



**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 2, 2021 at 6:30 p.m.**

*South Pasadena Planning Commission and 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 2, 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/87838629822>

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 878 3862 9822, passcode 989114; or
2. Click on the following unique Zoom meeting link:

<https://us02web.zoom.us/j/87838629822>

**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, CHC Vice-Chair, and Rebecca Thompson, CHC Chair

**COUNCIL LIAISON:** Evelyn G. Zneimer

**STAFF PRESENT:** Margaret Lin, Planning & Community Development Acting 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](mailto: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 working draft of the Design Standards and Design Guidelines for Accessory Dwelling Units (ADUs) on Historic Properties (Phase II ADU Ordinance) and provide the background, timeline, and analysis of the project.

#### Recommendation

It is recommended that the Planning Commission and Cultural Heritage Commission review and provide comments on the draft Design Standards and Design Guidelines for ADUs on Historic Properties (Phase II ADU Ordinance) for the recommendation to the City Council.

## **ADMINISTRATION**

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

## **ADJOURNMENT**

- 6. Adjourn to the Special Planning Commission and Cultural Heritage Commission meeting scheduled for September 23, 2021 at 5:30 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](mailto: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.*

8/26/21

Date

A handwritten signature in blue ink that reads "Elaine Serrano".

Elaine Serrano,  
Administrative Secretary



# Planning Commission and Cultural Heritage Commission, Special Meeting Agenda Report

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ITEM NO. 1

**DATE:** September 2, 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:** **Draft Zoning Code Amendment to Chapter 36 (Zoning) of the South Pasadena Municipal Code Pertaining to Accessory Dwelling Units on Historic Properties (Design Standards) and Design Guidelines for ADU Development on Historic Properties**

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## Recommendation

It is recommended that the Planning Commission and Cultural Heritage Commission review and provide direction regarding the draft:

1. 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
2. Design Guidelines for ADU Development on Historic Properties.

## Executive Summary

Staff's recommendations for amending the ADU provisions of the Zoning Code have been drafted to comply with state and local law for the preservation of historic resources while also supporting a ministerial approval process for development of ADUs, as an important source of future housing units to comply with the Regional Housing Needs Assessment (RHNA). The intent of the Zoning Code Amendments is to make the process easier for homeowners to build ADUs while providing objective standards to maintain the historic character of the city's neighborhoods.

Through the State Certified Local Government (CLG) grant, staff was able to contract with Architectural Resources Group, Inc. (ARG) to develop the following:

- **Phase II ADU Ordinance** (Design Standards for ADUs on Historic Properties, **Attachment 1**): proposed Zoning Code Amendment to South Pasadena Municipal Code (SPMC) Chapter 36 (Zoning) Section 36.350.200 ("Residential Uses – Accessory Dwelling Units"), Sub-Section J.
  - The Design Standards were developed as a proposed amendment to the previously adopted ADU Ordinance and replace some of the temporary provisions relating to historic properties.

- The Phase II ADU Ordinance set forth the regulations for conversion of existing accessory structures, creation of JADUs within the footprint of the existing primary residence, and construction of a new detached ADUs.
- Phase II ADU Ordinance was developed to facilitate ministerial review of ADU applications in compliance with these regulations and with the architectural design guidelines of the South Pasadena Design Guidelines for ADU Development.
- **The South Pasadena Design Guidelines for ADU Development Guidebook (Attachment 2):** The design standards and guidelines are consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, the South Pasadena Cultural Heritage Ordinance, and the South Pasadena Design Guidelines for Alterations and Additions to Historic Residencies.
  - The guidebook is an easy-to-use set of examples to help the property owner choose among style-appropriate exterior design features (roof type, window and door type, exterior cladding, etc.) which will be compatible with the existing architectural style of their primary residence.
  - The South Pasadena Design Guidelines for ADU Development are incorporated into the Phase II ADU Ordinance regulations.

The project team (ARG, City Attorney, and staff) will collect public feedback on the working drafts for incorporation into the final draft of the Phase II ADU Ordinance and the companion Design Guidelines for ADU Development on Historic Properties. The final draft will be presented to the Planning Commission and Cultural Heritage Commission at the second special meeting on September 23, 2021. The recommendation from the Planning Commission and Cultural Heritage Commission to the City Council will be presented to the City Council for consideration on October 20, 2021.

## **Discussion**

### *Applicability*

The intent of the Phase II ADU Ordinance is to protect the character of South Pasadena’s historic neighborhoods and ensure compliance with the approval procedures of the South Pasadena Municipal Code, Article IVH (Cultural Heritage Ordinance), that requires any alterations to historic properties to be consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and the South Pasadena Design Guidelines for Alterations and Additions to Historic Residencies.

The State Department of Housing and Community Development’s (HCD) ADU Handbook released in December 2020 allows local governments to apply additional development and design standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Resources. These standards must be sufficiently objective to allow ministerial review of an ADU.

The project team created the Phase II ADU Ordinance with the intent to prevent adverse impacts on properties that are listed on the South Pasadena Inventory of Cultural Resources (i.e., Historic Landmarks and Historic Districts designated on the local level); California Register; and

identified as eligible for historic designation through the survey process. This definition of historic resources complies with a number of sections of California State law: Public Resources Code, 5020.1; CEQA Guidelines, 15064.5(a); and California Health and Safety Code, 18955 (see **Attachment 3**). Consistent with Health & Safety Code Section 18955, the City's Phase 1 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."

The State ADU law (Section 65852.2 of the Government Code) does not preempt state statutory law applicable to historic properties; therefore, the resulting Phase II ADU Ordinance complies with all these state statutes by narrowing the ability to construct an ADU on an historic property in order to avoid adverse impacts on an historic property.

#### *The California Register of Historic Resources*

The California Register of Historic Resources was established in 1992. Before it became available, the most significant landmarks were nominated to the National Register of Historic Places. These early designated landmarks have been later absorbed by the State Register. South Pasadena has 7 individual landmarks and one historic district designated in the 1970s to the National Register of Historic Places that now appear on the State Register.

The other category of historic resources recognized on the State level are the properties formally evaluated by a State agency. In South Pasadena, such evaluation was conducted in the 1990s by Caltrans for the State Route 710 environmental impact analysis. As a result, several hundreds of properties were deemed eligible for the State Register (but not designated). They are included in the State Built Environment Resources Directory (BERD) that is not equal to the State Register by its level of protection.

Many Californian cities, including South Pasadena, developed historic preservation ordinances before 1992. These procedures were much easier and more transparent than applying to the National or State level. National and State nomination forms are usually more detailed and require hiring a historic preservation consultant or an architectural historian, while local nomination forms usually can be filled in by the homeowners with minimal help. That is why the vast majority of the approximately 2,800 South Pasadena historic resources were designated or deemed eligible on the local level. This disproportion between local and national/state designations is typical for many cities that implemented historic preservation instruments early (i.e., Los Angeles, Pasadena, etc.).

#### *Ministerial Review Limitations*

The State ADU law (Section 65852.2 of the Government Code) states that a permit application for an ADU or JADU shall be considered or reviewed ministerially (on staff level), without discretionary review or a hearing. This provision conflicts with the South Pasadena Cultural Heritage Ordinance requiring discretionary review (public hearing by the Cultural Heritage Commission) for additions and alterations to a historic resource for the purpose of avoiding adverse impacts to a historic resource.

Based on CEQA Guidelines Section 15331, only projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings are categorically exempt from CEQA review, pursuant to class 31. Because ministerial approvals are exempt from CEQA review pursuant to CEQA Guidelines Section 15268, State ADU law (Section 65852.2 and 65852.22) avoids review and protection of historic resources.

To ensure consistency with all applicable State statutes, the proposed Phase II ADU Ordinance limits development of ADUs on historic properties to JADUs, detached ADUs, or conversion of existing accessory structures only, because such proposals can be reviewed ministerially. ADUs that are attached to a historic structure would require discretionary review in order to protect the historic resource consistent with state statute and City’s Cultural Heritage Ordinance. In order to also comply with the State ADU statute requiring applications to be viewed ministerially, no attached ADU can be permitted for an historic structure. This approach to ADU development on historic properties is consistent with the regulations adopted by other cities.

#### *ADU Ordinances in Other Cities*

The State ADU law allows local agencies to adopt policies or procedures that are consistent or less restrictive than the limitations of the State law. It also allows cities to impose additional standards on ADUs “that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Resources” (see the discussion of the California Register of Historic Resources above).

Several California cities used this opportunity to protect historic resources while facilitating ADU development. Here is a summary of some current practices:

**City of Los Angeles:** Architectural review standards, including objective historic preservation or design review standards, may be applied in ministerial fashion – architectural standards and design guidelines with clear, fixed and objective standards. Consultation meetings with local Design Review and Historic Preservation Overlay Boards (HPOZs) are encouraged, but not required. The ministerial review of ADUs in HPOZs includes applying of selected guidelines from the HPOZ Preservation Plan that are deemed “objective.” The most relevant of them relates to the size of an ADU and requires that accessory structures always be diminutive in height, width and area in comparison to the existing primary structure. Additionally, the HPOZ Board approval is required for projects involving full demolition of an existing original garage. This approval is a simple ministerial procedure that is not appealable.

**City of Pasadena:** in historic districts, no attached ADUs are permitted; only conversions of existing accessory structures or newly constructed ADUs that are not visible from the public right-of-way are permitted. On individually designated historic properties, only conversions of existing accessory structures to ADUs are permitted. Newly constructed accessory dwelling units



are prohibited on individually designated historic properties. The reason for these regulations is related to the State law's requirement that ADUs have to be allowed without requiring a discretionary entitlement that is in conflict with Pasadena's Historic Preservation Ordinance.

A detached ADU on a property in a historic district shall be located behind the rear building line of the primary residence, and be clearly subordinate by location and size, so long as it does not prohibit an accessory dwelling unit of at least 800 square feet. A newly constructed ADU may extend to a height of two stories, if the existing primary residence is two stories in height. Windows, doors, and garage doors for historic properties that are original to the structure are required to be retained.

**City of Glendale:** an additional standard is developed for historic properties, including properties listed on the California Register of Historic Places, the Glendale Register of Historic Properties, any property in an adopted or nominated historic district overlay zone, or any property identified as significant or potentially significant on a historic survey meeting the requirements of Public Resources Code Section 5024.1(g). The standard requires that exterior changes to an existing property to create an ADU or a JADU are not be visible from the public street or sidewalk right-of-way immediately adjacent to the property, and that these changes do not alter any defining historical characteristics.

**City of San Marino:** an ADU shall be similar in the building materials, color, style, and form of the primary residence. Architectural details, including, but not limited to, windows, roof pitch and lines, eaves, fascia boards, and trim shall match the primary residence on the property, provided that no ADU shall include any second story balcony. Exterior entrance to an ADU shall be a standard exterior door, and to the greatest extent feasible, shall not be visible from the street.

**City of Santa Rosa:** a Landmark Alteration Permit is not required for ADUs or JADUs. However, the color, materials, and architectural features of the proposed ADU shall be consistent with the time period of the primary residence's construction and/or the adjacent historic structures.

**City of San José:** an ADU on a property listed on the San José Historic Resources Inventory, shall be located along the rear wall of an existing primary dwelling. The attached ADU shall not result in the enclosure of or net loss of any existing porch, unless such porch is located along the rear façade. The roofline and materials of the attached ADU shall be differentiated from the primary dwelling.

**City of Beverly Hills:** any ADU that has the potential to adversely impact a historical resource listed on the National Register, California Register of historic places, or the City of Beverly Hills register of historic properties, shall comply with and shall be designed and constructed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

**City of Folsom:** an ADU is reviewed and approved ministerially if the project complies with the objective design standards listed in the ordinance and explained in the "ADU Design Workbook"

(similar to the proposed South Pasadena Design Guidelines for ADU Development). If the project doesn't meet the design standards, it becomes subject to discretionary review by the Historic District Commission). The applicant for an ADU shall select one of appropriate architectural styles for the historic district in which it is located, and shall meet all required design elements. The style selected for the ADU shall not necessarily match the style of the primary residence, it just has to be appropriate for the district. The City's "ADU Design Workbook" provides illustrated examples of the historic district design styles and standards.

**City of Long Beach:** for an ADU in a historic district or on the properties designated as a Historic Landmark, a Certificate of Appropriateness must be obtained prior to application for building permits.

**City of Santa Monica:** an ADU or JADU shall conform to generally applicable Municipal Code provisions, including, but not limited to, the provisions of Article VIII, Building Regulations, and the provisions of Chapter 9.56, Landmarks and Historic Districts.

This short overview shows that Californian cities take different routes balancing between the State ADU law requirement of ministerial review for all ADUs and other provisions of State and local codes and guidelines. They also choose different strategies coordinating the requirement of applying "objective" design standards with naturally non-objective Secretary of the Interior's Standards, intended for case-by-case interpretation by a group of experts.

The most challenging for "objective" review is a combination of Standard 3 ("Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken"), and Standard 9 ("New additions, exterior alterations, or related new construction <...> 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"). Compatibility, differentiation, and avoiding a false sense of history hardly can be reduced to objective requirements and illustrated guidelines.

## **Background**

In order to address the statewide housing shortage, the California State legislature has made ADUs more permissive over the last few years. In September 2019, the City held a series of housing workshops regarding tenant protections, ADUs, and Inclusionary Housing. During these meetings, participants were receptive to promoting ADUs as a means of attaining more affordable housing units in general, with many recognizing the opportunities to provide housing for their adult children or senior relatives or renting ADUs as a source of extra income. On October 9, 2019, the Governor signed further changes to ADU regulations into law.

Subsequently, the City of South Pasadena implemented a number of steps to achieve compliance with the new State legislation. On January 28, 2019, the Planning Commission discussed and provided direction to amend the ADU ordinance to comply with State law and encourage more ADUs. ADUs are an important component for South Pasadena's pending sites inventory for the 2021-2029 Housing Element.

There are numerous contradictions between the State ADU law and historic preservation legislation, including the:

- Secretary of the Interior’s Standards for the Treatment of Historic Properties;
- California Environmental Quality Act (CEQA);
- State Historical Building Code (Health & Safety Code Section 18950-18962);
- South Pasadena Municipal Code, Article IVH (Cultural Heritage Ordinance);
- South Pasadena General Plan; and
- South Pasadena Design Guidelines for Alterations and Additions to Historic Residencies.

In 2021, the City was awarded \$40,000 in State Certified Local Government (CLG) grant funds from the California Office of Historic Preservation (OHP) and National Parks Service (NPS). The goal of the grant application (**Attachment 6**) was to undertake comprehensive revisions to the existing ADU Ordinance to better integrate it with historic preservation guidelines. These revisions were intended to help retain the integrity of South Pasadena’s historic properties and districts, and support the overarching State Preservation Plan goal (Goal V) of protecting historic and cultural resources by maximizing compatibility between ADUs and existing historic homes. The proposed outcome of the project included historic preservation-focused Design Standards and Design Guidelines, as well as a robust outreach program to provide community support and education. The project must be completed by the end of September 2021 and requires participation from a Historic Preservation or Preservation Architect Consultant.

On December 21, 2020, the Planning Manager issued a request for proposals to firms on the City’s list of approved historic preservation consultants meeting the City’s benchmark qualifications and the Secretary of the Interior’s professional qualification standards in history and architectural history. On January 20, 2021, the City Council approved a Professional Services Agreement with Architectural Resources Group, Inc. (ARG) to assist the City with the scope of work outlined in the CLG Agreement.

Concurrent with the grant project launch, in December 2020, HCD updated its ADU Handbook with its interpretations and application of ADU statutory law (**Attachment 7**). Based on HCD’s interpretation and application, staff recommended additional Municipal Code revisions (Phase I ADU Ordinance).

In January 2021, Arup, a global Planning and Engineering firm, offered their pro-bono service to support City’s efforts to learn more about housing issues facing Los Angeles communities. Arup provided to research memo that analyzed ADU best practices from other cities with comparable issues to South Pasadena such as hillsides and historic properties. Arup and staff worked together to develop the Phase I ADU Ordinance to incorporate the best practices into the City’s existing ADU ordinance. The Phase I ADU Ordinance was adopted by the City Council on May 5, 2021, and became effective on June 5, 2021 (**Attachment 5**). The Ordinance contained very limited provisions for ADUs on historic properties, in anticipation that the Phase II ADU Ordinance, developed under the CLG grant project, would create design standards applicable to ADU development on historic properties.

*CLG Grant Project*

On January 21, 2021, staff and members of the Cultural Heritage Commission met with ARG to review and discuss project goals, scope, timeline, communication methodology and key deliverables. Following this meeting, ARG reviewed existing background materials, including the City's 2019 ADU Ordinance, Historic Context Statement, Design Guidelines for Alterations and Additions to Historic Residencies, and other historic preservation policies.

On February 18, 2021, the City and ARG presented the project to the public during a virtual Cultural Heritage Commission (CHC) meeting. An overview of the project was given, the overarching goals and objectives were summarized, and the project approach and timeline were described. The presentation was followed by an open question and answer session during the meeting.

On March 15, 2021, the City and CHC Subcommittee members met virtually with ARG to provide feedback on the first outline of the ADUs design standards, guidelines, and procedures. In mid-April, 2021, ARG submitted a first draft of the design standards and procedures for ADUs on historic properties and in historic districts, based on the feedback received on the extended outline, and intended to be incorporated into the amended ADUs Ordinance. The first draft was reviewed the CHC Chair, Vice Chair, and staff.

On March 17, 2021, a survey was released to the public to solicit information and feedback, and build consensus for the design guidelines and standards to be incorporated into the Phase II ADU Ordinance. In addition to posting information about the survey on the City's website, postcards were sent out to all South Pasadena residents. The survey was made available online as well as in paper format, upon request. The results of the survey were provided by ARG to staff in April, 2021 (**Attachment 4**). They demonstrated that South Pasadena residents were committed to preserving city's historic character. While generally being in favor of new ADUs in town, residents expressed strong opinions regarding allowing two-story ADUs only on historic properties with two-story historic homes, and not allowing ADUs in front of historic properties; residents also opined that ADUs should match the style of a historic home.

In early June 2021, ARG submitted a working draft of the Phase II ADU Ordinance (Design Standards) and the companion Design Guidelines for ADU Development on Historic Properties. After additional rounds of review with the CHC Chair, Vice Chair, and staff, the draft was submitted to the City Attorney for feedback.

In July-August 2021, staff and the City Attorney had two conference calls with the State Department of Housing and Community Development (HCD) to discuss the working draft of Phase II ADU Ordinance (Design Standards) and the separate Design Guidelines for ADU Development on Historic Properties. The comments received from HCD were incorporated in the working draft of the Phase II ADU Ordinance. The most critical of them were related to the discrepancy between the City's Inventory of Historic Resources and the California Register of Historic Resources (see the discussion above). HCD did not provide comments on the Design Guidelines for ADU's on Historic Properties, understanding that the guidelines are intended to

provide easy-to-follow exterior design guidance for ADU's on historic properties in order to facilitate a ministerial review process.

In August 2021, staff forwarded the working draft of the Phase II ADU Ordinance (Design Guidelines) and the companion Design Guidelines for ADU Development on Historic Properties to the OHP's CLG grant program coordinator. OHP's comments were incorporated in the working draft as well. Based on all comments collected, the City Attorney and staff created the public review draft of Phase II ADU Ordinance and the companion Design Guidelines for ADU Development on Historic Properties.

### **Environmental (CEQA) Review**

In accordance with the California Environmental Quality Act (CEQA), the proposed Code amendment is exempt from the California Environmental Quality Act (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. September 23, 2021 Special Planning Commission and Cultural Heritage Commission Meeting: Adoption of a Resolution Recommending the Zoning Code Amendment to SPMC Section 36.350.200 regarding ADUs on Historic Properties to the City Council
2. October 20, 2021 City Council Meeting: First Reading and Introduction of an Ordinance Amending SPMC Section 36.350.200 regarding ADUs on Historic Properties
3. November 3, 2021: Second Reading and Adoption of an Ordinance Amending SPMC 36.350.200 regarding ADUs on Historic Properties

### **Legal Review**

The City Attorney has reviewed this item.

### **Fiscal Impact**

There is no fiscal impact.

### **Public Notification of Agenda Item**

A notification of this hearing was published on August 20, 2021, in the South Pasadena Review. 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/or notice in the and/or the South Pasadena Review.

**Attachments**

1. Phase II ADU Ordinance (Design Standards for ADUs on Historic Properties)
2. Design Guidelines for ADU Development on Historic Properties
3. Definitions of a Historic Resource
4. ADUs Public Survey, Summary of Results
5. South Pasadena Phase I ADU Ordinance
6. CLG Grant Application
7. ADU Handbook by the State Department of Housing and Community Development

**ATTACHMENT 1**  
Phase II ADU Ordinance  
(Design Standards for ADUs on Historic Properties)



## **ADUs Design Standards for Historic Properties**

Public Review / Working Draft, August 26, 2021

The following is proposed to amend Section 36.350.200 (“Residential Uses—Accessory Dwelling Units”) of South Pasadena Municipal Code Chapter 36 (Zoning):

1. The following shall be added to Sub-section E.1.d. (*Location in front of primary dwelling*): “For historic properties, see Sub-section J, below.”
2. Sub-section E.1.f (*Placement on Historic Properties*) shall be deleted from this ordinance.
3. Sub-section E.3.d (*For a historic property*) shall be deleted from this ordinance.
4. The following shall be incorporated as Sub-section J of this ordinance.

### **J. Design Standards for Historic Properties**

1. **Applicability.** ADUs proposed for development on a historic property (as defined in Section 1.A) 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. Only a conversion of an existing accessory structure or new construction of a detached ADU are permitted on a historic property.
2. **Exemptions.** Detached ADUs and accessory structure additions that are not visible from the public right-of-way are not subject to these Design Standards. For the purposes of this Sub-section (J), visibility from the public right-of-way 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. Alleys are not considered public right-of-way for this purpose.
  - b. New vegetation, gates, fencing, and any other landscaping elements shall not be proposed to screen an otherwise visible ADU for the purpose of determining that it is not visible.
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 such that at least 50% of the ADU's front-facing façade is behind the predominant massing of the existing dwelling, except as provided in Sub-section C, below.
- b. **ADU in front of primary dwelling.** If 50% or more of the existing primary dwelling is located at the rear one-third of a property and there is no other location on the property in which an 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.
  - 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 primary dwelling shall be 800 square feet.
- c. **Accessory Structure Additions.** If the 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.** ADUs shall comply with the 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 size of the ADU shall not exceed the size of primary dwelling, or not in excess of 16 feet in height.
- b. Two-story ADUs shall only be permitted when the primary dwelling is two stories in height.
- c. Above-structure additions to an existing accessory structure shall only be allowed if the resulting structure is lower in height than the primary dwelling, or not in excess of 16 feet in height.

#### 6. **Setbacks.** An ADU shall meet the minimum setback requirements set forth in this Ordinance.

#### 7. **Demolition of accessory structures.**

- a. For an ADU proposal involving the demolition of existing accessory structures older than 45 years of age, the applicant must provide evidence demonstrating whether or not the structure is historic, based on the template provided by the City. An accessory structure that has been determined to be historic shall not be demolished in order to construct an ADU. A historic accessory structure shall be subject to the standards set forth in Section 2.67 of the South Pasadena Cultural Heritage Ordinance (Ordinance No. 2315).
8. **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 ADU Development on Historic Properties.
9. **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 below 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 any needed, 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.
10. **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.

**ATTACHMENT 2**  
Design Guidelines  
for ADU Development on Historic Properties



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

*Working Draft*

August 27, 2021

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

# Table of Contents

<b>1. Introduction</b>	<b>5</b>
Preface	6
South Pasadena: A City Rich with History	7
Purpose of the ADU Design Guidelines	9
Application and Use of the Guidelines	10
Policy and Regulatory Framework	11
Approval Process	16
Visibility	17
<b>2. Planning Your ADU/JADU</b>	<b>19</b>
Location	20
Size and Height	23
Setbacks and Orientation	25
<b>3. Designing Your ADU/JADU</b>	<b>27</b>
Overall Design Principles	28
ADU Types	29
Design Elements	31
<b>4. Historic Architectural Styles</b>	<b>35</b>
Victorian-Era Styles	36
Craftsman	40
Prairie	44
Mediterranean and Indigenous Revival Styles	48
Tudor Revival	53
Neoclassical	57
Italian Renaissance Revival	61
French Revival Styles	65
Colonial Revival Styles	69
Early Modern Styles	73
Minimal Traditional	77
Ranch Styles	81
Mid-Century Modern	86

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## *Chapter 1*

# Introduction

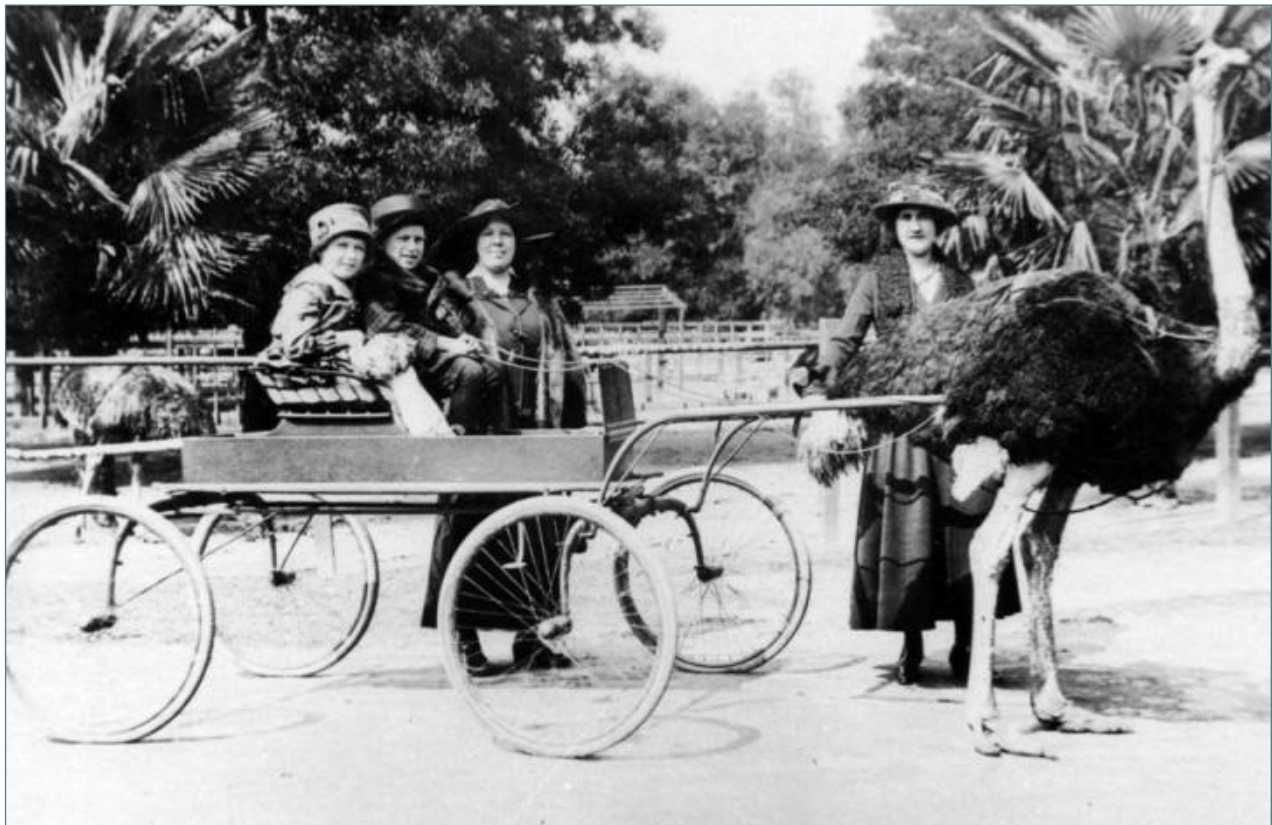
This Chapter provides an overview of the Design Guidelines for Accessory Dwelling Unit (ADU) Development on Historic Properties. It establishes the purpose of the Design Guidelines, their application and use, relevant federal, state, and city regulatory frameworks, and the approval process for ADU projects 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 become progressively more permissive over the last few years in the State legislature's efforts to reverse statewide land use trends that have purposed a large percentage of developable land to single-family use. 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.

On May 1, 2021, the City of South Pasadena Planning staff applied for a State Certified Local Government (CLG) grant administered by the California Office of Historic Preservation (OHP) and National Parks Service (NPS). The goal of the grant application was to undertake comprehensive revisions to the City's existing ADUs Ordinance to better integrate it with preservation planning guidelines. These revisions were intended to help retain the integrity of South Pasadena's historic properties and districts, and to support the overarching State Preservation Plan goal (Goal V) of protecting historic and cultural resources by maximizing compatibility between ADUs and existing historic residences. In 2020, the OHP approved South Pasadena's grant application issuing federal matching funds to update the South Pasadena ADUs Ordinance with Design Standards for Historic Properties as well as to prepare these Design Guidelines for ADU Development on Historic Properties.



*Cawston Ostrich Farm, 1922 (Los Angeles Public Library)*

# 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



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

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.



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

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.

# Purpose of the ADU Design Guidelines

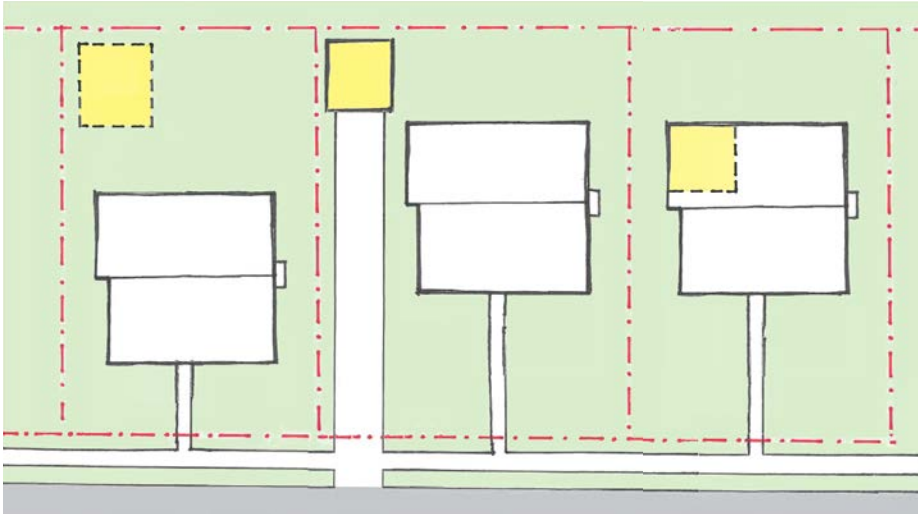
Design guidelines are one of many urban planning tools communities can use to encourage high-quality design and construction. This approach has been adopted and implemented in many Southern California communities.

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

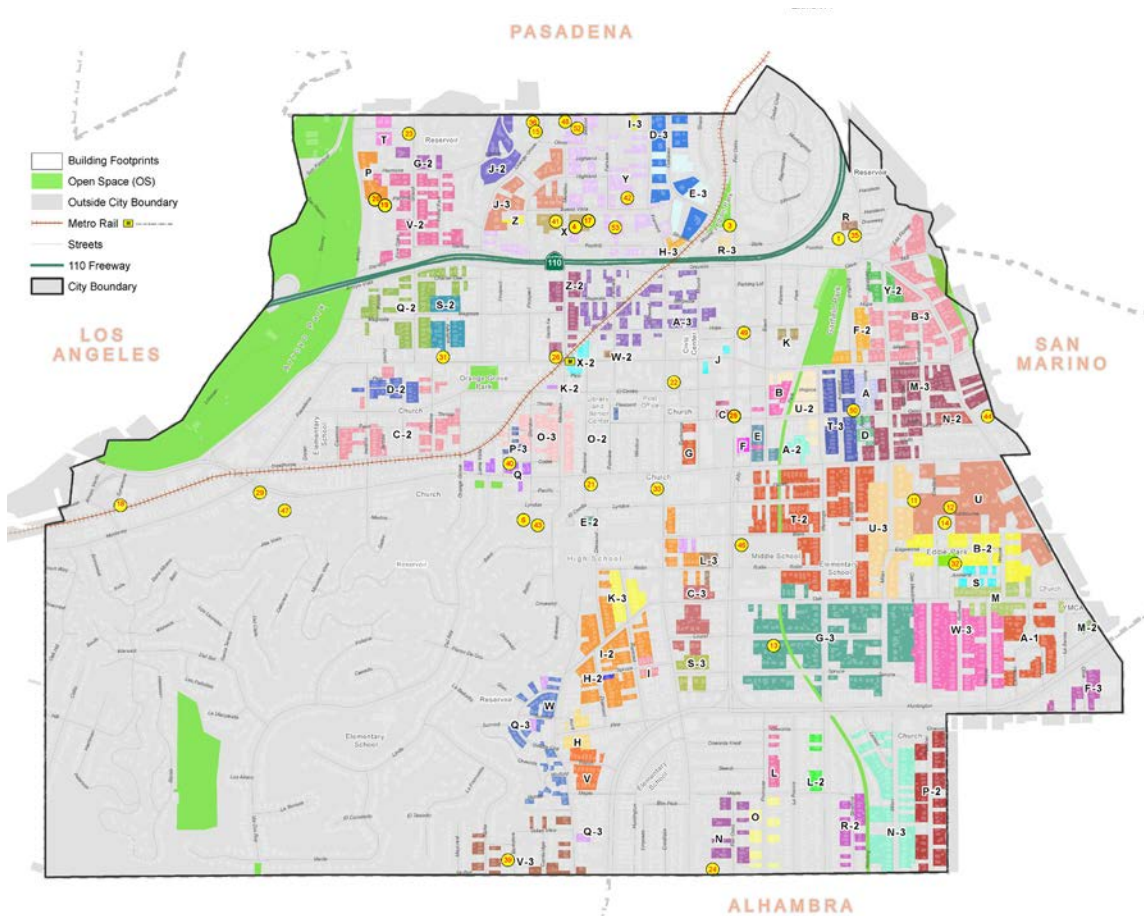
# Application and Use of the Guidelines

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 ADUs Ordinance (South Pasadena Municipal Code 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. 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.

The Inventory is composed of commercial, institutional, and residential properties. However, the vast majority of individual properties and historic districts included in the Inventory are residential. These Design Guidelines provide guidance on best preservation practices and contextual design when planning an ADU or JADU project on a historic single- or multi-family residential property and/or within a residential historic district.



# 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



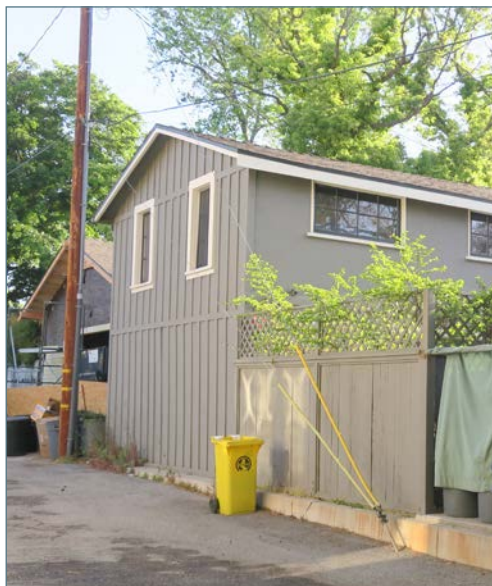
### South Pasadena Municipal Code Section 36.350.200 (Residential Uses - Accessory Dwelling Units)

The South Pasadena ADUs Ordinance (South Pasadena Municipal Code Section 36.350.200), is currently being updated (as of August 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 ADUs 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 ADUs Ordinance](#)



### South Pasadena Cultural Heritage Ordinance (Ordinance No. 2315)

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

*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.

#### RELEVANT LINKS

*National Park Service, Technical Preservation Services, "The Treatment of Historic Properties"*

# 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.



# Approval Process

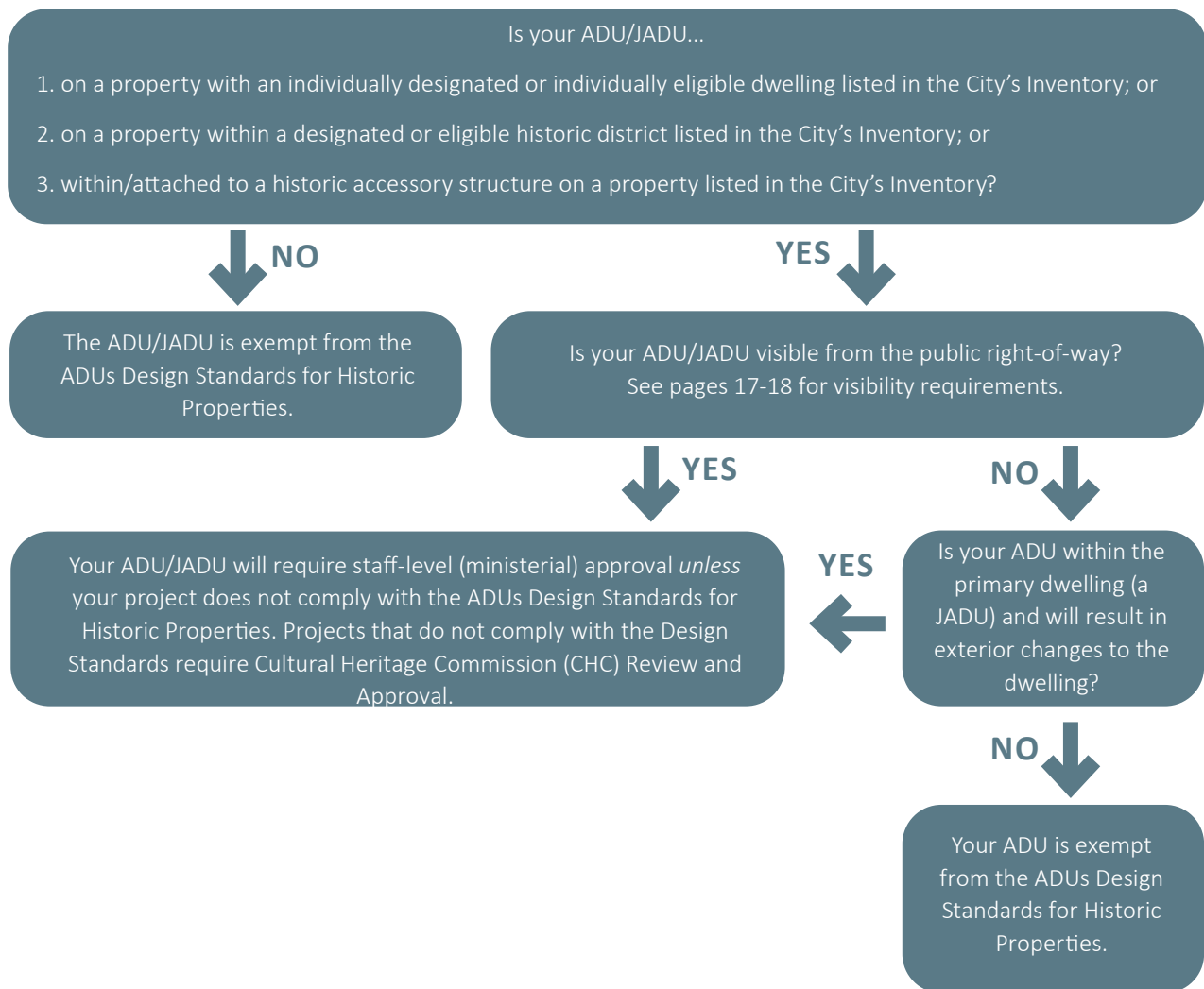
## ADUs and JADUs

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 an existing building and are proposed on historic properties 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.



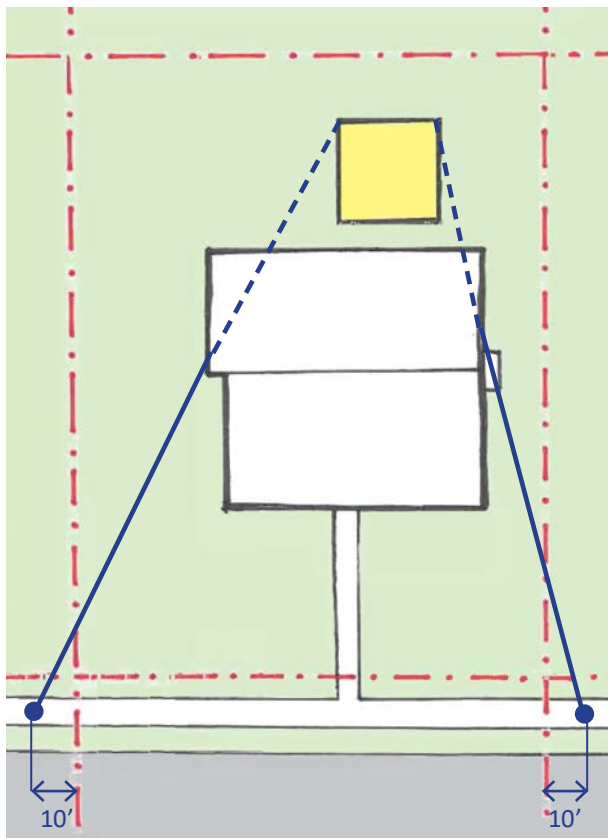
# Visibility

## *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:

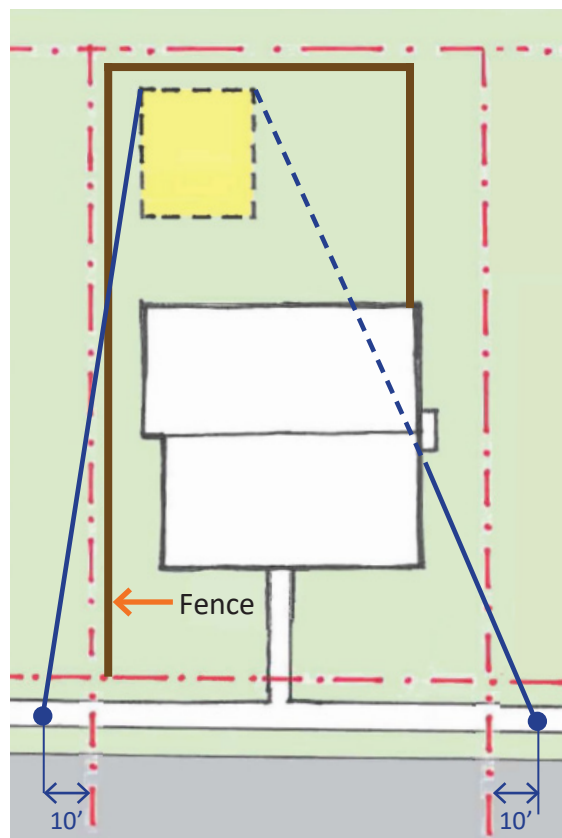
- Visibility of the structure from the street immediately in front of and within 10 feet on either side of any street-adjacent property line(s). This includes both adjacent streets for corner properties. Alleys are not considered public right-of-way for this purpose.
- New vegetation, gates, fencing, and any other landscaping elements shall not be proposed to screen an otherwise visible ADU for the purpose of determining that it is not visible.

### *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*



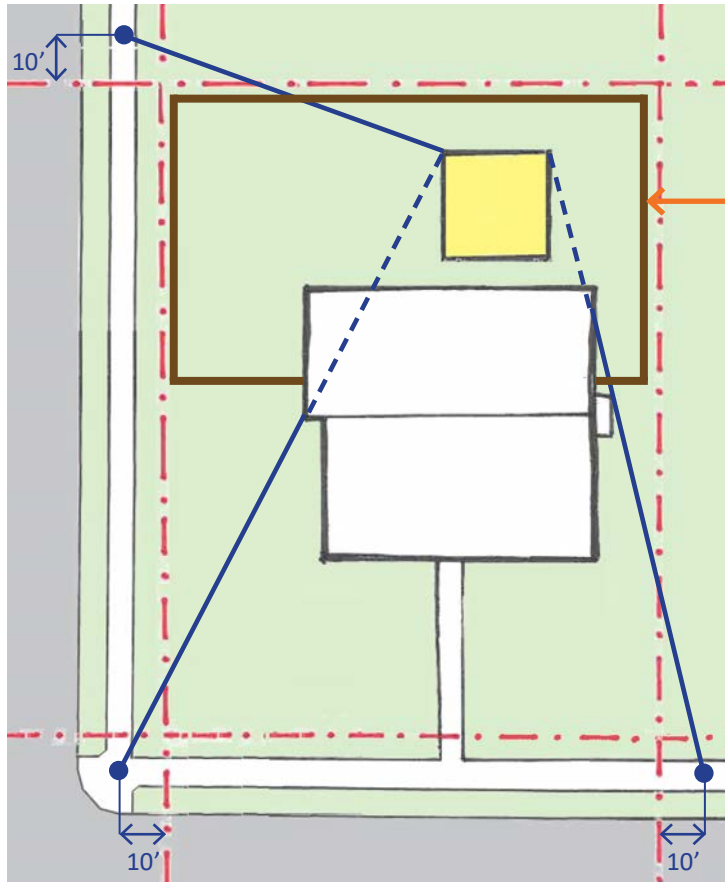
This ADU is visible from the public right-of-way on the left side of the dwelling. Note that fences, gates, vegetation, and any other landscaping elements shall not be added to screen an otherwise visible ADU for the purpose of determining that it is not visible.

*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 added to screen an otherwise visible ADU for the purpose of determining that it is not visible.

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

## Chapter 2

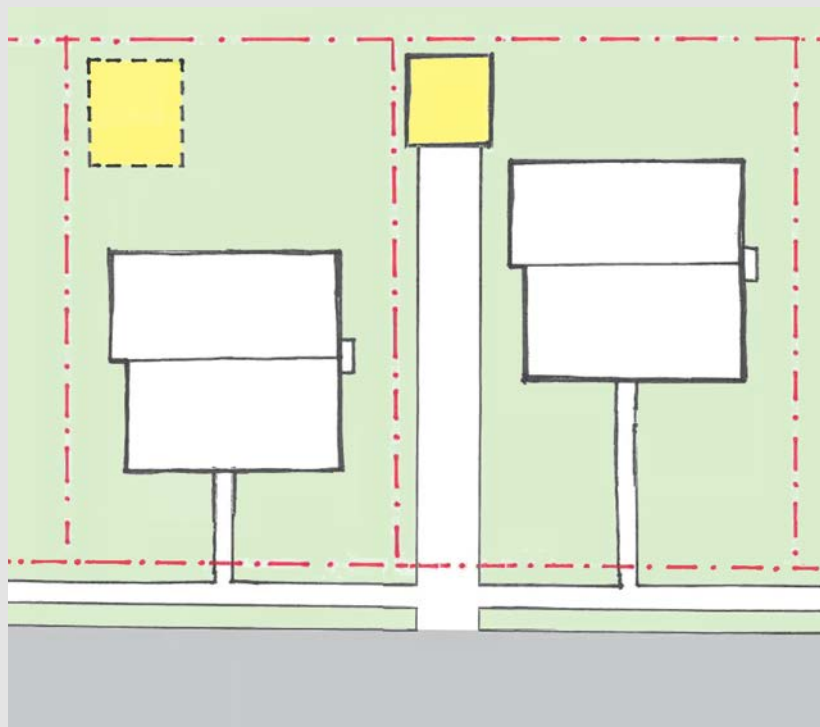
# Planning Your ADU/JADU

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.

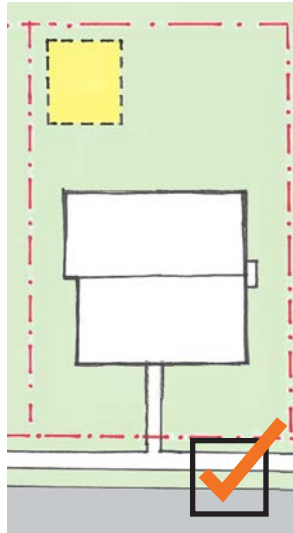
Generally, ADUs should:

- Be located at the rear of the property (see pages 20-21);
- Be visually subordinate to the primary dwelling in height and square footage (see page 23-24);
- 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 historic neighborhood in which it is located.

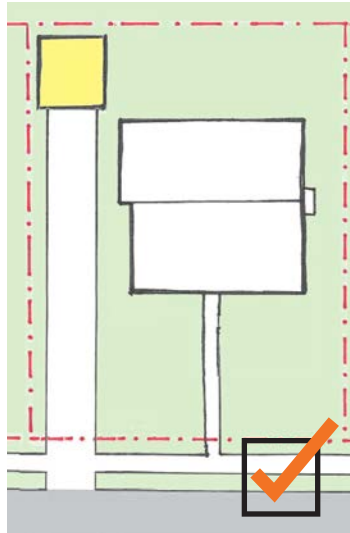


# Location

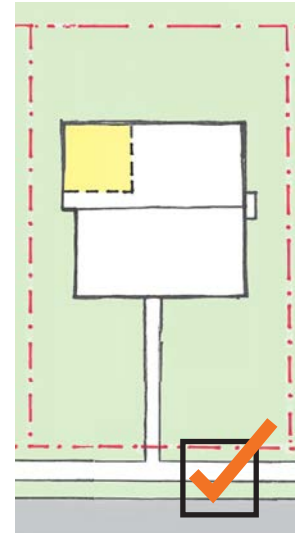
ADUs may be located:



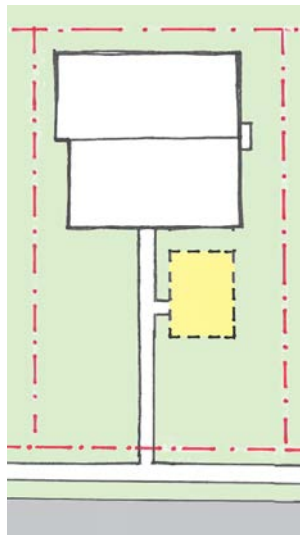
At the rear of the property, behind the primary dwelling



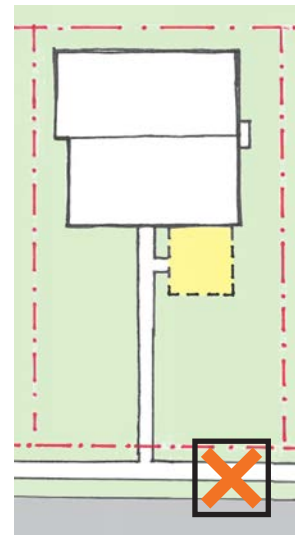
Within an existing converted and/or expanded accessory structure



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



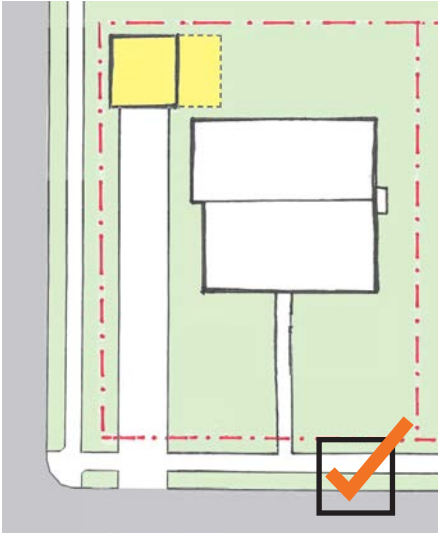
Only under rare circumstances are detached ADUs allowed in front of the primary dwelling. See page 22 for requirements.



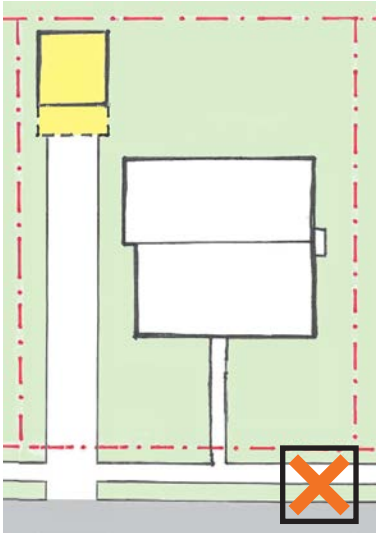
An ADU should never be attached to the front/main façade of the primary dwelling.



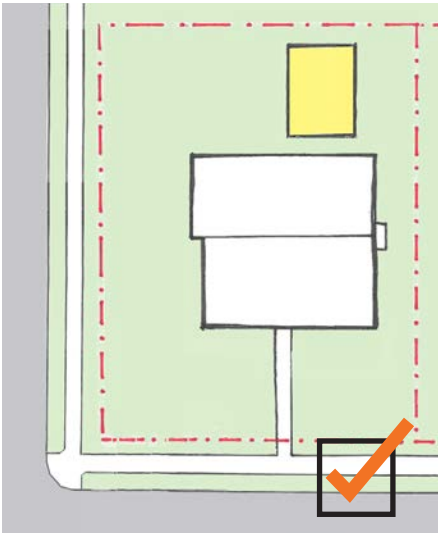
# Location



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.

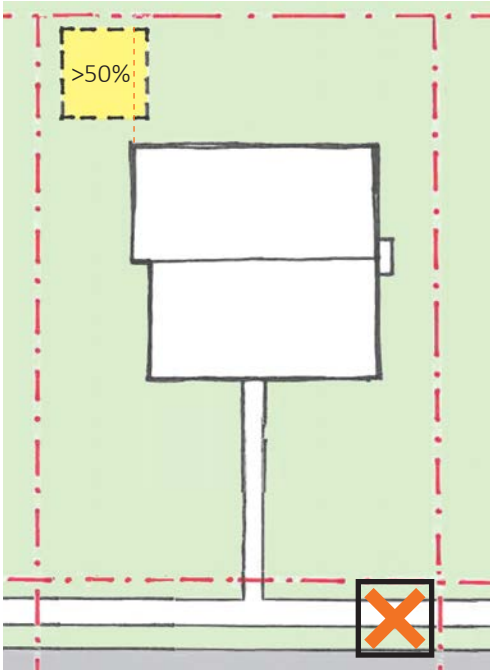
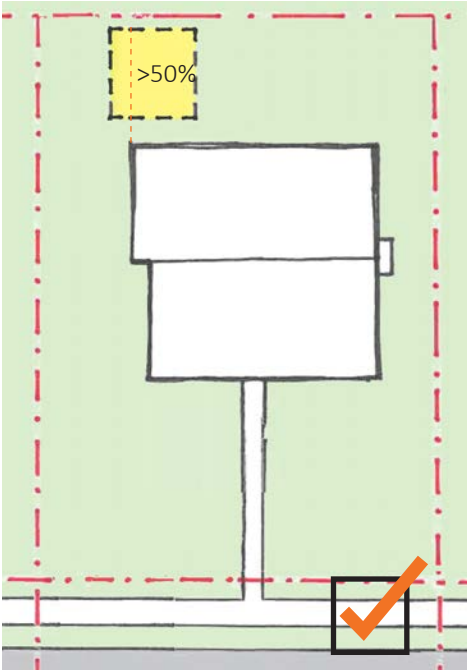


If the accessory structure is historic, the addition must not be attached to the front façade (the façade containing the main/vehicular entrance) of the structure.

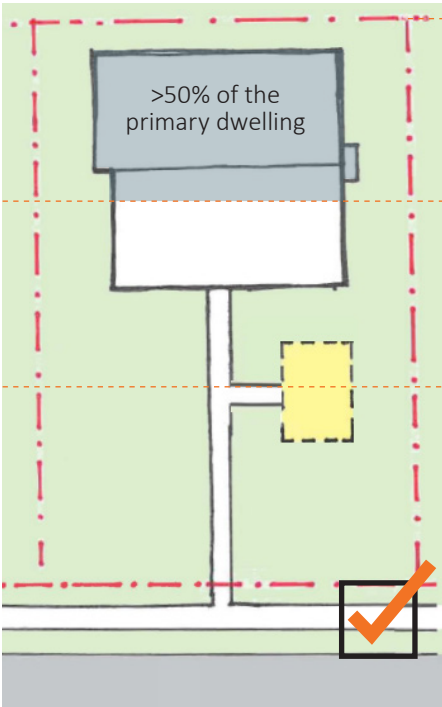


On a corner lot property, locate the ADU at the rear interior of the lot (away from both streets) if possible, to minimize its visibility from the public right-of-way.

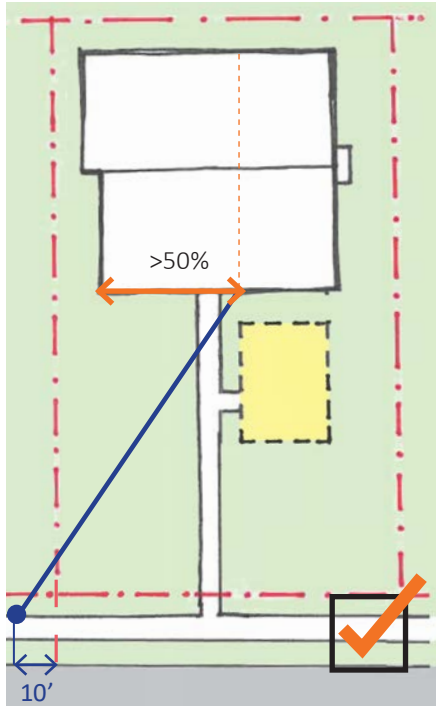
# Location



At least 50% of a detached ADU's front-facing facade must be behind the predominant massing of the primary dwelling.



If 50% or more of the primary dwelling is located at the rear 1/3 of a property and there is no other location on the property in which an 800 sf ADU could be added, a detached ADU is allowed in front of the dwelling.

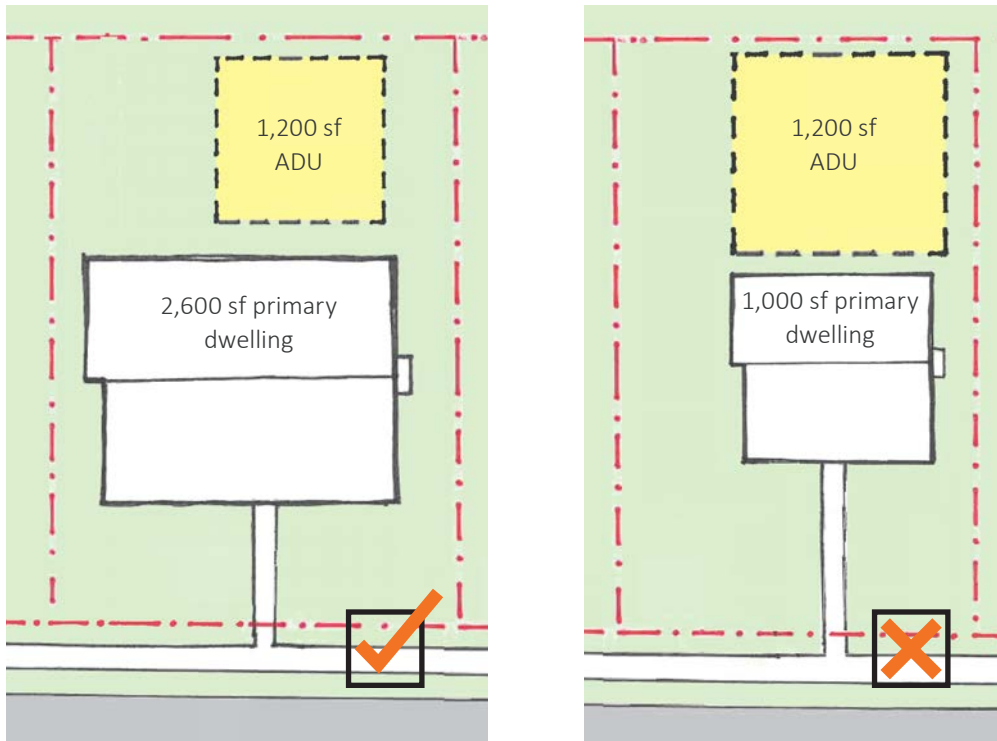


ADUs in front of the primary dwelling must not be in front of the main entrance or block visibility of more than 50% of the primary façade from the public right-of-way.

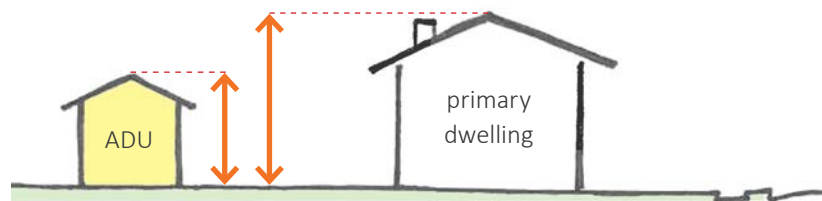
# Size and Height

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

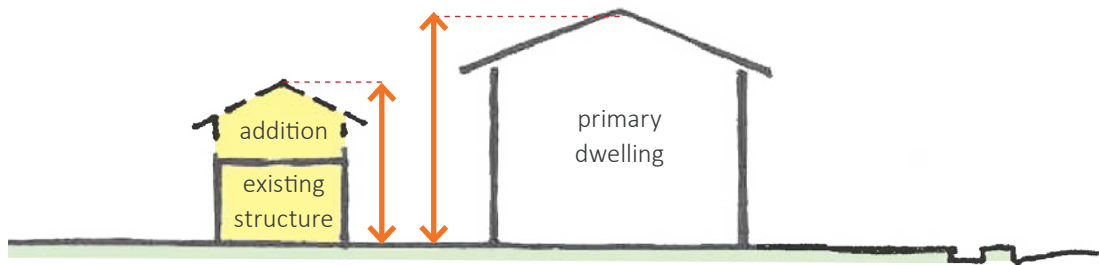


ADUs shall be lower in height than the primary dwelling, or no more than 16 feet in height, in order to minimize their visibility from the public right-of-way. Two-story ADUs are not allowed on properties where the primary dwelling is one story.



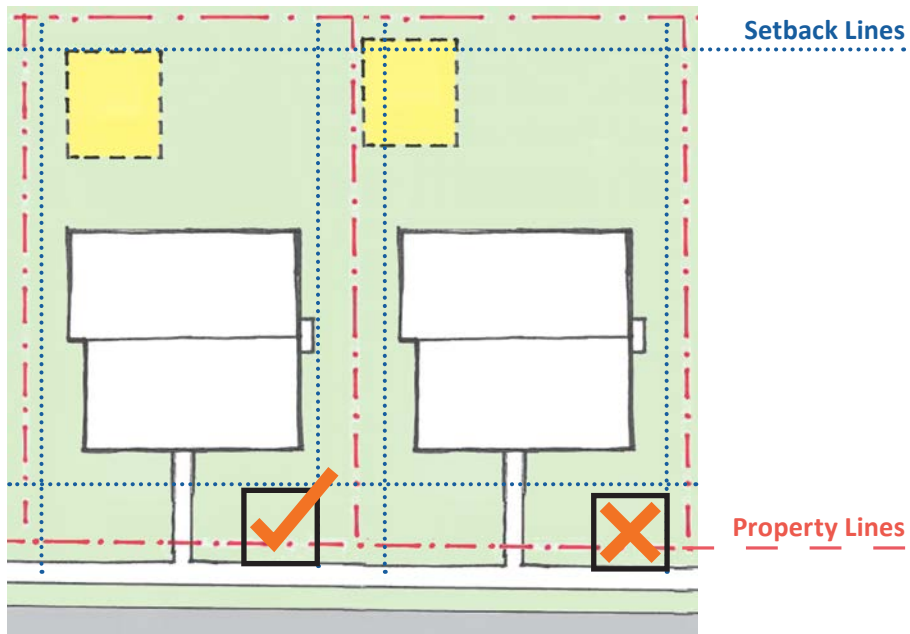
# Size and Height

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.



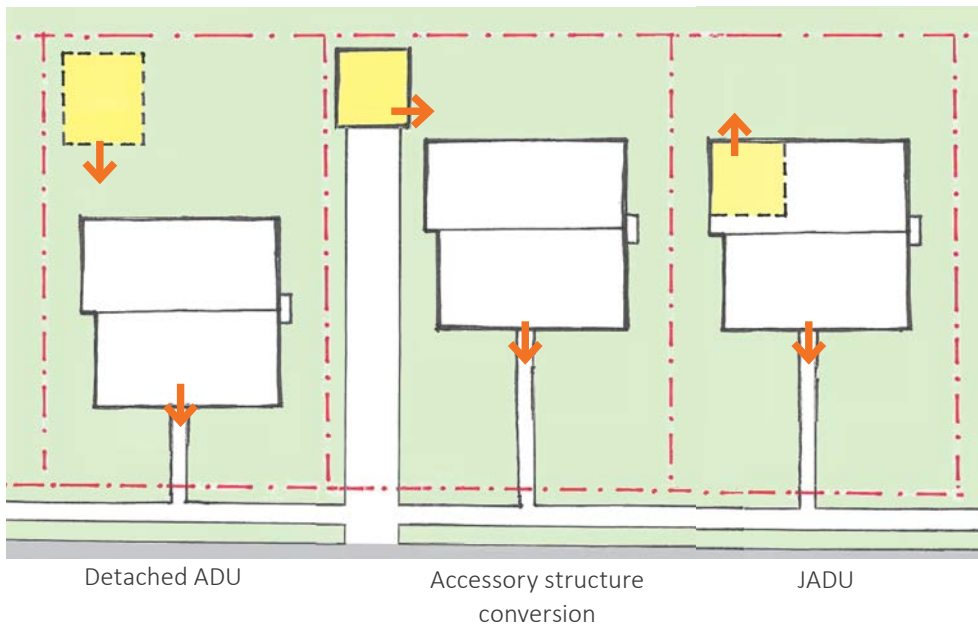
# Setbacks and Orientation

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

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



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## *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.

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

- An ADU should be constructed of materials that are compatible with the primary dwelling and neighborhood context in scale, color, and texture.
- An ADU's architectural features and details should be compatible with 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 modest so as not to detract from the primary dwelling.
- Highly 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 shape 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 your residence'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.



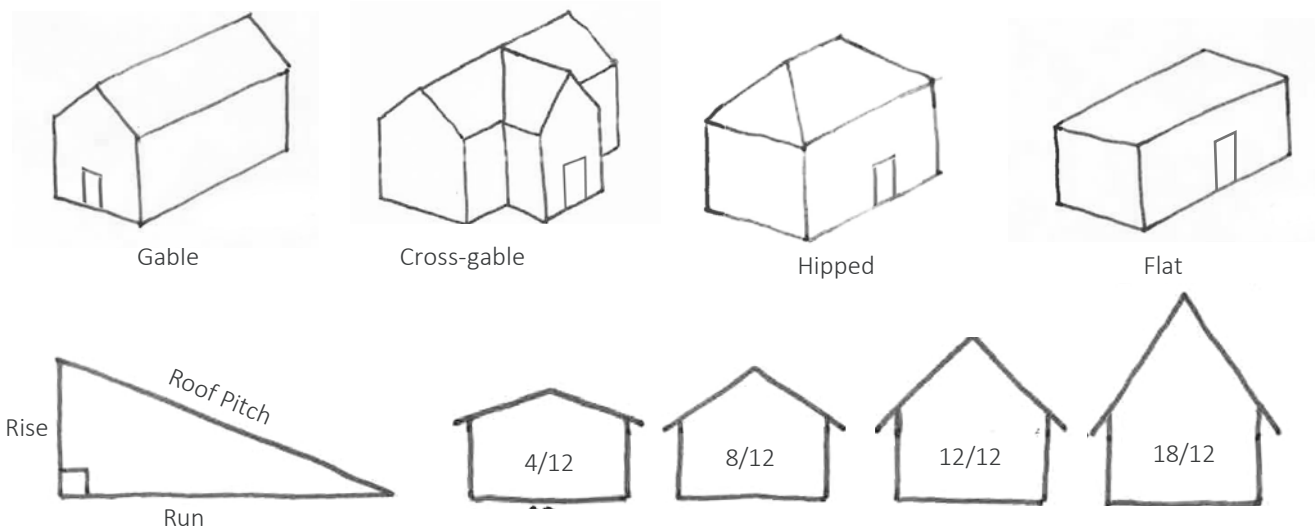
*Example of new detached ADU located on a Craftsman residential property (courtesy of Louisa Van Leer Architecture)*

# 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

- 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 (i.e. wood, stucco) and orientation (i.e. horizontal or vertical).
- The ADU's cladding should be differentiated from the primary dwelling/accessory structure in color, profile, and/or width.

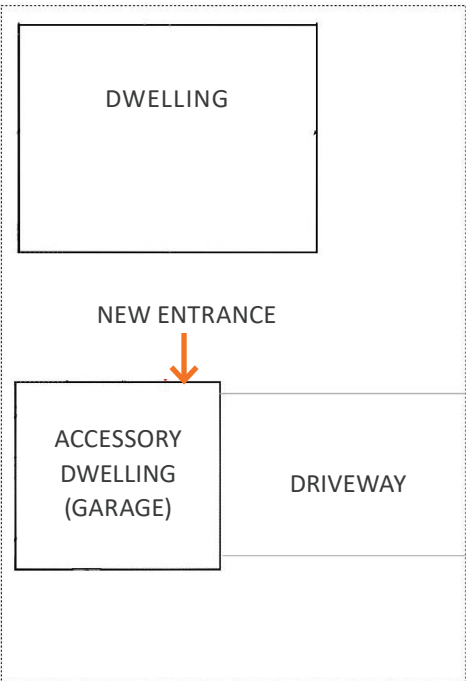


# Design Elements

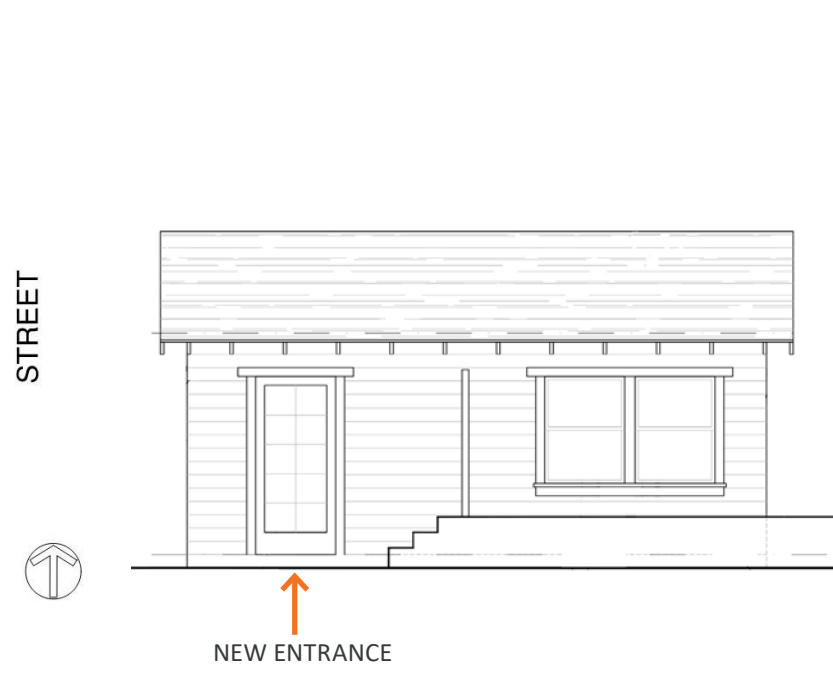
## Entrances

### Entrances

- When converting or adding on to your existing accessory structure for use as an ADU, consider locating new entrances on secondary (non-street facing) façades.
- 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 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.



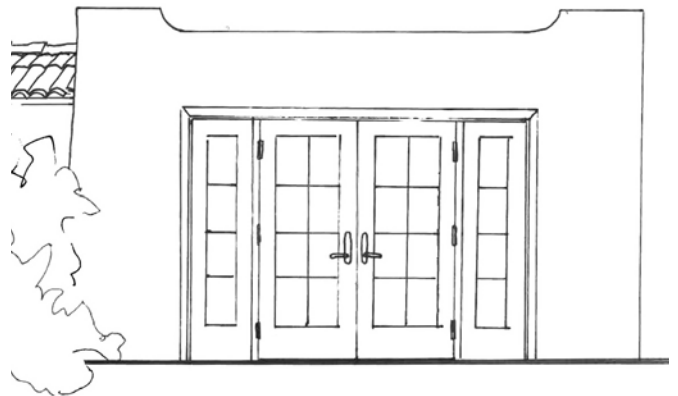
*Paneled wood door*



*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 and 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 20th 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*



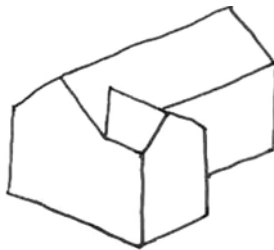
# Victorian-Era Styles

## *Common Design Elements*

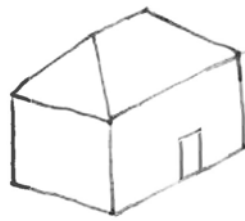
The following are typical design elements found on Victorian-Era residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate to those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

### *Roofs*

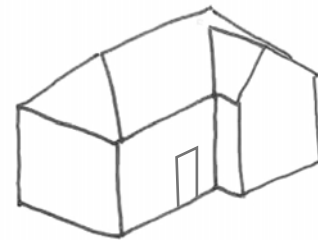
Victorian-Era residences typically have steep-pitch (between 8/12 and 18/12) gable or hipped roofs with open or boxed eaves. Hipped roof dormer windows are common.



*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

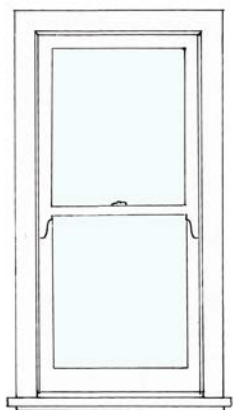
### Door Types

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

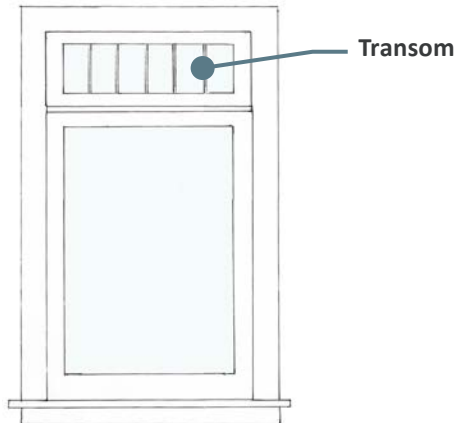


### Window Types

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:



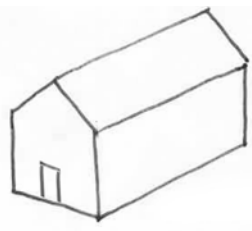
# Craftsman

## Common Design Elements

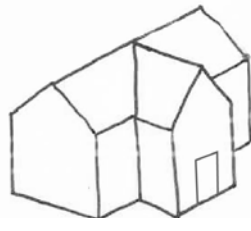
The following are typical design elements found on Craftsman style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate to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

### Roofs

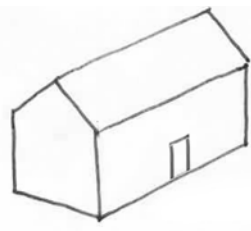
Craftsman style residences typically have low-pitch (between 2/12 and 4/12) gable roofs with wide, open eaves, and exposed wood structural elements. Dormer windows are also common.



Front gable



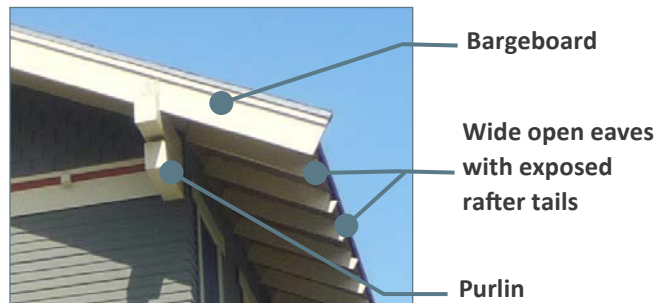
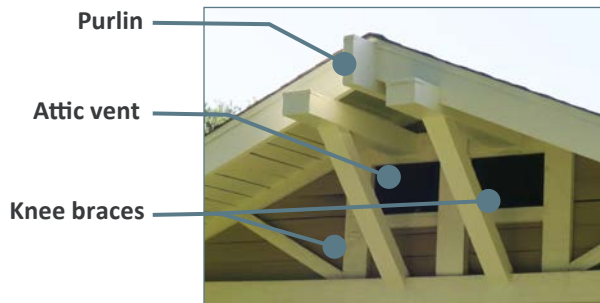
Cross gable



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

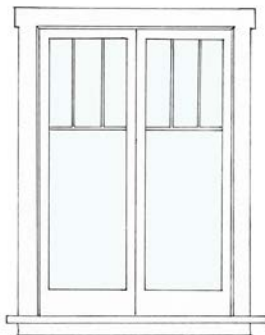
### Door Types

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

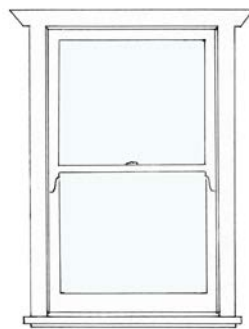


### Window Types

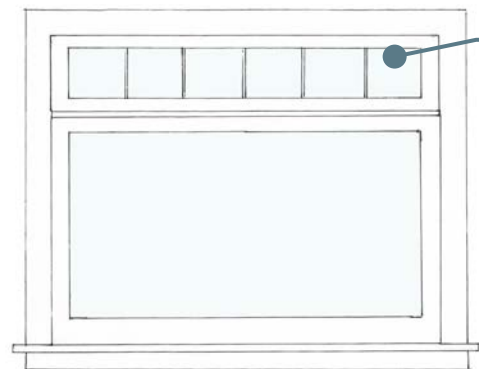
Craftsman style residences have wood windows. Common window types include double-hung and fixed/picture windows, sometimes used in combination (as a tripartite window), as well as casement (often in pairs or groups).



*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*

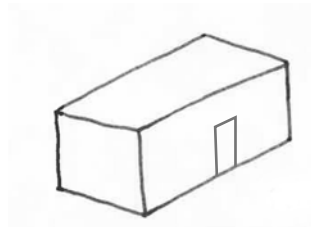
The following are typical design elements found on Prairie style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate to those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

### *Roofs*

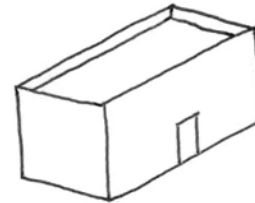
Prairie style residences typically have low-pitch (between 2/12 and 4/12) hipped or flat roofs (with or without parapets) and wide, boxed eaves with brackets.



*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.

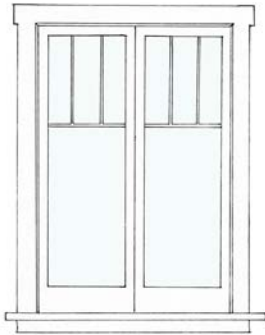


# Prairie

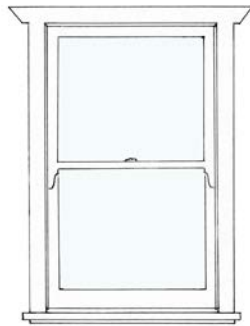
## Common Design Elements

### Window Types

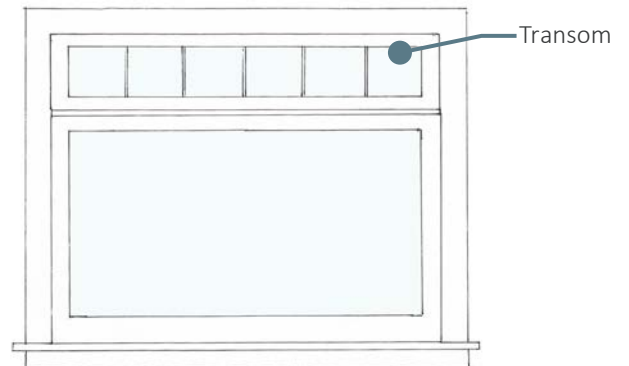
Prairie residences have wood windows. Common window types include double-hung and fixed/picture windows, sometimes used in combination (as a tripartite window), as well as casement (often in pairs or groups).



*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*

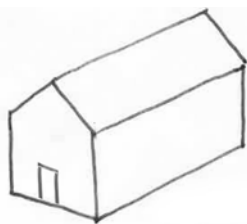
# Mediterranean and Indigenous Revival Styles

## *Common Design Elements*

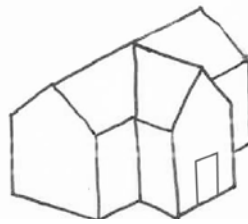
The following are typical design elements found on Mediterranean and Indigenous Revival style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your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

### *Roofs*

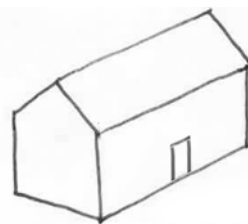
Mediterranean and Indigenous Revival style residences typically have low-pitch (between 2/12 and 4/12) gable roofs with shallow eaves, or flat roofs with parapets. Mission style residences have bell-shaped parapets. Clay tile is a common roofing material.



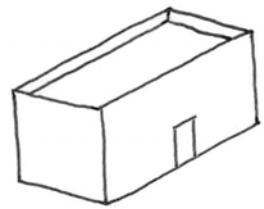
*Front gable*



*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



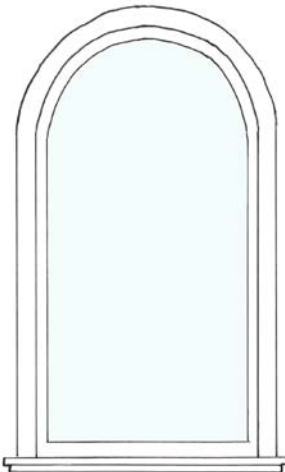
Paneling

# Mediterranean and Indigenous Revival Styles

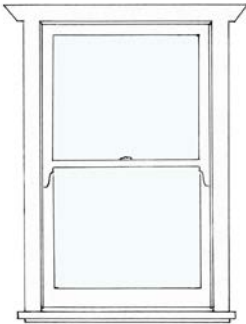
## Common Design Elements

### Window Types

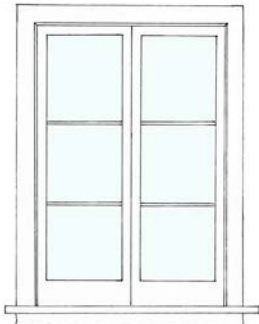
Mediterranean and Indigenous Revival style residences typically have wood windows. Common window types include double-hung and casement (either wood or steel). Arched fixed/picture windows and bay windows are also common.



Arched window



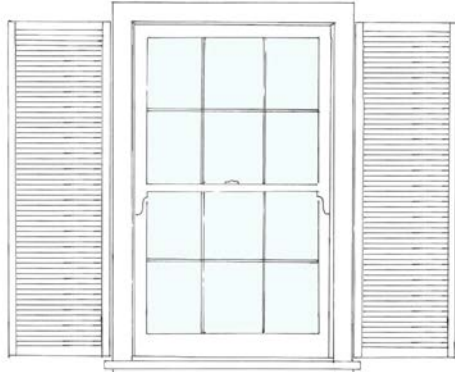
One-over-one (single-light) double-hung window



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:



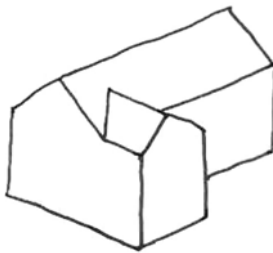
# Tudor Revival

## *Common Design Elements*

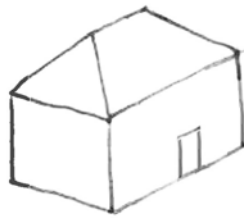
The following are typical design elements found on Tudor Revival style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate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

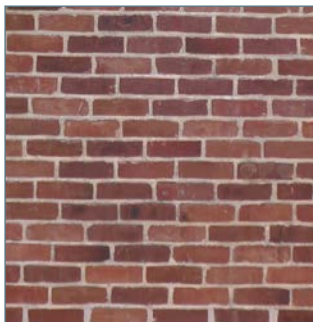
### *Wall Cladding*

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

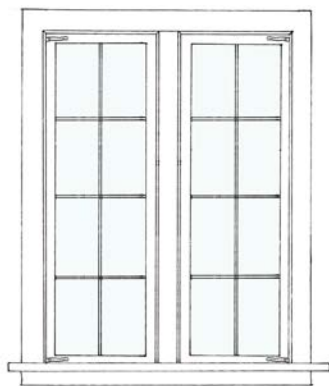


Paneling

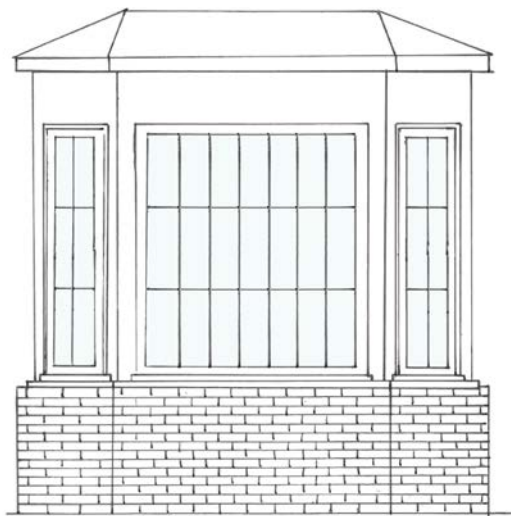


### Window Types

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:



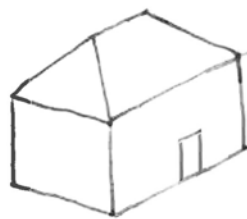
# Neoclassical

## *Common Design Elements*

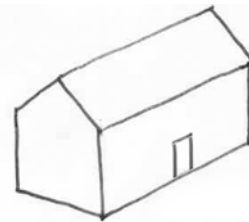
The following are typical design elements found on Neoclassical style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate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



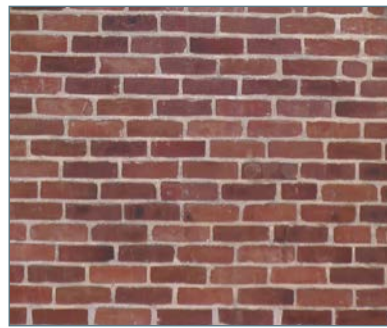
*Side gable*

### *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



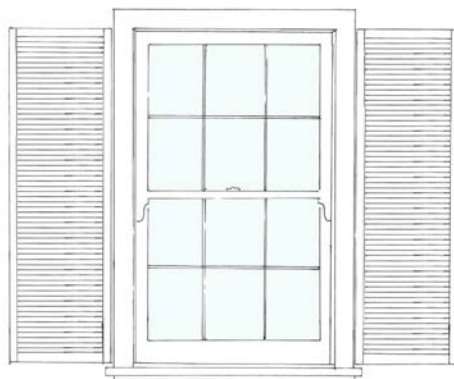
Glazing



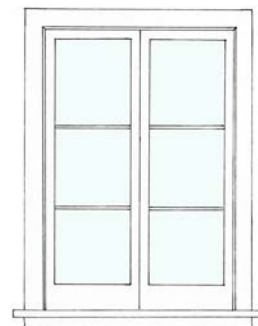
Fanlight

### 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*

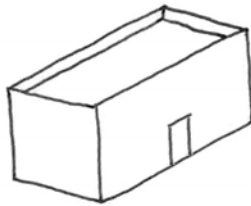
The following are typical design elements found on Italian Renaissance Revival style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU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



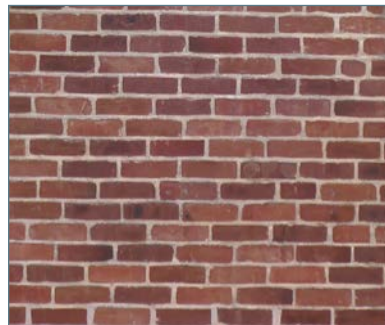
*Typical clay tile*

### *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.



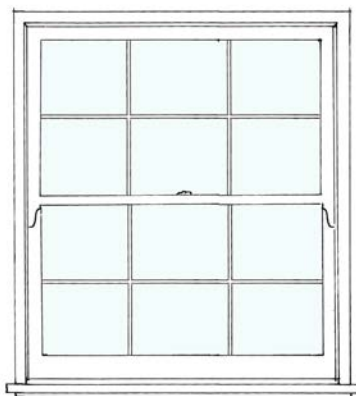
Paneling



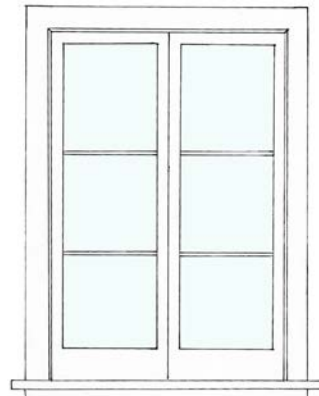
Arched

### 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*

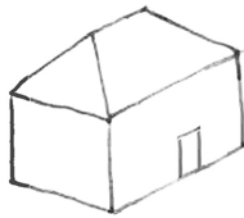
# French Revival Styles

## *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.



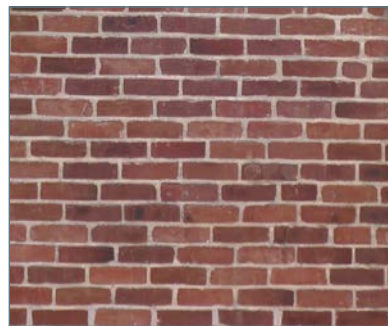
*Hipped*

### *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

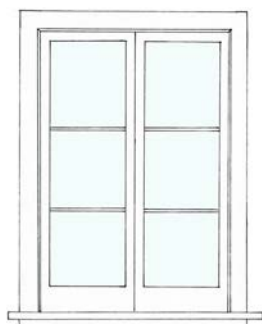
### Door Types

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

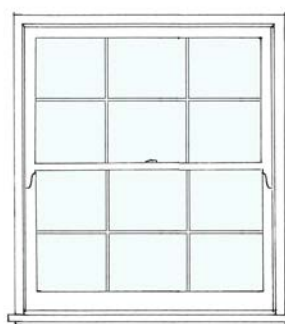


### Window Types

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*

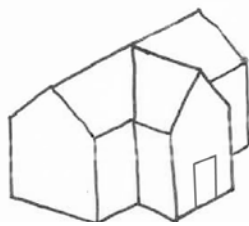
# Colonial Revival Styles

## *Common Design Elements*

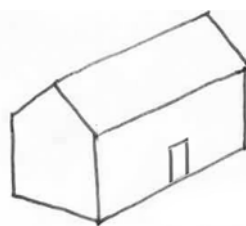
The following are typical design elements found on Colonial Revival style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate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

### *Roofs*

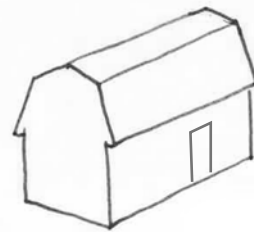
Colonial Revival style residences typically have medium-pitch (between 4/12 and 9/12) side gable roofs with shallow eaves. Dutch Colonial Revival homes feature a gambrel roof. Gable roof dormer windows are also common.



*Cross gable*



*Side gable*



*Gambrel*



*Gable roof dormer*



*Multiple gable roof dormers*

### *Wall Cladding*

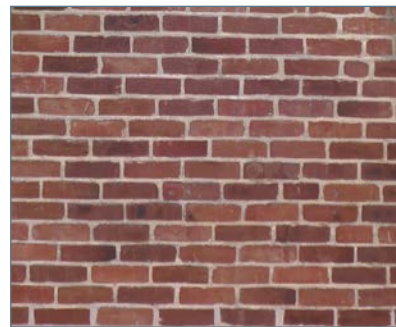
Colonial Revival style residences typically have horizontal wood siding. Brick and wood shingle siding is less common.



*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.



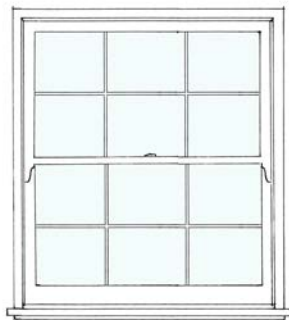
Paneling



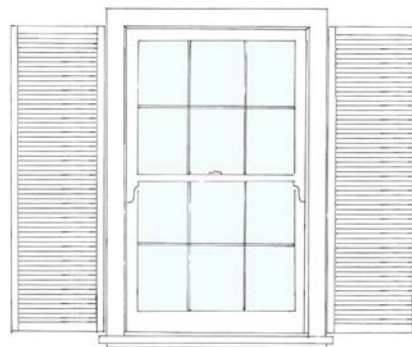
Fanlight

### 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*

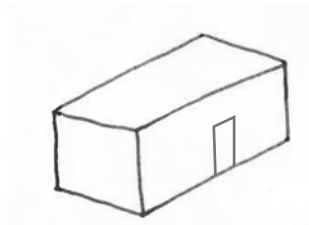
# Early Modern Styles

## *Common Design Elements*

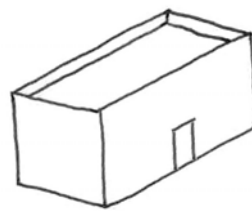
The following are typical design elements found on Early Modern style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should relate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

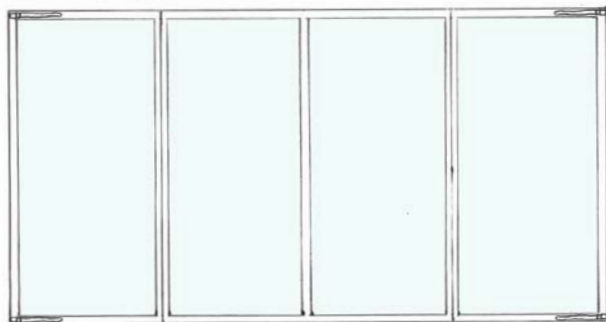


### Window Types

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:



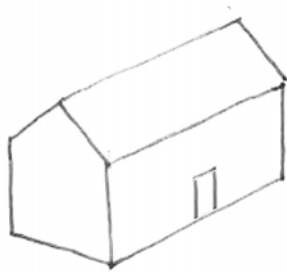
# Minimal Traditional

## *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*

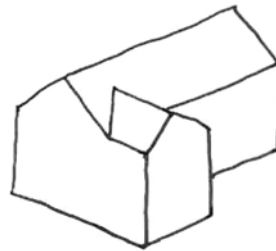
Minimal Traditional style residences typically have medium or low-pitch (between 2/12 and 9/12) gable or hipped roofs with shallow eaves.



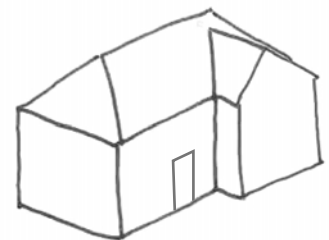
*Gabled*



*Hipped*



*Cross gable*



*Combination gable and hipped*

### *Wall Cladding*

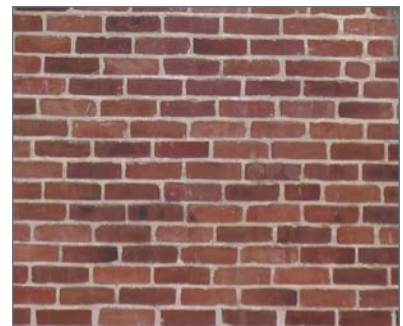
Minimal Traditional style residences typically have wood horizontal siding or smooth stucco cladding. Masonry may be used as accent cladding.



*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

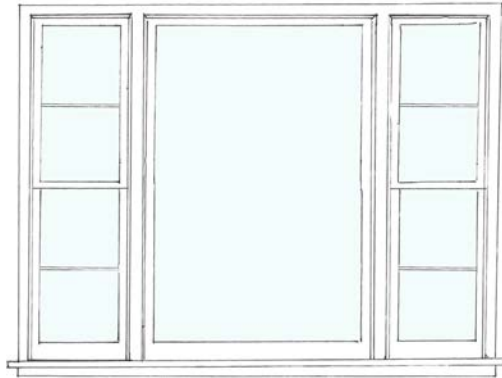
## Common Design Elements

### Window Types and Elements

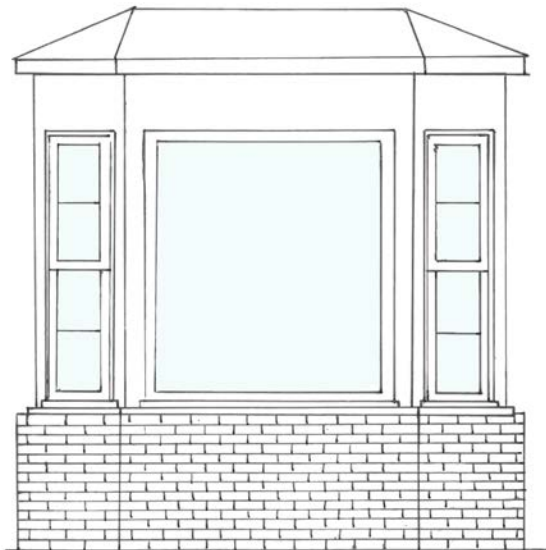
Minimal Traditional style residences typically have wood windows. Steel windows are less common. Common window types include double-hung and picture windows, sometimes used in combination (as a tripartite). Bay windows are also common, and windows may have wood shutters.



*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*

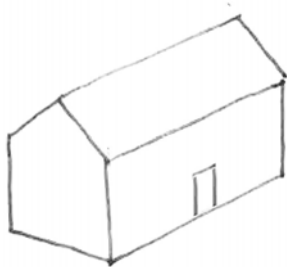
# Ranch Styles

## *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*

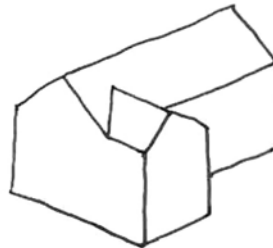
Ranch style residences typically have low-pitch (between 2/12 and 4/12) gable and/or hipped roofs (often used in combination) with open or boxed eaves. Flat roofs can be found on Contemporary Ranch residences.



*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



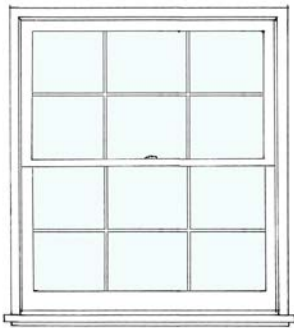


# Ranch Styles

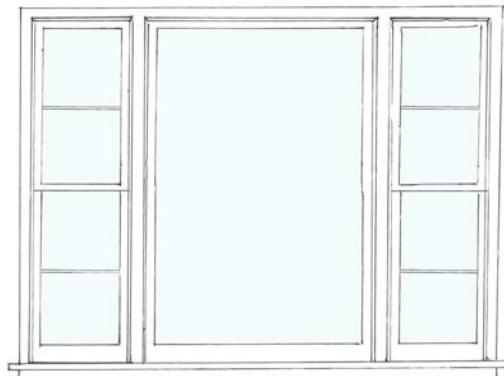
## Common Design Elements

### Window Types and Elements

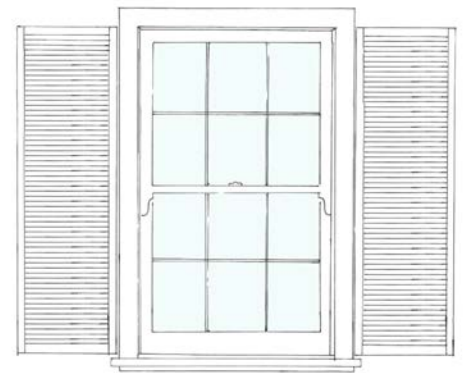
Ranch style residences typically have multi-light wood windows. Steel and aluminum windows are less common. Common window types include double-hung and picture windows, sometimes used in combination (as a tripartite), as well as casement windows. Clerestory windows can be found on Contemporary Ranch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



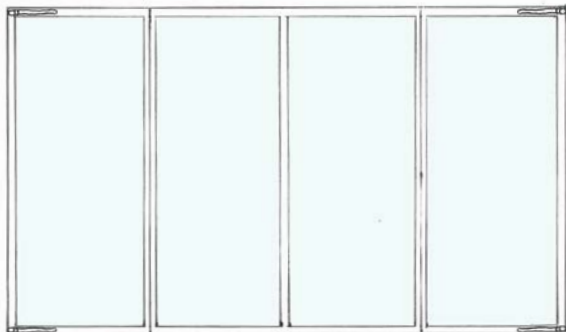
*Six-over-six (multi-light) double-hung window*



*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:



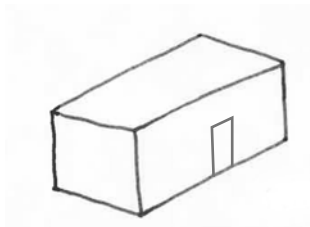
# Mid-Century Modern

## *Common Design Elements*

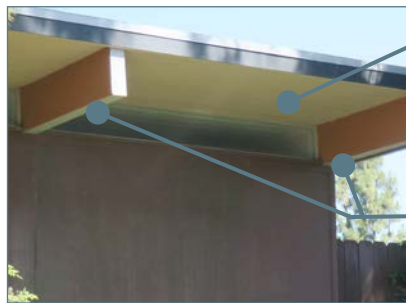
The following are typical design elements found on Mid-Century Modern style residences in South Pasadena. Because these are the commonly found elements, they are not all-encompassing, and specific design features will vary from residence to residence. The elements used to design your ADU/JADU should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

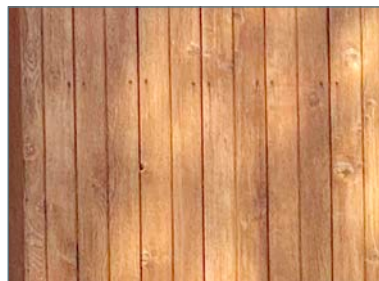
*Common roof elements*

### *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.



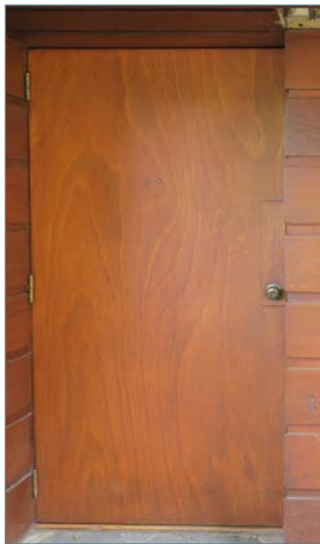
*Recessed entrance stoop*



*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*

**ATTACHMENT 3**  
Definitions of a Historic Resource

## **DEFINITIONS OF A HISTORIC RESOURCE in California and South Pasadena's legislation**

California Government Code, Title 14, Chapter 11.5, section 4851

### **Public Resources Code, Division 5, Chapter 1, Article 2. Historical Resources, 5020.1:**

(j) "Historical resource" includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

### **CEQA Guidelines [California Code of Regulations, Title 14], Section 15064.5(a):**

For purposes of this section, the term "historical resources" shall include the following:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, §5024.1, Title 14 CCR, Section 14 CCR, Section 4852) including the following:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(B) Is associated with the lives of persons important in our past;

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

**California Health and Safety, Division 13, Part 2.7, State Historical Building Code:**

18955. For the purposes of this part, a qualified historical building or structure is any structure or property, collection of structures, and their related sites deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction. This shall include historical buildings or structures on existing or future national, state or local historical registers or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest, and city or county registers or inventories of historical or architecturally significant sites, places, historic districts, or landmarks. This shall also include places, locations, or sites identified on these historical registers or official inventories and deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction.

**South Pasadena Municipal Code, Article IVH (Cultural Heritage Ordinance):**

Cultural Resource shall refer to historic (built environment) and prehistoric (archeological and paleontological) resources that are significant in the history of the city, region, state or nation. Cultural Resources include built or natural resources listed on or eligible for listing on: the National Register, California Register, South Pasadena Inventory of Cultural Resources, or South Pasadena Register of Landmarks and Historic Districts.

**South Pasadena ADU Ordinance (adopted on May 5, 2021):**

For purposes of this section, this shall refer to 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.



**ATTACHMENT 4**  
ADUs Public Survey,  
Summary of Results



## ADUs Public Survey, Summary of Results

**To:** Kanika Kith, Planning Manager  
City of South Pasadena  
Planning and Building Department  
1414 Mission  
South Pasadena, CA 91030

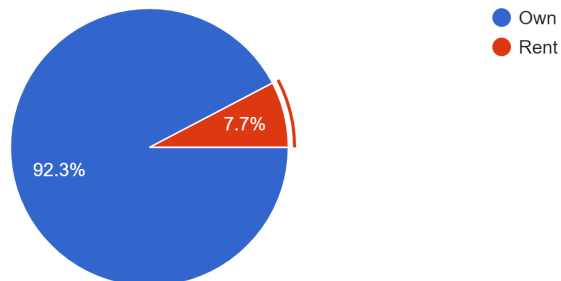
**Project:** South Pasadena ADUs Ordinance Amendment  
**Project No.:** 201219  
**Date:** April 14, 2021  
**Via:** Email: [kith@southpasadenaca.gov](mailto:kith@southpasadenaca.gov)

On March 17, 2021, a public survey (Community Outreach #2) was released to all South Pasadena residents to solicit information and feedback, and build consensus for the design guidelines and standards to be incorporated into the draft ADUs Ordinance Amendment. The survey was made available through an online Google Form, as well as in pdf and paper format, upon request. Between March 17 and April 5, 456 individuals completed the survey questionnaire. Results from the survey are summarized below and can be viewed in full in the accompanying Excel spreadsheet. Two additional respondents filled out the pdf form of the survey; their responses have been added to the summary below, but are not represented in the accompanying graphs.

Approximately 92 percent (423 individuals) of the 458 respondents were homeowners, compared to roughly 8 percent (35 individuals) who were renters.

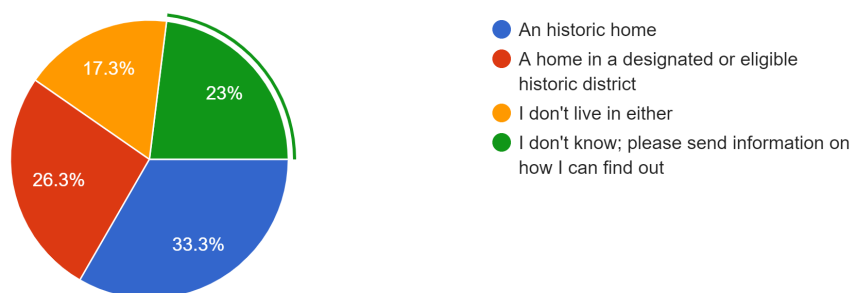
### 1. Do you own or rent your home?

456 responses



Of the 458 respondents, about 33 percent (154 individuals) live in a historic home, approximately 26 percent (120 individuals) live in a designated or eligible historic district, and approximately 17 percent (79 individuals) do not live in either. An additional 23 percent (105 individuals) do not know if they live in a historic home or district and would like information on how to find out. Email addresses of this last group of respondents are available in the Excel spreadsheet for future outreach.

2. Do you live in:  
456 responses

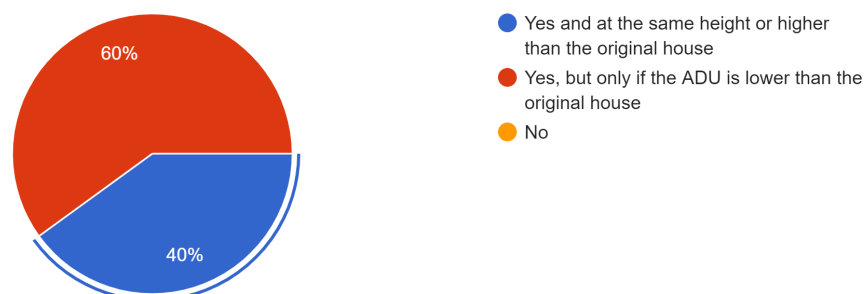


Only 1 percent (5 individuals) of respondents have built an ADU in South Pasadena. The remaining 99 percent (453 individuals) have not built an ADU in the city. According to whether or not they had built an ADU in South Pasadena, participants were siloed into two different sections of follow-up questions. First, below, are the responses from the group who have built an ADU in South Pasadena.

#### Individuals Who Have Built an ADU in South Pasadena

All respondents who have built an ADU in the city believe that two-story ADUs should be allowed on historic properties. 60 percent (3 individuals) of these respondents believe that two-story ADUs should only be built if lower than the original house, while 40 percent (2 individuals) believe that a two-story ADU may be at the same height or higher than the original house.

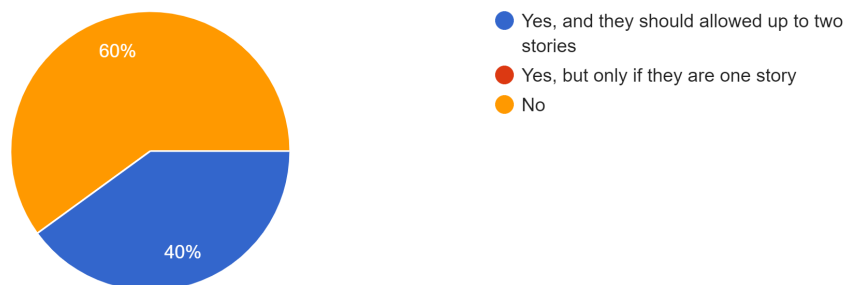
4. Do you think two-story ADUs should be allowed on historic properties?  
5 responses



Of the respondents who have built an ADU in South Pasadena, 60 percent (3 individuals) believe that ADUs should *not* be allowed in front of an existing home that is located at the rear of the property. 40 percent (2 individuals) of respondents believe that ADUs *should* be allowed in front of an existing home that is located at the rear of the property, and should be allowed up to two stories.

5. Should ADUs be allowed in front of an existing historic home that is located at the rear of the property?

5 responses



The issues that respondents who have built an ADU in South Pasadena would like to see addressed in the design standards and guidelines that are being developed for ADU projects on historic properties include:

- The development of set of "rapid approval plans that homeowners/contractors can use in a streamlined fashion"
- Standards that are "easy to interpret"
- Standards that require the ADU to "closely mirror" the style of the existing house
- Standards that dictate the scale and location of the ADU on the lot

Additional comments from respondents who have built an ADU in South Pasadena addressed:

- The need for more clarity about which properties are designated as "historic"
- The need for "unified cooperation" between historic consultants, the city, and residents in historic homes to provide information and resources for building an ADU
- The positive impact of ADUs. As described by one respondent: *Our ADU has allowed young relatives to move to California and stay with us for extended periods, while they get their footing in SCAL - a housing market that was otherwise unaffordable for them. ADUs help make South Pas a diverse, vibrant community.*

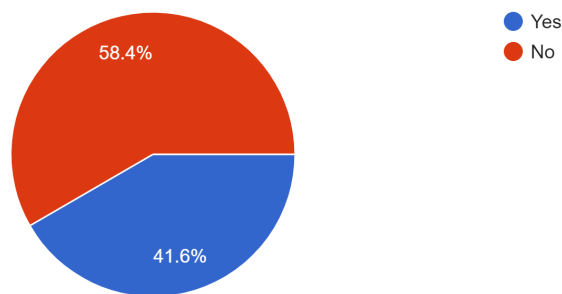
### Individuals Who Have Not Built an ADU in South Pasadena

99 percent (453 individuals) who responded to the survey have not built an ADU in South Pasadena. The responses of those who have not built an ADU in South Pasadena follow below:

Of the 453 respondents who have not built an ADU in South Pasadena, approximately 58 percent (264 individuals) do not plan to add an ADU to their property in the future, and 41 percent (181 individuals) of respondents do plan to add an ADU to their property.

3b. Do you plan to add an ADU to your property in the future?

449 responses



Approximately 66 percent of respondents (294 individuals) who have not built an ADU in South Pasadena think that two-story ADUs should be allowed on historic properties. About 68 percent (307) of individuals believe that two-story ADUs should either (1) not be allowed on historic properties, or (2) if they are allowed, they should be lower than the original house.

4. Do you think two-story ADUs should be allowed on historic properties?

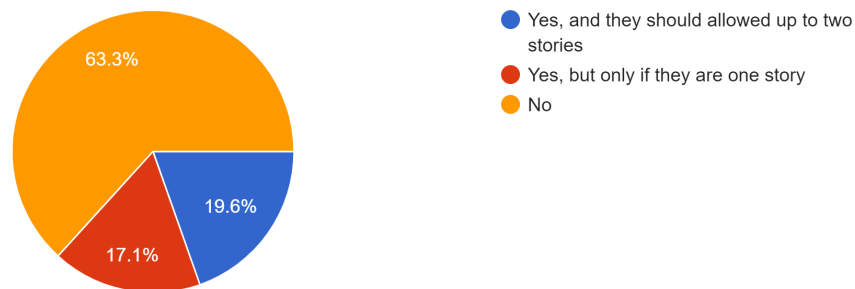
449 responses



63 percent of respondents (286 individuals) who have not built an ADU in South Pasadena do not believe that ADUs should be allowed in front of an existing historic home that is located at the rear of the property. 17 percent of respondents believe that ADUs should be allowed in this case if they are one-story high, while 19 percent of respondents believe that ADUs should be allowed in this case up to two stories.

5. Should ADUs be allowed in front of an existing historic home that is located at the rear of the property?

449 responses



The issues that respondents who have not built an ADU in South Pasadena would like to see addressed in the design standards and guidelines that are being developed for ADU projects on historic properties include:

- Standards that the ADU reflect the style of the existing house and neighborhood (mentioned repeatedly by many respondents)
- The application of these standards only apply to ADUs visible from the street
- Parking solutions to accommodate greater density (particularly off-street parking)
- Encouragement of "climate friendly and sustainable design decisions"
- A more streamlined ADU approval process

Additional comments from respondents who have not built an ADU in South Pasadena addressed:

- Maintaining the historic character of South Pasadena should be a key consideration (mentioned repeatedly by many respondents)
- Parking solutions to accommodate greater density (particularly off-street parking)
- ADUs are a way to "improve affordability and strengthen the social fabric of our community"

**ATTACHMENT 5**  
South Pasadena Phase I ADU Ordinance

To see this attachment, please click the link

**ATTACHMENT 6**  
CLG Grant Application

To see this attachment, please click the link



**ATTACHMENT 7**  
ADU Handbook by the State Department  
of Housing and Community Development

To see this attachment, please click the link