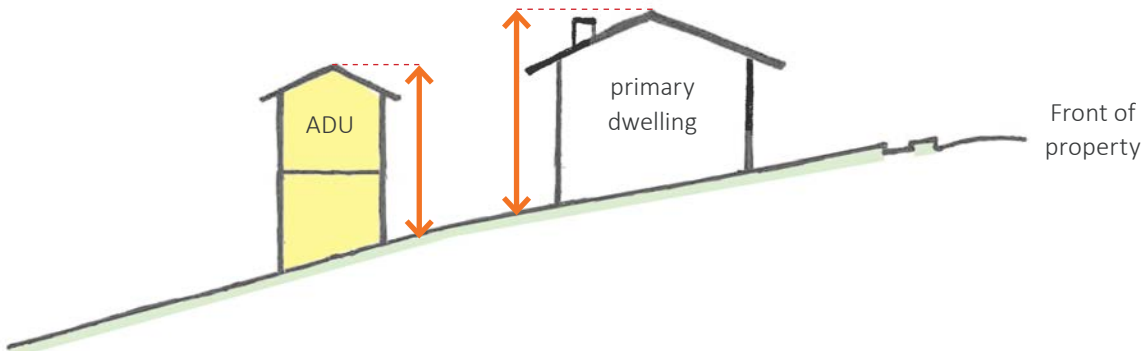


Size and Height

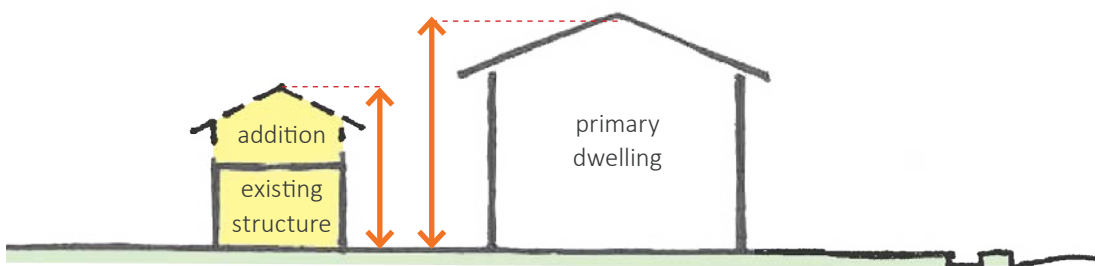
ADUs must be lower in height than the primary dwelling, with one exception. Even if the primary dwelling is less than 16 feet in height, the ADU is still allowed up to 16 feet in height.



Two-story ADUs are not allowed on properties where the primary dwelling is one story, with one exception. If the historic property is located on a hillside lot, a two-story ADU is allowed if it is located downslope and at the rear of the property so that it is subordinate to the height of the primary dwelling.

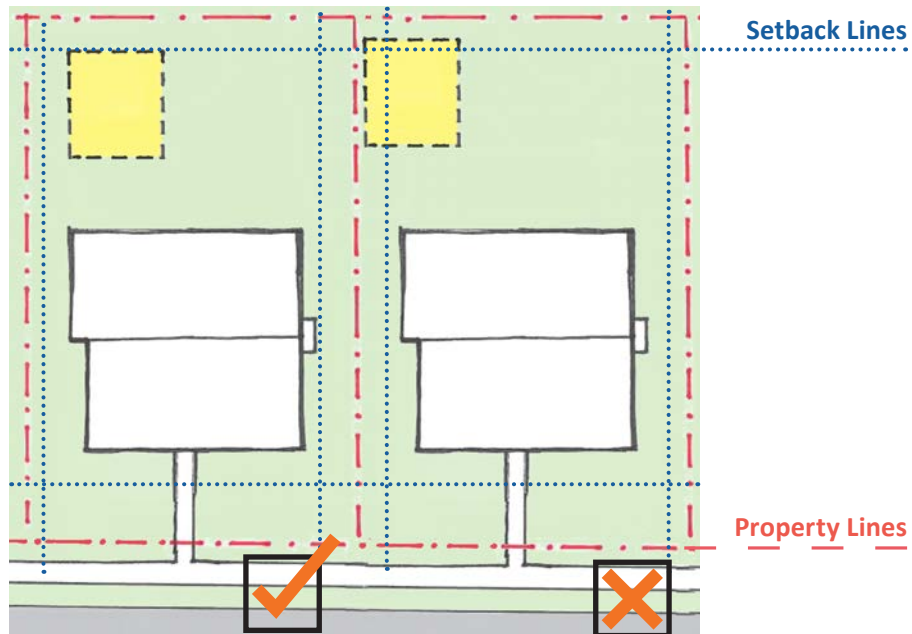


Above-structure additions are only allowed if the addition is lower in height (or no more than 16 feet in height) than the primary dwelling.



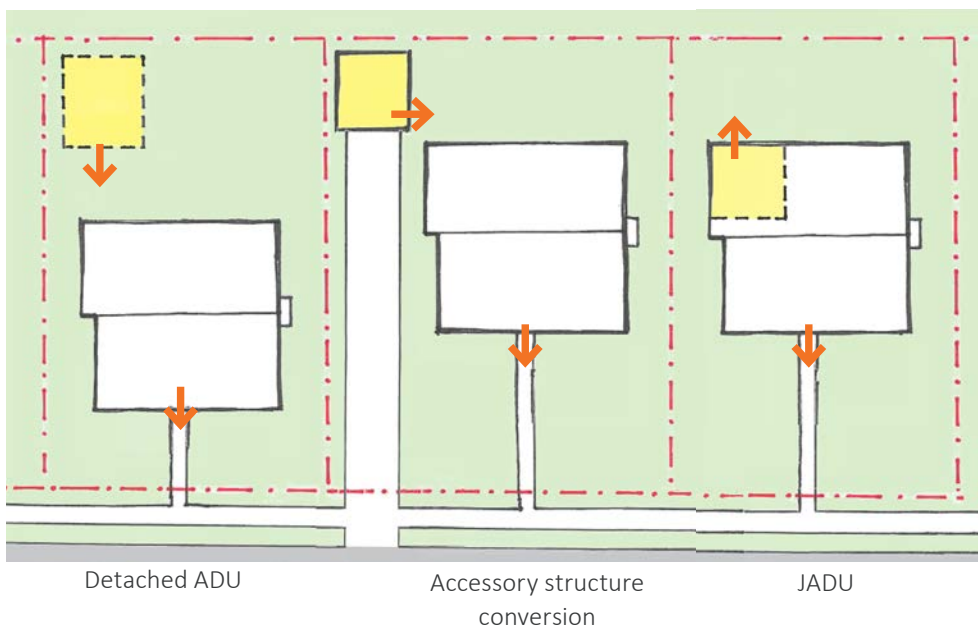
Setbacks and Orientation

Newly constructed ADUs and accessory structure additions must meet the setback requirements set forth in the South Pasadena ADU Ordinance.



Newly constructed, detached ADUs should generally face the same direction as the primary dwelling. In some cases, such as on a corner lot or on a through lot with alley frontage, the entrance may face a different direction than the primary dwelling.

The orientation of accessory structure conversions/additions and JADUs may vary depending on the location and orientation of the existing accessory structure and primary dwelling.



This page was left intentionally blank.

Chapter 3

Designing Your ADU/JADU

This Chapter provides guidance on how to design an ADU/JADU that is compatible with the historic character, style, and design elements of your historic property.



Courtesy of Nott & Associates

Overall Design Principles

The design, features, and materials of your ADU will vary slightly depending on the type of residential unit (accessory structure conversion/addition, JADU, or new detached ADU) you plan to build, as well as the historic character of the neighborhood in which your property is located.

In general, all ADUs/JADUs should comply with the following:

- An ADU should be constructed of materials that are similar to the primary dwelling and neighborhood context in scale, color, and texture.
- An ADU's architectural features and details should be similar to the primary dwelling and neighborhood context in overall character, but with minor variations to differentiate the ADU/JADU from the historic building.
 - For example, single-light, double-hung wood windows may be appropriate on an ADU if the primary dwelling has multi-light, double-hung wood windows.
- Avoid copying the style of the primary dwelling exactly or using conjectural features that may create a false sense of history.
- The new design, architectural features, and details of the ADU should be simple and modest so as not to detract from the primary dwelling.
- Decorative stylistic elements, such as quoins, half-timbering, turrets, ornamental grilles, and decoratively carved wood details, should be avoided when designing an ADU.
- The pattern and orientation (i.e. horizontal or vertical) of the ADU's/JADU's windows and doors should relate to those on the primary dwelling.

HISTORIC ARCHITECTURAL STYLES

Refer to Chapter 4 to learn more about the historic architectural styles most commonly found in South Pasadena's residential neighborhoods. The ADU/JADU should relate to the primary dwelling's architectural style.

ADU Types

Accessory Structure Conversions and/or Additions

Converting and/or expanding an existing accessory structure, like a garage, may be an appropriate way to add an ADU to your property.



Example of a historic accessory structure conversion (courtesy of Louisa Van Leer Architecture)

HISTORIC ACCESSORY STRUCTURES

Before making any changes to an existing accessory structure, it must first be determined whether the accessory structure is considered to be historic.

ADU Types

Detached ADUs and JADUs

If you have limited space available on your property to add a new residential unit, consider adding a JADU within the existing footprint and square footage of your dwelling.

If space allows, a new detached ADU may be added to your historic property.



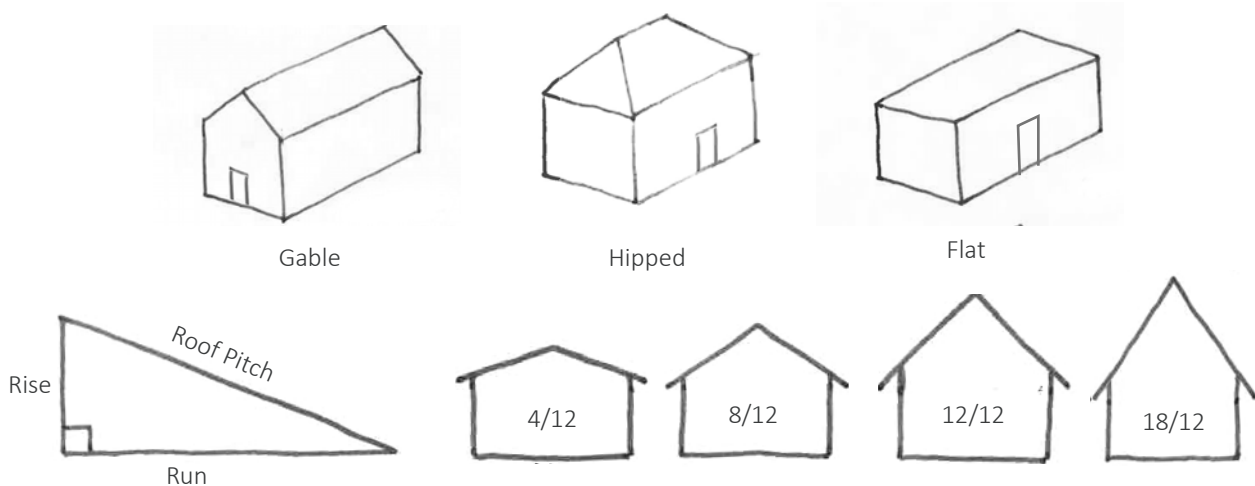
Example of new detached ADU located on a Craftsman residential property (courtesy of Louisa Van Leer Architecture)

Design Elements

Roofs and Wall Cladding

Roofs

- The ADU roof type must match the roof type of the primary dwelling or existing accessory structure (if attached to the accessory structure). The roof pitch must be similar to the primary dwelling/accessory structure and within the roof pitch range that is appropriate for the architectural style of the dwelling/structure. Refer to Chapter 4 for information on acceptable roof pitches by style. Following are the roof types and pitches most commonly found on South Pasadena’s historic residential properties.



- In most instances, the ADU roof material should match the primary dwelling/accessory structure. Exceptions include the following:
 - Composition shingle roofing is an acceptable alternative to wood shingle.
 - Cement tile roofing is an acceptable alternative to clay tile.
 - Solar shingle roofing is an acceptable alternative to asphalt composition or wood shingle roofing.
- Vinyl tiles and cement shakes are prohibited.

Wall Cladding

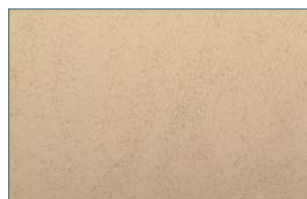
- In most instances, the ADU wall cladding needs to match the cladding of the primary dwelling or the existing accessory structure (if attached to the accessory structure) in material and orientation (i.e. horizontal or vertical). Exceptions include the following:
 - Wood composite siding is an acceptable alternative to wood siding.
- The ADU’s cladding must be differentiated from the primary dwelling/accessory structure in color, profile, and/or width.



Wood clapboard



Wood shingle



Stucco (sand/float finish)



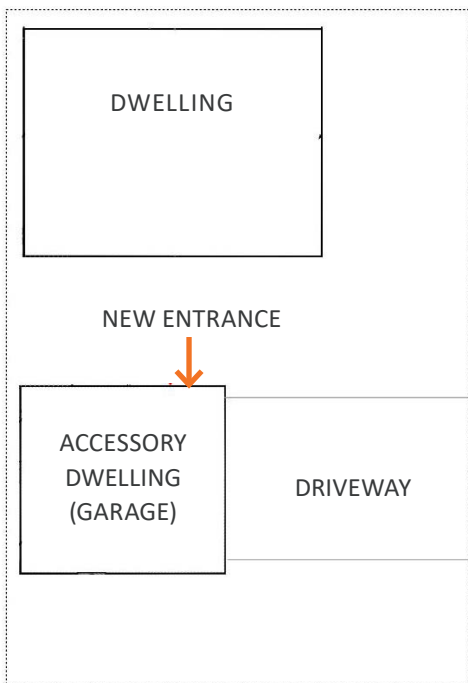
Brick

Design Elements

Entrances

Entrances

- If the original garage door on an accessory structure will remain in place after the ADU conversion, consider adding a new pedestrian door on the side façade rather than within the garage door.
- JADU entrances must be located on a secondary (non-street facing) façade, or the façade that does not contain the main entrance to the primary dwelling (if on a corner lot property).
- Detached ADU entrances should generally be oriented to face the same direction as the primary dwelling's entrance.
- Entrances may consist of a porch or stoop. Avoid adding highly decorative elements, such as decoratively carved posts or stone veneer cladding, to the porch/stoop.



Site plan



New ADU entrance located on a secondary (non-street facing) façade of the accessory structure



Entrance porch



Entrance stoop

Design Elements

Doors

Doors

- ADU doors must be made of the same or similar materials as those of the primary dwelling or the existing accessory structure (if attached to the accessory structure).
 - Wood-clad, clad-wood, and composite wood doors are acceptable.
- Doors may or may not incorporate glazing. While simple paneling is acceptable, avoid any highly decorative design elements applied to or carved into the door or glazing.
- Garage doors may be replaced with new doors or infilled, provided that the framing to the original opening is preserved.



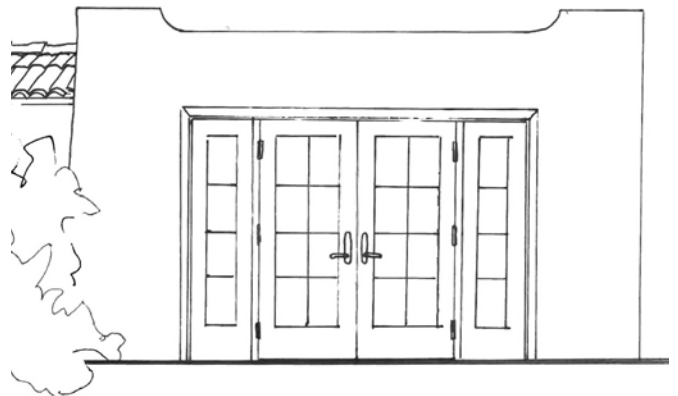
Paneled wood door



Paneled wood door with glazing



Existing (non-historic) garage doors on accessory structure



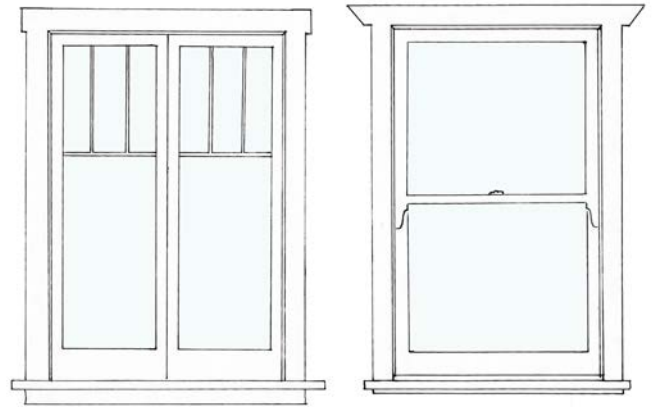
ADU conversion with French door infill retaining original garage door opening

Design Elements

Windows

Windows

- ADU windows must have same the orientation (i.e. horizontal or vertical) as the primary window type on the primary dwelling or the existing accessory structure (if attached to the accessory structure).
- Windows must be made of the same or similar materials as those of the primary dwelling/accessory structure.
 - Wood-clad, clad-wood, and composite wood windows are acceptable.
 - Dual-glazed windows are acceptable.
 - Vinyl windows are unacceptable in all circumstances.



Casement (left) and double-hung (right) windows are common historic window types

Chapter 4

Historic Architectural Styles

This Chapter provides an overview of the historic residential architectural styles in South Pasadena and lists the common character-defining features and materials of each style. This guide is intended to help determine the appropriate architectural features and materials that should be applied when designing your ADU.

Note: highly decorative stylistic elements, such as quoins, half-timbering, ornamental grilles, and decoratively carved wood details, should be avoided when designing an ADU. For these reasons, these ornamental features are not discussed in detail in this chapter.

Styles found in this Chapter include:

- Victorian-Era Styles
- Craftsman
- Prairie
- Mediterranean and Indigenous Revival Styles
- Tudor Revival
- Neoclassical
- Italian Renaissance Revival
- French Revival Styles
- Colonial Revival Styles
- Early Modern Styles
- Minimal Traditional
- Ranch
- Mid-Century Modern



Victorian-Era Styles

Queen Anne, Shingle, American Foursquare, Neoclassical Cottage

Victorian-Era architecture became popular in the United States during the 1860s when new advances in construction (i.e. the creation of the lighter wood “balloon” framing and wire nails) allowed for more complicated building forms. Victorian-Era architecture was further popularized during the Centennial celebrations of 1876, becoming the dominant architectural idiom of the 19th century. Victorian-Era architecture is loosely derived from Medieval English and classical precedents, typically featuring multi-colored or multi-textured walls, steeply pitched roofs, asymmetrical façades, and classical detailing. The architectural idiom includes elaborate styles such as Queen Anne and Shingle (characterized by its wood shingle siding). These early, more embellished and complex examples were typically designed by professionally trained architects and builders. As these new architectural types gained popularity, more modest examples, such as the American Foursquare and Neoclassical Cottage types, proliferated across the country. By the turn of the century, Victorian-Era architecture had moved out of favor, replaced with America’s first truly modern styles, Craftsman and Prairie.

The following style subsets fall under Victorian-Era architecture:



Queen Anne



Shingle



American Foursquare



Neoclassical Cottage

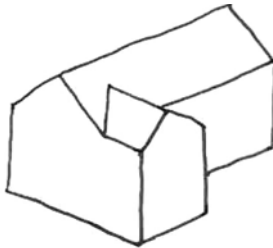
Victorian-Era Styles

Common Design Elements

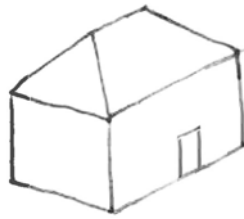
The following are typical design elements found on Victorian-Era residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate to those of your primary residence.

Roofs

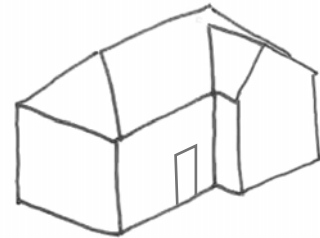
Victorian-Era residences typically have steep-pitch (between 8/12 and 18/12) gable or hipped roofs with open or boxed eaves. Hipped roof dormer windows are common.



Cross gable



Hipped



Combination gable and hipped



Hipped roof dormers

Wall Cladding

Victorian-Era residences typically have narrow wood clapboard siding (between 3" and 4" wide). Some residences are clad in wood shingles as either the primary siding type or as decorative accent cladding.



Wood clapboard siding



Wood shingle siding (coursed)



Wood shingle siding (variegated)

Victorian-Era Styles

Common Design Elements

Porch Types

Victorian-Era residences typically have partial-width, full-width, or wraparound entrance porches.



Partial-width recessed porch



Partial-width porch



Full-width projecting porch with wood railing



Wraparound porch with wood railing

Victorian-Era Styles

Common Design Elements

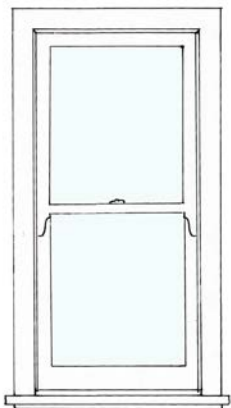
Door Types

Victorian-Era residences have wood doors, which are usually paneled and sometimes partially glazed.

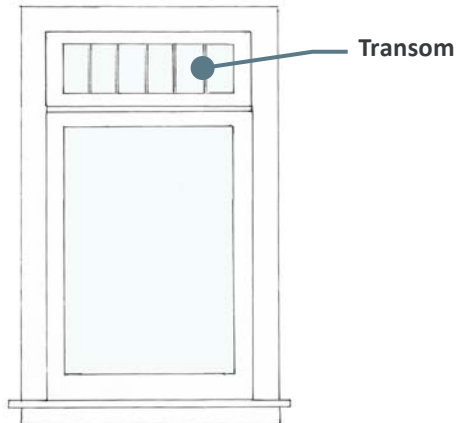


Window Types

Victorian-Era residences have wood windows. Common window types include narrow double-hung and fixed picture windows, typically with transoms. Bay windows may also be found.



One-over-one (single-light) double-hung window



Fixed window with multi-light transom (transom may be fixed or operable)



Bay window

Craftsman

The Craftsman style is a regional style that drew inspiration from the English Arts and Crafts movement at the turn of the 20th century and adapted its tenets for a highly local architectural phenomenon, drawing on local climate and materials. It proliferated at a time during which Southern California was experiencing tremendous growth in population, expansion of homeownership, and new aesthetic choices. The style was popularized by magazines such as *Residence Beautiful* and *Architectural Record*, and pattern books, which published plans and even provided pre-cut packages of details and lumber for individual assembly. Craftsman architecture combines Swiss and Japanese elements with the artistic values of the Arts and Crafts movement. The style began to lose popularity in the 1920s with the emergence of Period Revival styles.

Following are examples of the Craftsman Style:



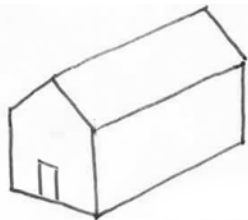
Craftsman

Common Design Elements

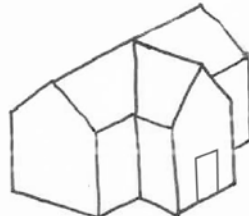
The following are typical design elements found on Craftsman style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate to those of your primary residence.

Roofs

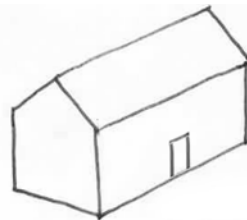
Craftsman style residences typically have low-pitch (between 2/12 and 4/12) gable roofs with wide, open eaves, and exposed wood structural elements. Dormer windows are also common.



Front gable



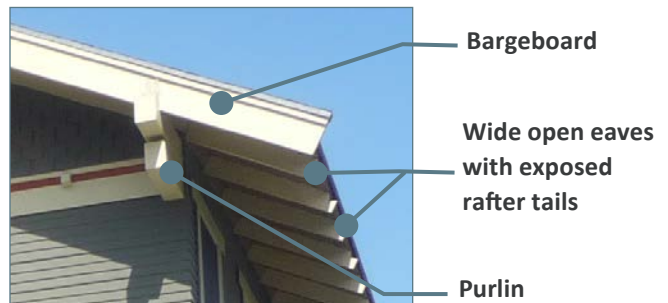
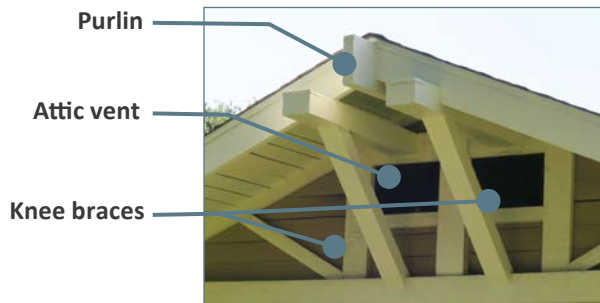
Cross gable



Side gable



Gable roof dormer



Common roof elements

Wall Cladding

Craftsman residences typically have narrow wood clapboard (between 3" and 4" wide) or wood shingle siding. Stucco is less common and is typically used as a secondary cladding material.



Wood clapboard siding



Wood shingle siding (coursed)



Stucco cladding (sand/float finish)

Craftsman

Common Design Elements

Porch Types

Craftsman style residences typically have partial-width or full-width entrance porches. Wraparound porches are less common.



Partial-width projecting porch



Partial-width projecting porch with wood knee wall



Full-width porch with low stone wall



Full-width porch with wood railing

Craftsman

Common Design Elements

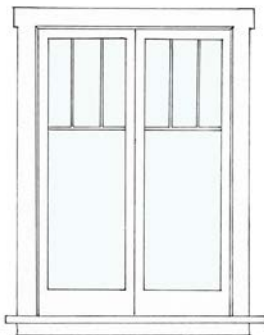
Door Types

Craftsman style residences have wood doors, which are sometimes paneled and/or partially glazed.

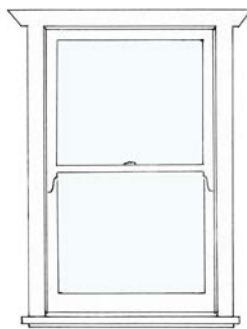


Window Types

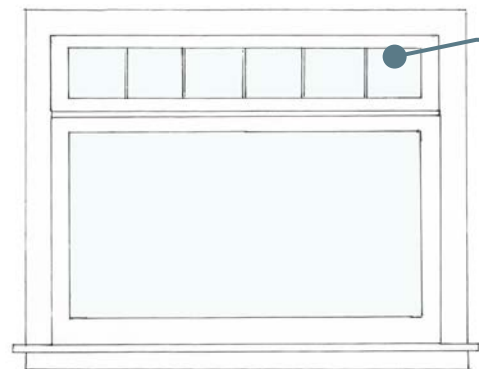
Craftsman style residences have wood windows. Common window types include double-hung and fixed/picture windows, sometimes used in combination (as a tripartite window), as well as casement (often in pairs or groups).



Paired casement windows with divided lights at the top



One-over-one (single-light) double-hung window



Fixed window with transom (which may be operable or inoperable)

Prairie

The Prairie style was developed by a group of late 19th-century Midwestern architects who practiced in a modern style inspired by the flat landscape and vernaculars of the American heartland. Among this school, it was eminent architect Frank Lloyd Wright who brought the style to its greatest refinement and renown. Wright's Prairie style residences evince what would come to be known as the idiom's defining characteristics: two-story structures with horizontal massing, rectangular masonry piers, jutting square porches, and wide eaves. Ornamentation is sparse and rectilinear. Popularized by pattern books, the Prairie style gained prominence in the United States after 1900. In Southern California, architects working in the Craftsman style adopted the Prairie style as an alternative modern idiom: its light-colored, stucco-clad volumes offered a contrast to the Craftsman's dark wood. Nonetheless, the Prairie style never rivaled the regional popularity of the California Craftsman; the style fell out of favor nationally by 1920.

Following are examples of the Prairie Style:



Prairie

Common Design Elements

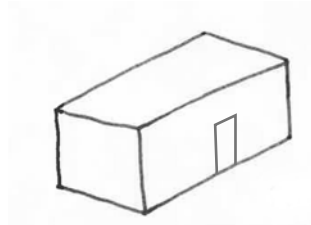
The following are typical design elements found on Prairie style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate to those of your primary residence.

Roofs

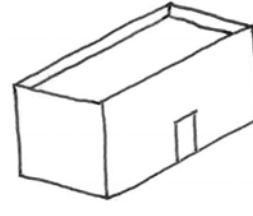
Prairie style residences typically have low-pitch (between 2/12 and 4/12) hipped or flat roofs (with or without parapets) and wide, boxed eaves with brackets.



Hipped



Flat



Flat with parapet



Wide boxed eaves

Brackets

Common roof elements

Wall Cladding

Prairie style residences typically have smooth stucco cladding.



Stucco cladding (sand/float finish)

Prairie

Common Design Elements

Porch Types

Prairie style residences typically have partial-width or full-width entrance porches. Wraparound porches are less common.



Partial-width projecting porch



Partial-width projecting porch with low stucco wall

Door Types

Prairie style residences have wood doors, which are sometimes paneled and/or partially glazed.

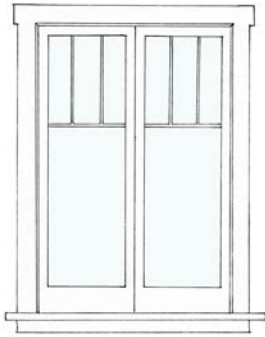


Prairie

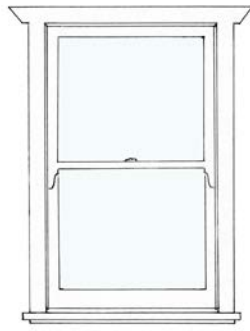
Common Design Elements

Window Types

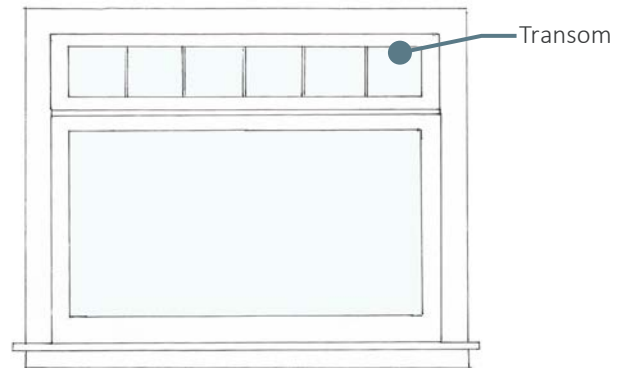
Prairie residences have wood windows. Common window types include double-hung and fixed/picture windows, sometimes used in combination (as a tripartite window), as well as casement (often in pairs or groups).



Paired casement windows with divided lights at the top



One-over-one (single-light) double-hung window



Fixed window with transom (which may be operable or inoperable)

Mediterranean and Indigenous Revival Styles

Spanish Colonial Revival, Mediterranean Revival, Mission Revival, Monterey Revival, Adobe

The Mediterranean and Indigenous Revival Styles have enjoyed favor in Southern California since the 1890s for their suitability to the region's balmy climate and association with early California history. The first of these styles to gain ascendancy, the Mission Revival, directly adapted the idioms of California's late 18th-century Spanish missions, featuring white stucco cladding, red tile roofs, covered arcades, and bell-shaped parapets. Fashionable from 1890 through World War I, the style was soon followed by the Spanish Colonial Revival style, a massively popular architectural mode of the 1920s and 1930s. Less prolific than the Spanish Colonial Revival idiom, the Monterey Revival, which features a cantilevered wooden balcony after the colonial architecture of Monterey Bay, appeared as a variation in affluent enclaves.

The Mediterranean Revival, a related style inspired by the architecture of Italy, also flourished during this era. It is distinguished from the Spanish Revival by a hipped roof and more formal, often symmetrical massing. The Adobe Revival, which saw a return to the mudbrick construction techniques of the colonial era and its indigenous antecedents, was less prolific in the South California region. With the cultural and economic changes of World War II, these revival styles fell out of fashion.

The following style subsets fall under Mediterranean and Indigenous Revival architecture:



Mission Revival



Spanish Colonial Revival



Monterey Revival



Mediterranean Revival



Adobe

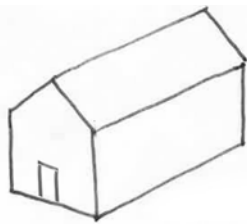
Mediterranean and Indigenous Revival Styles

Common Design Elements

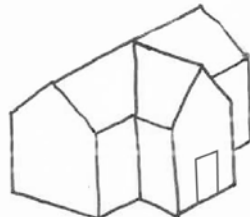
The following are typical design elements found on Mediterranean and Indigenous Revival style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate to those of your primary residence.

Roofs

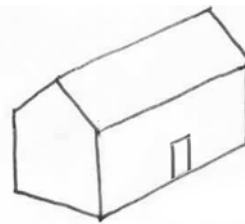
Mediterranean and Indigenous Revival style residences typically have low-pitch (between 2/12 and 4/12) gable roofs with shallow eaves, or flat roofs with parapets. Mission style residences have bell-shaped parapets. Clay tile is a common roofing material.



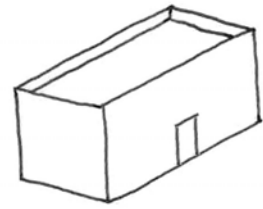
Front gable



Cross gable



Side gable



Flat with parapet



Bell-shaped parapet



Clay tile

Wall Cladding

Mediterranean and Indigenous Revival style residences typically have smooth or trowelled stucco cladding. Stucco was historically hand troweled (applied) and contained smaller particles (aggregate) of sand for a smoother appearance.



Stucco with different trowel patterns

Stucco, sand/float finish

Mediterranean and Indigenous Revival Styles

Common Design Elements

Porch Types

Mediterranean and Indigenous Revival residences typically have projecting or recessed porches or stoops. Entrance courtyards or patios may also be found, and balconies are characteristic of Monterey Revival residences.



Partial-width projecting porch



Entrance stoop



Patio entrance



Balcony (characteristic of Monterey Revival residences)

Mediterranean and Indigenous Revival Styles

Common Design Elements

Door Types

Mediterranean and Indigenous Revival style residences usually have wood doors, which are sometimes arched, paneled, and/or partially glazed.



Arched



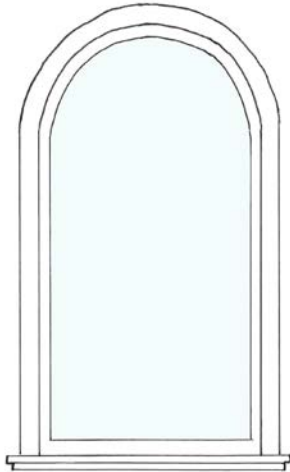
Paneling

Mediterranean and Indigenous Revival Styles

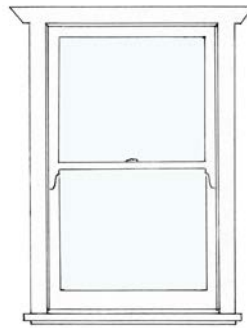
Common Design Elements

Window Types

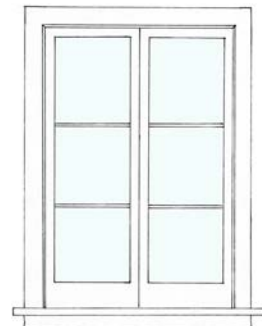
Mediterranean and Indigenous Revival style residences typically have wood windows. Common window types include double-hung and casement (either wood or steel). Arched fixed/picture windows and bay windows are also common.



Arched window



*One-over-one (single-light)
double-hung window*



Casement window



Bay window



*Window shutters may be found on Monterey
Revival style residences. They are not appropriate
on other Mediterranean and Indigenous Revival
style residences.*

Tudor Revival

The Tudor Revival style was loosely based on a variety of Medieval and 16th/17th century English building traditions, ranging from thatched roof Tudor cottages to grandiose Elizabethan and Jacobean manor residences. The first Tudor Revival style residences appeared in the United States at the end of the 19th century. These residences were typically elaborate and architect-designed. Much like other Period Revival styles, Tudor Revival architecture became extremely popular during the 1920s population boom in Southern California. Masonry veneering techniques of the 1920s and '30s helped to further disseminate the style, as even modest residences could afford to mimic the brick and stone exteriors of traditional English designs. The popularity of the Tudor Revival style waned during the Great Depression as less ornate building designs prevailed. Although the style continued to be used through the 1930s, later interpretations of Tudor Revival architecture were much simpler in terms of form and design.

Following are examples of Tudor Revival architecture:



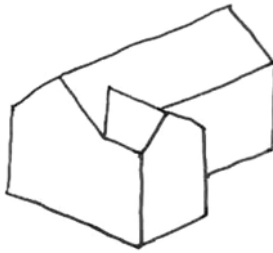
Tudor Revival

Common Design Elements

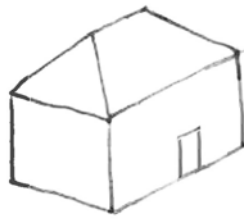
The following are typical design elements found on Tudor Revival style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate to those of your primary residence.

Roofs

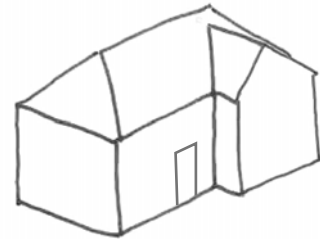
Tudor Revival style residences typically have steep-pitch (between 8/12 and 18/12) gable or hipped roofs with shallow, open eaves.



Cross gable



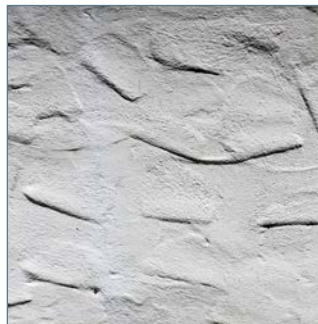
Hipped



Combination gable and hipped

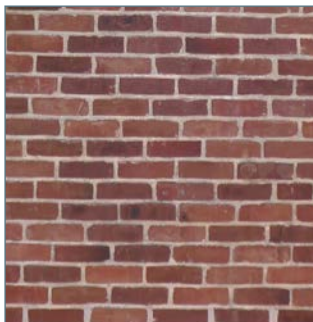
Wall Cladding

Tudor Revival style residences typically have smooth stucco cladding or brick veneer walls. Stucco was historically hand troweled (applied) and contained smaller particles (aggregate) of sand for a smoother appearance.



Stucco with different trowel patterns

Stucco, sand/float finish



Brick

Tudor Revival

Common Design Elements

Porch Types

Tudor Revival style residences typically have projecting or recessed porches or stoops. Some Tudor Revival residences have courtyard or patio entrances.



Recessed entrance stoop



Entrance stoop



Patio entrance



Recessed entrance porch

Tudor Revival

Common Design Elements

Door Types

Tudor Revival style residences usually have wood doors, which are sometimes arched, paneled, and/or partially glazed.



Glazing

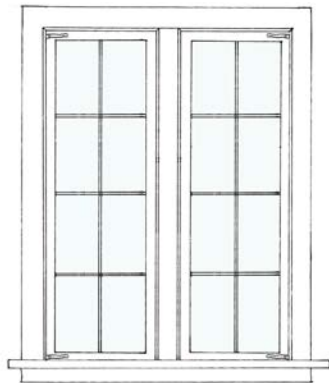


Paneling

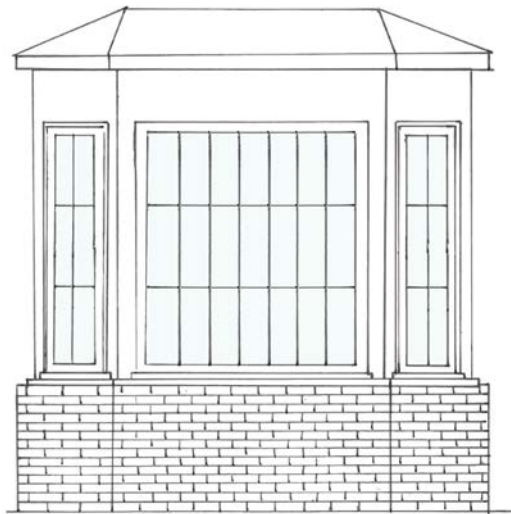


Window Types

Tudor Revival style residences typically have wood casement windows. Steel windows are less common. Bay windows may also be found.



Casement windows



Bay window

Neoclassical

The Neoclassical style is inspired by the architecture of ancient Greece and Rome. Its followers interpreted Greco-Roman classicism through the curriculum of the first professional school of architecture, the Parisian École des Beaux-Arts. The idiom was introduced to the American public in the lavish pavilions of the 1893 World's Columbian Exposition in Chicago. It remained popular in institutional, commercial, and residential architecture for the next six decades. Residences in the Neoclassical style are characterized by front porticoes or porches with double-height columns, symmetrical massing, and simply ornamented wall surfaces.

Following are examples of the Neoclassical style:



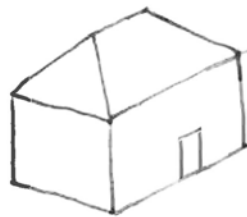
Neoclassical

Common Design Elements

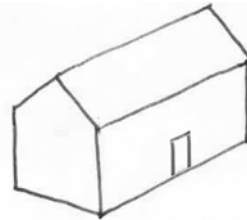
The following are typical design elements found on Neoclassical style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate to those of your primary residence.

Roofs

Neoclassical style residences typically have low-pitch (between 2/12 and 4/12) hipped or side gable roofs with shallow, boxed eaves.



Hipped



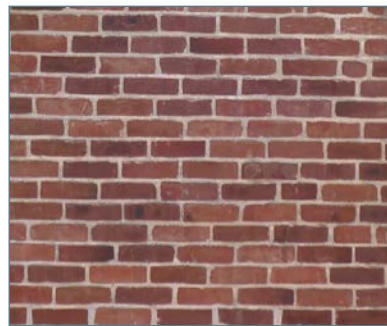
Side gable

Wall Cladding

Neoclassical style residences typically have horizontal wood siding. Brick cladding may also be found.



Wood clapboard



Brick

Neoclassical

Common Design Elements

Porch Types

Neoclassical style residences typically have projecting porches or stoops.



Projecting partial-width porch



Partial-width porch

Neoclassical Porch Columns

While large, full-height columns are commonly found on Neoclassical residences, their use is discouraged on ADUs.

Neoclassical

Common Design Elements

Door Types

Neoclassical style residences have wood doors, which are often paneled. Doors may have minimal glazing, including fanlights.



Paneling



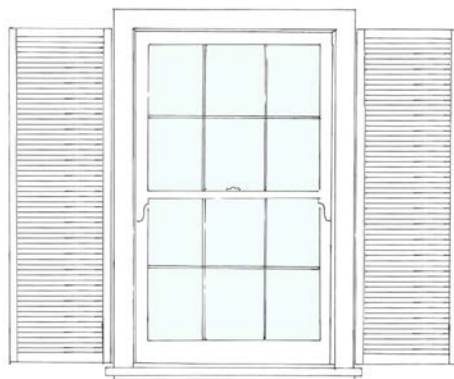
Glazing



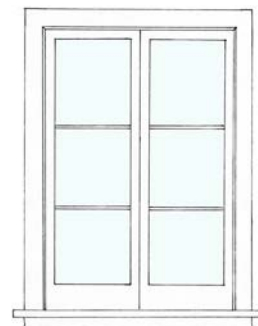
Fanlight

Window Types

Neoclassical style residences typically have multi-light, double-hung wood windows. Casement windows are less common. Windows may have wood shutters.



Six-over-six (multi-light) double-hung window with shutters



Casement window

Italian Renaissance Revival

Part of an American architectural lineage that took inspiration from ancient Roman and Italian architecture, the Italian Renaissance Revival emerged in the 1890s. The first high-style residences of the Italian Renaissance Revival were designed by graduates of the École des Beaux-Arts for affluent clients who had often visited Italy firsthand. In form and detail, these homes were meticulously modeled on Italian Renaissance palazzos. When masonry veneering techniques were perfected around 1920, vernacular variants of the style began to proliferate. The style remained in favor until the late 1930s when it was eclipsed by other historicist idioms. Italian Renaissance Revival residences have hipped or flat roofs with wide eaves and brackets, are typically clad in light colored stucco, and often have symmetrical façades with recessed entries.

Following are examples of the Italian Renaissance Revival style:



Italian Renaissance Revival

Common Design Elements

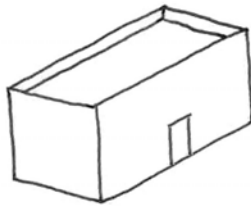
The following are typical design elements found on Italian Renaissance Revival style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate to those of your primary residence.

Roofs

Italian Renaissance Revival style residences typically have low-pitch (between 2/12 and 4/12) hipped roofs with shallow eaves or flat roofs with parapets. Clay tile is a common roofing material.



Hipped



Flat with parapet



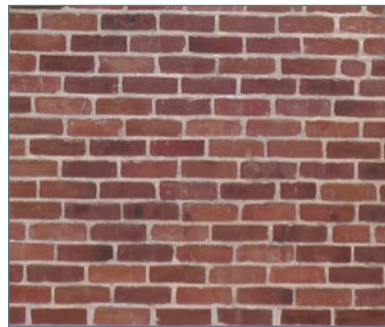
Typical clay tile

Wall Cladding

Italian Renaissance Revival style residences typically have smooth stucco cladding or masonry walls.



Stucco cladding (sand/float finish)



Brick

Italian Renaissance Revival

Common Design Elements

Porch Types

Italian Renaissance Revival style residences typically have entrance stoops.



Recessed entrance stoop



Entrance stoop

Italian Renaissance Revival

Common Design Elements

Door Types

Italian Renaissance Revival style residences have wood doors, which are usually paneled and are sometimes arched and/or partially glazed.



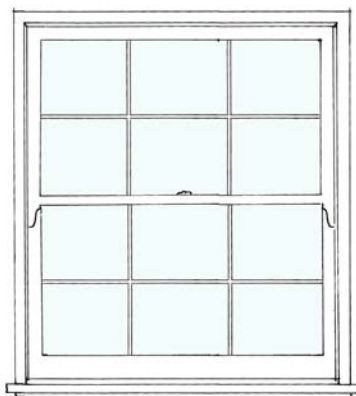
Paneling



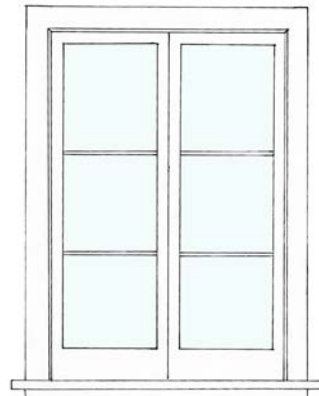
Arched

Window Types

Italian Renaissance Revival style residences typically have multi-light wood windows. Common window types include double-hung and casement.



*Six-over-six (multi-light)
double-hung window*



Casement windows

French Revival Styles

French Provincial, Chateausque

A variety of architectural styles inspired by various periods of French architecture appeared in the United States during the 1910s. During the 1920s population boom in Southern California, the French Revival style was commonly applied to single-family residences as well as multi-family apartment buildings. Simple in composition and detailing, the French Provincial subset is based upon the country residences of the French Provinces. Chateausque variants commonly have pronounced corner turrets, a more vertical orientation, and more elaborate detailing.

The following style subsets fall under French Revival architecture:



French Provincial



Chateausque

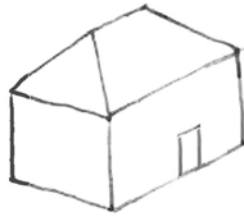
French Revival Styles

Common Design Elements

The following are typical design elements found on French Revival style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate to those of your primary residence.

Roofs

French Revival style residences typically have steep-pitch (between 8/12 and 18/12) hipped roofs with shallow eaves.



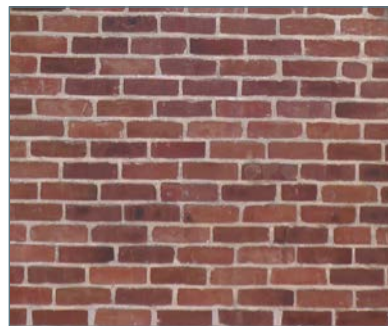
Hipped

Wall Cladding

French Revival style residences typically have smooth stucco cladding. Masonry cladding is less common.



Stucco cladding (sand/float finish)



Brick

French Revival Styles

Common Design Elements

Porch Types

French Revival style residences typically have entrance stoops.



Entrance stoop



Recessed entrance stoop

French Revival Styles

Common Design Elements

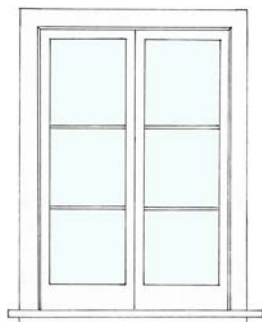
Door Types

French Revival style residences usually have wood doors, which are sometimes paneled and/or partially glazed.

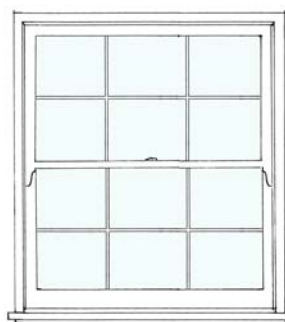


Window Types

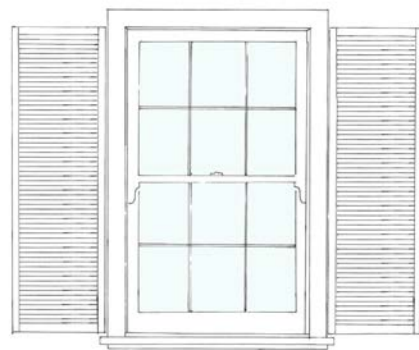
French Revival style residences typically have wood windows. Common window types include multi-light casement (sometimes grouped) and double-hung. Windows may have wood shutters.



Casement windows



Six-over-six (multi-light)
double-hung window



Six-over-six (multi-light) double-hung
window with shutters

Colonial Revival Styles

American Colonial Revival, Dutch Colonial Revival, Georgian Revival

Colonial Revival styles take as their basis the residential style favored by the elite in colonial America and during the first decades of nationhood. This late 18th-century idiom imitated the Neo-Palladian architecture of the English gentry, a simply proportioned classicism that reacted against the decadence of the Baroque. Popular enthusiasm for the design of the American colonial period emerged after the 1876 Philadelphia Centennial Exhibition. American Colonial Revival residences constructed between 1900 and 1940 typically feature clapboard or brick exteriors, symmetrical facades, and classical details. A variation, the Georgian Revival style, more rigorously follows 18th-century precedents, with characteristics including brick exterior cladding, a two-story rectangular form, and a symmetrical façade often five bays in length. Another idiom, the Dutch Colonial Revival, references the Dutch colonial residences of the Atlantic seaboard with gambrel roofs and flared eaves, and sometimes wood shingle cladding.

The following architectural style subsets fall under Colonial Revival architecture:



American Colonial Revival



Dutch Colonial Revival



Georgian Revival

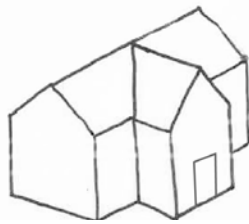
Colonial Revival Styles

Common Design Elements

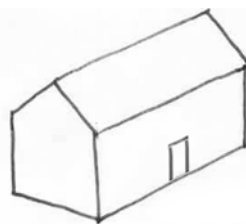
The following are typical design elements found on Colonial Revival style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate to those of your primary residence.

Roofs

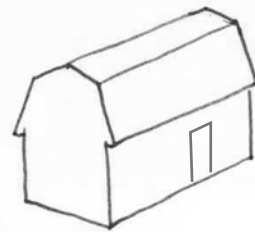
Colonial Revival style residences typically have medium-pitch (between 4/12 and 9/12) side gable roofs with shallow eaves. Dutch Colonial Revival homes feature a gambrel roof. Gable roof dormer windows are also common.



Cross gable



Side gable



Gambrel



Gable roof dormer



Multiple gable roof dormers

Wall Cladding

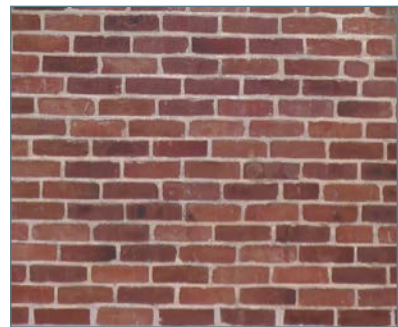
Colonial Revival style residences typically have horizontal wood siding. Brick and wood shingle siding is less common.



Wood clapboard siding



Wood shingle siding (coursed)



Brick

Colonial Revival Styles

Common Design Elements

Porch Types

Colonial Revival style residences typically have projecting porches or stoops.



Projecting entrance stoop



Entrance stoop

Colonial Revival Styles

Common Design Elements

Door Types

Colonial Revival style residences usually have wood paneled doors. Doors may have minimal glazing, including fanlights.



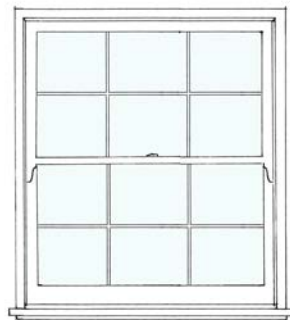
Paneling



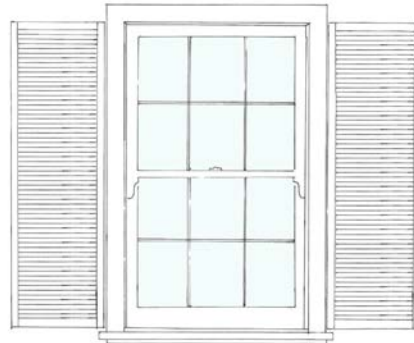
Fanlight

Window Types

Colonial Revival style residences typically have multi-light wood windows. Common window types include double-hung, and windows may have wood shutters.



*Six-over-six (multi-light)
double-hung window*



*Six-over-six (multi-light) double-hung
window with shutters*

Early Modern Styles

International Style and Streamline Moderne

The styles of Early Modernism eliminated ornament and historical allusions in favor of simple forms that expressed function, efficiency, and lightness. Initial experimentation with a stark, machine-inspired architectural language began in Europe around the time of World War I with the founding of the Bauhaus School by Walter Gropius. The work of Bauhaus-affiliated architects, which came to define the International Style, featured reinforced concrete structures, steel ribbon windows, flat roofs, and open floor plans. Starting in the 1920s, a generation of European architects brought the style to Southern California, adopting a new openness and simplicity of form in the region's temperate climate. The International Style's rejection of ornament was deemed too austere by the larger public at the time of its introduction in the U.S. For this reason, examples of the style are relatively rare. However, starting in the 1930s, machine-age "moderne" styles began to gain popular appeal. Streamline Moderne borrowed from the aerodynamic design of automobiles, oceanliners, and airplanes to create a sleek architecture of horizontal lines, curving forms, and smooth walls. A material efficiency inherited from European modernism, combined with a buoyant American technological optimism, made it a favored idiom during the Great Depression. By the end of World War II, Early Modern styles were phased out in favor of new Modern idioms.

The following style subsets fall under Early Modern residential architecture:



International Style



Streamline Moderne

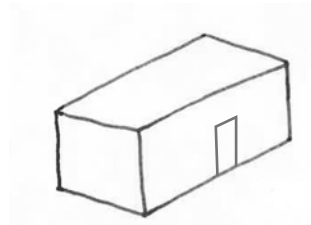
Early Modern Styles

Common Design Elements

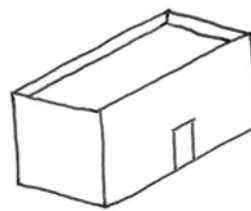
The following are typical design elements found on Early Modern style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate to those of your primary residence.

Roofs

Early Modern style residences typically have flat roofs, with or without parapets.



Flat



Flat with parapet

Wall Cladding

Early Modern style residences typically have smooth stucco cladding.



Stucco cladding (sand/float finish)

Early Modern Styles

Common Design Elements

Porch Types

Early Modern style residences typically have stoops. Porches are less common.



Entrance stoop



Entrance stoop

Early Modern Styles

Common Design Elements

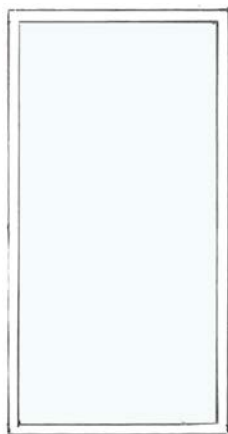
Door Types

Early Modern style residences usually have wood slab doors, which may be glazed.

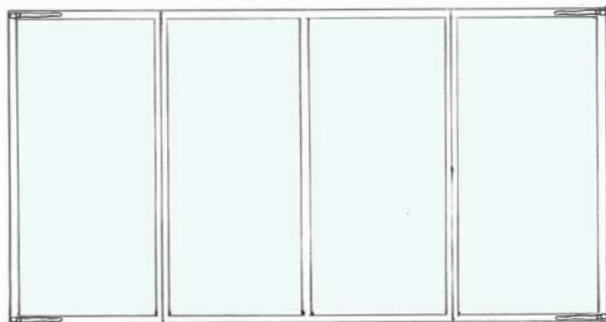


Window Types

Early Modern style residences typically have steel windows. Wood windows may also be found. Common window types include casement and fixed.



Fixed



Casement windows

Minimal Traditional

The Minimal Traditional style emerged in the mid-1930s as a response to the need for inexpensive, efficient residences that could be mass produced through loans from the Federal Housing Administration (FHA). Construction of Minimal Traditional residences skyrocketed during World War II to meet the immediate pressing demand for housing to accommodate the onslaught of wartime factory workers who had relocated to Southern California. The style remained popular into the late 1940s as pre-approved FHA designs made them conducive to the rapid construction of single- and multi-family residences that occurred throughout Southern California after the war.

Following are examples of Minimal Traditional architecture:



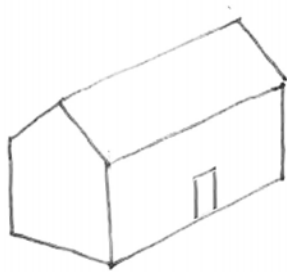
Minimal Traditional

Common Design Elements

The following are typical design elements found on Minimal Traditional style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate to those of your primary residence.

Roofs

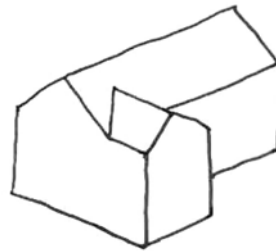
Minimal Traditional style residences typically have medium or low-pitch (between 2/12 and 9/12) gable or hipped roofs with shallow eaves.



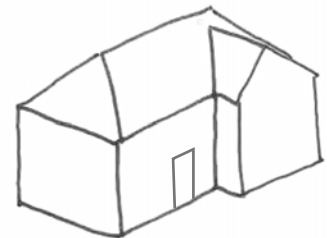
Gabled



Hipped



Cross gable



Combination gable and hipped

Wall Cladding

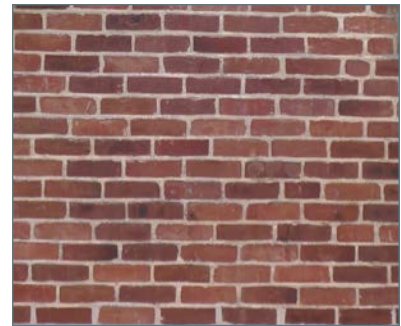
Minimal Traditional style residences typically have wood horizontal siding or smooth stucco cladding. Masonry may be used as accent cladding.



Horizontal wood channel siding



Stucco cladding (sand/float finish)



Brick

Minimal Traditional

Common Design Elements

Porch Types

Minimal Traditional style residences typically have partial-width, projecting or recessed porches or stoops.



Entrance stoop



Partial-width projecting porch

Door Types

Minimal Traditional style residences usually have wood paneled or wood slab doors. Doors may have minimal glazing, including fanlights.



Fanlight



Paneling



Minimal Traditional

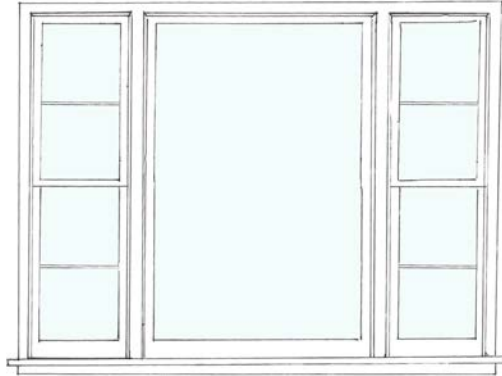
Common Design Elements

Window Types and Elements

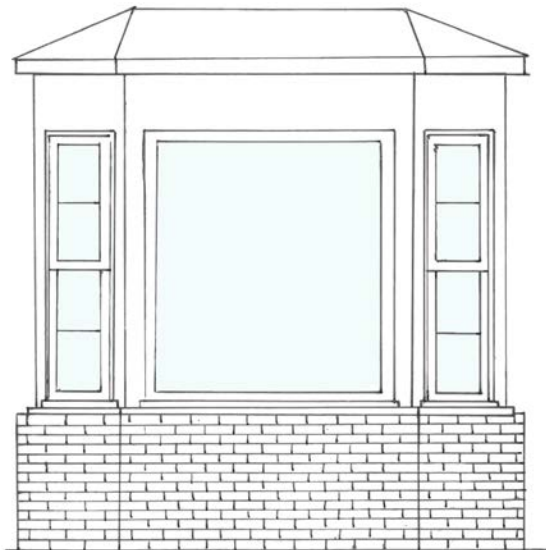
Minimal Traditional style residences typically have wood windows. Steel windows are less common. Common window types include double-hung and picture windows, sometimes used in combination (as a tripartite). Bay windows are also common, and windows may have wood shutters.



Two-over-two (multi-light) double-hung window



Tripartite window (fixed window flanked by smaller windows like double-hung or casement)



Bay window



Six-over-six (multi-light) double-hung window with shutters

Ranch Styles

Traditional Ranch and Contemporary Ranch

Though the earliest examples of Ranch style architecture date to the late 1920s and 1930s, the style spread rapidly after World War II, when it became the preferred choice for residential architecture in many cities and suburbs across the country. Innovative Southern California builder Cliff May helped to popularize the style through a series of articles included in *Sunset Magazine* in the mid-1940s. Ranch style residences were a favorite among home buyers for their modern amenities and affordable prices, and lending institutions and builders considered the style more acceptable compared to the dramatic Mid-Century Modern designs of the same period. While the style was most often used in the design of single-family residences, multi-family apartment buildings and small-scale commercial properties can be found as well. Ranch style residences fall into two primary sub-sets: Traditional Ranch and Contemporary Ranch. The subsets differ in some of their design features, as noted below.

The following style subsets fall under Ranch style architecture:



Traditional Ranch



Contemporary Ranch

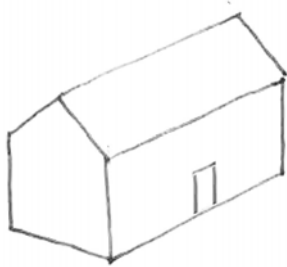
Ranch Styles

Common Design Elements

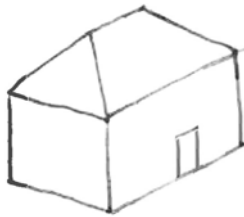
The following are typical design elements found on Ranch style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate to those of your primary residence.

Roofs

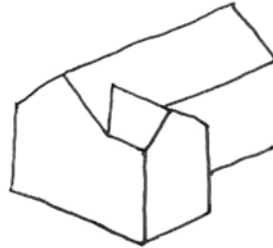
Ranch style residences typically have low-pitch (between 2/12 and 4/12) gable and/or hipped roofs (often used in combination) with open or boxed eaves. Flat roofs can be found on Contemporary Ranch residences.



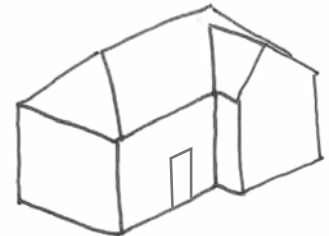
Gabled



Hipped



Cross gable



Combination gable and hipped

Ranch Styles

Common Design Elements

Wall Cladding

Ranch style residences typically have wide, horizontal or vertical wood siding or smooth stucco cladding, sometimes used in combination with manufactured or natural stone or brick accent cladding.



Horizontal wood channel siding



Vertical wood board-and-batten siding



Stucco cladding (sand/float finish)



Brick



Manufactured stone

Ranch Styles

Common Design Elements

Porch Types

Ranch style residences typically have projecting or recessed porches or stoops.



Entrance stoop



Partial-width recessed porch

Door Types

Traditional Ranch residences usually have wood paneled doors, which may have glazing. Contemporary Ranch residences typically have wood slab or fully glazed doors.



Paneling



Glazing

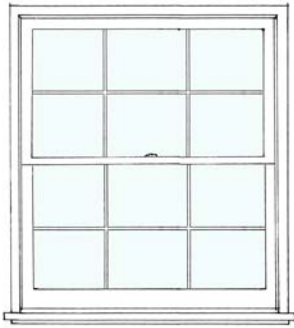


Ranch Styles

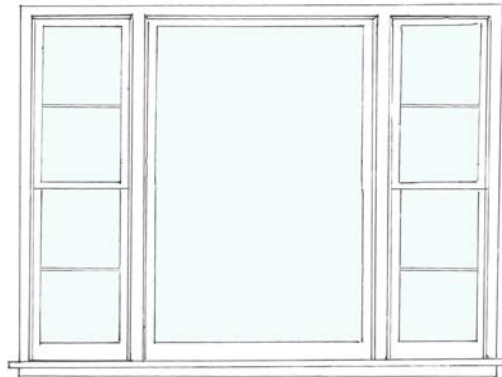
Common Design Elements

Window Types and Elements

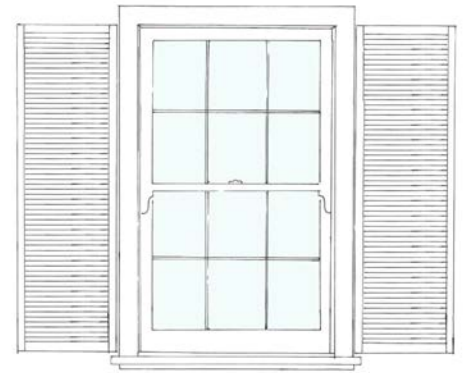
Ranch style residences typically have multi-light wood windows. Steel and aluminum windows are less common. Common window types include double-hung and picture windows, sometimes used in combination (as a tripartite), as well as casement windows. Clerestory windows can be found on Contemporary Ranch residences, and wood window shutters may be applied to Traditional Ranch residences.



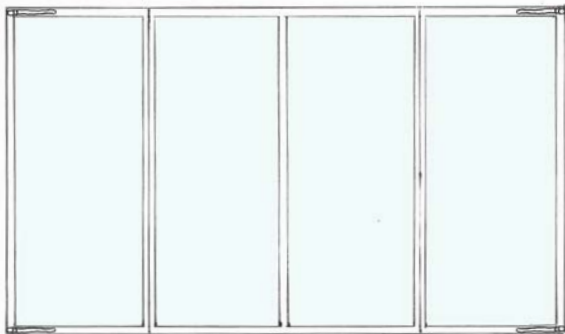
Six-over-six (multi-light) double-hung window



Tripartite window (fixed window flanked by smaller windows like double-hung or casement)



Window shutters may be found on Traditional Ranch residences



Grouped casement windows (may be wood, aluminum, or steel)



Clerestory windows (only found on Contemporary Ranch residences)

Mid-Century Modern

In Southern California, Mid-Century Modern architecture was prevalent between the mid-1940s and mid-1970s. While the style was a favorite among some of Southern California's most influential architects, its minimal ornamentation and simple open floor plans lent itself to the mass-produced housing developments of the postwar period. Mid-Century Modern architecture typically incorporated standardized and prefabricated materials that also proved well-suited to mass production. Subsets of the Mid-Century Modern style include Googie, which is a highly exaggerated, futuristic aesthetic, typically employing upswept or folded plate roofs, curvaceous, geometric volumes, and neon signage, and Mimetic, which is characterized by its application of objects or forms that resemble something other than a building. Both the Googie and Mimetic subsets are very rarely used in the design of residential buildings. The Mid-Century Modern style and its subsets were broadly applied to a wide variety of property types ranging from residential subdivisions and commercial buildings to churches and public schools.

Following are examples of Mid-Century Modern architecture:



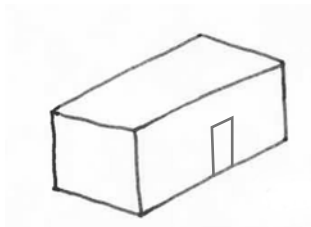
Mid-Century Modern

Common Design Elements

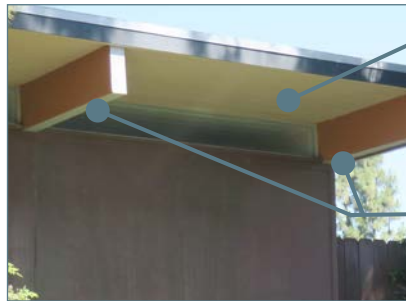
The following are typical design elements found on Mid-Century Modern style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate to those of your primary residence.

Roofs

Mid-Century Modern style residences typically have flat roofs with wide eaves, sometimes with exposed structural elements. Steep-pitch A-frame roofs are less common.



Flat



Wide boxed eaves

Brackets

Common roof elements

Wall Cladding

Mid-Century Modern style residences typically have wood horizontal or vertical siding or smooth stucco cladding, sometimes used in combination with masonry accent cladding.



Horizontal wood channel siding



Vertical wood siding



Stucco cladding (sand/float finish)



Concrete masonry unit

Mid-Century Modern

Common Design Elements

Porch Types

Mid-Century Modern style residences typically have small, unassuming entrances, sometimes accessed by a courtyard.



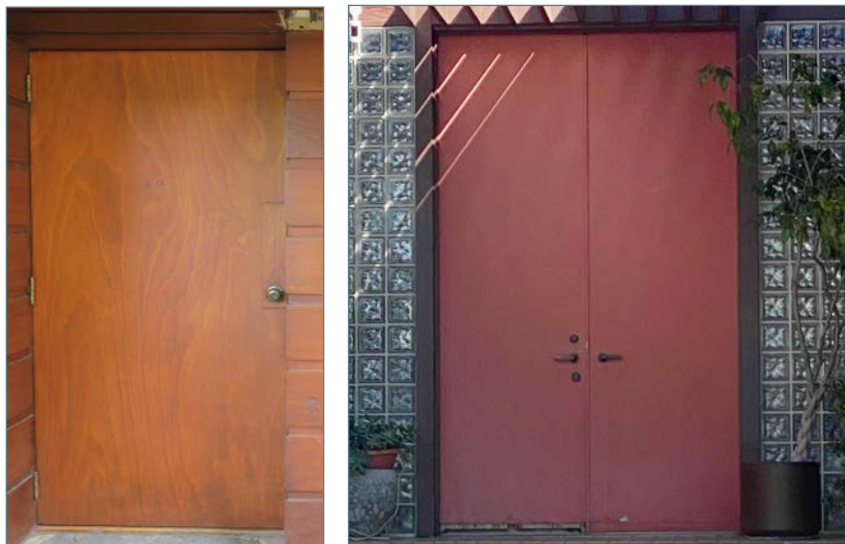
Recessed entrance stoop



Courtyard entrance

Door Types

Mid-Century Modern style residences usually have wood slab doors, which are sometimes glazed and/or paired.



Mid-Century Modern

Common Design Elements

Window Types and Elements

Mid-Century Modern style residences can have wood or metal windows. Common types include fixed and clerestory windows.



Fixed window



Clerestory windows

This page was left intentionally blank.

Chapter 5

Regulatory Framework

This Chapter provides an overview of the regulatory framework pertaining to historic properties and ADU development on historic properties.



Craftsman carriage house at Victorian Blissner House (210 Orange Grove Ave)

Policy & Regulatory Framework

General Plan



The Design Guidelines are suggestions for best practices in historic preservation and are intended as a supplement to adopted City policies and state and national regulations. The Design Guidelines do not replace adopted policies, code, or regulations. Project planning should account for compliance with any applicable building or zoning codes, or other regulatory oversight independent of these guidelines.

Brief summaries of the most relevant policies and regulations are outlined below.

General Plan

The City of South Pasadena's commitment to historic preservation is described in the Historic Preservation Element of the South Pasadena General Plan (currently being updated as of August 2021). The Historic Preservation Element includes goals, policies, and implementation strategies to ensure the continued appreciation and protection of South Pasadena's historic built environment.

The Design Guidelines herein help to implement the following policies and strategies outlined in the Historic Preservation Element of the General Plan:

- Policy 4.3 of the Element is to develop and maintain design guidelines that promote architectural continuity for infill development within existing historic districts.
- Strategy 2.7 of the Element is to develop design guidelines to be used in the entitlement process by all City reviewing bodies.
- Strategies 4.1 and 4.4, respectively, call for the adoption of guidelines for infill development that stress the use of traditional materials and techniques similar to what exists in the surrounding neighborhood and for the development and maintenance of design guidelines to provide consistency in the City's permit process to protect the historic and other unique features of South Pasadena.



Policy & Regulatory Framework

Local Codes and Ordinances

South Pasadena ADU Ordinance (South Pasadena Municipal Code Ch. 36, Article 3, Section 36.350.200)

The South Pasadena ADU Ordinance is currently being updated (as of September 2021) to provide Design Standards for the development of ADUs and JADUs on historic properties and in historic districts. Design standards are criteria used to determine whether a project complies with municipal code. They provide direction for making appropriate choices when undergoing changes to a property. Unlike design guidelines, design standards are legally binding – they must be followed to obtain approval for a project.

These Design Guidelines will assist in applying the Design Standards set forth in the South Pasadena ADU Ordinance by providing examples of best practices through the use of illustrations and other graphics. The Design Guidelines also provide guidance on how to create a compatible ADU project.

RELEVANT LINKS

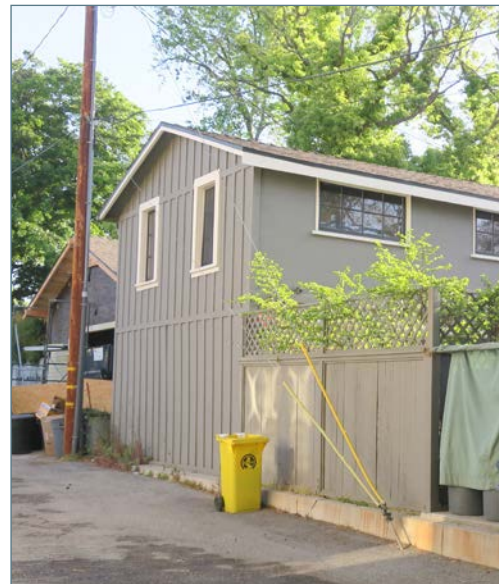
[*South Pasadena ADU Ordinance*](#)

South Pasadena Cultural Heritage Ordinance (South Pasadena Municipal Code Ch. 2, Article IVH, Ord. No. 2315, § 2, 2017)

South Pasadena administers its own designation program for historic properties within the city. The South Pasadena Cultural Heritage Commission (CHC) was established in 1971 under the City of South Pasadena Municipal Code to make recommendations, decisions, and determinations regarding the identification, protection, enhancement, perpetuation, and use of resources that reflect the architectural, artistic, cultural, engineering, aesthetic, historical, political, and social heritage of the city. The CHC is responsible for making recommendations to City Council regarding the designation of individual properties (Historic Landmarks) and thematically related groupings of properties (Historic Districts). (City Council has the final authority on designation.) The CHC also reviews exterior alterations to properties listed in the City's Inventory of Cultural Resources.

RELEVANT LINKS

[*South Pasadena Cultural Heritage Ordinance*](#)



Policy & Regulatory Framework

Local Codes and Ordinances



Inventory of Cultural Resources

The Inventory of Cultural Resources (the Inventory) is the City's formally adopted, official list of historic properties. The Inventory includes properties that are formally designated and listed in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and/or the South Pasadena Register of Landmarks and Historic Districts (South Pasadena Register). It also includes properties that have been determined eligible for listing in the National Register, California Register, and South Pasadena Register. The Inventory contains 2,718 individual properties and contributors to historic districts.



The intention of the South Pasadena ADU Ordinance is to prevent adverse impacts on properties that are listed in the Inventory of Cultural Resources. Properties listed in the Inventory meet the definition of a historical resource according to California Public Resources Code, 5020.1, CEQA Guidelines 15064.5(a), and California Health and Safety Code 18955. Consistent with Health & Safety Code Section 18955, the City's ADU Ordinance defines "historic property," as "a property that is: 1) designated as a landmark or as a contributor to a designated historic district; 2) identified on an inventory that has been adopted by the City as a property with potential as an individual landmark or as a contributing structure to a potential historic district, as authorized by Health and Safety Code Section 18955."



Policy & Regulatory Framework

National Register, California Register, and CEQA

National Register

The National Register of Historic Places (National Register) is the nation's master inventory of known historic resources. Created under the auspices of the National Historic Preservation Act of 1966, the National Register is administered by the National Park Service and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.



California Register

The California Register of Historical Resources (California Register) is the authoritative guide to the state's significant historical and archeological resources. In 1992, the California legislature established the California Register "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change." The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under the California Environmental Quality Act (CEQA). All resources listed in or formally determined eligible for the National Register are automatically listed in the California Register. In addition, properties designated under municipal or county ordinances, or through local historic resources surveys, are eligible for listing in the California Register (though they are not automatically listed in the Register).



CEQA

The California Environmental Quality Act (CEQA) is an environmental law that requires state and local agencies to identify and publicly disclose significant environmental impacts of discretionary actions, and to avoid or mitigate any impact if feasible. Some historic building projects, especially changes in use and demolitions, may require environmental review. The South Pasadena Cultural Heritage Commission is responsible for reviewing all applications for permits, environmental assessments, environmental impact reports, environmental impact statements, and other CEQA documents pertaining to cultural resources.

Policy & Regulatory Framework

Secretary of the Interior's Standards for the Treatment of Historic Properties



Secretary of the Interior's Standards for the Treatment of Historic Properties

The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* provide recommendations and guidelines for stewards of historic properties to determine appropriate treatments. They are intentionally broad in language to apply to a wide range of circumstances and are designed to enhance the understanding of basic preservation principles. The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that ensure continued protection of historic properties. There are four basic approaches outlined in the Standards: Preservation, Rehabilitation, Restoration, and Reconstruction.



The Standards for Rehabilitation, which are the most comprehensive and commonly used of the four approaches, are outlined below. ADU/JADU projects should comply with Standard Nos. 9 and 10, which focus on appropriate related new construction and reversibility.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.



Policy & Regulatory Framework

Secretary of the Interior's Standards for the Treatment of Historic Properties

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RELEVANT LINKS

[National Park Service, Technical Preservation Services, "The Treatment of Historic Properties"](#)