



**CITY OF SOUTH PASADENA
PLANNING COMMISSION**

**AGENDA
SPECIAL MEETING
WEDNESDAY, AUGUST 23, 2023 AT 6:30 P.M.**

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

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

The Meeting will be available:

- In Person – Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <https://us02web.zoom.us/j/83530439651> **Meeting ID: 8353 043 9651**

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

- Go to the Zoom website, <https://Zoom.us/join> and enter the Zoom meeting information; or
- Click on the following unique Zoom meeting link:
<https://us02web.zoom.us/j/83530439651>

CALL TO ORDER:	Chair	Laura Dahl
ROLL CALL:	Chair	Laura Dahl
	Vice-Chair	Lisa Padilla
	Commissioner	Amitabh Barthakur
	Commissioner	John Lesak
	Commissioner	Arnold Swanborn
COUNCIL LIAISON:	Mayor	Jon Primuth

APPROVAL OF AGENDA
Majority vote of the Commission to proceed with Commission business.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS
Disclosure by Commissioners of site visits and ex-parte contact for items on the agenda.

PUBLIC COMMENT GUIDELINES (Public Comments are limited to 3 minutes)

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

Option 1:
Participate in-person at the Council Chambers, 1424 Mission Street, South Pasadena.

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.

Option 3:
Email public comment(s) to PlanningComments@southpasadenaca.gov. Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents. There is no word limit on emailed Public Comment(s). Please make sure to indicate:

- 1) Name (optional), and
- 2) Agenda item you are submitting public comment on, and
- 3) Submit by no later than 12:00 p.m., on the day of the Planning Commission meeting.

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

1. Public Comment

Public comment will be limited to three minutes per speaker for the agenda items only.

DISCUSSION

2. Downtown Specific Plan (DTSP) Ad Hoc Committee Update

Recommendation

Recommend that the Planning Commission review the DTSP Ad Hoc Committee report and incorporate suggested changes into the final document and report to the City Council.

PUBLIC HEARING – CONTINUED ITEM

3. Zoning Text and Map Amendments

Proposed Zoning Text Amendments to the South Pasadena Municipal Code (SPMC) Chapter 36 (Zoning) and Zoning Map Amendments related to increased density by rezoning the existing Focused Area Overlay zone to Mixed-Use Overlay zone and increase density in the certain residential zoning districts in compliance with the updated General Plan and the 2021-2029 (6th Cycle) Housing Element.

A Program Environmental Impact Report (PEIR) has been prepared for this project to analyze any potential effect on the environment pursuant to the California Environmental Quality Act (CEQA). A Notice of Availability was released on July 24, 2023.

Recommendation

Review the staff presentation prepared for the project and then adopt a Resolution recommending that the City Council:

1. Amend certain South Pasadena Municipal Code (SPMC) Sections pertaining to rezoning of properties consistent with the General Plan Update and the 2021-2029 (6th Cycle) Housing Element which will do the following:
 - a. Add Section 36.230.050 (Mixed-Use Overlay Development Standards) for the newly established Mixed-Use Overlay District; and
 - b. Amend Section 36.250.340 (Focus Area Overlay District), to eliminate the Focus Overlay District and replace it with the newly established Mixed-Use Overlay; and
 - c. Increase density in the RM, RH, and Mixed-Use Overlay Districts in compliance with the Housing Element Programs; and
 - d. Amend other Code Sections relating to ancillary changes to the SPMC regarding reference to the new Downtown Specific Plan (DTSP) and minor changes to the Residential and Commercial zoning district standards in relation to the rezoning.
2. Amend the Zoning Map to eliminate the Focus Area Overlay zone and the Mission Street Specific Plan boundary, and replace them with the Mixed-Use Overlay zone and the Downtown Specific Plan boundary, respectively.

ADJOURNMENT

4. **Adjourn to the Regular Planning Commission meeting scheduled for September 12, 2023**

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

Planning Commission meeting agenda packets are available online at the City website:

<https://www.southpasadenaca.gov/government/boards-commissions/planning-commission/test-planning-commission-agendas-minutes-copy>

AGENDA NOTIFICATION SUBSCRIPTION

Individuals can be placed on an email notification list to receive forthcoming agendas by emailing CityClerk@southpasadenaca.gov or calling the City Clerk's Division at (626) 403-7230.

ACCOMMODATIONS



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

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

Matt Chang

8/22/2023

Date

Matt Chang, Planning Manager

MEMORANDUM

DATE August 22, 2023

PROJECT South Pasadena Downtown
Specific Plan
Ad Hoc Committee

TO Alison Becker, AICP
Deputy Director

OF Community Development
City of South Pasadena

FROM Arnold Swanborn, AIA
John Lesak AIA

CC

VIA Email

REGARDING **South Pasadena Downtown Specific Plan Ad Hoc Committee
Initial Observations and Recommendations**

At the August 7th, 2023 meeting of the South Pasadena Planning Commission, an ad hoc committee consisting of Commissioners Arnold Swanborn and John Lesak, was formed in order to perform a high level review the draft Downtown Specific Plan (DTSP). The review was intended to test scenarios to form an initial opinion on the ease of use of the document and make recommendations for improvement.

The ad hoc committee held a working meeting on Sunday, August 13. Given the short timeframe and desire to keep planning staff informed of progress, Commissioner Swanborn provided a list of comments via email on Wednesday, August 16 and Commissioner Lesak met with staff to discuss via teleconference on Thursday, August 17. Because the ad hoc committee was looking at scenarios, much of the review is focused on Part C Code. This memo attempts to summarize the ad hoc committee's initial observations and make targeted recommendations to improve the DTSP.

Observations

Possibly due to lack of familiarity with the DTSP, the ad hoc committee had a difficult time working through the document. Both digital and printed copies of the plan were used.

1. **Readability & Navigation.** Accessibility and legibility are critical elements of successful document design.
 - a. As noted in the August 7 meeting, maps and diagrams can be difficult to read. Text is often too small and/or faint. Maps and aerial drawings often lack sufficient street names

- and/or north arrows. Boundary lines illustrating overlays are frequently missing and/or too faint to read.
- b. When using the digital document, there was considerable page-turning required to find general explanations, keys for tables and maps, definition of acronyms. As a digital document each page needs to be self-sufficient.
 - c. The Table of Contents lacks a detailed breakdown and there is no Index.
2. **Pre-COVID/RHNA Feel.** Uses and building types emphasized (not necessarily codified) in the DTSP feel outdated given the current conditions.
- a. The viability of suggested uses feels somewhat suspect in today's commercial real estate markets.
 - b. Starting the Building Types list with single-family residence seems out of touch with our RHNA allotment and current state mandates, emphasis should be on larger developments.
 - c. The first scenario examined by the committee was the former school district site (1100 El Centro). When including all the tied parcels, the site is approximately 280 feet along Mission St. and El Centro frontages and 295 feet fronting Fairview and Diamond Avenues. The maximum site dimensions for the Mixed-Use Core Zone are 200 by 200 ft (Table D, page 107). Similar maximum size requirements exist within the Fair Oaks Avenue Zone, even though there are several large sites for potential development.
 - d. Conversely, small sites seem well accounted for in the DTSP and there are several small parcels clustered at locations where the plan transitions to residential neighborhoods – such as the south sides of Hope and Magnolia Streets, as well as the west end of Mission. Acquiring and tying parcels in these areas could open the door for larger development within these transition zones.
3. **Information from Other Zoning Documents.** Even with the “form-base” of the code, there are some metrics that should apply to the developments within the plan area. Maximum unit density and minimum unit sizes are included in other planning documents, but to the best of our knowledge were not included or cross-referenced in the DTSP. Ideally, the DTSP would be as much of a “one-stop shop” as possible.
- a. Confirm density bonus narrative aligns with IHO.
4. **Lack of Nuance.** The format and charts may not be flexible enough - sometimes they are too generalized and sometimes too specific. For example,
- a. Maximum lot size requirements (see 2.c)
 - b. Provide greater range of floor heights.

- c. Provide more flexibility for step back dimensions and courtyard proportions to better meet open space requirements. 1:1:1 ration may not always be the best ratio.

5. Content Needs Development

- a. Overlay zones.
- b. Street types.

Recommendations

1. Improve readability and navigation.
 - a. Increase font sizes, image resolution.
 - b. Figures with massing illustrations should have Streets clearly identified and targeted area framing where appropriate to clarify map/diagram orientation for the User.
 - c. Include an index.
 - d. Document layout for print should have chapter breaks for tabs.
 - e. Add a "how to navigate" flow chart to help first time users.
2. Include essential development standards/information, such as maximum density and minimum unit size or specifically referenced so user can easily find them. User should not have to consult multiple documents for essential information.
3. Add section on material standards.
4. Include a transitional overlay to describe typologies appropriate for mixed use when abutting single family residential zones.
5. Better define street types so document addresses circumstances when parcels have frontages on streets with unique character (ie. Commercial, residential).
 - a. Increase locations where storefronts turn corners.
6. Building and Frontage typologies should be organized from most intense to least intense. Consider removing Single Family from Code.
7. Consider bonuses for architectural features, gabled roof, towers, etc.

Budgetary

8. Augment City Staff capacity with a Town Architect position (bench or on call contract)
9. Digitize document so that it is easy to navigate, search and cross-reference. Provide internal links.
10. Revise administrative draft with commission changes prior to City Council review.

Specific Code Revisions

Pg. 98 – C2.2.A.2 – Revise to require storefront to wrap corners at least 30' when frontage is on Mission or Fair Oaks.

Pg. 106 -107 C.4.3 – Section figures need a sub-section. Increase ground floor min height to 15 ft and remove minimum height for upper floors. Remove courtyard minimum reference to avoid confusion with open space standards in section C5.

Pg. 107 C4.3.D – Remove minimum/maximum site dimension requirements.

Pg 126 Table C6.1 – Arcade: add “subject to review and permitting for right of way encroachment by the Department of Public Works”.



Planning Commission Agenda Report

ITEM NO. 3

DATE: August 23, 2023

FROM: Angelica Frausto-Lupo, Community Development Director

PREPARED BY: Alison Becker, AICP, Deputy Community Development Director
Robert (Dean) Flores, Senior Planner

SUBJECT: **Recommendation to City Council to adopt proposed amendments to South Pasadena Municipal Code (SPMC) Chapter 36 (Zoning) related to increased density by rezoning the existing Focused Area Overlay zone to Mixed-Use Overlay zone and increase density in the certain residential zoning districts in compliance with the updated General Plan and the 2021-2029 (6th Cycle) Housing Element**

Background

At the Special Meeting of August 21, 2023, the Planning Commission took public testimony, closed the public hearing, and continued Item 4 of the Agenda to a Special Meeting to be held on August 23, 2023.

Recommendation

It is recommended that the Planning Commission adopt a resolution recommending the following zoning text amendment to the City Council:

1. Amend certain South Pasadena Municipal Code Sections pertaining to rezoning of properties consistent with the General Plan update and the 2021-2029 (6th Cycle) Housing Element which will do the following:
 - a. Add Section 36.230.050 (Mixed-Use Overlay Development Standards) for the newly established Mixed-Use Overlay District;
 - b. Amend Section 36.250.340 (Focus Area Overlay District), to eliminate the Focus Overlay District and replace it with the newly established Mixed-Use Overlay; and
 - c. Increase density in the RM, RH, and Mixed-Use Overlay Districts in compliance with the Housing Element Programs,
 - d. Amend other Code Sections relating to ancillary changes to the SPMC regarding reference to the new Downtown Specific Plan (DTSP), adoption of the new Zoning Map, other and minor changes to the Residential and Commercial zoning district standards in relation to the rezoning.

2. Amend the Zoning Map to eliminate the Focus Area Overlay zone and the Mission Street Specific Plan boundary, and replace them with the Mixed-Use Overlay zone and the Downtown Specific Plan boundary, respectively.

Attachment:

1. August 21, 2023 Item 4 Planning Commission Staff Report and Attachments



Planning Commission Agenda Report

ITEM NO. 4

DATE: August 21, 2023

FROM: Angelica Frausto-Lupo, Community Development Director

PREPARED BY: Alison Becker, AICP, Deputy Community Development Director
Robert (Dean) Flores, Senior Planner

SUBJECT: **Recommendation to City Council to adopt proposed amendments to South Pasadena Municipal Code (SPMC) Chapter 36 (Zoning) related to increased density by rezoning the existing Focused Area Overlay zone to Mixed-Use Overlay zone and increase density in the certain residential zoning districts in compliance with the updated General Plan and the 2021-2029 (6th Cycle) Housing Element**

Recommendation

It is recommended that the Planning Commission take public testimony, close the public hearing, and adopt a resolution recommending the following zoning text amendment to the City Council:

1. Amend certain South Pasadena Municipal Code Sections pertaining to rezoning of properties consistent with the General Plan update and the 2021-2029 (6th Cycle) Housing Element which will do the following:
 - a. Add Section 36.230.050 (Mixed-Use Overlay Development Standards) for the newly established Mixed-Use Overlay District;
 - b. Amend Section 36.250.340 (Focus Area Overlay District), to eliminate the Focus Overlay District and replace it with the newly established Mixed-Use Overlay; and
 - c. Increase density in the RM, RH, and Mixed-Use Overlay Districts in compliance with the Housing Element Programs,
 - d. Amend other Code Sections relating to ancillary changes to the SPMC regarding reference to the new Downtown Specific Plan (DTSP), adoption of the new Zoning Map, other and minor changes to the Residential and Commercial zoning district standards in relation to the rezoning.
2. Amend the Zoning Map to eliminate the Focus Area Overlay zone and the Mission Street Specific Plan boundary, and replace them with the Mixed-Use Overlay zone and the Downtown Specific Plan boundary, respectively.

Background

The comprehensive General Plan/Downtown Specific Plan (DTSP) Update is being undertaken by the City to strengthen its commitment to protecting the characteristics that make South Pasadena a desirable place to live, in the context of the constraints associated with significant changes in state law, particularly with respect to housing. The proposed General Plan and DTSP reflect an understanding of the community's current goals, address continued growth pressures in the San Gabriel Valley and the demand for more diverse mobility and housing choices, and respond to evolving regional and environmental issues. The General Plan/DTSP Updates serve as the City's guiding documents, providing the basis and policy framework for decision-makers. These documents provide direction regarding the physical development, resource conservation, and character of the City, and establish a realistic, non-residential (commercial) development capacity for the City.

The 2021–2029 Housing Element serves as the policy guide for decision-making regarding residential development, and demonstrates how the City intends to comply with State housing legislation and regional requirements. The Housing Element and its associated programs would accommodate a maximum potential of 2,775. The additional number of units reflects a buffer of 708 units above the City's RHNA obligation. This buffer was required by HCD and provides additional housing capacity in the event some of the housing sites or programs do not produce the anticipated number of units.

Full buildout of the Housing Element inventory would generate 6,882 potential additional residents in South Pasadena through 2040, along with 1,978 potential jobs; however, the actual number will likely be less than predicted as these numbers represent the upper limit to the City's growth potential. The General Plan, of which the Housing Element is one component, must be internally consistent, thus other elements of the General Plan have been revised to reflect the revised population and housing goals listed in the 2021-2029 Housing Element. Without large tracts of undeveloped land to work with, the City had to find a way to absorb the projected growth within its current built environment. Some growth may be accommodated in established neighborhoods through Accessory Dwelling Units (ADUs) or other State legislation that allows for additional by-right units on single-family lots, but even so, the City had to find ways to increase density in developed areas, preferably in commercial corridors located near high quality public transportation.

As a reminder, the Housing Element was adopted on May 30, 2023, in conjunction with an Environmental Assessment (EA) prepared pursuant to Government Code Section 65759. The proposed General Plan Update and DTSP are consistent with the adopted Housing Element. On August 8, 2023, the Planning Commission directed City staff to introduce a Zone Text Amendment to rezone certain commercial properties in the City to implement the General Plan and Housing Element implementation efforts by increasing density. Additionally, there will be increased density in the Residential Medium (RM) and Residential High (RH) zoning districts to accommodate the City's RHNA obligation, pursuant to Housing Element program 3.a.

Discussion

The proposed Zone Text Amendment will implement the Housing Element’s goal of increased density. More specifically, it will increase density in certain zoning districts as well as establish new development standards to meet this goal. According to Housing Element goal 3.0, the City shall “provide opportunities to increase housing production.” Further, programs 3.a (Rezone and Redesignate Sites to meet RHNA) and 3.n (Zoning Changes), require the City to increase density in multi-family residential zones and commercial zones, and to remove subjective development standards for multi-family/mixed-use developments, respectively. As such, the proposed Zone Text Amendment will do the following to implement the aforementioned Housing Element programs:

- New Zone Text Amendment Standards for Increased Density

In order to implement the new changes into the Zoning Code, the City hired MIG (Moore, Iacofano, Goltsman) to prepare the draft Zone Text Amendment changes consistent with the Housing Element and General Plan changes. In order to comply with the required RHNA numbers (Housing Element program 3.a), the City will increase density in certain areas identified in the Housing Element. More specifically, in commercial corridors and the Medium and High Density Residential zones. The proposed changes to these areas can be found below and on pages 4 and 74 of Attachment 1.

Zoning District/Overlay Zone	Previous Density (units/acre)	Proposed Density (units/acre)
RM (Residential Medium Density)	6.1-14	Minimum: 15 Maximum: 30
RH (Residential High Density)	14.1-25	Minimum: 30.1 Maximum: 45
Focused Area Overlay (to be changed to Mixed-Use Overlay)	Up to 24 units/acre if a Mixed-Use project	70 (maximum)

- Replace the Focused Area Overlay with newly established Mixed-Use Overlay

The existing Focused Area Overlay zone was established in the 1998 General Plan update and comprised of the areas below.¹ The areas can also be found in the existing Zoning Map (Attachment 2).

1. Huntington-Garfield,
2. Fair Oaks-Huntington,

¹ Found on page II-39 of the 1998 General Plan (Section 2.7 – Specific Focus Areas)

3. Fair Oaks Corridor (Central District, Upper Fair Oaks, and Lower Fair Oaks),
4. Raymond Hill,
5. Fremont Corridor,
6. Mission Street Specific Plan,
7. Ostrich Farm, and
8. Arroyo Annexation

With the proposed adoption of the new General Plan and DTSP, the areas listed above will no longer be part of the Focused Area Overlay and will be replaced as follows:

Existing Focused Areas	Previous Land Use Designation	Proposed Land Use Designation ²
Huntington-Corridor	Commercial General	Mixed-Use Core
Fair Oaks-Huntington	Commercial General	Mixed-Use Core
Fair Oaks Corridor	Commercial General	Fair Oaks Corridor/DTSP
Raymond Hill	Commercial General, High Density Residential, Medium Density Residential, Commercial Office, & Open Space	Mixed-Use Core, High Density Residential, and Civic
Fremont Corridor	Commercial Office	Mixed-Use Core
MSSP	MSSP	Mixed-Use Core/DTSP
Ostrich Farm	Business Park, Medium Density Residential & Commercial General	Mixed-Use Core
Arroyo Annexation	Open Space	Open Space

As shown in the table above, most of the former Focused Areas will be replaced by a Mixed-Use Core designation in the General Plan, except for the Fair Oaks Corridor, and Arroyo Annexation areas. The Fair Oaks Corridor will now be included in the DTSP along with the former MSSP area. The new Mixed-Use Overlay will apply only to those parcels designated as Mixed-Use Core in the Land Use Map that are not included in the DTSP areas (See Attachment 3). It is important to note, however, that although the base land use designations are changing, their underlying zoning designations will remain the same (for CG, CO, and BP areas). The new Mixed-Use Overlay areas can be found in the draft Zoning Map (Exhibit B of Attachment 1).

- Mixed-Use Overlay Development Standards

Housing Element program 3.n requires the City to remove subjective development standards to facilitate administrative approval of residential developments. As a result, the proposed Zone Text Amendment will establish development standards for multi-family and mixed-use projects located in the Mixed-Use Overlay zone as well as a procedure for processing such applications. A summary of the changes can be found below:

² See Figure B3.4 Land Use Map in General Plan update document (p. 61)

- The Mixed-Use Overlay development standards include setbacks, lot coverage, height, and frontage standards. It will also include objective design standards such as maximum blank wall length, minimum window glazing, wall plane articulation, etc. Finally, it includes parking, landscaping, and open space requirements which are typical design standards for multi-family and mixed-use projects.
- As part of the requirement for the Housing Element Site Inventory sites, it includes the provision that sites subject to the mixed-use overlay are allowed to be develop 100% residential projects, and any mixed-use projects must include at least 50% of the floor area to be used for residential purposes.
- Lastly, it establishes a procedure for city staff to process these residential projects ministerially while also acknowledging that some aspects of the mixed-use project may still require a conditional use permit (CUP) for the nonresidential uses (i.e. alcohol sales, outdoor dining, etc.).
- Other Ancillary Changes

As part of the Zone Text Amendment, other ancillary changes are required to be made in the SPMC to ensure internal consistency is achieved. Such examples include the elimination of all reference to the Mission Street Specific Plan, updating Table 2-1 of the SPMC regarding General Plan Land Use Classifications, and changes to allowable uses to allow residential developments by-right (without CUPs or other discretionary permits).

Additionally, one change being proposed by the General Plan is to a minor reduction in the density of the single-family zones – the RS and RE zones. The RE zone is changing from a range of 1-3.5 units/acre to a maximum of 3 units/acre. The RS zone is changing from a range of 3.51-6 units/acre to 5 units/acre. It is important to note that while the densities of these single-family zones are being decreased, the increases in the RM, RH, and multi-family/mixed-used zones more than make up for the loss of density in the low density districts. Therefore, the city will not experience a net loss of residential development capacity.

Lastly, the proposed Zoning Amendment also includes the adoption of the updated Zoning Map via a Zoning Map Amendment (see Exhibit B of the draft Resolution found in Attachment 1). The full proposed Zone Text Amendment can be found in Attachment 1 of this staff report.

Zoning Amendment Findings

SPMC Section 36.620.070(B) stipulates that a Zoning Amendment and Zoning Map Amendment may be approved only if the following findings are met:

1. *Findings required for all Zoning Code/Map amendments;*
 - a. *The proposed amendment is consistent with the actions, goals, objectives, policies, and programs of the General Plan;*

The proposed Zone Text Amendment is consistent with the actions, goals, objectives, policies, and programs of the 2021-2029 (6th Cycle) Housing Element that was adopted on May 30, 2023. The current General Plan that was adopted in

1998 is not internally consistent with the recently adopted Housing Element. The Housing Element is one of the elements required by State law. Therefore, adopting an updated General Plan that implements the policies and programs of the 2021-2029 Housing Element, and this proposed Zone Text Amendment, would make the documents internally consistent. Further, the proposed Zone Text Amendment is consistent with the following General Plan and Housing Element goals, policies, actions, or programs:

- General Plan Policy P3.2: Direct new growth to the Downtown, Ostrich Farm, and the three neighborhood centers along Huntington Drive;
- General Plan Action A3.2b: Update the development code to encourage mixed-use, walkable, and contextual development;
- General Plan Policy P3.5: Remove regulatory and procedural barriers to good design;
- General Plan Action A3.5a: Develop and adopt a Form-Based Code for the Downtown area and objective design standards for areas outside the Downtown area;
- Housing Element Goal 3.0: Provide opportunities to increase housing production;
- Housing Element Program 3.a: Rezone and Redesignate Sites to Meet RHNA;
- Housing Element Program 3.n: Zoning Changes [to update development standards of residential development projects];

Therefore, the Planning Commission can make this finding in support of the Project.

- b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City*

The Zoning Amendment would not be detrimental to the public interest, health, safety, convenience or general welfare of the City because it would achieve internal consistency, including with the adopted 2021-2029 Housing Element. The implementation of the General Plan goals, policies, and actions further support the convenience and general welfare of the City by preserving existing single-family neighborhoods and focusing growth into specific areas where residents will have access to services and public transportation. The General Plan supports mixed-use, walkable neighborhoods, and provides the development capacity to accommodate projected future growth along with the housing programs identified in the Housing Element. Therefore, the Planning Commission can make this finding.

- 2. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.*

The proposed Zoning Amendment is internally consistent with other applicable provisions of the Zoning Code. In addition to the proposed changes to increase

density and provide objective standards for residential development projects, the proposed Zoning Amendment also includes other ancillary changes to the Zoning Code to ensure internal consistency with other sections of the Code including updated references to the newly proposed adoption of the Downtown Specific Plan (DTSP), maintenance of the single-family zones (RE and RS zones), and modifications of allowable land uses in the Mixed-Use Overlay zone. Therefore, the Planning Commission can make this finding.

- 3. Additional finding for Zoning Map amendments. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects.*

The proposed Zoning Amendment and Zoning Map Amendment are actions taken to implement the General Plan, DTSP, and Housing Element Implementation programs. As a result of these updates, the existing Zoning Map required an update to remove the Focused Area overlay, establish the Mixed-Use overlay, remove the Mission Street Specific Plan, and establish the new DTSP boundaries. By making these changes, the requested Zoning Amendment and Zoning Map Amendment will be consistent with the updated General Plan, DTSP, and Housing Element Implementation programs. Therefore, the Planning Commission can make this finding.

Environmental Analysis

General Plan/DTSP Update PEIR

The Planning Commission is expected to is expected to adopt a resolution recommending certification of the Program Environmental Impact Report (PEIR) from the General Plan/DTSP update, which would cover this implementing action of the proposed Zone Text Amendment and Zoning Map Amendment. The General Plan/ DTSP Update constitutes a project under the California Environmental Quality Act (CEQA). As such, a PEIR was prepared and was submitted to the California State Clearing House (document SCH No. 2018011050). The PEIR addresses issues raised in January 2018 when the first Notice of Preparation (NOP) was circulated, as well as issues identified when the Recirculated Notice of Preparation (RNOP) was distributed in April 2021. Public comments were also received in a scoping meeting that was held on February 5, 2018, and again from a virtual scoping meeting that was conducted on May 3, 2021. While two NOPs were distributed for the PEIR, the baseline for environmental analysis was assumed to be April 2021. Based on the scoping meetings, the following environmental areas of controversy were identified: traffic, parking, water supply, and waste water infrastructure.

Based on the analysis presented in the PEIR, implementation of the proposed General Plan Update and DTSP, along with the implementation programs contained in the 2021-2029 Housing Element, would result in the following significant and unavoidable impacts after implementation of feasible mitigation measures:

1. Aesthetics (Visual Character at a program and cumulative level);
2. Air Quality (Air Quality Management Plan Consistency, Regional Construction and Operational Emissions Standards Violation, and Cumulative Emissions at a program and cumulative level; Local Construction Emissions Standards Violation at a program level);
3. Cultural Resources (Historic Resources at a program and cumulative level);
4. Greenhouse Gas Emissions (GHG Emissions at a cumulative level);
5. Noise (Construction and Exterior Traffic Noise Standards Violation at a program and cumulative level); and
6. Population and Housing (Population Growth at a program and cumulative level).

A Statement of Overriding Considerations is required documenting that the physical, social, and economic benefits of the General Plan and DTSP would outweigh the adverse impacts associated with the updated community vision and guiding documents.

Tribal Consultation

The General Plan/DTSP Update are both subject to tribal consultation under Assembly Bill (AB) 52 and Senate Bill (SB) 18. On March 13, 2018, the City initiated the offer of consultation by sending letters to applicable tribal representatives. Four tribes were contacted: the Gabrieleño/Tongva Tribe; Gabrieleño/Tongva San Gabriel Band of Mission Indians; Gabrieleño Band of Mission Indians, Kizh Nation; and the Soboba Band of Luiseño Indians. The tribal governments were also included in the original Notice of Preparation (NOP) that was dated January 18, 2018. The City received no response to its initial offer of consultation or the NOP in 2018.

On April 21, 2021, the City again initiated consultation under SB18 and AB52, due to the change in the General Plan/DTSP project and its associated Recirculated Notice of Preparation (RNOP). Consultation letters were sent to the Gabrieleño/Tongva San Gabriel Band of Mission Indians; Gabrieleño Band of Mission Indians, Kizh Nation; Gabrieleño/Tongva Tribe; Gabrieleño/Tongva Indians of California Tribal Council; and the Soboba Band of Luiseño Indians. One tribe, the Gabrieleño/Tongva San Gabriel Band of Mission Indians (Gabrieleño/Tongva Tribe), responded to the consultation request.

On June 10, 2021, the City met with the Gabrieleño/Tongva Tribe. The Gabrieleño/Tongva Tribe has ancestral ties to the South Pasadena area and is aware that Tribal Cultural Resources may be encountered as part of future development. Consultation concluded with the Tribe desiring to have the opportunity to participate in Native American monitoring if mitigation measures or conditions of approval require such monitoring in the future. There are no known Gabrieleño/Tongva tribal cultural resources within the Project area (South Pasadena City limits) beyond those that were listed on the Native American Heritage Commission (NAHC) Sacred Lands File search that was completed on July 15, 2020. The search was positive, meaning there are sites within the project area that are known to be significant/sacred to local Tribes. Results from the NAHC Sacred Lands File search are kept confidential to protect and preserve known sacred sites.

The Draft Program EIR is currently in the public review period, and comments on the environmental document can be submitted in writing through September 6, 2023. Thereafter, responses to comments will be prepared and a Final PEIR will be presented to the City Council for consideration and certification.

Pursuant to CEQA Guidelines Section 15025 (c), when an advisory body, like the Planning Commission in this situation, is required to make a recommendation on a project to the decision-making body, the advisory body must also review and consider the EIR in draft or final form. Given the time constraints, the Planning Commission is asked to review the PEIR in draft form and provide a recommendation for adoption and certification by the City Council.

Housing Element Environmental Assessment

In addition to the General Plan/DTSP PEIR, an Initial Study in conformity with 14 CCR 15080(c) and an Environmental Assessment in conformity with 14 CCR 15140, et seq., were prepared for the preparation and adoption of the City's 2021-2029 (6th Cycle) Housing Element. Based on the analysis presented in the Environmental Assessment, and as more thoroughly described therein, implementation of the proposed Project would result in the following significant and unavoidable impacts after implementation of feasible mitigation measures: Air Quality (Air Quality Management Plan Consistency, Air Quality Standards Violation; Cumulative Air Quality Impacts); Greenhouse Gas Emissions (GHG Emissions); Noise (Direct and Cumulative Construction and Exterior Traffic Noise Standard Violation); and, Population and Housing (Population Growth). Table ES-1 therein presents a summary of significant environmental impacts identified in Sections 3.1 through 3.16 of the Environmental Assessment; Mitigation Measures (MMs) that reduce any significant impacts; and the level of significance of each impact after mitigation. Significant irreversible environmental changes and growth-inducing impacts are addressed in Section 5.0, Other CEQA Considerations of the Environmental Assessment. Therefore, the proposed Zoning Code implementation of the Housing Element program requirements will not trigger any further CEQA review.

Next Steps

If the Commission adopts the resolution recommending the proposed zoning text amendments, the following next steps are anticipated:

September 18, 2023: City Council conducts a Public Hearing, receives a staff presentation and public testimony on the project, and continues the Public Hearing to September 27, 2023.

September 27, 2023: City Council continues the Public Hearing, and once the Public Hearing is closed, considers certifying/adopting the PEIR, and approving the project with a first reading of an Ordinance(s) for a Zoning Text Amendment(s) and Zoning Map Amendment(s).

October 4, 2023: Assuming the project is approved on September 27, 2023, with the first reading of an Ordinance(s) for a Zoning Text Amendment(s) and Zoning Map Amendment(s), conduct a second reading of said Ordinance(s).

Legal Review

The City Attorney has reviewed this item.

Public Notification of Agenda Item

A public notice for this Public Hearing was published in the South Pasadena Review on July 28, 2023. The public was also made aware of the regularly scheduled Public Hearing on August 8, 2023 through its inclusion in the legally publicly noticed agenda, posted physically at City Hall and also on the City's website. The Planning Commission then continued the August 8, 2023 Public Hearing to a special meeting on August 21, 2023.

Attachments

1. Draft Resolution No. 23-08
 - a. Exhibit A – Draft Zone Text Amendment– Prepared by MIG
 - b. Exhibit B – Draft Updated Zoning Map
2. Existing South Pasadena Zoning Map
3. Figure B3.4 (Land Use Map) of the proposed General Plan

ATTACHMENT 1

P.C. RESOLUTION NO. 23-08

P.C. RESOLUTION NO. 23-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT AMENDMENTS TO THE ZONING MAP AND PROPOSED AMENDMENTS TO SOUTH PASADENA MUNICIPAL CODE (SPMC) CHAPTER 36 (ZONING) RELATED TO INCREASED DENSITY BY REZONING THE EXISTING FOCUSED AREA OVERLAY ZONE TO MIXED-USE OVERLAY ZONE AND INCREASE DENSITY IN THE RESIDENTIAL ZONING DISTRICTS IN COMPLIANCE WITH THE UPDATED GENERAL PLAN AND THE 2021-2029 (6TH CYCLE) HOUSING ELEMENT.

WHEREAS, Sections 65300 *et. seq.* of the California Government Code requires each city and county to adopt a comprehensive, long-term, General Plan for the physical development of land within its jurisdiction and Sphere of Influence; and

WHEREAS, in strategic planning sessions in 2014 and 2015, the City Council identified the need to update the General Plan and the Mission Street Specific Plan (Project); and

WHEREAS, The City Council directed staff to expand the Mission Street Specific Plan to include the Fair Oaks Avenue Corridor, and the proposed Downtown Specific Plan (DTSP) will apply to the Fair Oaks Corridor, generally bounded by SR110 to the north and Lyndon Street to the south, and Mission Street Corridor generally bounded to the north by Hope Street and to the south by El Centro Street, and to the east to Brent Avenue and Indiana Avenue to the west.

WHEREAS, Sections 65580 *et. seq.* of the California Government Code requires each city and county to periodically prepare and update its Housing Element in its General Plan. City of South Pasadena received the Regional Housing Needs Allocation (RHNA) numbers from the Southern California Association of Government in 2019 and started to updating the 2021-2029 (6th Cycle) Housing Element; and

WHEREAS, on April 12, 2022, the City of South Pasadena was sued by Californians for Homeownership for non-compliance with State housing Law for failing to have adopted a compliant Housing Element by October 15, 2021 (*Californians for Homeownership v. City of South Pasadena*), LASC Case Nos. 22STCP01388 & 22STCP01161); and

WHEREAS, on August 15, 2022, the City entered into a Settlement Agreement with Californians for Homeownership to resolve the lawsuit, and that the Settlement Agreement committed the City to a number of actions, including but not limited to: completing the necessary rezoning to support the Housing Element within 120 days of the adoption of the Housing Element; and addition of a program to seek,

through voter approval, the removal of the City's existing 45-foot height limit for at least any parcel identified in the Housing Element for which the base density is anticipated to exceed 50 dwelling units per acre; and

WHEREAS, on August 19, 2022, the Settlement Agreement was adopted as the Court Order and committed the City to adopting a housing element certified by or eligible for certification by HCD no later than May 31, 2023; and

WHEREAS, on May 30, 2023, the City Council held a duly noticed Public Hearing to consider the Draft Housing Element. After hearing public testimony on the project, considering the staff report, staff presentation, and Council discussion, in keeping with the stipulations of the Court Order, the City Council adopted the Housing Element, thereby commencing the 120-day period in which the City must adopt changes to the Zoning Ordinance to support the Housing Element and its programs; and

WHEREAS, on June 3, 2023, and June 17, 2023, public workshops on the General Plan and DTSP were held wherein the community received a presentation and provided input on the Project; and

WHEREAS, on July 24, the Draft General Plan and DTSP were released for public comments; and

WHEREAS, on August 8, 2023, the Planning Commission held a duly noticed Public Hearing and continued to the Public Hearing to August 21, 2023, wherein the Planning Commission received a staff presentation, considered the staff report, public testimony, Planning Commission discussion, and all other materials and evidence, whether written or oral; and

WHEREAS, a Program Environmental Impact Report (PEIR) was prepared for the Project, including related Housing Element implementation actions included in the proposed text amendments, and the Planning Commission considered the Draft PEIR and at a duly noticed Public Hearing that commenced on August 8, 2023 and continued on August 21, 2023, through Resolution No. P.C. 23-05, recommended the City Council of the City of South Pasadena certify the final PEIR, adopt required findings of fact, and adopt a Mitigation Monitoring and Reporting Program; and

WHEREAS, on August 8, 2023, the Planning Commission held a duly noticed Public Hearing and continued to the Public Hearing to August 21, 2023, at which time the Planning Commission consider Zone Text Amendments to implement changes to the SPMC pertaining to increased density in certain zoning districts and the establishment of a Mixed-Use Overlay; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

SECTION 1: The above recitals are hereby declared to be true and correct and are incorporated herein as findings of the South Pasadena Planning Commission.

SECTION 2: Based upon substantial evidence presented to the Planning Commission during the Public Hearing, including public testimony and written and oral staff reports, and the environmental documentation, the Planning Commission finds:

- A. All necessary Public Hearings and opportunities for public testimony and comment have been conducted in compliance with applicable law;
- B. That the proposed Zoning Amendment complies with the Housing Goals in the 2021-2029 (6th Cycle) Housing Element and updated General Plan.

SECTION 3: ZONING AMENDMENT FINDINGS. South Pasadena Municipal Code (SPMC) Section 36.620.070(B) stipulates that a Zoning Amendment and Zoning Map Amendment may be approved if the following findings are met:

1. *Findings required for all Zoning Code/Map amendments;*
 - a. *The proposed amendment is consistent with the actions, goals, objectives, policies, and programs of the General Plan;*

The proposed Zone Text Amendment is consistent with the actions, goals, objectives, policies, and programs of the 2021-2029 (6th Cycle) Housing Element that was adopted on May 30, 2023. The current General Plan that was adopted in 1998 is not internally consistent with the recently adopted Housing Element. The Housing Element is one of the elements required by State law. Therefore, adopting an updated General Plan that implements the policies and programs of the 2021-2029 Housing Element, and this proposed Zone Text Amendment, would make the documents internally consistent. Further, the proposed Zone Text Amendment is consistent with the following General Plan and Housing Element goals, policies, actions, or programs:

- General Plan Policy P3.2: Direct new growth to the Downtown, Ostrich Farm, and the three neighborhood centers along Huntington Drive;
- General Plan Action A3.2b: Update the development code to encourage mixed-use, walkable, and contextual development;
- General Plan Policy P3.5: Remove regulatory and procedural barriers to good design;

- General Plan Action A3.5a: Develop and adopt a Form-Based Code for the Downtown area and objective design standards for areas outside the Downtown area;
- Housing Element Goal 3.0: Provide opportunities to increase housing production;
- Housing Element Program 3.a: Rezone and Redesignate Sites to Meet RHNA;
- Housing Element Program 3.n: Zoning Changes [to update development standards of residential development projects];

Therefore, the Planning Commission can make this finding in support of the Project.

- b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City*

The Zoning Amendment would not be detrimental to the public interest, health, safety, convenience or general welfare of the City because it would achieve internal consistency, including with the adopted 2021-2029 Housing Element. The implementation of the General Plan goals, policies, and actions further support the convenience and general welfare of the City by preserving existing single-family neighborhoods and focusing growth into specific areas where residents will have access to services and public transportation. The General Plan supports mixed-use, walkable neighborhoods, and provides the development capacity to accommodate projected future growth along with the housing programs identified in the Housing Element. Therefore, the Planning Commission can make this finding.

- 2. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.*

The proposed Zoning Amendment is internally consistent with other applicable provisions of the Zoning Code. In addition to the proposed changes to increase density and provide objective standards for residential development projects, the proposed Zoning Amendment also includes other ancillary changes to the Zoning Code to ensure internal consistency with other sections of the Code including updated references to the newly proposed adoption of the Downtown Specific Plan (DTSP), maintenance of the single-family zones (RE and RS zones), and modifications of allowable land uses in the Mixed-Use Overlay zone. Therefore, the Planning Commission can make this finding.

- 3. Additional finding for Zoning Map amendments. The site is physically suitable (including absence of physical constraints, access, compatibility*

with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects.

The proposed Zoning Amendment and Zoning Map Amendment are actions taken to implement the General Plan, DTSP, and Housing Element Implementation programs. As a result of these updates, the existing Zoning Map required an update to remove the Focused Area overlay, establish the Mixed-Use overlay, remove the Mission Street Specific Plan, and establish the new DTSP boundaries. By making these changes, the requested Zoning Amendment and Zoning Map Amendment will be consistent with the updated General Plan, DTSP, and Housing Element Implementation programs. Therefore, the Planning Commission can make this finding.

As stated above, the Planning Commission can make all of the necessary findings listed in SPMC Chapter 36.620.070(B) to recommend the City Council adopt the Zoning Text and Map Amendments.

SECTION 4: Based upon the foregoing, the Planning Commission recommends:

- A. That the City Council adopt an Ordinance to approve a Zoning Amendment and Zoning Map Amendment to make the necessary changes to the SMPC consistent with the 2021-2029 Housing Element Housing Programs and updated General Plan substantially as set forth in Exhibits A and B of this Resolution.

SECTION 7: This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED on this 21st day of August, 2023.

Laura Dahl, Planning Commission Chair

ATTEST:

APPROVED AS TO FORM:

Mark Perez, Deputy City Clerk

David Snow, Assistant City Attorney

I HEREBY CERTIFY the foregoing Resolution No. 23-08 was duly adopted by the Planning Commission of the City of South Pasadena, California, at a special meeting held on the 21st day of August, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Mark Perez, Deputy City Clerk

Exhibits:

- A. Draft Zone Text Amendments
- B. Draft Updated Zoning Map

EXHIBIT A OF ATTACHMENT 1
DRAFT ZONE TEXT AMENDMENTS

City of South Pasadena
Chapter 36 Zoning
Focused Amendments

36.200.020 Zoning Map and Zoning Districts.

The official City of South Pasadena Zoning Map has been adopted by the Council and is on file in the Department.

A. Zoning districts established. The City of South Pasadena shall be divided into zoning districts which implement the General Plan. The zoning districts shown in Table 2-1 are hereby established, and shall be shown on the Zoning Map.

B. Interpretation of zoning district boundaries. If there is uncertainty about the location of any zoning district boundary shown on the Zoning Map, the precise location of the boundary shall be determined by the Director.

1. Where district boundaries approximately follow lot, alley, or street lines, the lot lines and/or street and alley centerlines shall be construed as the district boundaries as appropriate;
2. Where a public street or alley is officially vacated or abandoned, the property that was formerly in the street or alley will be included within the zoning district of the adjoining property on either side of the centerline of the vacated or abandoned street or alley.

The Director may refer any question of interpretation of the Zoning Map to the Commission for a determination, at a public hearing.

C. Annexations. Areas annexed to the City shall be zoned according to the pre-annexation zoning classification until City zoning is applied to the site in compliance with Division 36.620 (Amendments).

TABLE 2-1. ZONING DISTRICTS		
Zoning District Symbol	Zoning District Name	General Plan Land Use Classification Implemented by Zoning District
Residential Districts		
RE	Residential Estate	Estate and Residential Very Low Density Neighborhood
RS	Residential Single Family	Low Density Residential Neighborhood

TABLE 2-1. ZONING DISTRICTS

Zoning District Symbol	Zoning District Name	General Plan Land Use Classification Implemented by Zoning District
RM	Residential Medium Density	Medium Density Residential <u>Neighborhood</u>
RH	Residential High Density	High Density Residential <u>Neighborhood</u>
Commercial Districts		
CG	Commercial General	General Commercial <u>Mixed Use Core; Fair Oaks Corridor</u>
CO	Commercial Office	Professional Office <u>Mixed Use Core</u>
BP	Business Park	Business Park, Research and Development, and Light Manufacturing <u>Mixed Use Core</u>
Special Purpose Districts		
CF	Community Facilities	Community Facilities <u>Civic</u>
OS	Open Space	Parks & Open Space/Parks <u>Spaces; Preserves</u>
MSSP <u>DTSP</u>	Mission Street <u>Downtown</u> Specific Plan	Mission Street Specific Plan <u>Mixed Use Core; Fair Oaks Corridor</u>
HFSP	Holy Family Specific Plan	Holy Family Specific Plan <u>Civic</u>
Overlay Districts		
AM	Altos de Monterey	Altos de Monterey Residential <u>Very Low Density Neighborhood</u>
FA <u>MU</u>	Focus Area <u>Mixed Use Overlay</u>	Focus Areas (General Plan Section 2-7) <u>Mixed Use Core</u>

(Ord. No. 2108 § 1.)

Division 36.220. Residential Zoning Districts

36.220.010 Purpose of Division.

This Division lists the uses of land that may be allowed within the residential zoning districts established by Section 36.200.020 (Zoning Map and Zoning Districts), determines the type of zoning approval/approval required for each use, and provides basic standards for site layout and building size.

(Ord. No. 2108 § 1.)

36.220.020 Purposes of Residential Zoning Districts.

Different residential zoning districts are intended to provide for a variety of housing opportunities through new construction, and the maintenance of existing homes and neighborhoods. The purposes of the individual residential zoning districts and the manner in which they are applied are as follows.

A. RE (Residential Estate) district. The RE zoning district applies to areas appropriate for detached, single-family residential homes on large estate parcels. The allowable residential density ~~ranges from one to 3.5~~ is a maximum of three dwelling units per acre. The RE zoning district is consistent with the ~~Estate/Very-Low Density Residential~~ Neighborhood land use designation of the General Plan.

B. RS (Residential Single-Family) district. The RS zoning district is intended for areas appropriate for the development of detached, single-family homes. The allowable residential density ~~ranges from 3.51 to six~~ a maximum of five dwelling units per acre. The RS zoning district is consistent with the Low Density ~~Residential~~ Neighborhood land use designation of the General Plan.

C. RM (Residential Medium Density) district. The RM zoning district applies to areas appropriate for a variety of housing types. Typical residential land uses include single-family bungalow courts, courtyard housing, townhomes, duplexes, triplexes, or multiplexes, and other attached ~~or detached single-family dwellings on smaller lots~~. The allowable residential density ranges from ~~6.1~~ 15 to ~~1430~~ dwelling units per acre. The RM zoning district is consistent with the Medium Density ~~Residential~~ Neighborhood land use designation of the General Plan.

D. RH (Residential High Density) district. The RH zoning district is intended for areas appropriate for high density ~~single-family attached or multi-family~~ dwelling units, including courtyard housing, townhouses, condominiums, and apartments. The allowable residential density ranges from ~~1430~~ 1 to ~~2445~~ dwelling units per acre. The RH zoning district is consistent with the High Density ~~Residential~~ Neighborhood land use designation of the General Plan.

~~(Ord. No. 2108 § 1.)~~

36.220.030 Residential Zoning District Land Uses and Permit Requirements.

A. General requirements. Table 2-2 identifies the uses of land allowed by this Zoning Code in each residential zoning district, and the zonings approval required to establish each use, in compliance with Section 36.210.030 (Allowable Land Uses and Permit Requirements).

Note: where the last column in the tables (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Code may also apply.

B. Altos de Monterey (AM) overlay district. Allowable land uses and permit requirements for parcels within the AM overlay district are established by Section 36.250.030.

TABLE 2-2. ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS	P	Permitted Use				
	CUP	Conditional Use Permit required				
	AUP	Administrative Use Permit required				
	—	Use not allowed				
	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
LAND USE (1)	RE	RS	RM	RH		
RECREATION, EDUCATION, PUBLIC ASSEMBLY & COMMUNITY FACILITY USES						
Clubs, lodges and fraternal organizations	—	—	—	CUP		
Community center	—	—	—	CUP		
Private sport courts	AUP	AUP	AUP	AUP		
Community gardens	CUP	CUP	CUP	CUP	36.350.230	
RESIDENTIAL USES						
Accessory residential uses and structures	P(<u>32</u>)	P(<u>32</u>)	P(<u>32</u>)	P(<u>32</u>)	36.350.170	
Home occupation	P	P	P	P	36.410.030	
Multi-family dwellings	—	—	P	P	36.350.180, 190	
Organizational house (sorority, convent, etc.)	—	—	CUP	CUP		
Residential care facility, 6 persons or less	P	P	P	P		
Residential care facility, 7 persons or more	—	—	CUP	CUP	36.350.050	

TABLE 2-2. ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS	P	Permitted Use			
	CUP	Conditional Use Permit required			
	AUP	Administrative Use Permit required			
	—	Use not allowed			
	PERMIT REQUIRED BY DISTRICT				
LAND USE (1)	RE	RS	RM	RH	
Residential care facility for the elderly (RCFE)	—	—	CUP	CUP	36.350.050
Second <u>Accessory</u> dwelling unit <u>units</u>	P	P	P	P	36.350.200
RESIDENTIAL USES (Continued)					
Existing single-family dwelling	P	P	P	P	
New single-family dwelling	P	P	—	—	
Transitional and supportive housing	P	P	P (multi-family types located in the RM district are subject to specific use regulations 36.350.180,190)	P (multi-family types located in the RH district are subject to specific use regulations 36.350.180,190)	
SERVICE USES					
Bed & breakfast inn (B&B)	CUP	CUP	CUP	CUP	36.350.070
Child day care center	—	—	CUP	CUP	36.350.080
Child day care—Small family day care home	P	P	P	P	36.350.080
Child day care—Large family day care home	P	P	P	P	36.350.080

TABLE 2-2. ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS	P	Permitted Use			
	CUP	Conditional Use Permit required			
	AUP	Administrative Use Permit required			
	—	Use not allowed			
	PERMIT REQUIRED BY DISTRICT				
LAND USE (1)	RE	RS	RM	RH	
Medical services—Extended care	—	—	—	CUP ⁽²⁾	
Mortuaries and funeral homes	—	—	—	CUP ⁽²⁾	
Notes:					
(1) See Article 7 for land use definitions.					
(2) Allowable locations restricted to El Centro Street between Fremont and Diamond; Fair Oaks Avenue; Fremont Avenue north of Monterey Road; and Huntington Drive.					
(3)					
(2) Permit required determined by Section 36.350.170.					

~~(Ord. No. 2108 § 1; Ord. No. 2197 § 2, 2009; Ord. No. 2246 § 3, 2013; Ord. No. 2251 § 5, 2013; Ord. No. 2253 § 3, 2013; Ord. No. 2372 § 2, 2023.)~~

36.220.040 Residential Zoning District General Development Standards.

- A. General requirements. Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-3, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards).
- B. Altos de Monterey (AM) overlay district. Development standards for parcels within the AM overlay district are established by Section 36.250.030.
- C. Design Guidelines ~~and Standards~~. Land uses and structures proposed within the residential zoning districts shall comply with the City’s Design Guidelines to the extent required by the Design Review Board and/or specific provisions of the Design Guidelines ~~, objective design standards, and to the extent permitted by State law. Qualifying residential projects shall comply with the ministerial approval process established by Section 36.410.040D.6.~~

TABLE 2-3. RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS

	Requirement by Zoning District (1)			
Development Feature	RE	RS	RM	RH
Minimum lot size	Minimum area and width for parcels proposed in new subdivisions.			
Area	12,500 sf	10,000 sf	10,000 sf	10,000 sf
Width	75 ft; 85 ft for a corner lot	50 ft; 60 ft for a corner lot	60 ft; 80 ft for a corner lot	<u>70 ft</u>
Residential density	Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or land use permit approval, as applicable.			
Allowable density	1 <u>Maximum of 3.5</u> du/acre	3.5 <u>Maximum of 5</u> du/acre	6.1 <u>15 to 30</u> du/acre	1430.1 <u>24 to 45</u> du/acre
Minimum density allowed	Each legal parcel in a residential zoning district will be allowed one single family dwelling regardless of lot area; parcels in the RE, RS, and RM districts may also be allowed a second dwelling unit in compliance with Section 36.250.200 (Residential Uses - Second Dwelling Units).			
Minimum lot area/ multi-family unit	N.A.		3,200 - 7,300 sf	1,900 - 3,200 sf
Setbacks	Minimum and, where noted, maximum setbacks required. See Section 36.300.030 for setback measurement, allowed projections into setbacks, and <u>specific</u> exceptions to setbacks.			
Front	25% of lot depth, with a minimum of 25 ft, and a maximum requirement of 35 ft		20 ft	20 ft; 85 ft from street centerline on Huntington Drive <u>15 ft</u>
Front exception	If 60 percent or more of the lots on the same block face have structures with front setbacks different from the above, the required front setback shall be the average of the existing front setbacks, provided that no more than 45 feet shall be required in the RE district, and 35 ft shall be required elsewhere.		<u>An additional minimum 5 ft setback from the property line shall be provided for every story above the second story.</u>	

TABLE 2-3. RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS

	Requirement by Zoning District (1)			
Development Feature	RE	RS	RM	RH
Sides, each	10% of lot width	10% of lot width, 4 ft minimum	An additional minimum 4 foot setback from the property line shall be provided for every additional story above the second story.	±0±8 ft minimum; <u>10 ft minimum setback from the property line shall be provided for each story above the second story.</u>
Side, street side	20% of lot width, to a maximum requirement of 15 ft		15 ft <u>minimum</u>	
Rear	25 ft		±0±15 ft minimum; <u>or 5 ft minimum abutting an alley</u>	±5 ft, or 5 ft if abuts an alley; <u>20 ft minimum; 22 ft minimum setback shall be provided for each additional story above the second story.</u>
Garage	An attached garage shall be set back a minimum of 10 ft from the front of the main structure		<u>Not applicable</u>	
Accessory structures	<p>As required for primary structures, except that:</p> <ul style="list-style-type: none"> • A structure of 120 sf or less may be placed within a required side or rear setback, but not a front setback or in front of the frontmost dwelling unit on the lot; • A detached garage or carport or other accessory residential structure shall be located at least 5 ft from a side and/or rear property line, except 		<u>See Section 36.350.170 (Residential Uses—Accessory Residential Structures).</u>	

TABLE 2-3. RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS

		Requirement by Zoning District (1)			
Development Feature	RE	RS	RM	RH	
	<p>if the required side yard setback for the dwelling/s is less than 5 ft, in which case the lesser side yard setback may be used for a detached garage or carport only. Such structures cannot be located in the front setback or in front of the frontmost dwelling unit on the lot;</p> <ul style="list-style-type: none"> • Accessory structures shall be located at or beyond the required street-facing side yard setback for the dwelling/s, except if the Director determines that a lesser setback can be approved using the Administrative Use Permit process detailed in Section 36.350.170(C)(3)(e); • Private residential recreational facilities shall be located at least 5 ft from a side and/or rear property line and cannot be located in the front setback, or in front of the frontmost dwelling unit on the lot or in the street-facing side setback of a corner lot. <p>See also Section 36.350.170 (Residential Uses—Accessory Residential Structures).</p>				
Building separation	10 ft between structures on the same site.		<u>Minimum distances shall comply with Fire Code requirements but in no case shall be less than 10 ft.</u>		
Lot coverage	Maximum percentage of total lot area that may be covered by structures.				
	40%		N/A		

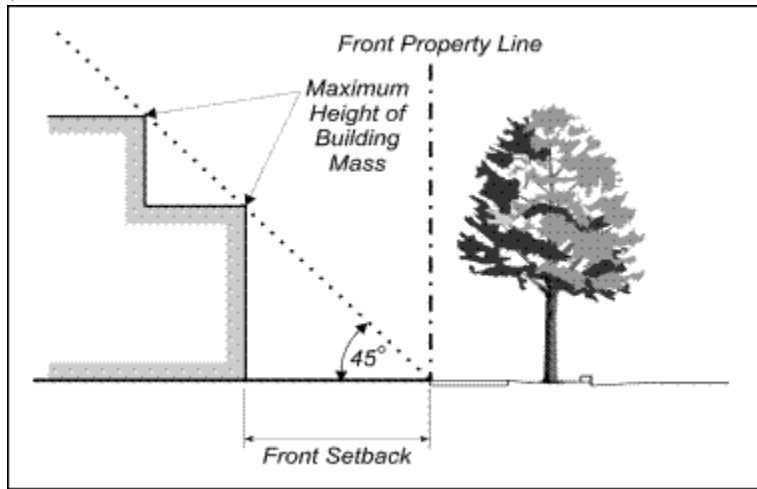
TABLE 2-3. RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS

	Requirement by Zoning District (1)			
Development Feature	RE	RS	RM	RH
Floor area ratio	Maximum allowable ratio of building floor area to lot area. See Article 7 (Definitions) for a definition and illustration.			
Requirement <u>Floor area ratio requirement</u>	0.35		Single family dwellings— 0.50 Multifamily projects—1.25 <u>N/A</u>	Single family dwellings— 0.40 Multifamily projects—1.25 <u>N/A</u>
Exception	Each dwelling unit may have an attached or detached garage or carport of up to 500 sf in addition to the above-listed FAR. Any square footage in excess of 500 sf is included in the FAR calculation.			
Height limit	Maximum allowable height of structures in other than hillside areas (see Division 36.340 (Hillside Protection) for height limits in hillside areas). See Section 36.300.040 (Height Limits and Exceptions) for height measurement requirements. See also Section 36.350.170 (Residential Uses—Accessory Residential Structures).			
Maximum height	35 ft		45 ft	
Multiple story exception	No portion of a structure shall encroach through a 45-degree angle projected perpendicularly from the front property line toward the rear property line. See Figure 2-1 in this Division. Building height in addition to the above limits may be authorized by design review (Section 36.410.040) to accommodate dormer windows and/or nonhabitable roof structures where appropriate to the architectural style of the dwelling.		<u>Not applicable</u>	
Open Space	Not applicable		As required by Section 36.350.190 (Multi-Family Project Standards)	
Landscaping	As required by Division 36.330 (Landscaping Standards)			
Parking	As required by Division 36.310 (Parking and Loading), <u>unless such development qualifies for an exception to providing parking under provisions of State law</u>			

TABLE 2-3. RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS				
	Requirement by Zoning District (1)			
Development Feature	RE	RS	RM	RH
Signs	As required by Division 36.320 (Signs)			
<p>Notes:</p> <p>(1) Altos de Monterey exceptions. The standards and requirements for development within the Altos de Monterey (AM) overlay zoning district are different from those in this table; see Section 36.250.030.</p>				

Figure 2-1. Height Limit Adjacent to Street

(Ord. No. 2108 § 1; Ord. No. 2183 § 3, 2009; Ord. No. 2190 § 3, 2009; Ord. No. 2372 § 3, 2023.)



36.220.050 Development of Small Nonconforming Residential Parcels.

The following standards apply to new and remodeled single-family dwellings on legal nonconforming parcels with an area of less than 10,000 square feet, except that all standards, except subsection F (Lot Coverage), do not apply to hillside parcels (as defined by Section 36.340.2020(A) (Hillside Protection)). These standards are intended to minimize the impacts of single-family dwelling alteration, construction, expansion, and replacement by maintaining the existing residential neighborhood character that might otherwise result in overbuilding on a small single-family parcel.

A. Design compatibility. Proposed construction shall have exterior colors, forms, and materials that are consistent throughout and visually compatible with adjacent structures and the surrounding neighborhood. The size, mass, and scale of new dwellings shall also be visually compatible with adjacent structures and the surrounding neighborhood. New dwellings shall also comply with the City's Residential Design Guidelines.

B. Setbacks.

1. The front and rear setback shall be 20 feet, or 15 feet for houses with a front porch.
2. A second story shall be set back an additional five feet from the front of the house and three feet on both sides (which may be accommodated within a sloping roof), unless the architectural style requires a zero front or side second story setback, as determined by the Review Authority. In the latter case, the ground floor front setback shall be 25 feet.

C. Driveway width. Driveways shall be limited to a maximum paved width of 10 feet with two feet clear of obstructions on either side, or 40 percent of the parcel frontage, whichever is less. Driveway width at property lines shall be limited to 10 feet.

D. Front yard paving. No more than 45 percent of the total area of the front setback shall be paved for walkways, driveways, and/or other hardcover pavement.

E. Reserved.

F. Lot coverage. The maximum lot coverage shall be 50 percent.

G. Parking. For dwellings with detached garages located behind the primary unit, the minimum parking requirement shall be two covered spaces. Attached garages shall be set back a minimum of 10 feet from the front of the building, and shall include two enclosed spaces.

~~(Ord. No. 2108 § 1; Ord. No. 2166, § 3, 2007; Ord. No. 2183 § 4, 2009; Ord. No. 2190 § 5, 2009.)~~

Division 36.230. Commercial Zoning Districts

Sections:

36.230.010 Purpose of Division.

36.230.020 Purposes of Commercial Zoning Districts.

36.230.030 Commercial District Land Uses and Permit Requirements.

36.230.040 Commercial District General Development Standards.

36.230.050 Mixed Use Overlay Development Standards.

36.230.010 Purpose of Division.

This Division lists the uses of land that may be allowed within the commercial zoning districts established by Section 36.200.020 (Zoning Map and Zoning Districts). It also determines the type of zoning approval/approval required for each use, and provides basic standards for site development.

~~(Ord. No. 2108 § 1.)~~

36.230.020 Purposes of Commercial Zoning Districts.

The Commercial zoning districts are intended to provide a range of commercial opportunities within South Pasadena. The purposes of the individual Commercial zoning districts and the manner in which they are applied are as follows.

A. CG (Commercial General) District. The CG zoning district is applied to areas appropriate for a wide range of commercial retail and service land uses. The CG zoning district is consistent with the ~~General Commercial~~Mixed Use Core land use designation of the General Plan.

B. CO (Commercial Office) District. The CO zoning district is applied to areas appropriate for professional offices. Other uses including business support services, restaurants, and specialty retail land uses may be allowed. The CO zoning district is consistent with the ~~Professional Office~~Mixed Use Core land use designation in the General Plan.

C. BP (Business Park) District. The BP zoning district is applied to areas appropriate for light manufacturing and business park uses including research and development, corporate headquarter offices, and support service and retail land uses. Land uses in the BP District are intended to be designed as campus-business park environments. The BP zoning district is consistent with the ~~Business Park, Research & Development, Light Manufacturing~~Mixed Use Core land use designation of the General Plan.

~~D. (Ord. No. 2108 § 1.)~~

MU (Mixed Use) Overlay District. The MU Overlay district may be applied to all CO, CG, and BP zoning districts as an overlay to allow for a wide range of development that contains a mix of functions, including commercial, entertainment, office, and housing. The MU Overlay District is consistent with the Mixed Use Core land use designation in the General Plan. The intent of this overlay district includes

implementation of General Plan policy direction and applicable State laws to allow for 100 percent residential development in the CO and CG zoning districts.

36.230.030 Commercial District Land Uses and Permit Requirements.

A. General requirements. Table 2-4 identifies the uses of land allowed by this Zoning Code in the commercial zoning districts, and the zoning approval required to establish each use, in compliance with Section 36.210.030 (Allowable Land Uses and Permit Requirements).

Note: where the last column in the tables (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Code may also apply.

~~B. Focus area requirements. A site within a focus area (FA) overlay district may be subject to limitations required by Section 36.250.040 (Focus Area (FA) Overlay District).~~

~~C.—Design guidelines and standards. Land uses and structures proposed within the commercial zoning districts shall comply with any adopted design guidelines to the extent required by the Review Authority and/or specific provisions of any design guidelines and any applicable objective design standards for qualifying residential and mixed-use projects. Qualifying residential projects shall comply with the ministerial approval process established by Section 36.410.040D.6.~~

TABLE 2-4. ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL & BUSINESS PARK DISTRICTS	P	Permitted Use		
	CUP	Conditional Use Permit required		
	AUP	Administrative Use Permit required		
	—	Use not allowed		
	PERMIT REQUIREMENT BY ZONE			Specific Use Regulations
LAND USE (1)	CO	CG	BP	
MANUFACTURING & PROCESSING USES				
Electronics, equipment, and appliance manufacturing	—	—	P	
Food and beverage products manufacturing	—	—	P	
Furniture/fixtures manufacturing, cabinet shops	—	—	P	
Handcraft industries, small-scale manufacturing, less than 3,500 sf	—	—	P	
Handcraft industries, small-scale manufacturing, 3,500 sf or more	—	—	CUP	

TABLE 2-4. ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL & BUSINESS PARK DISTRICTS	P	Permitted Use		
	CUP	Conditional Use Permit required		
	AUP	Administrative Use Permit required		
	—	Use not allowed		
	PERMIT REQUIREMENT BY ZONE			Specific Use Regulations
LAND USE (1)	CO	CG	BP	
Laundries and dry cleaning plants, less than 3,500 sf	—	—	P	
Laundries and dry cleaning plants, 3,500 sf or more	—	—	CUP	
Media postproduction facilities	—	—	P	
Metal products fabrication, machine/welding shops	—	—	P	
Photographic processing plants, less than 3,500 sf	—	—	P	
Photographic processing plants, 3,500 sf or more	—	—	CUP	
Plumbing and heating shops, less than 3,500 sf	—	—	P	
Plumbing and heating shops, 3,500 sf or more	—	—	CUP	
Printing and publishing, less than 3,500 sf	—	P	P	
Printing and publishing, 3,500 sf or more	—	P	CUP	
Recycling facilities	—	CUP	CUP	36.350.160
Recycling facilities—Reverse vending machines	—	P	P	36.350.160
Warehouses, wholesaling and distribution	—	—	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Adult entertainment businesses	—	—	(2)	36.350.030
Clubs, lodges, fraternal organizations	—	CUP	CUP	
Indoor amusement/entertainment facilities	—	P	CUP	

TABLE 2-4. ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL & BUSINESS PARK DISTRICTS	P	Permitted Use		
	CUP	Conditional Use Permit required		
	AUP	Administrative Use Permit required		
	—	Use not allowed		
	PERMIT REQUIREMENT BY ZONE			Specific Use Regulations
LAND USE (1)	CO	CG	BP	
Libraries, museums, galleries	—	AUP	CUP	
Outdoor recreation facilities	—	CUP	CUP	
Schools—Private	—	CUP	CUP	
Schools—Specialized education, tutoring, and training	—	AUP/ CUP	CUP	3,000 sf or smaller requires an AUP, greater than 3,000 sf requires a CUP
Special needs educational and training facilities	—	CUP	CUP	
Studios/health/fitness facility—Dance, martial arts, music, photography, etc.	AUP/ CUP	AUP/ CUP	CUP	3,000 sf or smaller requires an AUP, greater than 3,000 sf requires a CUP
Theaters and auditoriums	—	CUP	—	
Community gardens	CUP	CUP	CUP	36.350.230
RESIDENTIAL USES				

TABLE 2-4. ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL & BUSINESS PARK DISTRICTS	P	Permitted Use		
	CUP	Conditional Use Permit required		
	AUP	Administrative Use Permit required		
	—	Use not allowed		
	PERMIT REQUIREMENT BY ZONE			Specific Use Regulations
LAND USE (1)	CO	CG	BP	
Emergency shelter	—	CUP	P	36.350.250
Live/work units	—	—	—	36.350.110
Mixed-use projects	P	P	P	36.350.120 <u>36.230.050</u>
<u>Multi-family dwellings (4)</u>	<u>P</u>	<u>P</u>	<u>P (5)</u>	<u>36.230.050</u>
Single-room occupancy	—	—	P	36.350.260
Transitional and supportive housing, including low barrier navigation centers	P	P	P	
RETAIL TRADE				
Alcoholic beverage sales	—	CUP	—	36.350.040
Auto parts sales	—	P	—	
Auto sales and rental	—	CUP	CUP	
Building material stores	—	P	CUP	36.350.220
Coffee roasting and packaging, retail	—	CUP	—	
Construction/heavy equipment sales and rental	—	CUP	CUP	
Convenience and liquor stores	—	CUP	—	36.350.040
Department stores	—	P	—	

TABLE 2-4. ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL & BUSINESS PARK DISTRICTS	P	Permitted Use		
	CUP	Conditional Use Permit required		
	AUP	Administrative Use Permit required		
	—	Use not allowed		
	PERMIT REQUIREMENT BY ZONE			Specific Use Regulations
LAND USE (1)	CO	CG	BP	
Equipment sales and rental	—	CUP	CUP	
Extended hour businesses (11:00 p.m. to 6:00 a.m.)	—	CUP	CUP	
Furniture, furnishings and appliance stores	—	P	—	
Gas stations	—	CUP	CUP	
General retail	—	P	CUP	36.350.140, 36.350.220
Grocery stores	—	AUP	—	
Hardware stores	—	P	—	
Multi-tenant retail	—	CUP	—	
Outdoor display and retail activities	—	AUP	CUP	
Plant nurseries and garden supply stores	—	P	—	36.350.140, 36.350.220
Restaurants	CUP	P	P	
Restaurants, multi-tenant retail		CUP(3)		
Restaurants, take-out and with accessory retail food	CUP	P	P	
Restaurants, with catering and/or accessory retail food	CUP	CUP	CUP	
Restaurants, with outdoor dining only	AUP	AUP	AUP	36.350.130

TABLE 2-4. ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL & BUSINESS PARK DISTRICTS	P	Permitted Use		
	CUP	Conditional Use Permit required		
	AUP	Administrative Use Permit required		
	—	Use not allowed		
	PERMIT REQUIREMENT BY ZONE			Specific Use Regulations
LAND USE (1)	CO	CG	BP	
Secondhand stores	—	P	—	
Tobacco retailer—Primary use	—	P	CUP	SPMC Chapter 18, Article 6 or its successor
Tobacco retailer—Accessory use	—	As required for the primary use that the accessory use is associated with	As required for the primary use that the accessory use is associated with	
Warehouse retail	—	CUP	—	36.350.220
SERVICES—BUSINESS & PROFESSIONAL				
Automated teller machines (ATMs)	P	P	P	36.350.060
Banks and financial services	—	P	P	
Business support services	—	CUP	P(5) P(4)	
Offices—Production, research and development	P	P	P	
Offices—Professional and administrative	P	P	P	
SERVICES—OTHER				

TABLE 2-4. ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL & BUSINESS PARK DISTRICTS	P	Permitted Use		
	CUP	Conditional Use Permit required		
	AUP	Administrative Use Permit required		
	—	Use not allowed		
	PERMIT REQUIREMENT BY ZONE			Specific Use Regulations
LAND USE (1)	CO	CG	BP	
Ambulance service	—	CUP	CUP	
Bed and breakfast inns	CUP	CUP	—	
Child/adult day care centers	—	AUP/ CUP	CUP	3,000 sf or smaller requires an AUP, greater than 3,000 sf requires a CUP
Contractor storage yard	—	—	CUP	
Convenience services	P	P	P	
Hotels and motels	—	CUP	—	
Medical services—Clinics	—	CUP	—	
Medical services—Laboratories	—	CUP	P	
Medical services—Offices	P	P	P	
Massage establishment	—	CUP	—	SPMC 17.15(B)
Personal services	CUP (4)	P	—	SPMC 17.13
Personal services—Restricted	—	AUP	—	

TABLE 2-4. ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL & BUSINESS PARK DISTRICTS	P	Permitted Use		
	CUP	Conditional Use Permit required		
	AUP	Administrative Use Permit required		
	—	Use not allowed		
	PERMIT REQUIREMENT BY ZONE			Specific Use Regulations
LAND USE (1)	CO	CG	BP	
Vehicle repair and maintenance—Major repair work	—	CUP	—	
Vehicle repair and maintenance—Service and maintenance	—	CUP	—	
Veterinary clinics, hospitals, kennels	—	CUP	CUP	
Wine cellar	—	P	P	
TRANSPORTATION & COMMUNICATIONS				
Parking facilities/vehicle storage	—	CUP	—	
Broadcasting studios	—	CUP	P	
Telecommunications facilities	CUP	CUP	CUP	36.350.210
Notes:				
(1) See Article 7 for land use definitions.				
(2) Requires an adult business permit in compliance with SPMC 36.350.030.				
(3) If multi-tenant retail complies with the parking regulations in SPMC 36.310.040, a CUP is required if a new restaurant would cause the restaurant square footage in the multi-tenant retail to exceed 20 percent of the total square footage. If the multi-tenant retail is legal nonconforming with the parking regulations in SPMC 36.310.040, a CUP is required if a restaurant use in an existing space has been abandoned for a period of 18 months or longer, and for all additional restaurants in new spaces or spaces previously occupied by a non-restaurant.				
(4) Personal services are not permitted on parcels located within the Fremont Corridor as defined in the Land Use and Community Design Element of the South Pasadena General Plan. The Fremont Corridor includes a mixture of residential and small-scale professional office uses lining the busy and heavily traveled section of Fremont Avenue from Monterey Road north to the Pasadena Freeway, properties fronting Mound Avenue between Hope Street and the Pasadena Freeway.				
(5) (4) Business support services consisting of laboratory uses require a CUP.				

TABLE 2-4. ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL & BUSINESS PARK DISTRICTS	P	Permitted Use		
	CUP	Conditional Use Permit required		
	AUP	Administrative Use Permit required		
	—	Use not allowed		
	PERMIT REQUIREMENT BY ZONE			Specific Use Regulations
LAND USE (1)	CO	CG	BP	
<u>(5) See Section 36.230.050 regarding properties identified as housing sites in the General Plan Housing Element sites inventory as Mixed Use.(6) Residential units shall be located above the ground-floor level.</u>				

(Ord. No. 2108 § 1; Ord. No. 2128 § 1; Ord. No. 2132 § 1; Ord. No. 2165 § 1, 2007; Ord. No. 2172 § 3, 2008; Ord. No. 2183 § 5, 2009; Ord. No. 2197 § 3, 2009; Ord. No. 2202 § 3, 2010; Ord. No. 2207 § 5, 2010; Ord. No. 2208 § 6, 2010; Ord. No. 2244 § 5, 2013; Ord. No. 2251 § 4, 2013; Ord. No. 2292 § 5, 2016; Ord. No. 2358 § 1, 2021; Ord. No. 2372 § 4, 2023.)

36.230.040 Commercial District General Development Standards.

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-5, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3, (Site Planning and General Development Standards).

TABLE 2-5. COMMERCIAL DISTRICT GENERAL DEVELOPMENT STANDARDS			
Development Feature	Requirement by Zoning District		
	CO	CG	BP
Minimum lot size	Minimum area and width for parcels proposed in new subdivisions.		
Area	10,000 sf		
Width	50 ft		
Setbacks	Minimum setbacks required. See Section 36.300.030 for setback measurement, allowed projections into setbacks, and exceptions to setbacks.		
Front	25 ft on Fremont St. between the 110 freeway and Monterey	None required	25 ft

TABLE 2-5. COMMERCIAL DISTRICT GENERAL DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	CO	CG	BP
	Rd., 20 ft required otherwise.		
Sides, each	15 ft if adjacent to an RS district; none required otherwise.		
Street side	None required		None required
Rear	None, except if adjacent to an alley 5 ft, or if adjacent to a RS district 25 ft		None required
Lot coverage	Maximum percentage of total lot area that may be covered by structures.		
	No maximum		50%
Height limit	Maximum allowable height of structures. See Section 36.300.040 (Height Limits and Exceptions) for height measurement requirements.		
Maximum height	35 ft		
Landscaping	As required by Division 36.330 (Landscaping Standards)		
Parking	As required by Division 36.310 (Parking and Loading)		
Signs	As required by Division 36.320 (Signs)		

36.230.050 Mixed Use Overlay District Development Standards.

A. New Development. Subdivisions, new land uses, and structures developed as mixed-use development or as urban residential (multi-family) development within CO, CG, or BP zoning districts and with the Mixed Use Overlay shall be designed, constructed, and/or established in compliance with the requirements in Table 2-6, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards).

B. For properties designated in the General Plan Housing Element sites inventory as Mixed Use, in addition to all other requirements in this section, projects of 100 percent residential development shall be permitted, and at least 50 percent of the total floor area of mixed-used developments on any sites identified as Mixed Use in the Housing Element sites inventory must be developed as residential use.

C. Redevelopment. Substantial alteration of an existing mixed-use development or urban residential (multi-family) development within the CO, CG, or BP zoning districts shall be improved to satisfy the requirements in Table 2-6, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards).

D. (Ord. No. 2108 § 1.)

TABLE 2-6. MIXED USE OVERLAY DISTRICT DEVELOPMENT STANDARDS		
<u>Development Feature</u>	<u>Requirement</u>	<u>Notes</u>
<u>DEVELOPMENT INTENSITY</u>		
<u>Minimum Size or Area</u>	<u>20,000 sf</u>	
<u>Minimum Lot Frontage</u>	<u>80 ft</u>	
<u>Density Range for Residential</u>	<u>52 to 70 du/ac</u>	
<u>Maximum Lot Coverage</u>	<u>70%</u>	
<u>Minimum Residential Unit Size</u>	<u>Studio – 450 sf</u> <u>One-bedroom – 750 sf</u> <u>Two-bedroom – 900 sf</u>	
<u>NON-RESIDENTIAL USES</u>		
<u>Location</u>	<u>Non-residential uses are required along the street frontage in the areas described in the General Plan for development within a Corridor, District, or Neighborhood Centers.</u>	<u>Residential units shall be located above the ground-floor level within the BP zoning district.</u>
<u>BUILDING HEIGHT AND FORM</u>		
<u>Maximum Height</u>	<u>45 ft</u>	<u>Non-habitable building features such as chimneys, cupolas, flagpoles, monuments, steeples, roof screens, equipment, and similar structures covering no more than 10% of the top floor roof area may exceed the maximum height by up to 8 ft.</u>
<u>Maximum Stories</u>	<u>4</u>	
<u>Maximum Floor Area by Story</u>	<u>First Story – 100%</u> <u>Second Story – 90%</u> <u>Third Story – 80%</u> <u>Fourth Story – 75%</u>	<u>Percentage of the first story building footprint area</u>
<u>Maximum Building Length</u>	<u>150 ft</u>	
<u>BUILDING RELATIONSHIP TO STREET</u>		
<u>Minimum Building Frontage</u>	<u>60%</u>	
<u>Maximum Elevation Above Street/Sidewalk Level</u>	<u>2 ft</u>	

TABLE 2-6. MIXED USE OVERLAY DISTRICT DEVELOPMENT STANDARDS

<u>Development Feature</u>	<u>Requirement</u>	<u>Notes</u>
<u>Minimum Ground Floor Height</u>	<u>12 ft</u>	
<u>NON-RESIDENTIAL USE GROUND FLOOR BUILDING DESIGN</u>		
<u>Maximum Blank Wall Length</u>	<u>25 ft</u>	
<u>Minimum Glazing</u>	<u>50%</u>	
<u>Minimum Tenant Space Width</u>	<u>25 ft</u>	
<u>Minimum Number of Entries</u>	<u>1 per 100 lineal ft</u>	
<u>Minimum Wall Plane Articulation</u>	<u>To/From Window/Door – minimum 6 inches</u> <u>To/From Column/Other Feature – minimum 18 inches</u>	<u>Windows, door, columns, and other features shall be recessed or project forward to provide the respective minimum differential from the wall plane</u>
<u>Signs</u>	<u>As required by Division 36.320 (Signs)</u>	
<u>SETBACKS FOR NON-RESIDENTIAL</u>		
<u>Front – Ground Floor</u>	<u>Per the underlying zoning district</u>	<u>May be increased to 15 ft where outdoor uses or small plazas are provided directly in front of the non-residential use</u>
<u>Side – Ground Floor</u>	<u>Per the underlying zoning district</u>	
<u>Rear</u>	<u>Per the underlying zoning district</u>	
<u>SETBACKS FOR RESIDENTIAL</u>		
<u>Front – Ground Floor</u>	<u>20 ft minimum</u>	
<u>Side</u>	<u>10 ft minimum for first two floors</u> <u>15 ft minimum from property line for third floor and above</u>	<u>For any property adjacent to an RE or RS district, the minimum setback for the first and second stories shall be 20 feet, and any story above the second story shall be set back a minimum distance of 25 feet from the property line.</u>
<u>Rear</u>	<u>20 ft minimum for first two floors</u> <u>25 ft minimum for third floor and above</u>	<u>For any property adjacent to an RE or RS district, the minimum setback for the first and second stories shall be 30 feet, and any story above the second story shall be set back a minimum distance of 35 feet from the property line.</u>

TABLE 2-6. MIXED USE OVERLAY DISTRICT DEVELOPMENT STANDARDS

<u>Development Feature</u>	<u>Requirement</u>	<u>Notes</u>
<u>SETBACKS – GENERAL</u>		
<u>Setback from Access Driveway</u>	<u>5 ft minimum</u>	
<u>Distance Between Buildings</u>	<u>As required by the Fire Code, but no instance less than 10 ft</u>	
<u>PARKING, LOCATION AND DESIGN</u>		
<u>Parking and Driveways Combined</u>	<u>40% maximum of lot frontage</u>	
<u>Parking</u>	<u>30% maximum of lot frontage</u>	
<u>Number of Spaces for Non-Residential Uses</u>	<u>As required by Division 36.310 (Parking and Loading)</u>	<u>Shared parking or a reduction in parking subject to approval of a parking study – Section 36.310.060. Within one-half mile of a high-quality transit station, no parking minimums shall apply for any use except for hotels, motels, bed and breakfast inns, and similar transient lodging facilities per Government Code Section 65863.2.</u>
<u>Number of Spaces for Residential Uses</u>	<u>Studio – 0.50 space One-bedroom – 1 space Two-bedroom – 2 spaces Guest Space – 0.25 per unit</u>	<u>Guest spaces are not required if non-residential spaces are available during non-operational hours.</u> <u>Parking is reduced, not required, for qualifying development projects within one-half mile of a high-quality transit station, as defined in Government Code Section 65863.2.</u>
<u>Design of Surface or Structure Parking</u>	<u>As required by Division 36.310 (Parking and Loading)</u>	<u>Unless modified by standards herein</u>
<u>LANDSCAPING AND OPEN SPACE</u>		
<u>Minimum Site Landscaping</u>	<u>20 %</u>	<u>Exclusive of areas on the site providing useable open space for residential uses.</u>

TABLE 2-6. MIXED USE OVERLAY DISTRICT DEVELOPMENT STANDARDS

<u>Development Feature</u>	<u>Requirement</u>	<u>Notes</u>
		<u>Improved rooftop areas can be counted toward open space.</u>
<u>Minimum Driveway and Parking Area Side Landscaping</u>	<u>5 ft</u>	
<u>Minimum Total Combined Useable Open Space per Residential Unit (Common and Private Combined)</u>	<u>300 sf/du</u>	<u>Improved rooftop open space, balconies, and indoor common spaces can be counted toward usable open space.</u>
<u>Common Open Space Requirements</u>	<u>1,000 sf area minimum</u> <u>25 ft minimum depth and width</u>	
<u>Private Open Space Requirements</u>	<u>Balcony minimum dimension of 6 ft wide and 4 ft deep</u>	

Notes Column in Table 2-6. Where the last column in Table 2-6 (“Notes”) includes a section number, the regulations in the referenced section apply to the standard; however, provisions in other sections of this Zoning Code may also apply.

Division 36.240. Special Purpose Zoning Districts

36.240.010 Purpose of Division.

This Division regulates development and new land uses in the special purpose zoning districts established by Section 36.200.020 (Zoning Map and Zoning Districts).

~~(Ord. No. 2108 § 1.)~~

36.240.020 Purposes of Special Purpose Zoning Districts.

The purposes of the individual special purpose zoning districts and the manner in which they are applied are as follows.

A. CF (Community Facilities) District. The CF zoning district is applied to areas appropriate for public and quasi-public land uses. Typical land uses include government and institutional offices, schools, libraries, ~~churches~~religious facilities, and other related municipal uses. The CF zoning district is consistent with the ~~Community Facilities~~Civic land use designation of the General Plan.

B. OS (Open Space) District. The OS zoning district is applied to areas suitable for open space land uses including parks, natural open space areas, recreational facilities, and areas used for flood control. The OS zoning district is consistent with the ~~Parks & Open Space~~Spaces, and Preserves land use ~~designation~~designations of the General Plan.

C. ~~MSSP (Mission Street~~DTSP (Downtown Specific Plan) District. The ~~MSSP~~DTSP zoning district is applied to the ~~Mission Street~~Downtown Specific Plan area. Appropriate land uses include pedestrian-oriented, retail and service uses. The ~~MSSP~~DTSP zoning district is consistent with the ~~Mission Street Specific Plan~~Mixed Use Core and Fair Oaks Corridor land use ~~designation~~designations of the General Plan.

D. HFSP (Holy Family Specific Plan) District. The HFSP zoning district is applied to the Holy Family Specific Plan area. Appropriate land uses include religious facilities, schools, and accessory uses. The HFSP zoning district is consistent with the ~~Holy Family Specific Plan~~Civic land use designation of the General Plan.

~~(Ord. No. 2108 § 1.)~~

36.240.030 Special Purpose District Land Uses and Permit Requirements.

A. CF and OS Districts. Table 2-~~67~~ identifies the uses of land allowed by this Zoning Code in each special purpose zoning district, and the zoning approval required to establish each use, in compliance with Section 36.210.030 (Allowable Land Uses and Permit Requirements).

Note: where the last column in the tables ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Code may also apply.

B. ~~MSSP~~DTSP District. Land uses in the ~~MSP~~DTSP zoning district are as permitted in the ~~Mission Street~~Downtown Specific Plan.

C. HFSP District. Land uses in the HFSP zoning district are as permitted in the Holy Family Specific Plan.

TABLE 2-67. ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE ZONING DISTRICTS	P	Permitted Use	
	CUP	Conditional Use Permit required	
	AUP	Administrative Use Permit required	
	—	Use not allowed	
	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
LAND USE (1)	CF (2)	OS	
AGRICULTURE & OPEN SPACE USES			
Community gardens	CUP	CUP	36.350.230
Hiking trails	—	P	
Nature preserves and accessory uses (e.g., interpretive centers)	—	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES			
Community centers	P	AUP	
Equestrian facilities	—	AUP	
Libraries, museums, galleries	P	—	
Schools, private	AUP	—	
Outdoor recreational facilities	P	AUP	
Parks and playgrounds	P	AUP	
Religious institutions	CUP	—	
SERVICES			
Medical services – Hospitals	CUP	—	
TRANSPORTATION & COMMUNICATIONS			
Parking facilities/vehicle storage	CUP	—	

TABLE 2-67. ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE ZONING DISTRICTS	P	Permitted Use	
	CUP	Conditional Use Permit required	
	AUP	Administrative Use Permit required	
	—	Use not allowed	
	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
LAND USE (1)	CF <u>(2)</u>	OS	
Telecommunications facilities	CUP	CUP	36.350.210
Notes:			
(1) See Article 7 for land use definitions.			
<u>(2) Residential development with a density of up to 30 dwelling units per acre is allowed on Assessor Parcel No. 5314-003-083 pursuant to the 2021-2029 (6th Cycle) Housing Element.</u>			

~~(Ord. No. 2108 § 1; Ord. No. 2127, § 1; Ord. No. 2197 § 4, 2009.)~~

36.240.040 Special Purpose District General Development Standards.

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

B. ~~MSSPDTSP~~ District. Development standards that pertain to development in the ~~MSSPDTSP~~ District are as specified in the ~~Mission Street Downtown~~ Specific Plan.

C. HFSP District. Development standards that pertain to development in the HFSP District are as specified in the Holy Family Specific Plan.

D. Design guidelines ~~and standards~~. Land uses and structures proposed within the special purpose zoning districts shall comply with any adopted design guidelines to the extent required by the appropriate Review Authority and/or specific provisions of the design guidelines and any applicable objective design standards for qualifying residential and mixed-use projects.

~~(Ord. No. 2108 § 1; Ord. No. 2183 § 6, 2009.)~~

Division 36.250. Overlay Zoning Districts

Sections:

36.250.010 Purpose of Division.

36.250.020 Applicability of Overlay Zoning Districts.

36.250.030 Altos de Monterey (AM) Overlay District.

36.250.040 ~~Focus Area (FA)~~ Mixed Use (MU) Overlay District.

~~36.250.040 Focus Area (FA) Overlay District.~~

A. ~~Purpose.~~ The FA The Mixed-Use Overlay district is intended to implement the City's goals and objectives for development and new land uses within the ~~eight areas~~ CO, CG, and BP zoning districts of South Pasadena identified ~~by Section 2.7 of in~~ the General Plan as ~~"focus areas," "Corridor," " Districts," and "Neighborhood Centers."~~

B. Applicability. The ~~FA overlay~~ MU Overlay district shall be applied on the Zoning Map to the areas shown ~~in Figure H-3 of~~ as Mixed Use Core shown on the General Land Use Map of the General Plan, except those areas within the boundaries of the Downtown Specific Plan.

C. Allowable land uses and development standards. Proposed development and new land uses shall comply with all applicable requirements in ~~Section 2.7B of~~ Division 36.230 (Commercial Zoning Districts) consistent with the Planning Designations outlined in the General Plan ~~for the focus area~~ in which the project site is located.

D. Required findings for project approval. The review authority may approve a discretionary land use permit for a project within the ~~FA overlay~~ MU Overlay district only after first finding:

1. That the proposed project is consistent with, and will successfully implement the objectives and guidelines of the General Plan for the applicable ~~focus area~~ Planning Designation, District, or Neighborhood Center; and

2. All other findings required by this Zoning Code ~~for if~~ the project requires a discretionary land use permit.

~~(Ord. No. 2108 § 1.)~~

36.410.040 Design Review.

D. Design Review Authority.

1. Planning Commission Review. The Planning Commission will be responsible for the Design Review of the following developments:

- a. As identified in subsection (B) (Applicability) of this section, all developments which require a Hillside Development Permit, a Conditional Use Permit, a Variance, a Planned Development Permit;
- b. Multi-family developments containing seven or more units;
- c. Multi-family developments containing six or fewer units not exempt from [CEQA](#); or
- d. Any other application in which the Planning Commission is the Review Authority.

2. Cultural Heritage Commission (CHC) review. The CHC will be responsible for the Design Review of the following:

- a. All of the developments identified in subsection (B) (Applicability) of this section which require a Certificate of Appropriateness as required by Chapter 2.58A SPMC (Cultural Heritage Commission);
- b. All properties within a designated historic district;
- c. Where a proposed project is subject to a Certificate of Appropriateness from the CHC and also requires an application in which the Planning Commission is the Review Authority, the CHC shall review the Certificate of Appropriateness and provide recommendations to the Planning Commission for the Certificate of Appropriateness and may also provide recommendations on the portion of the application in which the Planning Commission is the Review Authority.

3. DRB review. The DRB will be responsible for the Design Review of all of the developments identified in subsection (B) (Applicability) of this section which are not subject to Design Review by the Planning Commission, CHC, DRB Chair, or Planning Director as specified in SPMC 36.410.040.

a. A subcommittee consisting of two members of the Design Review Board shall be formed to work with staff for the Design Review of Mixed-Use or Multi-Family of seven dwelling units or more, or not exempted from CEQA, as listed in Table 4-1 (Review Authority).

4. DRB Chair review. DRB Chair shall be responsible for Minor Design Review for projects that do not change the architectural design style of existing structures. These projects are as follows:

a. Exterior modifications to all elevations of existing structures that would not change the architectural design style of the structures. This includes elevations that are visible to the street and/or above the first floor. Exterior modifications include new and different siding materials, new windows, new roofing materials, and replacement of existing front porch posts, balcony railing, and other similar changes as determined by the Planning Director and/or DRB Chair to not change the architectural design style of the existing structures.

b. Additions of no more than 500 square feet in area, or more than 25 percent of the existing structure, whichever is less, for an outdoor structure or a habitable space that is not visible to street. Such

additions are allowed above the first floor as long as they are not visible to the street, and do not exceed the height of the existing structure.

c. Subject to a Certificate of Appropriateness from the Cultural Heritage Commission in accordance with SPMC 2.58 through 2.68.

d. Not subject to Planning Commission review in accordance with this division and Division 36.340 (Hillside Protection).

5. Planning Director. The Planning Director shall be responsible for Minor Design Review for projects that involve minor modifications or additions to only the first floor of an existing structure, are not visible to the street, and do not change the architectural design style of the structures. These minor projects are as follows:

a. Exterior modifications to existing structures that are not visible from the street or prominently visible to any adjoining properties, and not above the first floor of the structure. Exterior modifications include new siding materials, windows, and new roofing materials.

b. Additions of no more than 500 square feet in area, or no more than 25 percent of the existing structure, whichever is less, for an outdoor structure or a habitable space that is not visible to the street or not above the first floor, except for development subject to a Minor Hillside Development Permit.

c. Modifications to existing graded and/or improved outdoor areas on a property subject to Division 36.340 (Hillside Protection), such as installation of an in-ground swimming pool, spa, patio covers, accessory structures less than 500 square feet, and similar feature not visible to the street.

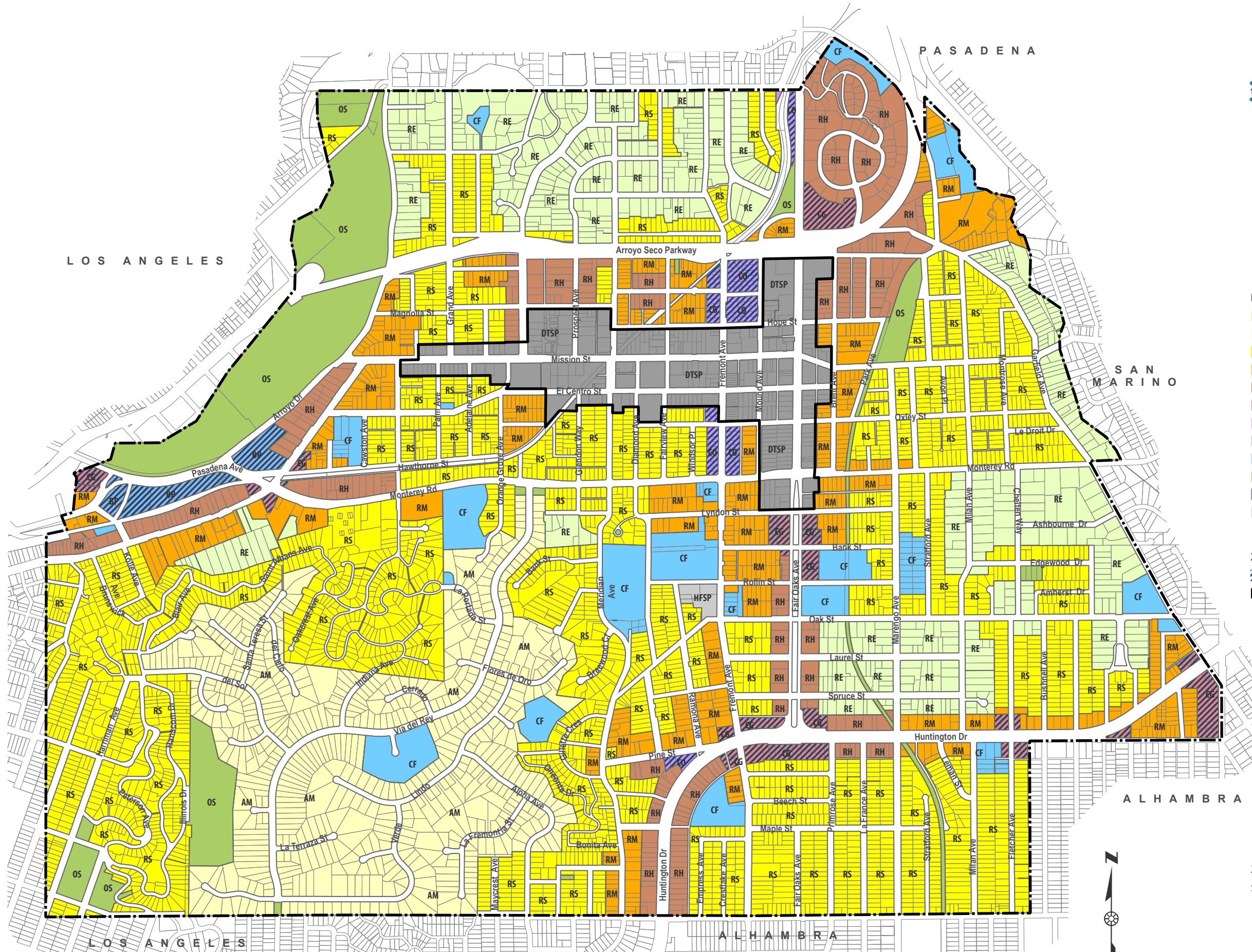
d. Not subject to a Certificate of Appropriateness from the Cultural Heritage Commission in accordance with SPMC 2.58 through 2.68.

e. Not on a hillside area with a slope of 30 percent or greater in accordance with Division 36.340 (Hillside Protection) of the South Pasadena Municipal Code.













6. Ministerial review of qualifying residential projects. The Community Development Director shall develop an application for ministerial approvals of qualifying residential projects pursuant to the requirements of State law, as well as procedures for processing applications for the ministerial approvals. The procedures may include a limited design review process and applicable standards. However, any limited design review process shall not constitute a "project" for purposes of the California Environmental Quality Act.

EXHIBIT B OF ATTACHMENT 1
DRAFT UPDATED ZONING MAP



Draft Zoning Map



Draft Zoning Districts

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

Zoning Overlay and Specific Plan Boundary

-  Mixed Use Overlay
-  Downtown Specific Plan Boundary

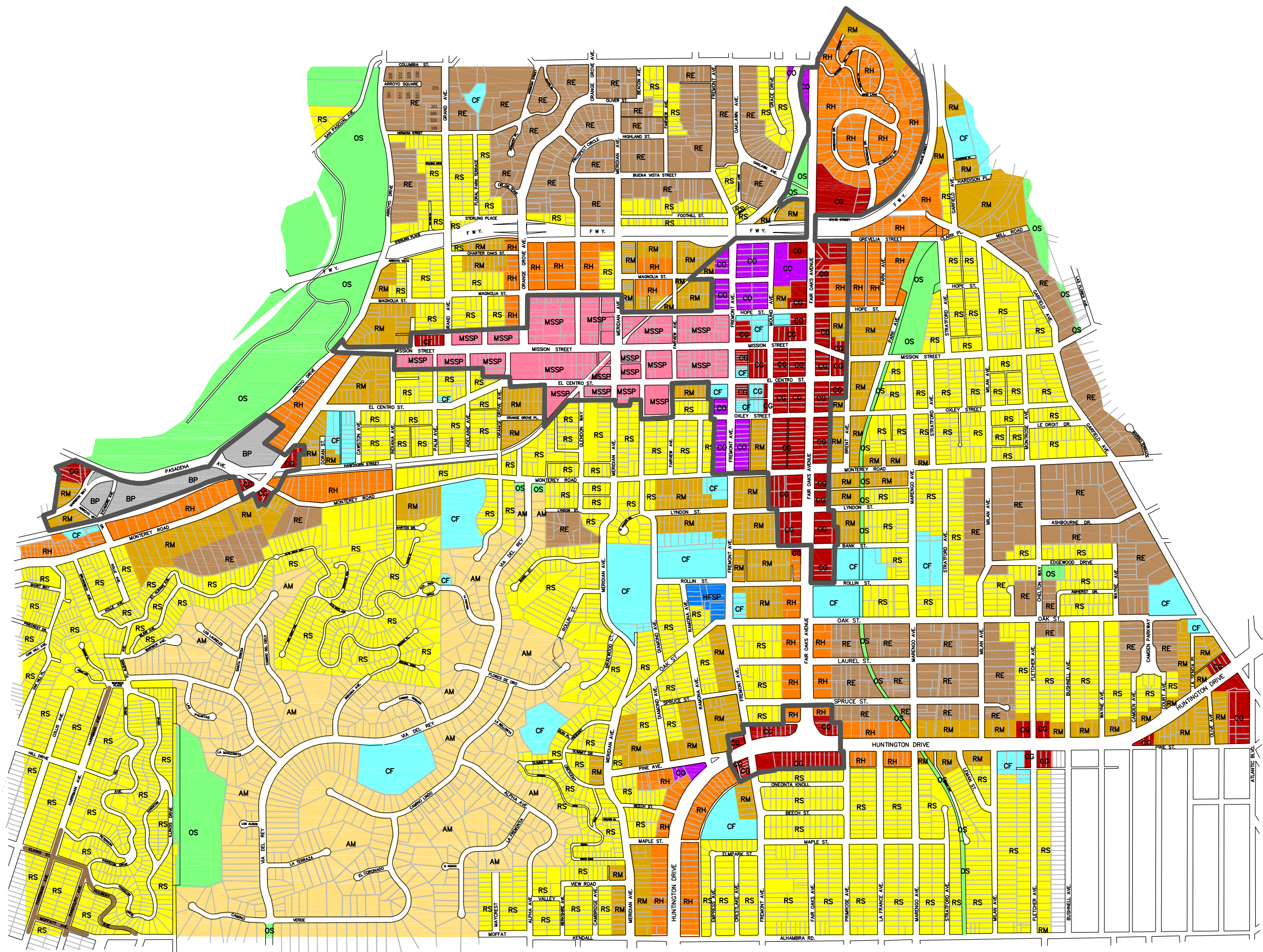
Zoning Map revised on August 15, 2023.
Source: City of South Pasadena, 2023.



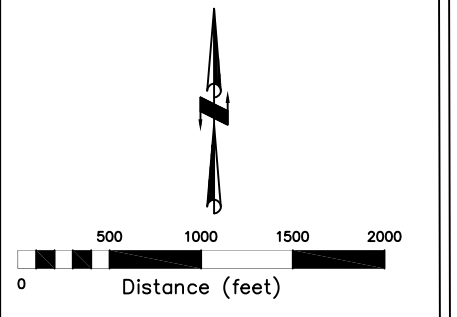
ATTACHMENT 2

EXISTING SOUTH PASADENA ZONING MAP

City Of South Pasadena Zoning Map



- Residential Estate (RE)
- Altos De Monterey Residential (AM)
- Residential Low Density (RS)
- Residential Medium Density (RM)
- Residential High Density (RH)
- Commercial Office (CO)
- Commercial General (CG)
- Business Park (BP)
- Community Facilities (CF)
- Open Space (OS)
- Holy Family Specific Plan (HFSP)
- Mission Street Specific Plan (MSSP)
- Focus Area Overlay (see the General Plan for the location of specific focus areas within the overall Focus Area Overlay)
- Unimproved Public Street



ATTACHMENT 3

FIGURE B3.4 (LAND USE MAP) OF THE PROPOSED
GENERAL PLAN

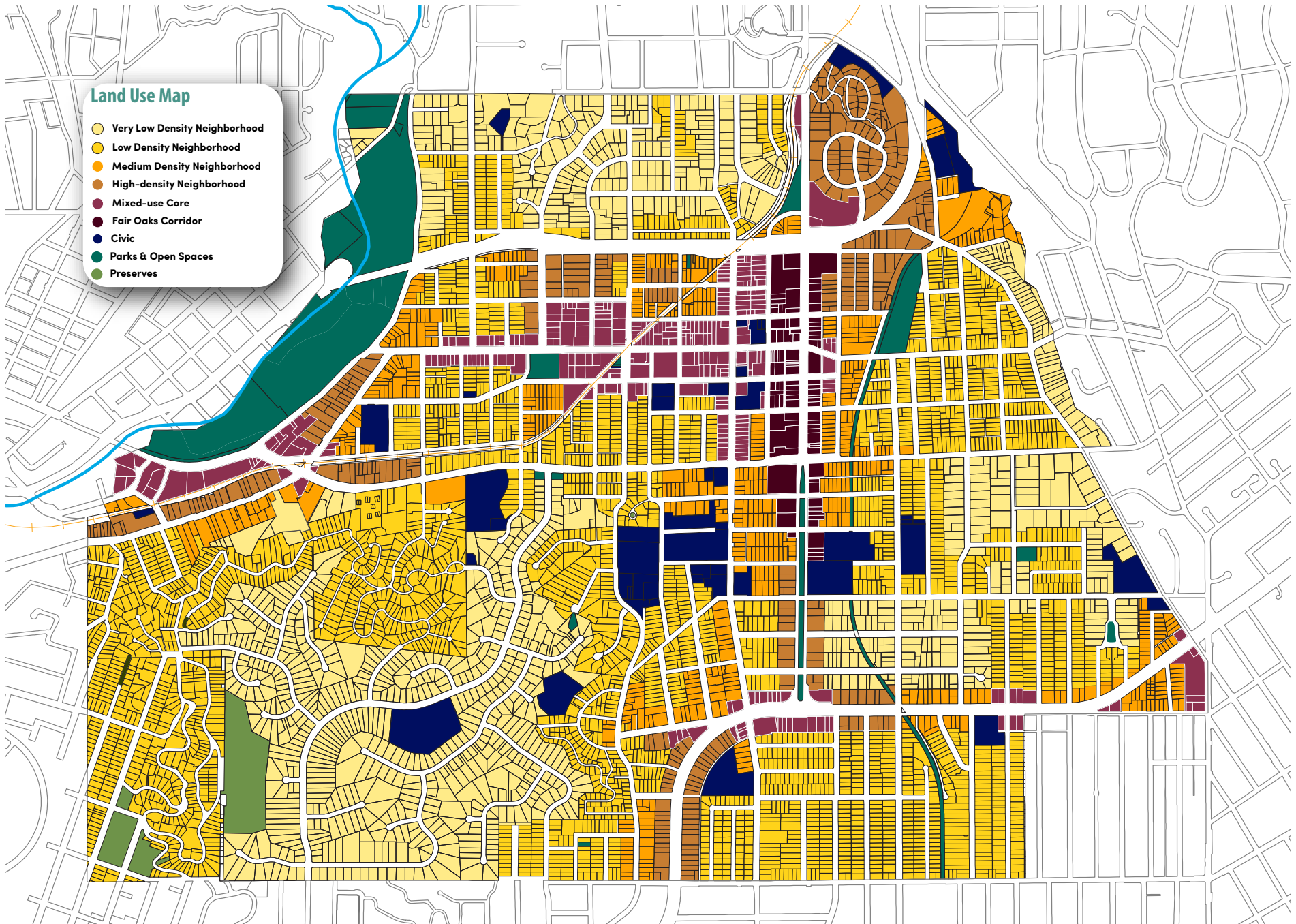


Figure B3.4 Land Use Map.