

3. Our Well Planned Community



GOAL

Preserve and enhance the distinctive residential neighborhoods; provide housing opportunities for all; reinvest in downtown corridors and neighborhood centers; and ensure that new development contributes its fair share towards the provision of affordable housing, adequate parks, schools, and other public facilities.

A. GUIDING PRINCIPLES FOR DOWNTOWN

Create an Economically Healthy Downtown.

Expand the role of downtown as the economic engine of the City. Embrace an authentic urban environment that's attractive to workers and businesses in the creative economy. Create opportunities for new business clusters that take advantage of synergies between existing businesses and emerging technologies. Proactively retain and attract retail uses on Mission Street and Fair Oaks Avenue that complement each other and take advantage of their unique location.

Expand Housing Opportunities

Increase and diversify housing opportunities that are attractive to all lifestyles, demographics and economic realities.

Safe, Comfortable, and Walkable Streets

Provide active storefronts, repurpose Mission Street and Fair Oaks Avenue to promote safe walking and biking, and activate existing alleys and pathways.

Leverage Transit

Promote pedestrian- and transit-friendly development, provide additional travel options at the station, and improve pedestrian, bike, and transit routes to the Metro A Line Station.

Get the Parking Right

Efficiently manage supply and demand for Downtown parking to accommodate visitor, commuter and resident parking needs.

Establish an Interconnected Open Space System

Develop a rich and integrated public realm that includes public open spaces, paths, and private courtyards that both the public and private sectors can jointly implement.

Animate the Public Realm

Provide, maintain, and enhance public features such as parks, streetscapes, and civic spaces. Develop clear and predictable standards to achieve a higher quality of development and streetscape enhancements. Develop buildings that engage the street and shape the civic realm.

Contextual Buildings

Design infill buildings that respect the existing small and fine-grain context and enrich the public realm.

Invest in Arts and Culture

Ensure downtown's place as the cultural and creative hub.



B. CONSERVE AND REINVEST WISELY

South Pasadena is a collection of highly desirable historic residential neighborhood with mostly tree-lined streets. The community is diverse with a rich mix of age, income, and race. The housing stock is evenly divided between multi-family and single-family residences. The majority of residents are renters who tend to live in multi-family units.

Mission Street is the heart of the community with a number of historic buildings, and retail spaces and cultural institutions within a walkable environment. The Metro A Line Station has sparked renewed interest in for-sale and rental housing in the downtown area.

As a built out community with a strong leaning towards conservation, growth opportunities tend to be limited. Market study suggests a robust demand for growth.

Through a visioning process the community has identified the character, intensity, and scale of contextual infill development desired for vacant and underutilized tracts on Fair Oaks Avenue and Mission Street in the downtown area; Ostrich Farm area; and neighborhood centers on Huntington Drive.

This section addresses the anticipated distribution, intensity, and character of both existing and future land uses and development.



Land Use Category	1963 Adopted General Plan		1998 Adopted General Plan	
	Acres	Percent	Acres	Percent
Residential				
Altos de Monterey			236.3	10.7%
Estate/Very Low Density	314	14.1%	214.8	9.7%
Low Density	450	20.3%	624.9	28.2%
Medium Density	208	9.4%	168.0	7.6%
Medium High Density	240	10.8%		
High Density	96	4.3%	129.7	5.8%
Subtotal	1308	58.9%	1,373.7	62%
Commercial				
Neighborhood	19	0.9%		
General	28	1.3%	83.4	3.7%
Subtotal	47	2.1%	83.4	3.7%
Office				
Professional	16	0.7%	17	0.7%
Other	16	0.7%		
Subtotal	32	1.4%	17	0.7%
Mixed-use				
Light Industrial	49		13	0.5%
Community Facilities	128		80.4	3.6%
Other Uses	657	29.6%	653.5	29.4%
Total All Uses	2,221	100%	2,221	100%

Table B3.1 Historic comparative land use category.
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C. URBAN FORM

The allocation of separate land use designations evolves to a geography of places that address “form and character” of the place. The General Plan informs the nature of intended change in different areas. The stable areas are preserved and maintained, and areas where redevelopment is likely to occur are programmed for regeneration. Growth is redirected to corridors in the Downtown area, Ostrich Farm District, and centers along Huntington Drive in varying need of reinvestment where viable infrastructure is already in place. This approach focuses policy, regulation, and the techniques used to implement the community vision for areas of change.

The basic organizing place types are neighborhood centers, districts and corridors. Listed in following pages are place types recommended for moderate infill, redevelopment, or infrastructure improvements. A majority of the new growth will be directed to the corridors in Downtown area and Ostrich Farm District. The level of change ranges from reinvestment in existing buildings and minor improvements to utility infrastructure and the public realm, to the occasional infill development that completes the prevalent development pattern. In some instances, addition of new streets may be necessary to break the large scale super-blocks into pedestrian oriented blocks, or completing a block with the missing buildings, open space or infrastructure.

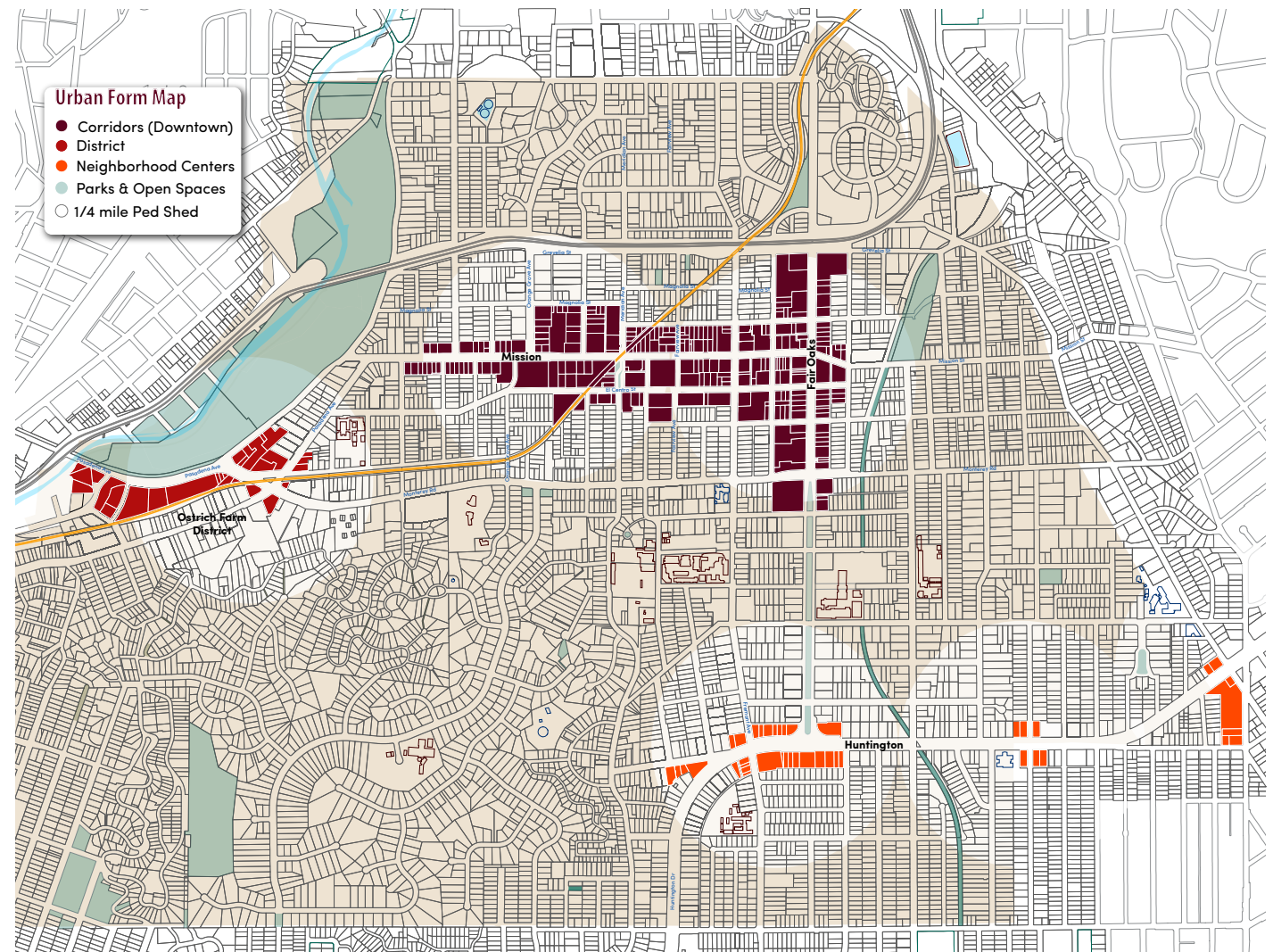


Figure B3.2 Urban Form Map.

1. DISTRICTS

Districts consist of streets or areas emphasizing specific types of activities and exhibiting distinct characteristics. A neighborhood or parts of neighborhoods can form a district.



A. Residential Districts

South Pasadena has an impressive collection of neighborhoods representing significant periods of the City's growth, along with important individual examples of period architectural styles and works by prominent local architects. The striking and well preserved architecture and tree-lined streets make these neighborhoods amongst the most desirable

places to live in Southern California. The neighborhoods are comprised of single-family residences with multi-family residences located along the City's main corridors. This Plan calls for preservation of the built and natural assets within the residential districts. Very limited growth is projected within the stable residential districts.

B. Ostrich Farm

Ostrich Farm is the western gateway to the City. Once the home of Cawston's Ostrich Farm, a provider of ostrich feathers and tourist attraction from 1896 to 1935, the site was later developed as a group of creative office suites buildings and live/work lofts.

Creative Office Suites in the Ostrich Farm area are typically occupied by tenants who require large floor areas such as entertainment and design firms. Creative Office Suites are fully-equipped spaces that rent out various office spaces that range from shared spaces to large private offices and are desirable to boutique businesses, design firms, and small entertainment companies.

The market study shows low vacancy and high demand for 185,000 to 370,000 square feet of creative office space over the next two decades.

The vacant and underutilize parcels at Ostrich Farm represents South Pasadena's greatest opportunity for mixed use residential development. Creative

office development could also support and enhance South Pasadena's creative community.

Better linkage to the Metro A Line Station would provide Ostrich Farm residents and employees access to reliable transit. A Citywide circulator shuttle service could link Ostrich Farm to downtown assets and Metro A Line Station.

Sidewalks along the northside of Pasadena Avenue would encourage use of the Arroyo Seco Park and consistent street tree canopy would create sense of enclosure, reduce heat island effect and absorb stormwater and airborne pollutants.



The lowly trafficked slip lane and island (see left image) can be consolidated into an area reserved exclusively for human activity (see right image; image source: NACTO). Plazas and parks can enhance local economic and social vitality, pedestrian mobility, access to public transit, and safety for all street users.

2. CORRIDORS

Corridors, which can be natural or urban, often form boundaries, as well as connections, between neighborhoods and/or districts. Natural corridors can be those such as drainage channels or green parkways. Urban corridors can be transportation thoroughfares that frequently encompass major access routes, especially ones with commercial destinations, including transit routes.

Mission Street and Fair Oaks (Downtown Specific Plan)

Mission Street is the city's historic main street and contains some of its most important buildings including City Hall. Fair Oaks Avenue is a major north-south arterial through the city. Over the past decades, even though Fair Oaks Avenue has remained economically alive, it has seen significant decline in its quality of place due to sprawl buildings and poor landscape. Mission Street by contrast has retained its historic character particularly around the Metro A Line Station, and new infill along with successful retail businesses have made it one of the most important destinations in the city. These two corridors in the Downtown area offers opportunities for housing for people across the income spectrum, jobs, arts and culture, local serving retail, and gathering places for residents and visitors. The Downtown Specific Plan identifies a series of distinct planning strategies – public and private – to guide the social and economic future of Fair Oaks Avenue and Mission Street:

1. Two Great Streets – The Downtown Specific Plan vision is physically organized on the enhancement of Mission Street and Fair Oaks Avenue as two great streets. Mission Street is seen as a more intimate Main Street with historic commercial buildings and parklets. Fair Oaks Avenue is re-designed as grand double-tree lined arterial going from north to south.
2. Leveraging Public Transit and Multimodality – The presence of the Metro A Line Station is enhanced and celebrated. The space around the station is enhanced as a plaza that announces a consciously designed sense of place to commuters getting on or off at this station. Additionally, both Fair Oaks and Mission are redesigned with bicycle lanes to encourage multi-modality.
3. An Intricate Network of Open Spaces – This vision identifies existing open spaces within the study area and stitches them to new open spaces creating a rich tapestry of parks, plazas, enhanced alleys, parklets and street crossings. This network is designed to enhance walkability, sociability and spontaneous interaction throughout the two districts.
4. Park Once, Pedestrian First – The two districts are designed to be Park Once walkable places. Carefully located public parking places ensure parking distribution throughout the two districts, and encourages people to walk to various destinations throughout. All parking is designed to be subservient to the pedestrian and invisible from the public realm.
5. Preserving Historic Buildings – New development on Mission Street, particularly east of the station should build on the charac-

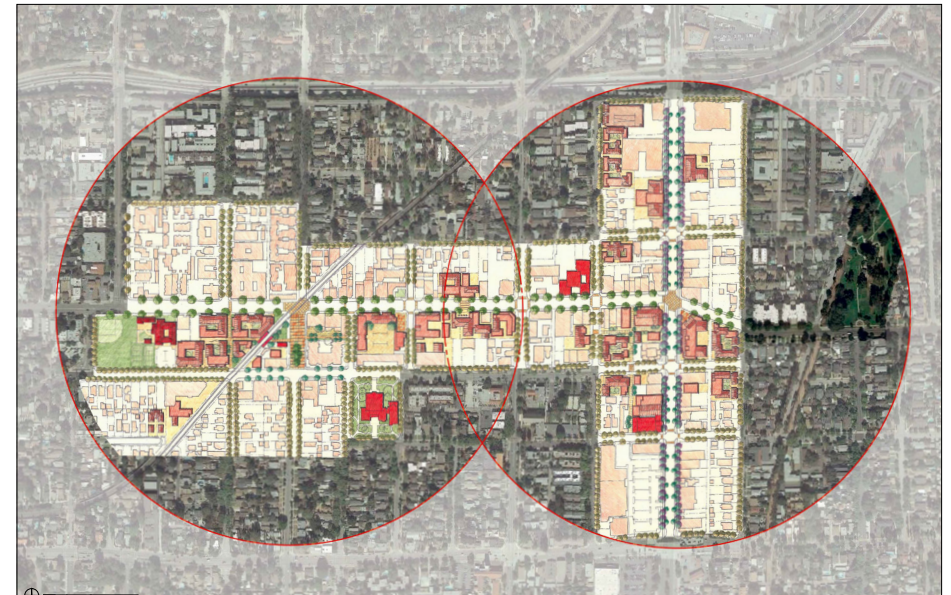


Figure B3.3. Downtown Illustrative Plan. The Downtown Specific Plan vision sees the Downtown as being shaped by two distinct corridors: Mission Street and Fair Oaks Avenue, that are adjacent and complimentary to one another. Both corridors have a clear historic center with commercial and retail uses surrounded by single and multifamily neighborhood fabric. The Mission Street corridor is centered on the light rail station. The Fair Oaks Avenue Corridor is centered on the Fair Oaks Avenue and Mission Street intersection.

6. Infills along Mission Street – New infill along Mission will be up to 3 stories tall, keeping the existing scale of Mission Street. To enable buildings to create a fabric that is contrasting to the one on Fair Oaks, building frontage along Mission will allow the creation of courts and yards directly facing the sidewalk, enabling a more porous fabric.
7. Infills along Fair Oaks Avenue – The plan envisions various mixed-use infill developments along Fair Oaks Avenue. These infills will be up to 4 stories tall, with active ground floors lining the sidewalks. In order to ensure that the form and character of these new buildings is not monolithic, a number of standards and guidelines are provided as part of this vision to enable contextually sensitive development.

3. NEIGHBORHOOD CENTERS

Neighborhood centers are places where people can meet by chance at a local coffee shop, market, bookstore, diner, or even hardware store. South Pasadena's existing neighborhood centers along Huntington Drive have the opportunity to become such places. The General Plan Diagram identifies three neighborhood centers.

A. Huntington Drive and Garfield Avenue



The center is located at the crossroads of three major streets and shares boundaries with San Marino and Alhambra. The anchor supermarket and adjacent bank building draws customers from neighboring cities. The commercial corner backs up to a stable one- and two-story residential neighborhood.

The current pattern of development lacks a distinctive walkable block, street, and open space framework. The site is primarily designed to be accessed by car with a large onsite parking area in front of the building. Future redevelopment could explore new building types and mixed uses, subdivide the large tract into a walkable block, street and open space network that creates a landmark and a sense of arrival, slows the traffic and distributes the car flow to the streets leading to the shops.

This intersection is served by Metro Bus Route 260 & 179, and needs transit supportive amenities such as wider sidewalks, street trees, bus shelter, benches, and lighting.

B. Huntington Drive and Fletcher Avenue



This is the smallest of the three centers on Huntington Drive. A highly walkable center with two-story mixed-use buildings that define the street's edge. The shops open directly onto the wide sidewalk.

The wide sidewalks can accommodate streetscape amenities like a consistent street tree canopy, places to sit, lighting, and bus shelters that would further enhance the pedestrian experience.

Besides, a modest amount of neighborhood serving retail, no new growth is anticipated at this location.

C. Huntington Drive and Fremont Avenue



This center has a mix of one, two, and three-story office, retail and residential buildings. These buildings are placed next to each other along the edge of a wide sidewalk, many with active storefronts that engage the pedestrian, with the one exception of a supermarket store. The parking lot for the supermarket store interrupts the walking experience along Huntington Drive. The supermarket store and parking area offer redevelopment opportunity for a three to four-story mixed use project with active neighborhood serving retail or cafes at street level. Parking should be located away from the streets edge.

Streetscape and lighting improvements would enhance the comfort and safety, of the walking experience. Portions of the neighborhood lack access to a park within a 10 minute walk. The islands and turn lanes make crossing the intersection at Huntington Drive and Fair Oaks Avenue confusing. The City should examine the feasibility of consolidating and repurposing the excess traffic islands at the corner of Fair Oaks Avenue and Huntington Drive as one large public open space, which would also simplifying the traffic flow and pedestrian crossing experience. Public views to the San Gabriel Mountains to the north should be protected by careful massing setbacks at street corners that open up the vistas. The proposed protected bike lane along Fair Oaks in Downtown area, could be extended south to Huntington Drive.

D. PLANNING DESIGNATIONS

Neighborhood

The physical size of the neighborhood is defined by a five-minute walk from its center to edge. Primarily residential with the basic needs of daily life met by uses in close proximity. Streets form a connected network, providing alternate routes that help to disperse traffic, and are equitable for vehicles, pedestrians, and bicyclists. Diversity in the type, size, and disposition of buildings, streets, and open spaces creates many options in environments, experiences, functions, uses, prices, and populations.

Very Low Intensity: This land use classification permits detached single-family homes and is characterized by lots over 10,000 square feet.

Scale: House-scale.

Intensity: Max 3 units/acre.

Height:1-2 stories.

Low Intensity: This land use classification permits detached single family-homes and is characterized by lots of 5,000 to 10,000 square feet.

Scale: House-scale.

Intensity: Max 5 units/acre.

Height:1-2 stories.

Medium Intensity: This land use classification permits attached housing types, such as courtyard housing, townhomes, bungalow court, and multiplexes, including single-family homes on smaller lots.

Scale: House-scale. Attached, semi-detached, and detached buildings.

Intensity: Max 14 units/acre.

Height: 1-3 stories.

High Intensity: This land use classification

permits multi-family residential development. It is intended to identify and conserve existing concentrations of such development in the city. These areas are characterized by multi-story apartments and condominiums.

Scale: House-scale and some block-scale buildings. Attached, semi-detached, and detached buildings.

Intensity: Max 24 units/acre.

Height:1-4 stories.

Mixed Use Core

Encourages a wide range of building types based on neighborhood characteristics that house a mix of functions, including commercial, entertainment, office, and housing. South Pasadena's mixed-use areas are distinctive with varying context and building types.

Downtown is a Citywide destination where people work, live, shop, and play. It is accessible from across the City by multiple modes of transportation. Downtown is characterized by low and mid-rise mixed-use buildings placed close to the sidewalk to create a thriving pedestrian environment which is supported by high quality streetscapes and public spaces. The downtown area supports continued reinvestment and context sensitive intensification that enhance housing choices and promotes local businesses. Range of open spaces and walkable streets and alleys weave together the various downtown assets.

Community centers along Huntington Drive are located at key intersection and serve daily needs of multiple neighborhoods. Some larger sites can be developed with urban residential mixed-uses in a walkable environment. The massing

of new development should respect the adjacent stable residential neighborhood.

The Ostrich Farm area is along the western edge of the city and faces the Arroyo Park. Ostrich Farm area currently has a mixed of stable office, industrial, and urban residential uses. Many of the commercial uses support the local creative industry. Redevelopment of these sites should maintain and enhance the creative industries and businesses while allowing for residential development on upper floors.

Scale: House-scale and some block-scale buildings. Attached, semi-detached, and detached buildings.

Intensity: Max 70 units/acre.

Height: 45 feet, unless exceeded through state density bonus waiver or concession.

Fair Oaks Corridor

The Fair Oaks Corridor is the major north-south connector with direct drop-off from the 110 Freeway. The corridor is a gateway into the City and downtown area. The 100 feet wide corridor has a collection of medium and large sized parcels and has large 3 and 4 story buildings that form continuous street frontage. The corridor is home to several significant retail anchors. The larger parcels are developed with auto-oriented uses and present a significant opportunity for reinforcing historic development patterns while allowing much needed affordable housing in the city. The typical lot depths are around 165 feet and the frontage parcels on the east side back on to an established single-family residential neighborhood.

Scale: Block-scale buildings with house scale buildings providing contextual

response to established residential neighborhoods.

Intensity: Max 110 units/acre.

Height: 45 feet, unless exceeded through state density bonus waiver or concession.

Civic

Public or quasi-public in operation, civic buildings and spaces are the cornerstone of neighborhoods and a symbolic reflection of South Pasadena's values and aspirations. The civic buildings may operate in the fields of the arts, culture, education, recreation, government, transit, security, health, and safety. Since public buildings represent a collective identity, their design should set them apart from more conventional private buildings. Civic building sites should be located within or adjacent to a civic space, or at the terminated vista of a significant thoroughfare. These places are easily accessible by foot or automobile and have formal access points that address the street.

Parks & Open Space

Designate lands to public recreation and leisure and visual resources, and can range from neighborhood tot lots and pocket parks to urban squares and plazas and playgrounds to large regional parks.

Preserves

Undeveloped areas within the hills adjacent to existing established single-family residences. The Preserves are natural areas designated for preservation of flora, fauna, geological, natural, historical, or similar features of scientific or educational value, and/or outstanding scenic beauty.

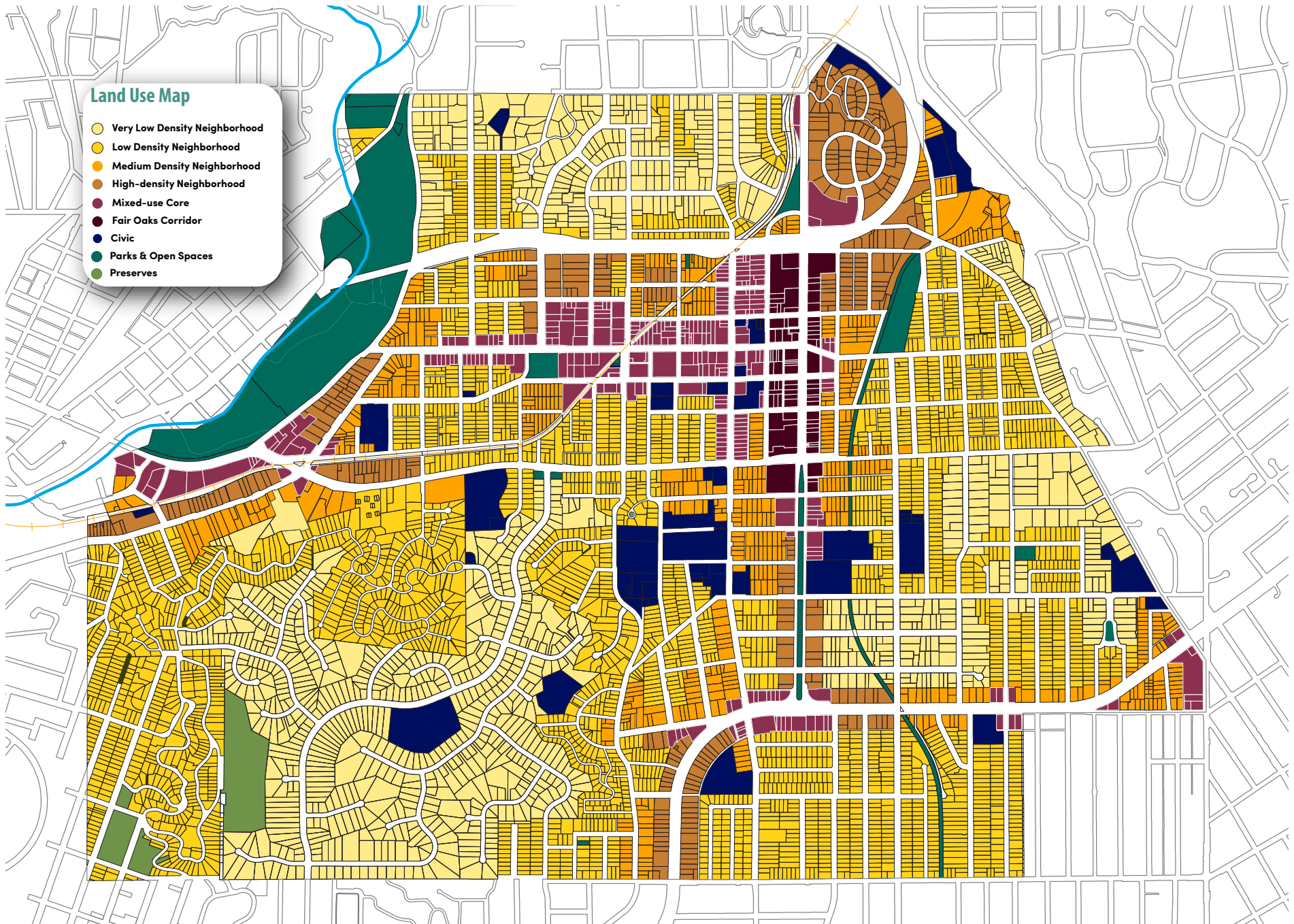


Figure B3.4 Land Use Map.

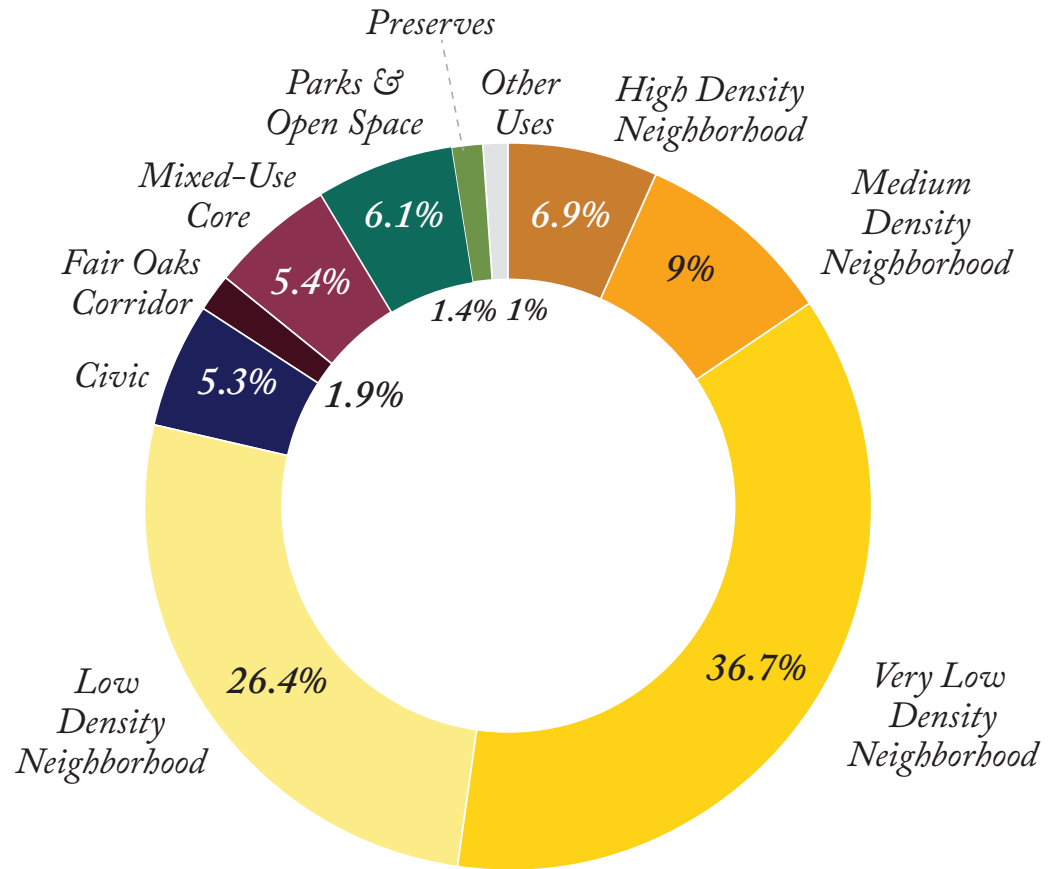


Figure B3.5. Percentage of 2023 Land Use Classification.

While there is relatively strong demand for a variety of land uses in South Pasadena, the actual amount and scale of development that can occur is limited by the amount and size of available land, ownership patterns, financial feasibility of new development, fiscal priorities, and the level of density aligned with community character and vision. The location and amount of projected growth for the next 20 years in this General Plan is a result of market study; careful lot-by-lot assessment of catalytic sites with feasible site and floor plan designs, fiscal, and financial feasibility; and community preference. The General Plan projects 2,775 additional new residential units over a 20 year period.

Pattern	Residential	Non-residential	
		Retail	Office
Districts			
Ostrich Farm	490 units	5,000 square feet	100,000 square feet
Corridors (within the Downtown Specific Plan)			
Fair Oaks Avenue	880 units	75,000 square feet	100,000 square feet
Mission Street	350 units	25,000 square feet	25,000 square feet
Neighborhood Centers			
Huntington Drive and Garfield Avenue	140 units	10,000 square feet	50,000 square feet
Huntington Drive and Fletcher Avenue	--	5,000 square feet	--
Huntington Drive and Fremont Avenue	60 units	10,000 square feet	25,000 square feet
Neighborhoods			
High Density	455 units	--	--
Medium Density	350 units	--	--
Low Density	40 units	--	--
Very Low Density	10 units	--	--
Total	2,775 units	130,000 square feet	300,000 square feet

Table B3.2. Projected Growth by Place Types.



E. HOUSING

South Pasadena remains a highly desirable place to live and the community has consistently expressed a strong desire to preserve its historic neighborhoods. Many of South Pasadena’s high opportunity neighborhoods are out of reach for communities of low-income families and color due to a lack of affordable housing options. Escalated construction costs, shrinking federal and state investment in affordable housing, particularly the elimination of Redevelopment Agency funding, has limited the City’s ability to keep pace with the demand and need for affordable housing.

2021-2029 General Plan Housing Element

Every eight years, the State sets a target for meeting housing needs, and assigns each region a share of the total housing needs. The Southern California Association of Governments then allocates each city its share of housing units distributed among income categories. The State requires each city to update their Housing Element to demonstrate how the need for housing units will be met at all income levels.

South Pasadena was assigned a RHNA of 2,067 units, comprised of 757 very-low, 398 low, 334 moderate, and 578 above moderate income homes.

Income Category	2021- 2029 RHNA	Site Inventory Capacity
Very low income (<50% AMI)	757	2,261
Low income (50-80% AMI)	398	
Moderate income (80-120% AMI)	334	
Above moderate income (>120% AMI)	578	
Total	2,067	

Table B3.3 Housing Element (6th cycle) RHNA.

The 2021-2029 (6th Cycle) Housing Element was updated in conjunction with the General Plan and Downtown Specific Plan which allowed a unique opportunity to intrinsically integrate housing with the City’s economic, environment, mobility, place-making, health, recreation, and arts and culture strategies.

The General Plan land use classifications ensure adequate capacity as specified in the housing element. The General Plan sets forth a 20-year vision to preserve the character and quality of existing neighborhoods and encourage new housing for various income categories in the Downtown, Neighborhood Centers and Ostrich Farm area close to transit services, jobs, and other amenities.

A key purpose of the Housing Element is to build community support for substantial new housing, especially affordable housing. South Pasadena is on a course toward making decent and affordable housing both a community benefit and a human right. The Housing



Redevelopment of infill sites in the Ostrich Farm area should maintain and enhance the creative industries and businesses while allowing for residential development on upper floors.

Element meticulously identifies and analyzes the current and future housing needs of residents, evaluating the historic patterns of development and its impact on segregation, inequity, and fiscal health.

The Housing Element identifies six housing goals and 47 programs that address the maintenance and improvement of existing housing units and their neighborhoods; expand and strengthen tenant protections; and provide opportunities for development for new housing for all economic sectors and special needs populations.

The Housing Element calls for a system wide rewiring of existing policies, codes, and processes to eliminate barriers while promoting a culture of responsive, contextual, and productive housing development that benefits and is welcomed by all.

South Pasadena’s vision for housing is to make home ownership accessible and affordable; welcome new homes, rather than fear them; and make renting safe, clean, stable, and affordable. Taken together, the 47 programs will implement the community vision to grow the supply and mix of housing, enhance supporting quality of life and quality of place needs, and improve the equity, quantity, and effectiveness of public spending on housing programs for those most in need. Collectively, these changes will take many years to be fully realized, and portions of the City could likely appear somewhat different than they do now. But these changes are essential in preserving the cultural heritage, the vitality, and the diversity of South Pasadena.

In accordance with state law, the City’s Housing Element is updated every 8 years.

The Housing Element identifies six housing goals and 47 programs to meet the City’s housing needs. The six goals are:

1. Conserve the existing housing stock and maintain standards of livability;
2. Encourage and assist in the provision of Affordable Housing;
3. Provide opportunities to increase housing production;
4. Comply with State Housing Laws;
5. Promote fair housing while acknowledging the consequences of past discriminatory housing practices; and,
6. Expand and strengthen tenant protections for South Pasadena’s existing renters.

F. HILLSIDE AREA

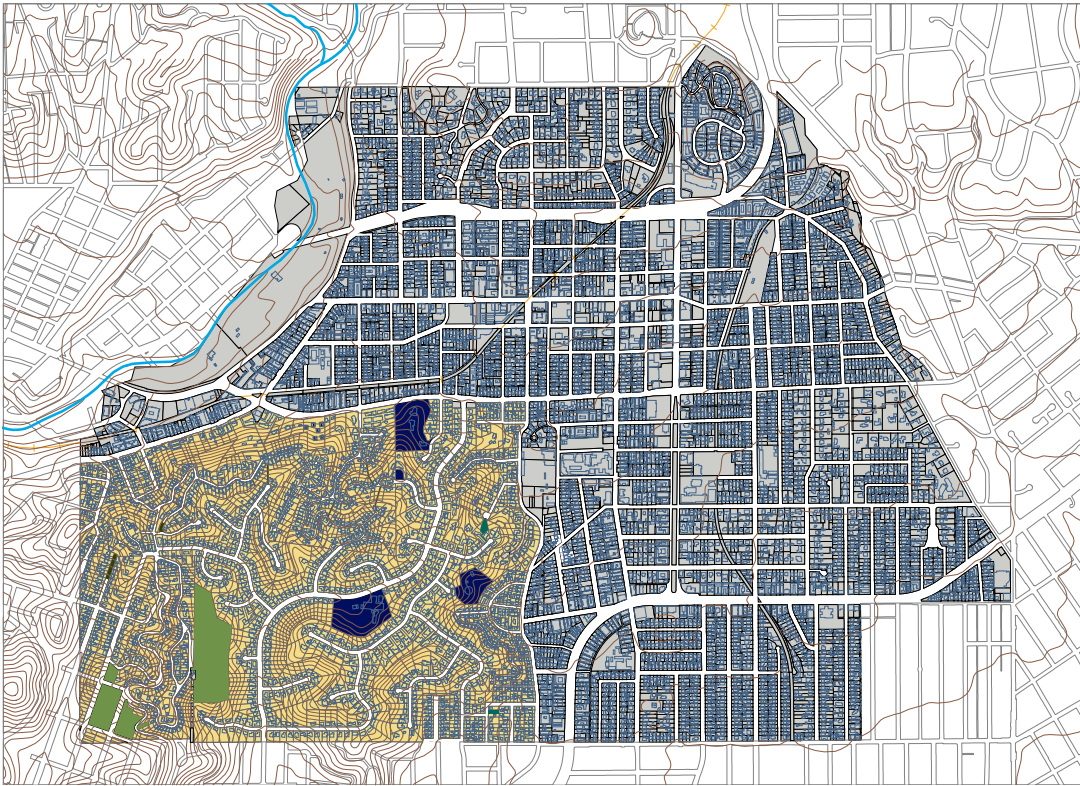
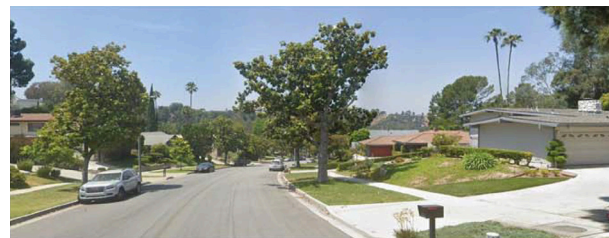


Figure B3.6 Hillside Area Map.



Altos de Monterey, 1967.



Eastern portion of the hillside area -- Altos de Monterey.



Western portion of the hillside area.

South Pasadena's Hillside Area makes up almost 1/3rd of the city's overall land area. Capped with the city's signature water tower, it is visible from most parts of the city and beyond. The Hillside Area is mostly built out with single-family homes lining streets along ridge lines and in valleys but still includes a surprising amount of natural open space with an abundance of native tree and wildlife habitat.

The Hillside Area is comprised of two distinct areas. One is the Altos de Monterey on the east side which was developed in the 1960's and is comprised of typical "tract" style homes, set back on spacious streets lined with sidewalks. This area also includes one of the City's elementary schools. Much of the natural hillside open space was preserved as part of this development.



The area on the west consists of mostly up or down sloping homes of varying styles, lining narrow streets with little to no sidewalks. The development of this section of the hillside over time has still preserved a significant amount of natural open space. In addition, the city owns a large amount of undeveloped open space in the western side of the hillside area.



Future development in this area will mostly be limited to infill with some opportunity for Accessory Dwelling units based on adequate accessibility and other factors. The goal should be with any future development to continue to preserve natural open space and reduce construction impacts to the sensitive hillside neighborhoods.

Policies and Actions

1. Conserve and Enhance Stable Areas

P3.1 Conserve the stable residential neighborhoods.

A3.1a Update the development code to ensure new infill development maintains and enhances the established character of the neighborhood.  

A3.1b Through code enforcement and other activities, provide early intervention to promote timely upkeep of the existing housing stock.  

P3.2 Direct new growth to the Downtown, Ostrich Farm, and the three neighborhood centers along Huntington Drive.


A3.2a Update and expand the existing Specific Plan for the downtown area.  


A3.2b Update the development code to encourage mixed-use, walkable, and contextual development.   


P3.3 Conserve residential hillside neighborhoods.

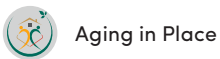
A3.3a Update the hillside development code and standards to ensure new infill development appropriately fits within the existing hillside context. 

A3.3b Consider a Hillside Specific Plan to further guide development and infrastructure improvements.  

A3.3c Promote retaining natural open space as much as feasible with both existing and proposed development. 

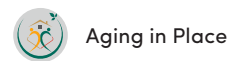
A3.3d Work with necessary agencies to mitigate potential fire hazards in the “High Fire” designated Hillside Area, including responsible utility companies (i.e. Edison on above ground power line maintenance or future under grounding options). 

A3.3e Reduce new construction impacts in sensitive hillside areas including reducing extreme excavation or construction methods. 



2. Contextual Infill

- P3.4** Conserve South Pasadena’s character and scale, including its traditional urban design form, while creating places of enduring quality that are uniquely fit to their time and place.
- A3.4a Introduce new infill buildings and renovate existing buildings in a manner that preserves and enhances South Pasadena’s walkable urbanism of interconnected streets lined by buildings that engage, frame, and activate the street.   
- A3.4b Ensure that new buildings and the related public realm design fit into their existing context in a way that enhances South Pasadena’s architectural and cultural traditions.  
- A3.4c Incorporate green design strategies, both passive and active, that encourage energy efficiency, improve indoor air quality, and encourage water and resource conservation.  
- P3.5** Remove regulatory and procedural barriers to good design.
- A3.5a Develop and adopt a Form-Based Code for the Downtown area and objective design standards for areas outside the Downtown area.  
The standards should emphasize pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, and offers a streamlined development review process.
- A3.5b Seek voter approval to raise the 45 feet height limit.  



3. Affordability

- P3.6 Increase the number of affordable housing units to stabilize rents and prices.**
- A3.6a Continue to support and implement programs to encourage below-market-rate housing with incentives for affordable housing development including but not limited to density bonuses under State law, and fee deferrals. 🏠 🏡
- A3.6b Encourage and facilitate addition of second accessory units on properties with single-family homes. 🏠 🏡
- P3.7 Provide high quality housing for current and future residents with a diverse range of income levels.**
- A3.7a Encourage inclusion of households with a range of incomes in housing developments through both regulatory requirements and incentives. 🏠 🏡
- A3.7b Provide flexibility in development standards to encourage and facilitate nontraditional housing types and options, including co-housing, assisted living facilities, livework spaces, and artist lofts. 🏠 🏡
- P3.8 Support housing programs that increase the ability of senior households to remain in their homes or neighborhoods.**
- A3.8a Develop incentives for a range of senior housing types including but not limited to second units to help seniors age in their homes or to provide on-site housing for caregivers. 🏠 🏡
- A3.8b Continue to provide, and expand as possible, funding for a range of senior housing and service types. 🏠 🏡
- P3.9 Aggressively search out, advocate for, and develop additional sources of funds for permanently affordable housing, including housing for people with extremely low incomes and special needs.**
- A3.9a Review all available funding sources, including but not limited to local bond financing and local, State and Federal tax sources, such as real property transfer tax, to generate additional resources for the Housing Trust Fund and other housing programs. 🏠 🏡
- A3.9b Create new resources for housing by adopting development impact fees. 🏠 🏡
- P3.10 Preserve, rehab, and maintain below market rate rental housing.**
- A3.10 Protect multifamily rentals and reduce conversion to condominiums, which are less affordable to the average household. 🏠 🏡

4. Resiliency

- P3.11 Promote resilient low carbon built environments that are compact in form, comprised of pedestrian scale blocks, and includes a diversity of necessary and desirable functions.**
- A3.11 Adopt a form-based code that allocates land uses based primarily on the control of the physical form, intensity, and arrangement of buildings, landscapes, and public spaces that enable land and building functions to adapt to economic, environmental, energy, and social changes over time. 🏠 🏡 🚶 🚲



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Vision Zero



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G. INFRASTRUCTURE

The City's existing infrastructure includes a variety of systems that manage water, wastewater, and solid waste functions that are central to our daily lives. We want to ensure these systems, especially where components are older, continue to operate through and beyond their intended lifespans or are replaced in a timely manner where necessary, ensuring that the overall system meets the needs of a growing city and changing climate.

Most growth would be expected to occur in the Downtown area along Mission Street and Fair Oaks Avenue, in the Neighborhood Centers along Huntington Drive, and in the Ostrich Farm area. Increased demand on municipal water, sewer, power, gas, telecom and street systems from new development will be experienced, but managed accordingly.

1. Water

Careful management of water, both as a resource and a force of nature, is essential to the social, economic, and ecological well-being of South Pasadena. The water supplied by the city is tested regularly and meets or exceeds the State and Federal Drinking Water Standards.

In recent years, the City has invested heavily and embarked on an aggressive capital improvement project to replace the City's aging water infrastructure. Some elements of this effort include improving or replacing the Grand, Wilson, and Garfield Reservoirs, water line replacement, and creation of hydraulic modeling system of the entire water system to identify deficiencies and that need to be addressed.



The iconic water tower on La Portada Street in Southwest Hills is a local landmark and a source of civic pride.

a) Water Demand: Periodic Review

Factors including but not limited to low rainfall, high temperatures, population growth and densification, fluctuations in the San Gabriel Valley Aquifer level, and water prices all impact the reliability and affordability of the City's supply of water.

Most of the projected growth within this General Plan will be directed to the Downtown and neighborhood centers. Focusing growth in these areas will not only support walkable communities that are less dependent on automobiles, but will also result in less water use per capita. According to the United States Environmental Protection Agency, people who live in multifamily or attached units in higher-density developments, use 50% less water than people who live in lower-density developments (Unlocking the Potential of Missing Middle Housing; David Garcia, Muhammad Alameldin, Ben Metcalf, and William Fulton; A Turner Center Brief, December 2022).

Increasing the City's water supply and improving its aging water infrastructure will have substantial economic, social, and environmental costs. South Pasadena will need to monitor water use and conservation efforts to ensure the demand for water does not exceed available resources.

b) Integrated Water Management System

The collection, treatment, distribution, and regulation of water for human purposes is accomplished through a mix of built and natural systems. Built infrastructure tends to be large-scale, expensive to construct and maintain, inflexible in changing conditions, and most often engineered for a single purpose rather than providing multiple benefits.

Natural water infrastructure includes the Arroyo Seco watershed, which includes the stream, riparian areas, floodplains, and wetlands and the San Gabriel Valley Aquifer. This infrastructure is mostly small-scale, distributed, provides free services, and is flexible and adaptable to changing conditions. Natural systems also provide other benefits such as natural beauty, recreational opportunities, and wildlife habitat.

Climate change is affecting precipitation patterns leading to more frequent and longer duration of droughts. To become more resilient, South Pasadena will need to increase the water system's adaptive capacity to function under a wider range of hydrological conditions by changing how the City manages the built and natural water infrastructure.

South Pasadena can also increase adaptive capacity by developing policies that help reduce demand which frees up the system's capacity to deal with extreme conditions like climate-induced drought.

- i. Conservation: Using less, wasting less, and reusing water where feasible are relatively quick and easy items to achieve through incentives, regulations, and repairs.
- ii. Design with Nature: When rain falls within a natural setting,

the water soaks into the ground, percolates into the aquifer, while some of it flows off into streams and some is returned to the air through evaporation. The built system can incorporate nature-mimicking elements such as permeable pavers, rain gardens, and constructed wetlands that reduce run-off.

- iii. Restore and Protect Natural Assets: Sole reliance on fixing aging infrastructure is expensive and may not be the most effective approach. Natural systems are the first line of defense against extreme weather events. Protecting healthy natural systems from harm, restoring damaged components, and repairing ecological functions are strategies that can move South Pasadena towards greater resilience.

An integrated water management strategy recognizes that water is precious and is interconnected to the surrounding community. Whether in a natural landscape or built environment, water resources and infrastructure should be managed in conjunction with land use, energy, and other key resources. Benefits of an integrated approach go beyond providing reliable and affordable water services to residences and businesses: effective water management can enhance property values, provide recreational opportunities, and improve residents' physical and mental health by providing outdoor areas for hiking, walking, biking, and relaxing. An integrated water management strategy can also improve existing wildlife habitat and/or create the potential for new habitat.

2. Wastewater System

South Pasadena's wastewater system discharges wastewater into the Los Angeles County Sanitation Districts' West Side Trunk Sewer line, which is located on Mission Street between Orange Grove Avenue and Diamond Avenue. This 24-inch diameter trunk sewer line has a peak capacity of 8.4 million gallons per day (mgd) and conveyed a peak flow of 3.2 mgd (37% of capacity) when last measured in 1993.

Climate change is affecting precipitation patterns leading to more frequent and longer duration of droughts. To become more resilient, South Pasadena will need to increase the water system's adaptive capacity to function under a wider range of hydrological conditions by changing how the City manages the built and natural water infrastructure.

The City owns and operates the sanitary sewer collection system under a Regional Water Quality Control Board Permit and is responsible to ensure compliance with Board Order Number 2006-003-DWQ. This Board order requires the City to take a proactive approach to ensure a city-wide operation, maintenance, and management plan is in place to reduce the number and frequency of Sanitary Sewer Overflows (SSO) within the City. Residents and local businesses discharge into the City-owned sewer collection system. The system consists of approximately 53 miles of gravity sewer lines which ultimately flow into larger trunk lines owned and operated by the Sanitation Districts of Los Angeles County.

3. Stormwater System

All of the City of South Pasadena is located in Los Angeles County Flood Zone "B" which indicates a non-flood hazard area. Problems may result if proposed development places any obstructions in the streets which now serve as drainage channels. If obstructions are proposed, additional catch basins will have to be added and the existing storm drains may have to be extended or enlarged.

Stormwater Projected Demands

The Mission Street and Fair Oaks Avenue corridors are redevelopment and infill areas in which most parcels have been built out. The general drainage pattern of the developments in these corridors consists of what is often called a pave-pipe-and-dump pattern: rain falls on impervious surfaces like roofs and parking lots, runs off, and the runoff is directed to the street where it flows into storm drains that eventually feed into the regional stormwater system. While it is infeasible to comprehensively rebuild the commercial areas along Mission Street and Fair Oaks Avenue, stormwater management can be incrementally improved upon through redevelopment. The redevelopment of the City's commercial corridors would not be anticipated to increase stormwater flows since new projects would be required to install the latest methods for stormwater retention and low impact development practices.

Infrastructure

- P3.12 Ensure continuity of critical services and ensure that adequate infrastructure is provided to accommodate new development by identifying capital improvements necessary to support long-term needs and responsibilities for funding and implementing improvements.**
- A3.12a Create a long-term plan to update infrastructure not only to accommodate growth, but also the effects of climate change. 🌍 🌊
This would include upgrading the water system to provide proper water pressure throughout the city, the sewer system to accommodate future increases in flow, as well as the stormwater system to not only accommodate storm surges but also to provide direct benefit to the watershed whenever possible.
- A3.12b Implement provisions of the Water Management Plan for monitoring and adjusting rates of population growth to ensure amount of water needed or desired does not exceed available supplies. 🌍 🌊
- A3.12c Create incentives and promote the installation of residential graywater systems that meet appropriate regulatory standards. 🌍 🌊
- A3.12d Provide educational resources to encourage rainwater harvest. 🌍 🌊
- A3.12e Implement provisions of the Water Management Plan requiring developers to pay for water, wastewater, and stormwater system upgrades beyond what is currently in place. 🌍 🌊
- A3.12f Develop standards to increase the use of pervious pavers and other permeable materials on streets and in parking lots. 🌍 🌊



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4. Energy

In response to climate change, there has been a recent effort among government at all levels to shift away from non-renewable energy resources like fossil fuels, to renewable and more stable forms of energy like solar and wind. Disruptions to the nation's energy supply can ripple through many aspects of modern life, including water supply, transportation systems, communications, economic development, health, and general comfort. A local energy strategy can help build resilience to outside supply and price shocks. The City, businesses, and residents need to use energy efficiently: reduce demand, conserve, and switch to renewable sources of energy. Land use and transportation patterns and building standards directly affect local energy consumption. South Pasadena's participation in the Los Angeles Community Choice Energy (Community Choice Aggregation) will ensure that at least 50% of South Pasadena's energy consumed is from renewable resources. It will also provide incentive programs.

Of note, the Glenarm Power Plant is located in the City of Pasadena, just north of the boundary with South Pasadena and in close proximity to the Raymond Hill residential neighborhood. There are no disadvantaged communities within the City of South Pasadena that are affected by this power plant.

Policies and Actions

- P3.13** Implement energy efficient retrofit improvements in existing buildings consistent with the requirements of the City's Climate Action Plan.
- A3.13 Support programs to provide loans to property owners for the installation of energy efficiency improvements or renewable energy devices. 🌱
- P3.14** Establish standards for the inclusion of energy efficient design and renewable technologies in all new public and private projects.
- A3.14a Require all new structures or major retrofits to be pre-wired for solar panels. Encourage battery back-up systems or generators in key locations throughout the city. 🌱
- A3.14b Establish clean energy "micro-grids". 🌱
- A3.14c Adopt zero net energy building codes. 🌱
- A3.14d Provide builders, businesses, and residents with resources and information about energy efficiency and renewable energy technologies at the Building Permit counters and on the City's website. 🌱
- A3.14e Develop a Solar Action Plan to meet 50% of South Pasadena's power demand through solar by 2040 and consider implementing recommendations of "Clean Energy Pathway for South Pasadena" and "Solar in South Pasadena: First Steps." 🌱
- A3.14f Electrify South Pasadena's Vehicles. Develop a city fleet alternative fuel conversion policy, and use it to promote residents to convert as well. 🌱
- A3.14g Install Electric Vehicle (EV) chargers at public facilities. Encourage property owners to install EV chargers at business and multi-family locations. 🌱





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5. Solid Waste

At this time, the majority of residents have their waste picked up from their property by the City's waste hauler. This means that the waste hauler's vehicles drive on their property to the trash receptacles, empty them into the truck and then drive away. Some residents in the hillside areas of town place their trash cans at the curbs, mainly due to logistical issues. This method was adopted based on community consensus.

The City implements State laws regarding solid waste and recycling and promotes waste reduction on its Environmental Programs web page, which provides information and suggestions to help members of the community do their part to work toward zero waste. In accordance with SB1383, the City must take steps to divert organic waste in order to reduce greenhouse gas emissions, such as methane, and address food insecurity in California. The state has also set a goal through this law of reducing food waste by 20% by 2025. The City's solid waste programs must incorporate robust multi-family and commercial programs for organic waste diversion and, recycling to achieve a 20-year goal of zero waste. Zero waste involves shifting consumption patterns, managing purchases, and maximizing the reuse of materials at the end of their useful life. Additionally, the City will need to increase efforts to promote composting, both at-home and through commercial programs that convert food waste to high-quality compost.

Policies and Actions

- P3.15 Support reuse of discarded materials through waste prevention, recycling, and composting.**
- A3.15a Develop a Zero Waste Plan and supporting ordinances that incrementally lead the city to be a zero waste city. 
 - A3.15b Require multi-family and commercial properties to have on site recycling containers and an organics composting program. 
 - A3.15c Require construction sites to separate waste for proper diversion, and reuse or recycling. 



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