

Chapter I

INTRODUCTION TO THE PLAN AND THE CITY

1.1 INTRODUCTION TO THE PLAN

1.1A The Purpose of a General Plan

State law in California requires each city and county to have an adopted general plan. In essence, the general plan serves as the “blueprint” for future growth and development within the particular locality.

The General Plan functions as a guide for governmental decision-makers, citizens and the development community with respect to land use and development. It needs to be visionary and creative, yet realistic and achievable in its goals through sound policies and implementation measures. The Plan must provide a rational and defensible basis for decision-making now and into the future. The Plan must also offer solutions for addressing and alleviating identified problems in areas within its jurisdiction.

In adopting the General Plan by resolution of the City Council, the City assumes the responsibility to implement it, to maintain it, and to communicate with citizens and other agencies regarding the Plan’s goals and policies.

1.1B Scope and Authority

California Government Code Section 65302 specifies that each general plan address seven “issue” areas which directly relate to, and influence, the land use decision process: land use, circulation, housing, the conservation of resources, the preservation of open space, the noise environment, and the protection of public safety. Although inclusion of each of the seven issue areas is mandatory (referred to in this document as “elements”), other issues or elements may be added at the discretion of the City so long as the City complies with all requirements governing content and adoption.

The content of each element is prescribed by the State of California General Plan Guidelines, published by the Office of Planning and Research (OPR). Specific requirements for the Noise Element are defined by the Office of Noise Control, California Department of Health. And though State law specifies the basic content of the General Plan, it allows each city to use any format deemed appropriate or convenient.

Each “issue” area, or element, must be responded to with goals, policies and implementation strategies/measures designed to provide a safe and pleasant environment in the future. Each element of a general plan has equal stature, i.e., no element may supersede another element in authority.

Section 65303 of the Government Code provides a jurisdiction latitude to include additional elements or topics within a general plan that are of special or unique interest, such as community design, historic preservation, and economic revitalization. The contents of optional elements are to be determined by a City based on its needs and objectives. Upon adoption, any optional elements or components of a general plan will have the same force and effect as the State-mandated elements.

Components of the Plan are interrelated and therefore must be consistent with each other. The general plan must comprise an integrated, internally consistent and compatible statement of policies and actions for the adopting agency: ie. each element's data, assumption, analysis, goals, policies, and implementation programs must be consistent and/or complementary.

1.1C Time Horizon

As a framework for planning the future, a general plan normally contains a time horizon.

For practical purposes in framing goals and policies, the South Pasadena General Plan addresses a 15 year time period. Selection of an approximate year 2010 horizon for the Plan allows for structuring of an implementation program to achieve short-term, mid-range and long-term objectives.

1.1D Ongoing Maintenance and Amendment

Once adopted, the General Plan does not remain static. It is important to evaluate and report the effectiveness of programs to decision-makers so programs can be continued, modified or replaced in order to continue progress toward goals. As time passes, certain assumptions made in the general plan may no longer be valid, due to changing circumstances or new information. As the formal policy position of the City, it needs to be kept current.

State law provides for this by allowing amendments to any one of the mandatory elements of the general plan up to four times per calendar year (Government Code Section 65358b). This limitation does not apply to amendment of optional elements or components; amendments requested and necessary for affordable housing; and amendments necessary to comply with a court decision involving the legal adequacy of the general plan.

Every general plan amendment must be consistent with the rest of the general plan. Appropriate changes in other elements should be made to maintain consistency. An amendment to the general plan constitutes a "project" under the California Environmental Quality Act and, therefore, the amendment must be evaluated for environmental impacts.

The law provides additional direction on how cities can maintain the plan as a contemporary policy guide. Government Code Section 65400[b] directs the Planning Department to report annually to the City Council on the status of the plan and progress in its implementation. State guidelines further recommend that "...The entire plan, including the basic policies, should be thoroughly reviewed at least every five years and revised as necessary to reflect new conditions, local attitudes and political realities."

1.1E Definition of Planning Components and Terms

Goals, policies and implementation measures (strategies) are the heart of the General Plan. In following these directives, the City will chart the course of growth and development and will determine the nature of the environment and the future character of South Pasadena.

- The goals, policies and strategies in each element of the General Plan derive from needs and desires of the community revealed by background research, public workshops, GPAC meetings, planning staff input, and comment from the Planning Commission and City Council.

Goal, policy and strategy as used in the Plan are defined below:

Goal: *A goal is a broad vision of what the community wants to achieve or provide; a general, overall, and ultimate purpose, aim or end toward which the City will direct effort.* It is a statement of a desired condition based on community values. Goals are general in nature and usually timeless.

Policy: *A policy provides direction or establishes a general course of action that is intended to achieve one or more goals.* A policy implies a clear commitment by decision makers that is referred to in reviewing project proposals or in guiding other city actions.

Strategy: *A strategy is an action or activity carried out in response to adopted goals and policies.*

- In addition to the above components, the General Plan Advisory Committee, overseeing the development of this document, elected to identify three more components relating to different levels of the planning process. These additional components constitute: Guiding Principles and Focus Area Objectives and Guidelines defined below.

Guiding Principles: Guiding Principles reflect the pervasive community concerns and values emanating from the Vision Statement, which was developed by the Downtown Revitalization Task Force during Phase I of the planning process. These principles, which apply to all elements of the General Plan, are intended to set the themes for South Pasadena's growth and development for the next 15 years.

Objectives: As used in this document, objectives apply to the eight specific Focus Areas described in Chapter II. As such, they are intended to identify the specific outcomes the community wants to achieve or provide for in each Focus Area.

Guidelines: Guidelines for Focus Areas are more specific, yet. They identify the actions or activities that will be carried out to achieve specific objectives.

1.1F Required Consistency with Other Plans

In order to link the long-range comprehensive planning framework of a general plan to the day-to-day actions of the City, the State requires consistency of certain local actions with the general plan. Some statutes that do not mandate consistency with the general plan still require findings or a report on how proposed actions conform to the general plan.

The State considers an action, program, or project to be consistent with a general plan if it furthers the objectives and policies of the general plan and does not obstruct the attainment of the objectives and policies.

Following is a partial list of provisions in State law that require local actions and documents to be consistent with the general plan.

- **Zoning:** Government Code Section 65860 requires that the zoning ordinances of general law cities be consistent with the general plan. The City of South Pasadena is a General Law City.
- **Subdivisions:** Government Code Sections 66473.5 and 66474 require that subdivision and parcel map approvals in all jurisdictions be consistent with the general plan.
- **Reservations of Land with Subdivisions:** Government Code Section 66479 requires that reservations of land for parks, recreational facilities, fire stations, libraries and other public uses within a subdivision conform to the general plan.
- **Open Space:** Government Code Section 65566 requires that acquisition, disposal, restriction, or regulation of open space land by a city or county be consistent with the Open Space Element of the general plan. Government Code Section 65567 prohibits the issuance of building permits, approval of subdivision maps, and adoption of open space zoning ordinances that are inconsistent with the Open Space Element of the general plan.. Government Code Section 65910 requires that every city and county adopt open space provisions in their zoning ordinances that are consistent with the Open Space Element of the general plan. Government Code Section 51084 requires cities and counties accepting or approving an open space easement to make a finding that preservation of the open space land is consistent with the general plan.
- **Capital Improvements:** Government Code Sections 65401 and 65402 require a review and report on the consistency of proposed city, county and special district capital projects, including land acquisitions and disposal, with the general plan.
- **Development Agreements:** Government Code Section 65867.5 requires that development agreements between developers and local governments be consistent with the general plan.
- **Special Housing Programs:** Health and Safety Code Section 50689.5 requires that housing and housing programs developed under Health and Safety Code Sections 50680 et. seq. for the developmentally disabled, mentally disordered, and physically disabled be consistent with the Housing Element of the general plan.

- **Parking Authority Projects:** Street and Highway Code Section 32503 requires that parking authorities, in planning and locating any parking facility, are “subject to the relationship of the facility to any officially adopted master plan or sections of such master plan for the development of the area in which the authority functions to the same extent as if it were a private entity.” The location of a parking facility, therefore, must be consistent with the general plan.
- **Project Review under CEQA:** Title 14, California Administrative Code Section 15080 requires examination of projects subject to the provisions of the California Environmental Quality Act for consistency with the general plan.
- **Transmission Lines:** Public Utilities Code Section 12808.5 requires cities and counties approving the electrical transmission and distribution lines of municipal utility districts to make a finding concerning the consistency of the lines with the general plan.
- **Hazardous Waste Management:** Chapter 1504 of the Statutes of 1986 (Tanner Bill) requires each county to prepare a county-wide hazardous waste management plan. Each county plan is then to be incorporated into the general plans of all cities within the County’s jurisdiction.

1.1G Related Plans and Programs

LOCAL

- **Adopted Redevelopment Project Areas**

The City of South Pasadena currently has one active redevelopment project: the Downtown Revitalization Redevelopment Project Area. The Altos de Monterey Redevelopment project was the first project to be adopted and completed.

Figure I-1
Adopted Redevelopment Areas of South Pasadena

Other plans adopted are as follows:

- **Altos de Monterey Redevelopment Project Area (completed)**

The Altos de Monterey Redevelopment Project Area was established in October of 1958. The area was classified as an Open Land Project because at that time the area was vacant. The adopted redevelopment plan proposed a residential community with associated infrastructure and public facilities. The area is currently built-out with 640 single-family dwelling units.

- **Downtown Revitalization Redevelopment Project Area (active)**

The Downtown Revitalization Redevelopment Project Area was established in August of 1975. The project area consists of approximately 28 acres situated within the downtown commercial district of South Pasadena. The Project Area has been designated as a proposed commercial redevelopment project within the City. Only retail commercial sales uses, commercial facilities, professional office facilities and religious facilities are allowed to be developed.

- **Altos De Monterey Overlay (Adopted by the City on October 18, 1995)**

Establishes an overlay zone in the Zoning Code for the Altos De Monterey subdivision that preserves the development pattern and incorporates CC& R provisions.

- **Mission Street Specific Plan (Adopted by the City on April 4, 1996)**

South Pasadena's first Specific Plan, with boundaries as shown on Figure I-1.

REGIONAL

- **MetroRail Blue Line**

The proposed "Blue Line" is a light-rail line extension from downtown Los Angeles, through South Pasadena and into Pasadena, using the present Santa Fe railroad right-of-way. This line will connect with the Los Angeles-Long Beach Metro Blue Line and provide passenger service intended to alleviate commuter congestion.

- **The proposed 710 Freeway Extension**

The proposed 710 Freeway project is an eight-lane freeway, not including access roads, between Route I-10 and Route I-210. The length of the portion proposed to be completed is 4.5 miles. If built as proposed, traveling south to north, it would skirt the City of Alhambra, pass through the El Sereno neighborhood of the City of Los Angeles, quadrant the City of South Pasadena (with the Pasadena Freeway bisecting the City east to west), and pass through the southwest historic neighborhoods of the City of Pasadena.

Figure I-2 illustrates the route alignments adopted by CalTrans.

- **The Proposed Multi-Mode/Low-Build Alternative.**

The City of South Pasadena and a consortium of freeway opponents have sponsored a Multi-Mode/Low Build Plan to provide an affordable alternative to completing the 710 corridor. The plan includes southern traffic diffusions, including a two block freeway extension and construction of railroad overpasses; northern traffic diversions to commercial mobility corridors; “smart street” computerized intersection and surface street improvements; arterial traffic systems and management; and traffic calming in residential areas. The plan anticipates Metrolink ridership and completion of the Pasadena Blue Line light-rail project with the benefits from reduction in auto traffic which will follow.

- **Southern California Association of Governments**

The Southern California Association of Governments (SCAG) is the agency responsible for developing and adopting regional growth forecasts for Ventura, Los Angeles, San Bernardino, Orange, Riverside and Imperial Counties. The population totals and growth distribution are used in planning and future capacity of highways and transit systems, quantity and location of housing, water supply systems and the siting and sizing of sewage treatment systems. These forecasts are revised every two to four years, and include input from county and city governments.

SCAG is presently revising the Regional Comprehensive Plan (RCP), which includes elements governing regional mobility, housing, air quality and growth management, among others. The new Strategic Element will contain broad regional goals and operating principles and strategies. The Regional Comprehensive Plan will address the distribution of growth, both housing and employment, within the SCAG region. Development projections adopted by the City of South Pasadena should be consistent with those given in the RCP, though RCP projections may not be available prior to the adoption of South Pasadena’s Land Use and Circulation Elements.

- **South Coast Air Quality Management District.**

The City of South Pasadena is located within the South Coast Air Quality Management District (SCAQMD). The Federal Clean Air Act Amendments of 1977 required that each state adopt an implementation plan outlining pollution control measures to attain federal air quality standards in non-attainment areas of the state. The SCAQMD is situated within a non-attainment area.

The most recent regional Air Quality Management Plan (AQMP) was approved by the Southern California Air Quality Management District on November 15, 1996. The AQMP is a comprehensive control program that will bring the basin into compliance with all state and federal air quality standards. One of the provisions of the AQMD is that cities must address air quality issues in their General Plans either by preparing a separate air quality element or by incorporating programs into other elements of their general plans. The City of South Pasadena has joined with the other members of the West San Gabriel Valley Planning Council to prepare a Subregional AQMP.

In terms of mobility, South Pasadena must coordinate with various regional transportation agencies including the California Department of Transportation (CALTRANS), the Metropolitan Transit Authority (MTA), the South Coast Air Quality Management District (SCAQMD), the Arroyo-Verdugo Transportation Coalition, and the San Gabriel Valley Coalition of Governments (SGVCOG), in addition to adjoining municipal jurisdictions and the County of Los Angeles.

In recognition of the regional aspects of growth management, legislation is being considered by the governor and the state legislature to address this important issue. South Pasadena will continue to manage local growth through the General Plan in a manner consistent with state and regional policies.

- **West San Gabriel Valley Air Quality Plan**

Funded through a demonstration grant by the Air Quality Management District, the 16 member cities of the West San Gabriel Valley Planning Council (Alhambra, Arcadia, Duarte, El Monte, Glendale, La Canada Flintridge, Monrovia, Monterey Park, Pasadena, Rosemead, San Gabriel, San Marino, Sierra Madre, South El Monte, South Pasadena and Temple City) agreed to participate in the development of an area-wide plan. The City adopted the plan on June 2, 1993 by Resolution #6165.

1.1H Plan Antecedents

South Pasadena's General Plan was first prepared in 1963 and amended in 1986.

This revision to the General Plan is an update, expansion and reorganization of the 1963 General Plan prepared for the City by the consulting firm of Simon Eisner Associates prior to the formalization of State law requirements.

The 1963 Plan included a detailed inventory of existing land uses, a neighborhood analysis, an economic analysis, and land use and circulation discussions. The land use plan graphic from the 1963 Plan was subsequently amended in 1986 with minor use modifications and the addition of certain new land use designations. Subsequently other elements were prepared and adopted: Open Space and Conservation (1973); Housing (1984-1988); Noise (1975); Public Safety and Seismic Safety (1975); and Source Reduction and Recycling (1996).

This revision to the General Plan supersedes all but the West San Gabriel Valley Air Quality Element, the Housing Element and the Source Reduction and Recycling Element, each of which are incorporated herein by reference.

Related Programs

- **Downtown Revitalization Task Force Studies**

The Downtown Revitalization Task Force (DRTF) is a citizens advisory group originally established by the City Council in 1989 to formulate a consensus-based framework for future planning and land use development decisions. The work of the Task Force has been divided between the full committee and smaller subcommittees and has focused on the study of specific issues associated with commercial, manufacturing - industrial, and residential use. The Task Force prepared a Phase I Report in August/1990 and a Phase II report in June/1992 which address these issues.

The Phase I Report focused on evaluating South Pasadena's needs and resources with regard to the revitalization and preservation of commercial and residential areas. The report contains a narrative statement of the City's vision and individual sub-committee reports representing the recommendations of the commercial, residential and industrial study groups.

The Phase II Report focused on unresolved issues and recommendations identified in the Phase I Report. Specifically, the Phase II Report provided an analysis of eminent domain, revenue needs, parking, residential down-zoning, and the City's General Plan, as well as a story-board of Mission Street identifying existing design and architectural characteristics to be preserved and encouraged in future revitalization and development efforts.

- **General Plan Advisory Committee**

In 1992, the DRTF was reconstituted as the General Plan Advisory Committee to over-see revisions to the existing General Plan. See "General Plan Advisory Committee (GPAC) Roles and Responsibilities," July 8, 1992, City of South Pasadena.

1.2 INTRODUCTION TO THE CITY AND PLAN OVERVIEW

1.2A Community Characteristics and Historical Background

- **Community Character**

South Pasadena prides itself on its small town character. One of the primary goals of the revision of the General Plan is to manage change within this context.

Less than three and one-half square miles in area, South Pasadena lies between the far larger City of Pasadena, of which it was once a part, and the metropolis of Los Angeles. Small, proud and independent, the City of South Pasadena has battled for a hundred years to preserve its status as a distinct - and distinctive - community.

- **Small Town Atmosphere**

The principle of harmonizing change and preserving the existing environment is of tremendous importance to South Pasadena residents. Harmonizing change requires that new development and other physical alterations respect the existing character and scale of the City. Change and development must be accomplished in a fashion that enhances and blends with South Pasadena's existing qualities. Public and quasi-public spaces - streets and alleys, yards and rear facades, parking districts, parks and open spaces - are important to the civic impression as are individual buildings, and should be given equal design attention. Preservation of South Pasadena's scale, traditional urban form, and historic identity need to be given highest priority in the consideration of future development.

- **Neighborhood Protection**

The future viability and stability of residential areas in the City depends upon the effectiveness of measures taken to ensure compatible development, to encourage maintenance and rehabilitation, and to preserve existing desirable housing stock and historic structures.

1.2B Community Vision Statement

The revised General Plan, developed under the auspices of the GPAC, expresses an updated "vision" of the future for the City and prescribes techniques to manage change so that the vision can be achieved. The vision embodies an active approach to shaping the dynamics of change that influence form, character and economic well-being.

A vision for a community is a mental picture of its future created by anticipating or conceiving important desired community characteristics.

- It is **imaginative** in that it envisions conditions that may not now exist. The Vision may well include certain existing characteristics to be preserved, as well as those yet to be achieved. It anticipates the results of numerous future events and actions.
- It is **practical** in that it requires specific actions to be taken and must have continuing support by community leaders and opinion makers. This can occur only if the Vision reinforces community values that can be sustained over a long period of time.
- It is **comprehensive** in that it provides guidelines by indicating broad goals which must be translated into plans, policies, and action strategies.

The challenge of the General Plan is to establish clear and sustainable direction. A statement of the most important dimensions of community character to be preserved or achieved as change occurs is essential.

The following vision statement is excerpted from the ***Downtown Revitalization Task Force Phase I Report, August 1990:***

South Pasadena is a desirable community in which to live and work. Although located in the midst of a sprawling metropolitan area, it is a unique small town with main street commercial areas at its heart surrounded by traditionally family-oriented neighborhoods. South Pasadena has quality education, a strong religious community, an extensive network of parks and a rich architectural heritage. Dynamic civic organizations, a population of ethnic and cultural diversity, and a vital seniors group further enrich our small-town quality of life.

As the new decade begins, however, South Pasadena is faced with the twin threats of burgeoning multi-residential growth and continued deterioration of its commercial areas and business tax base. In order to preserve our small-town feeling and to flourish in the 1990's and beyond, South Pasadena must be committed to the goals of revitalizing its commercial areas and preserving its single-family residential character. To achieve these goals, we must develop an environmentally-sensitive strategy that balances the issues of quality of life and historic and cultural preservation with the economic needs of the community.

We envision the commercial areas being lively pedestrian oriented centers with mostly proprietary businesses. The cornerstone of our commercial districts will be our historic buildings. Through facade restoration programs and design review standards, we will preserve our heritage while encouraging complementary new development. Signage guidelines will ensure good business identification while enhancing the image of our commercial areas. Parking and traffic will be designed to successfully support the businesses while being in harmony with the small town commercial streetscape.

We are committed to maintaining a balance between our existing single and multi-family housing units which honors our traditional values and evolving cultural diversity. Individual neighborhood identities will be preserved, and all new development and remodeling will emphasize quality in design and construction which complements its surroundings.

We believe some limited light manufacturing/industrial activities may be a continuing part of our community, but they should only be permitted where compatible with the surrounding uses. Current industrial/manufacturing areas will be reconsidered for other uses.

To ensure our vision of the future, residents, business owners and City government, working with planning experts and through public forums, will develop an implementation plan. This plan will include developing design and planning guidelines, code revisions and enforcement, as well as economic development, which will serve South Pasadena well into the twenty-first century.

The Vision Statement, and the Guiding Principles emanating therefrom, are intended to document the rationale for the new General Plan in order to facilitate its implementation. The Vision Statement enables future community leaders and citizens to recall and endorse the meaning of the Plan and maintain diligence in carrying out its intent.

1.2C Guiding Principles of the Plan

A cooperative effort involving the Downtown Revitalization Task Force, consultants, city staff, the General Plan Advisory Committee (GPAC), interested citizens, appointed commissions, and the City Council over a period of more than three years has resulted in this General Plan.

The General Plan update process examined a number of pervasive community concerns emanating from the foregoing vision statement, concerns that became instrumental in shaping the General Plan. The resulting guiding principles emphasized by the Plan are intended to set the theme for South Pasadena's growth for the next 15 years:

- **“Managed” Change**

To manage change to allow for transition and revitalization to better serve community needs and to enhance the quality of life.

- **Economic Development/Commercial Revitalization**

To maintain the character of South Pasadena's “main street” commercial areas, to support the proprietary businesses of the City, to avoid deterioration of commercial areas and the business tax base, and to promote those forms of economic development that will provide additional jobs, services, revenues and opportunities to the City and its residents.

- **Neighborhood Protection**

To protect and preserve the character of the traditionally single-family oriented residential neighborhoods of South Pasadena from incursions of traffic, blight and deleterious land uses.

- **Preservation/Conservation of the “Built” and “Natural” Environments**

For the “Built Environment”, to conserve and preserve the historic character of the City by identifying the architectural and cultural resources of the City, by encouraging their maintenance and/or adaptive reuse, and by developing guidelines and regulations for new and infill development assuring design compatibility. For the “Natural Environment” to exercise stewardship of the City's natural resources by adopting effective open space and ridgeline preservation policies, and by establishing hillside development criteria.

- **Housing Balance**

To maintain the balance between single-family and multi-family housing units, encouraging the development of compatible forms of infill housing by zoning and other means.

- **Quality in New Development**

To harmonize physical change to preserve South Pasadena's historic character, scale and “small town atmosphere and prevent undesirable land use, e.g. “mini-malls”.

- **Reduced Auto Dependence/Circulation without Cars**

To emphasize pedestrians over cars in portions of the City, to encourage alternative forms of mobility (bicycle, bus, light-rail), and to assure that transportation improvements and parking are designed to support designated land uses while maintaining harmony with the “small town” commercial streetscape.

- **Fiscal and Economic Viability**

To provide and sustain the highest-quality city facilities and services consistent with sound economics and fiscal responsibility.

- **Regional Coordination**

To coordinate with the County and cities of the region with respect to the attainment of mutually shared objectives in air quality, mobility and congestion management.

These guiding principles are explicitly echoed in the city-wide goals and policies of the Land Use and Community Design Element and serve as the fundamental premises of the other Plan Elements as well.

CHAPTER I

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Chapter II

LAND USE & COMMUNITY DESIGN

2.1 INTRODUCTION

The Land Use Element of the General Plan is often considered the “umbrella” element - encompassing the issues and policies that are considered in greater detail in the other elements of the Plan. For example, land-use policies have a direct bearing on the local street system described in the Circulation/Accessibility Element. Housing issues and needs identified in the Housing Element are linked to land use policies and implementation strategies. Furthermore, the impact of the Land Use Plan on public infrastructure and services has a direct bearing on the fiscal analysis made a part of this General Plan update and on policies and implementation strategies related to the provision of public facilities and services now and in years to come. Even issues and policies related to safety, noise, and the natural environment are directly related to the policies of this Element.

2.1A Purpose of the Element

The goals, policies and *Land Use Policy Map* contained in this Element serve as the framework for the rest of the General Plan.

The policies of this Element reinforce the *Vision Statement* and the resultant *Guiding Principles* will set the theme for South Pasadena’s growth for the next 15 years:

- Managed change
- Economic development/commercial revitalization
- Neighborhood protection
- Preservation/conservation of the “built” and “natural” environments
- Housing balance
- Quality in new development
- Reduced auto dependence/circulation without cars
- Fiscal and economic viability
- Regional coordination

By way of example, this Element directs incompatible higher-density growth away from single-family neighborhoods, promotes the preservation and adaptive reuse of historic resources, identifies a number of non-residential Focus Areas for specific policy direction, encourages a mixing of uses as a means of insuring the continuing vitality of the City’s central district, fosters the development of compatible forms of infill, and attempts to maintain a city-wide balance between single-family and multi-family housing. In addition, this Element seeks to emphasize pedestrians over cars in portions of the City, by better defining “pedestrian-oriented” and “auto-oriented” uses.

Most importantly, the Land Use Element provides the necessary direction to manage change, nurturing new growth and economic opportunity while at the same time protecting and conserving existing uses and resources.

2.1B Authorization and Scope

The Land Use Element, in accordance with California Government Code § 65302(a), establishes land-use goals and policies, and supporting standards, for the various categories of land-use - public and private - envisioned within the community: residential, commercial, professional office, business and light-industry, institutional, civic and community facilities, open space and recreation.

The goals and policies of this Element are further interpreted in the form of a diagram, referred to as Land Use Policy Map, which defines the general location and development intensity/density of these uses within the City.

The expected level of development represented by the Plan is quantified, reflecting the building intensity and population density standards for various areas and other territory set forth by the Plan.

Community design issues and policies, which invariably permeate the land-use decision process, have been incorporated with the land-use discussion to create a combined Land Use/Community Design Element.

2.1C Relationship to Other Elements

There are particularly strong relationships between the Land Use Element and the Circulation/Accessibility Element, inasmuch as the Land Use Element seeks to establish a development pattern and densities which support the Circulation Element's strategies for reducing auto dependence, and between the Land Use Element and the Economic Development Element, from which the Land Use Element derives much of its direction and to which it hopefully offers viable means to attain fiscal balance.

As required by State law, the Land Use Element must be consistent with all other elements of the City's General Plan, including the Housing Element adopted by the City in 1984.

2.2 EXISTING CONDITIONS

2.2A Current Land Use

Land-use analysis in 1963 revealed South Pasadena to be a relatively mature and predominantly residential community, with 47% of its land allocated to homes and apartments. With the exception of the Monterey Hills, then about to be developed, most of the land area within the city was occupied.

Today, nearly 62% of South Pasadena's acreage is devoted to residential uses of varying residential densities. Approximately 3.87% or 86.6 acres of the nearly 2221 acres of the City is allocated to general commercial, professional office, mixed-use, and auto sales uses, and 0.6% to light manufacturing. In contrast, 21.4% of the total land in the City is used for circulation purposes. The remaining 12.9% of the land is distributed among open space/parks, institutional uses, commercial-recreation, and flood control or is vacant. Of the vacant land in the City outside of hillside areas, 90% is used for surface parking.

These percentages are materially unchanged from the last General Plan that was adopted in 1963.

Since South Pasadena is effectively a "built out" city, where nearly all sites are actively occupied but not developed to zoning limits, new development and growth will largely involve the redevelopment of underutilized parcels and the renovation of existing structures.

Table II-1 provides a statistical summary of land uses in South Pasadena.

Table II-1 EXISTING LAND USE STATISTICAL SUMMARY (1994)		
Existing Land Use	Acres	Percentage of City
Very Low Density Residential	389.8	17.55
Low Density Residential	654.1	29.45
Medium Density Residential	160.0	7.20
High Density Residential	175.0	7.88
General Commercial (Retail/Services)	40.6	1.80
Professional Office	24.8	1.11
Mixed Use (Commercial/Office)	14.6	0.65
Light Manufacturing	12.7	0.57
Auto Sales/Repair	3.3	0.15
Vacant/Parking	47.6	2.14
Community Recreation	50.0	2.25
Open Space	44.0	1.98
Parks	36.6	1.65
Government and Civic	6.7	.30
Schools (Public and Private)	56.6	2.54
Institutional (Churches)	18.0	.81
Circulation	474.7	21.37
Flood Control	8.6	0.38
TOTAL	2221.0	100
Source: The Planning Center and Stanley R. Hoffman & Associates		

2.2B Past Population and Estimated Past Projections

The population of South Pasadena registered 20,562 on April 1, 1962. The 1960 Federal Census reported 8,377 dwelling units and a population of 19,706 in the City. It was estimated in 1960 that by 1980 the population of the City would increase to between 28,950 and 31,270, with the primary source of this growth to result from the development of residential lots in the Altos de Monterey and increased development of apartment units. The “Altos” Redevelopment Project alone was expected to add 1,900 new residents.

If the 1963 General Plan land-use proposals were to be developed to their full intensity, it was anticipated that the population of South Pasadena would ultimately rise to between 42,000 and 46,000 persons at build-out, when all sites are developed to the limit established by zoning. The “low projection” called for total dwelling units on the order of 12,550, 48.4% of those to be single-family. Built-out population was estimated at 28,700 assuming 2.29 persons/unit. By mid-1990’s, none of these projections was realized.

2.2C Current Population, Projections and Demographics

South Pasadena’s total population as of January 1, 1994 was estimated at 24,400, according to the California State Department of Finance. During the period of 1980 to 1990, the City’s population grew from 22,681 to 23,936, an increase of only 1,255 over ten years. This represents average annual population growth of about 0.5 percent. In contrast, Los Angeles County population increased on average about 1.7 percent during the same time period.

The 1990 Census and historic housing data reveal significant trends. The average household size in South Pasadena has risen steadily in recent years, from 2.24 per household in 1980 to about 2.34 in 1993. Over the same period, the non-white population share has increased from 17.5 percent to 30.2 percent, driven primarily by growth among Asians and people with Spanish surnames. Household structure has changed also, with increasing numbers of seniors. These trends indicate a diversification of South Pasadena’s population in terms of housing requirements, ethnicity and living arrangements.

2.2D Housing

South Pasadena’s housing growth has been slow in recent years, as the City nears build-out, where all sites are occupied but not developed to zoning limits. Between 1980 and 1990, South Pasadena added 370 housing units. Of these units, about 58% were multi-family. Over the same period, the residential vacancy rate has risen steadily, from 3.92% in 1980 to 4.64% in 1993. Going back to years prior to 1980, South Pasadena’s housing mix has shifted gradually from single-family to multi-family. Single-family homes, although not decreasing in number, have declined as a percentage of total units. In the 1963 General Plan, about 63% of the City’s housing stock was single-family; currently, this figure is 50.6%. The increased pressure for multi-family units is expected to continue as land values and the short supply of buildable land lead to densification within the current zoning envelope. The serious shortage of affordable housing countywide is anticipated to lead to increased demand for multi-family units.

The Southern California Association of Governments (SCAG) projects the overall housing supply to increase by an additional 873 (1993-2010) units by 2010, about 8% over the current number of units. Housing growth in the Arroyo-Verdugo Subregion - consisting of Burbank, Glendale, La Canada Flintridge, Pasadena and South Pasadena - is projected to increase by 13% by 2010, over twice the growth rate of South Pasadena prior to 1980. SCAG projects an increase of about 32% in housing units during the same period in Los Angeles County, and an increase of 45% for the six county regions. Managing these housing projections is a primary goal of the General Plan.

Table II-2 provides summary housing statistics for South Pasadena

Table II-2 Historic and Projected Residential Trends: 1980-2010					
Year	<u>Single Family</u>		<u>Multi-Family</u>		Total Units
	Units	Percent	Units	Percent	
1980	6520	63.0 %	3829	37.0 %	10349
1990	5434	50.7 %	5285	49.3 %	10719
1994	5456	50.6 %	5325	49.4 %	10780
2000*	5409	48.0 %	5861	52.0 %	11,270
2010					11,652*
2015					11,876*
2020					12,076*
Source: * Estimates provided by SCAG and Department of Finance					

2.2E Employment

Employment projections for the region and local area are extremely variable due to the restructuring of the national economy. In addition, accurate information concerning local employment totals is not presently available.

It is estimated that 1990 employment in South Pasadena totaled 8,755 jobs, based on the floor area of South Pasadena structures available for non-residential use. South Pasadena will provide 9,324 jobs in 2010 (6.3% growth), if non-residential development continues as projected in this Element. This may be contrasted to the City of Pasadena, where 1990 employment totaled 95,170 jobs, expected to grow to 127,108 in 2010 (33.6% growth). SCAG estimates that there were 4,640,681 jobs in Los Angeles County in 1990. The SCAG forecast for Los Angeles County employment in 2010 is 5,699,072 jobs (22.8% growth).

2.3 FUTURE CONDITIONS

2.3A Residential Land Use

Since residential land is virtually “built out” in South Pasadena, land use proposals primarily reflect a re-categorization of developed land into appropriate density categories. Multi-family land use - the high-density category - reflects a reduction in acreage, while single-family - low, estate and medium density - reflect slight increases. The reduction in multi-family acreage is a result of reclassification of existing land uses according to current development patterns and does not create non-conforming uses. The increase in the estate category is the result of proper classification of large lot single-family homes that were formerly in the low-density category. The slight decrease in overall residential acreage is due to various parcels in the downtown area and Mission Street area that were reclassified to commercial uses.

Table II-3 shows existing and proposed residential land uses by acreage.

Table II-3 Existing and Proposed Residential Land Uses				
Density Category	Existing Acres		Proposed Acres	
High	165.9	12.1%	129.7	9.5%
Medium	150.6	10.9%	168.0	12.2%
Low	620.8	45.0%	624.9	45.5%
Estate	205.3	14.9%	214.8	15.6%
Altos de Monterey	236.3	17.1%	236.3	17.2%
TOTAL	1378.9	100%	1373.7	100%

The impact of the proposed residential land use changes is projected to be minimal, since the primary purpose is to preserve and reinforce existing residential patterns. Projected increases in dwelling units, as discussed above, are the result of intensification on parcels that are currently developed below the allowable envelope in response to housing demand and rising land values over the long term. Average density for residential developments in the medium and high categories is projected to increase from about 17 units per gross acre to about 21 units per gross acre by 2010.

Table II-4 summarizes the current and projected acreage, units and average density for single and multi-family land uses.

Table II-4 Projected Impacts of Proposed Residential Land Use			
	Single-Family	Multi-Family	Total
Existing Residential Land Uses as Built at 1994			
Existing Acreage	996.5 acres	316.5 acres	1,212.0 acres
Existing Units	5,463 units	5,316 units	10,779 units
Average Density	5.5 units/acre	16.8 units/acre	8.2 units/acre
Projected Residential Land uses at 2010			
Proposed Acreage	1,076 acres	297.7 acres	1,373.7 acres
Projected Units	5,463 units	6,189 units	11,652 units
Average Density	5.1 units/acre	20.8 units/acre	8.5 units/acre

2.3B Non-residential Land Use

This section discusses the non-residential development currently in South Pasadena, and the potential for increased non-residential development under the proposed General Plan. Four general types of non-residential uses are analyzed:

- **Commercial:** Commercial development includes retail stores and commercial office uses. Commercial office uses include those that are suited for inclusion with retail uses, such as real estate offices, financial institutions, insurance and travel agencies.
- **Professional Office:** Professional office uses include legal offices, accounting, engineering and other professional services. This land use designation is intended to establish professional offices as the dominant use within the boundaries of the designation along with such appropriate residential and commercial uses as office support services, retail coffee, food, and restaurants. Professional office uses may also occur in commercial areas subject to appropriate zoning regulations.
- **Manufacturing:** Manufacturing-uses include light-industrial, business parks, research and development, and ancillary laboratory and office uses.
- **Public and Community Facilities:** Public, community facility uses and private institutions include the city hall, library, senior center, city yard, fire stations, parks/recreation buildings, schools and churches.

Table II-5 presents statistics on these land-use categories for existing land-uses in South Pasadena and for the proposed general plan.

Table II-5 Existing And Proposed Non-Residential Uses			
	Acres	Square Feet	Floor Area Ratio (FAR)
A. Existing Land Uses			
General Commercial	50.3	655,500	0.30
Professional Office	29.3	333,195	0.26
Light-Industrial	21.9	328,700	0.34
Total:	101.5	1,317,395	0.30
B. Proposed General Plan			
Commercial	83.4	1,300,900	0.36
Professional Office	17.0	371,300	0.50
Light-Industrial	13.0	453,900	0.80
Total:	113.4	2,126,100	0.43
Source: Stanley R. Hoffman Associates, Inc. The Planning Center			

- **Existing Non-Residential Uses**

As shown in Table II-5, there are currently 101.5 acres of non-residential uses in South Pasadena, with 1.37 million square feet of floor space. This information is based on a computerized map analysis on a parcel-by-parcel basis, including measurements of all building footprints and identification of multi-story buildings. General commercial uses comprise 665.5 thousand square feet, followed by professional office uses at 333.1 thousand square feet. Manufacturing activities include 328.7 thousand square feet.

- **Proposed General Plan Land Uses**

As Shown in Panel B of Table II-5, the proposed general plan would include 113.4 acres of non-residential uses, slightly above the existing 101.5 acres. This acreage estimate assumes 11.2 acres of mixed use development in both commercial and professional office uses.

A total of 2.12 million square feet of non-residential space could be accommodated under the new commercial, professional office and light-industrial designations. The overall FAR for non-residential uses under the proposed general plan is 0.43, as compared to 0.30 for existing development.

- **Potential Change in Non-Residential Uses**

The potential change in non-residential uses is shown in Table IV-1 of the Economic Development and Revitalization Element. In total, some 800 thousand square feet of development could be accommodated through increased acreage and intensification. The most significant increase is shown in commercial use. This increase would be consistent with economic development policies for increased employment and diversity of employment. The increase in commercial development can be accommodated within existing demand parameters for South Pasadena, as reflected in the development calculations within the Economic Development Revitalization Element. Currently, the city captures about 60% of locally generated demand, therefore, sufficient demand exists to provide viability for the increased commercial development

The decline in manufacturing space reflects the reconfiguration of manufacturing opportunities within the Mission Street Specific Plan area and the shift in manufacturing emphasis toward research and development and local crafts manufacturing activities in the Ostrich Farm Focus Area. Finally, the increase of 50.6 thousand square feet of public uses will provide opportunities for increased facilities to serve South Pasadena.

2.4 ISSUES

2.4A Managing Change

South Pasadena prides itself on its small town character. One of the guiding principles of this Plan is to manage change within this context. Given the inevitability of growth and change, the City of South Pasadena General Plan must provide the framework to ensure that both are managed to meet the needs and goals of the community. With a comprehensive strategy, the adaptive reuse can be controlled and channeled to provide maximum benefit to the City's residents.

"Managed Change" shall be focused on areas where direction is needed and on considering the special needs of various areas in the City:

- **Stable Areas** - little or no change is anticipated and changes should be managed to preserve the prevailing character of the area;
- **Transition Areas** - due to factors such as the mix of uses and market forces, intensification and changes in development may be occurring and will continue as permitted under the zoning code;
- **Focus Areas** - transition in land use and/or intensity and focus is encouraged in order to support the rehabilitation and revitalization of an area's special character.
- **Directed Development Areas** - areas that have unique character and/or conditions that require special planning consideration, such as the Mission Street Specific Plan area.

As a "built-out" city, where all sites are occupied but not developed to zoning limits, the City's strategy for managing change shall involve six dimensions: type, amount, location, timing, design quality, and benefit/cost implications. The strategy will define acceptable levels of growth, direct change to where it is most needed or desired and can be accommodated and shape growth to optimize benefits.

2.4B Targeting Growth and Development: Intent and Direction

The Land Use Element targets higher density development into specific areas in order to protect residential neighborhoods and to create synergistic mixed use environments oriented to transit and pedestrian activity. This targeted development is intended to be of high quality and reflect the historic scale and character of South Pasadena while ensuring the continued vitality of South Pasadena's economy.

The potential for development in other parts of the City will be reduced through rezoning to enhance and to encourage the status of the targeted development areas as the preferred location for growth.

Targeted development will not compromise the quality of life. The Land Use Element contains policies to provide safe and well-designed public spaces, preserve the city's heritage, ensure accessibility, and sustain the natural environment.

2.4C Reinforcing Community Structure

The small town character, the human scale, and “walkability” of South Pasadena must be reinforced by policies of the Land Use Element.

Key components of this character are: a walkable “heart of the City” central business district, surrounding and extending out from the intersections of Fair Oaks and Mission Street; the nearby Library and City Hall, providing convenient centralized access to the City’s information resources and administrative functions; six intimate tree-shaded parks, the city’s oldest -Library Park, Garfield Park, Eddy Park, Arroyo Park, Orange Grove Park and Legion Park - located on or just off the Fair Oaks and Mission spines and within walking distance of the downtown “crossroads”; the period brick commercial buildings of the Mission Street Historic District, the original downtown, now adaptively reused as a specialty commercial zone; and a surrounding fabric of well-kept residential architecture fronting tree-lined streets and sidewalks and harkening back to the turn of the century.

A number of small commercial nodes, offering convenience goods within walking distance to the adjoining neighborhood, are located about the community: Mission at Grand, Pasadena Avenue at Monterey, Huntington at Fremont, Huntington at Fletcher.

Said to run counter to the historic “everything within walking distance” pattern, but adding economic vitality to the City, are newer, larger scale, more auto-dependent retail nodes - nodes oriented to the auto by the nature of goods sold there or the broader inter-community market served: on north Fair Oaks at the Pasadena Freeway, on south Fair Oaks at Monterey Road, and on Huntington Drive at Garfield. Professional office uses have begun to infill adjacent to or between these newer nodes and the more historic retail and civic components of the City. Managed change must be targeted and scaled to reinforce this structure.

2.4D Reducing Auto Dependence

The principal mode of transportation for the past forty years in Southern California has been the automobile. As our freeways and local roadways have reached capacity, and driver frustration has increased, there is now an increasing demand for alternative modes of transportation, for rethinking how our energy, air quality, and transportation goals will be met, and for how land-use decisions impact these goals.

Land-use planning began as an effort to prevent undesirable adjacencies while promoting those configurations and adjacencies that seemed beneficial. Unfortunately, in the effort to separate incompatible uses, planning often results in over-correction, creating too many land-use categories and separating them unnecessarily. This segregation of land uses, has produced environments which are essentially pedestrian-unfriendly, favoring supposed efficiency over quality of life. Certain kinds of commercial land uses i.e. drive through and drive-in businesses are not compatible within the community. It is the intent of this Plan to restore the concept of the mixed-use commercial/residential areas that marked our earlier beginnings, and to enhance the walkability of the community, creating a distinction between pedestrian-oriented and auto-oriented uses.

Fair Oaks Avenue and Mission Street are and will continue as the City’s primary transportation corridors, but the creation of activity nodes and increased density at select locations along these corridors can create the ridership to support different types of transportation. The definitions of Focus Areas, defined by distinct objectives and guidelines and implemented through the preparation of specific plans, defining precise land-use patterns, zoning, setbacks, and design within defined boundaries, can do much to encourage transit-oriented and pedestrian-oriented development. By such means, the Land Use/Community Design Element and the Circulation/Accessibility Element take on a mutually supporting relationship.

2.4E Assuring Economic Vitality

South Pasadena is a full-service city. As such, the City is especially proud of the qualities that make it unique. Looking ahead to the next century, decision-makers will be faced with the necessity to continue a full range of public services that they may find extremely difficult to finance. The City has in the past been reluctant to charge residents for the full cost of services. However, the City will soon be faced with increasingly severe reductions in federal and state assistance.

Business and industry have contributed much to the economic well being of South Pasadena over the past 100 years. Not only have commerce and manufacturing provided jobs and services to the population, they have also contributed tax revenue required to provide health, safety and social services to citizens. Today, increased competition between cities throughout the Los Angeles area has the potential to erode South Pasadena's market share, making it very important that South Pasadena follow a comprehensive economic development plan. Efforts must be made to secure an appropriate share of the region's investment. Significant efforts are required not only to encourage new business, but also to retain existing companies. Programs must address the negative impacts of fluctuating market conditions.

A strengthened economic base for the City of South Pasadena is essential. It can be segmented into the following categories:

- Employment Base
- Retail Base
- Cultural Attractions
- Fiscal Viability

For more on these categories, see Chapter IV of this document.

2.5 GOALS & POLICIES

2.5A Managing Change

GOAL 1: To manage change and target growth by type and location to better serve community needs and enhance the quality of life.

Policies:

- 1.1: **Continuously monitor and define Focus Areas.** Monitor change within the Focus Areas and continuously re-assess the objectives of each Focus Area by re-allocating resources when necessary.
- 1.2: **Encourage intensification within Focus Area boundaries.** Direct higher-density development away from residential neighborhoods and into these targeted areas, creating an exciting interaction of economic, housing, cultural and entertainment opportunities.
- 1.3: **Encourage Mixed-Use.** Authorize, encourage and facilitate “mixed-use” development within targeted areas, including horizontally or vertically-integrated housing, live-work spaces, professional office and retail commercial uses.
- 1.4: **Encourage pedestrian-oriented development.** Adopt specific plans, zoning designations and development standards for targeted areas appropriate to assure compatible scale and orientation of permitted and conditionally-permitted uses, effective site planning, building design, massing and signage, shared parking and the joint use of facilities, and an emphasis on transit and bicycle access.
- 1.5: **Promote inclusion of art and amenities.** Encourage and require, where feasible, the incorporation of public art, gardens, light and water features, courtyards and passageways, and public plazas into the design of public improvements and private projects.
- 1.6: **Coordinate capital improvement.** Coordinate new City capital improvements consistent with concentrated development in specified Focus Areas.
- 1.7: **Support managed change.** Utilize means available to the City - including code enforcement, permit fee waiver, tax abatement, shared parking offsets, and offerings of expedited plan processing - to facilitate change as necessary.

2.5B Economic Development/Commercial Revitalization

GOAL 2: To maintain the character of South Pasadena’s “main street” commercial areas, support the proprietary businesses of the city, avoid deterioration of commercial areas and the business tax base, and promote those forms of economic development that will provide additional jobs, services and opportunities to the city and its residents.

Policies:

- 2.1: **Limit the spread of non-residential development.** Keep the downtown retail core and specialty and neighborhood commercial areas well-defined. Limit the spread of non-residential development outside presently established limits.
- 2.2: **Strengthen retail.** Encourage retail and sales tax producing businesses to remain in, expand in, or come to South Pasadena to promote healthy retail areas.
- 2.3: **Ensure balance.** Facilitate a broad mix of retail goods and services in South Pasadena.
- 2.4: **Encourage ground floor retail.** Encourage sales generating uses.
- 2.5: **Intensify use in select locations.** Concentrate higher density and mixed-use development adjacent to transit or transportation corridors.
- 2.6: **Establish controls.** Adopt appropriate specific plans, zoning designations, development standards and code enforcement procedures to assure compatible scale and orientation of buildings, effective site planning, shared parking and the joint use of facilities, with an emphasis on transit and bicycle access.
- 2.7: **Facilitate revenue generating uses and development.** Permit uses and structure zoning districts and development mechanisms that will generate revenue to the City. Encourage development that will produce continuing revenues to the City.
- 2.8: **Require new development to pay its own way.** Ensure that new development pays its own way rather than burdens existing business and residents with increased costs for services and infrastructure needs.
- 2.9: **Consider the General Plan in the budget process.**
- 2.10: **Promote fiscal health.** Encourage a business climate that contributes to the City’s fiscal well-being.
- 2.11: Minimize adverse impacts of commercial development on adjacent low-density residential neighborhoods.

2.5C Reduced Auto Dependence/Circulation Without Cars

GOAL 3: To emphasize pedestrians over cars in portions of the city.

Policies:

- 3.1 **Prohibit Drive-through Businesses.** Maintain the prohibition of businesses that promote “drive-through” operations.
- 3.2: **Downscale the street where appropriate.** Consider introducing medians and street trees to reduce the scale of the street where appropriate.
- 3.3: **Increase vehicular/pedestrian separation.** Provide greater physical separation between vehicles and pedestrians, such as restricting and consolidating curbcuts and by narrowing the vehicular right-of-way with the addition of protected curbside parking bays. Add bollards to protect pedestrians at corners, additional street trees to enhance sense of visual separation, and add textured paving to demarcate improved crosswalks.
- 3.4: **Increase pedestrian amenities.** Provide increased amenities such as street furniture, bike racks, planters, supplemental lighting, widened walks, and textured paving to encourage walking and bicycling.
- 3.5: **Promote Mobility.** Promote mobility for those who do not drive, particularly seniors, youth and disabled.
- 3.6: **Encourage sidewalk interaction and “night-life”.** Encourage sidewalk dining; promote uses which extend the life of downtown into the evening hours without infringing upon the adjacent residential fabric.
- 3.7: **Encourage neighborhood and pedestrian linkages.** Encourage linkages between projects and between projects and the surrounding neighborhood by means of walkways.
- 3.8: **Discourage street closures.** Discourage street closures which impede access to adjacent neighborhoods and create blocks so long that walking is discouraged; encourage use of existing alleyways to access block interiors.
- 3.9: **Mitigate visual impacts of parking.** Promote methods to mitigate the visual impact of large expanses of at-grade parking wherever possible.
- 3.10: **Encourage convenience business.** Encourage the appropriate “convenience” commercial to serve residents within walking distance of homes.
- 3.11: **Locate Multi-family convenient to major vehicular corridors.** Locate more intense residential uses convenient to if not along major vehicular corridors, avoiding single-family neighborhoods.
- 3.12: **Encourage higher density in closer proximity to public transit.** Encourage higher residential densities and a reduced reliance on the automobile in the design of projects in proximity to public transit.
- 3.13: **Promote mixed-use development.** Maintain compaction and encourage vertically mixed-use (ground floor retail, office and residential above) to create nodes of activity and to promote the pedestrian use concept.

GOAL 4: To ensure that an adequate supply of parking is available to meet the demands generated by land use.

Policies:

- 4.1: **Improve parking management.** Promote greater efficiency in existing parking arrangements and management to reduce the amount of land devoted to frequently vacant parking lots.
 - 4.2: **Consider diagonal parking.** Consider use of short-term “diagonal” parking along curbsides in select locations to increase availability and add to convenience.
 - 4.3: **Create new parking.** Provide incentives to create new parking to meet the demand of development.
 - 4.4: **Encourage parking alternatives.** Seek a complementary mixture of land uses so that parking may be shared. Consider all concepts relating to joint use shared parking and off-peak demand to maximize utilization.
 - 4.5: **Facilitate parking districts.**
 - 4.6: **Encourage proposals that offer additional parking beyond project requirements.**
-

GOAL 5: To provide a system of streets that meet the needs of current and projected levels of local traffic throughout the city.

Policies:

- 5.1: **Ensure a balanced roadway system.** Develop and maintain a road system that is based upon and is in balance with the Land Use Element of the General Plan.
 - 5.2: **Protect residential neighborhoods.** Protect residential neighborhoods from through traffic impacts. Discourage use of residential streets as alternate routes during peak travel periods, and discourage street closures.
 - 5.3: **Require traffic impact mitigation.** Require that proposals for new development include a traffic impact analysis that identifies measures to mitigate the traffic impacts of new development.
-

GOAL 6: To encourage the provision of and use of alternative modes of transit (bicycle, bus, light-rail).

Policies:

- 6.1: **Increase availability of public transit.** Increase the availability of public and private transit and encourage transit use through improving services, stations and connections.

- 6.2 **Promote a regional approach.** Promote a regional approach to transportation services in cooperation with other Cities.
- 6.3: **Improve transit accessibility.** Increase accessibility to all public transportation services.
- 6.4: **Facilitate pedestrian movement.** Intersections and streets within transit oriented developments shall be designed to facilitate pedestrian movement.
- 6.5: **Enhance pedestrian and bicycle amenities.** Provide additional amenities such as street trees and furniture, supplemental lighting, widened walks, bikeways and narrowed vehicular right-of-ways to encourage non-vehicular usage.
- 6.6: **Promote bicycle paths.** Street network system improvements shall endeavor to provide bicycle connection paths to transit-oriented development, commercial areas and transit stops.
- 6.7: **Provide pedestrian/bicycle shelters.** Transit stops in a transit-oriented development shall provide shelter for pedestrians, and secure bicycle storage; bicycle facilities shall also be encouraged throughout commercial areas.

2.5D Community Design and Appearance

Urban Design

GOAL 7: To preserve South Pasadena’s historic character, scale and “small town” atmosphere.

Policies:

- 7.1: **Reaffirm urban design objectives.** Maintain urban design guidelines encouraging pedestrian-oriented development, emphasizing ease of access to all parcels, uses, transit stops and public spaces; requiring human scale in building massing and detail; encouraging varied and articulated facades; requiring regular visual (as in the use of first floor windows with clear glass) and physical access for pedestrians; requiring that ground floor residential and commercial entries face and engage the street; and encouraging pedestrian-oriented streetscape amenities.
- 7.2: **Use Specific Plans where appropriate.** As a principal implementation tool where appropriate, utilize Specific Plans containing development standards, distribution of land uses, infrastructure requirements and implementation measures.
- 7.3: **Stress building and entry orientation.** Encourage a balance in the configuration of entrances to shops in the downtown for pedestrian-oriented uses; assure visibility and accessibility; anchor stores shall orient to the street and transit stops in addition to parking lots, and smaller shops shall orient primarily to pedestrian street entrances and to urban open spaces.
- 7.4: **Assure pedestrian access.** Encourage clear, direct and comfortable pedestrian access to street and parking.
- 7.5: **Promote public open space in new developments.** Where a park, natural open space or urban open space is adjoining new development, these features should be incorporated into the development as open space amenities.
- 7.6: **Discourage street front parking lots.**

Quality in New Development

GOAL 8: To harmonize physical change to preserve South Pasadena’s historic character, scale, and “small town atmosphere.”

Policies:

- 8.1: **Require contextual, compatible and responsible design.** Encourage new development to respect South Pasadena’s heritage by requiring that it “respond to context” - the distinctiveness of the locality and region as well as the scale and special characteristics of the fabric of the site’s immediate surroundings; require that it be compatible with the traditions and character of the City, and minimize adverse impacts on the privacy and access to light and air of its neighbors.
- 8.2: **Maintain high quality design principles and guidelines.** Urban design principles and design guidelines shall be maintained and regularly reviewed to address issues at both the Citywide and neighborhood level. Priority shall be given to the Focus Areas defined in this Plan.
- 8.3: **Assure architectural and site design excellence.** Actively promote and publicly acknowledge architectural and site design excellence in new buildings, public and private outdoor spaces, and capital improvements, while at the same time discouraging poor quality development or incongruent development, e.g., “mini-malls”.
- 8.4: **Promote sensitivity to human values.** Development should be encouraged to reflect concern for the well-being of all citizens - for residents, workers, visitors, neighbors and passersby - and improve the environment of the public. New development should be accommodating, inspiring, inviting and enduring and should embody the cultural values of the community.
- 8.5: **Increase public awareness of the City’s heritage.** Promote a greater public awareness of the architectural, urban design and cultural heritage of the City.

2.5E Preservation of the “Built” Environment

GOAL 9: To conserve and preserve the historic “built” environment of the city by identifying the architectural and cultural resources of the city, by encouraging their maintenance and/or adaptive reuse, and by developing guidelines for new and infill development assuring design compatibility.

Policies:

- 9.1: **Maintain and augment the historic resource inventory.** Document, and evaluate the significance of individual historic and cultural resources and districts identified by the Citywide historic resource survey, and continue the City’s long-range program of conducting intensive surveys of historic neighborhoods.
- 9.2: **Promote Historic Districts and Landmark designations.**
- 9.3: **Prepare preservation plan.** Prepare a preservation plan that identifies strategies to protect or minimize negative impacts to historic resources, including provisions to deter demolition of historically, architecturally, or culturally significant structures.
- 9.4: **Encourage adaptive reuse.** Encourage and promote the adaptive reuse of South Pasadena’s historic resources.
- 9.5: **Explore Incentive Programs for Historic Preservation.**

Neighborhood Protection

GOAL 10: To preserve the scale, architectural character, infrastructure and landscape assets of South Pasadena’s established residential neighborhoods.

Policies:

- 10.1: **Prevent mansionization.** Ensure that remodeling or infill development in established residential neighborhoods is harmonious in scale and building form with its context and that “mansionization” is both avoided and prevented.
- 10.2: **Limit subdivisions.** Ensure that lot subdivisions are consistent with the prevailing size and character of lots in the immediate vicinity, and that the subdivision would not have a substantial adverse impact on adjacent residences.
- 10.3: **Prohibit development on unimproved streets.** No development on unimproved streets will be approved until adequate infrastructure improvements can be in place to support the development.

- 10.4: **Maintain and upgrade infrastructure.** Continue to implement capital improvements that will maintain or rehabilitate infrastructure, including improvements related to upgrading the water supply system and sewer system.
- 10.5: **Monitor and control through traffic.** Continue to monitor through-traffic impacts on established neighborhoods; control access and provide diversion or speed control when appropriate.
- 10.6: **Increase code enforcement.** Increase zoning and building code enforcement in residential neighborhoods.
- 10.7: **Maintain the character of medium density neighborhoods.** Encourage retention of existing structures when additional units are added in the Medium Density Residential designation.
- 10.8: **Develop zoning regulations for adaptive reuse.** Review and amend zoning regulations and other development standards to ensure adaptive reuse.
- 10.9: **Protect hillsides.** In recognition of the special character of the hillsides throughout the city, continue strict protections through city grading and hillside ordinances.
- 10.10: **Minimize the adverse impacts of commercial development on adjacent low-density residential neighborhoods.**

Housing Balance

GOAL 11: To assure the retention and maintenance of existing inventories and to encourage the creation of affordable housing throughout South Pasadena by providing land and density opportunities.

Policies:

- 11.1: **Encourage Mixed-Use development.** Encourage upper-floor residential and office uses as a permitted secondary use in commercial districts.
- 11.2: **Allow second units in specified locations.** Revise conditions and boundaries defining the overlay district permitting construction of a detached second or “granny” housing unit on a designated single-family lot; establish architectural design standards for such a unit.
- 11.3: **Permit Artists Lofts as means to adaptive reuse.** This is intended to facilitate the adaptive reuse of otherwise obsolete structures and to promote the growth of the arts in the community. The conversion of structures consistent with this Policy would be permitted or conditionally permitted, and defined more fully during the revision of the zoning code.
- 11.4: **Provide density bonus for affordable housing.** Consider the development of residential units in excess of the General Plan limits if the units are ownership units affordable to low or moderate income households.

- 11.5: **Reclaim excess right-of-way properties.** Seek City’s exclusive right-to-negotiate with CalTrans on excess Route 710 right-of-way for purposes of providing ownership of affordable housing or open space amenities.
- 11.6: **Require replacement housing as mitigation.** Mitigate the loss of existing affordable housing units by requiring applicants for new projects to replace affordable housing demolished by construction or to pay “fees-in-lieu.”

City “Gateways” or Entries

GOAL 12: To define and enhance the primary entryways into the city.

Policies:

- 12.1: **Maintain “gateway” embankment at Pasadena Freeway and Arroyo Drive Over-Pass.** Assure proper planning, adequate maintenance and nighttime illumination of this most important and highly visible natural sign for the City.
- 12.2: **Create gateways for other entries.** Amend the zoning ordinance as appropriate to establish requirements for gateway site dimensions, landscape design standards, site design standards, signs (including off-site signs for non-commercial purposes such as imparting visitor information, to be integrated into the on-site sign program approved for development), uses, development projects that would result in upgrading or creation of designated gateway sites, and other requirements as necessary.
- 12.3: **Seek broad participation in gateway maintenance.** Work with appropriate State and County agencies, private organizations (such as the Chamber of Commerce), service clubs, and property owners to develop and maintain the city gateways identified in the Focus Areas.

Street and Alleys

GOAL 13: To maintain and enhance the desirable character, scale and appearance of the City’s streets, highways, and parking facilities.

Policies:

- 13.1: **Affirm roadway “beautification” as policy.** Because the City is a developer, the City will make every effort to beautify and improve the appearance of its streets, highways, and parking facilities.
- 13.2: **Prioritize median and parkway landscape.** Affirm the beautification merits of additional landscaped medians and parkway improvements along major arterials; consider additional street tree plantings.
- 13.3: **Reduce extent of paving where appropriate.** The amount of paving and the apparent width of streets, where they can be reduced, shall be reduced; widening shall be considered carefully and only as a last resort.
- 13.4: **Plant and maintain street trees.** A citywide pattern of healthy street trees shall be sought.
- 13.5: **Increase pedestrian “amenities”.** Provide increased amenities such as street furniture, bike racks, planters, supplemental lighting, widening walks, and textured crosswalks to encourage walking and bicycling.
- 13.6: **Address “remainder” areas.** Landscape the “remainder” areas that result from changes to parking or traffic patterns on City streets.
- 13.7: **Encourage private sector participation.** The City shall encourage private sector participation in the landscaping of parkways.

Street Trees

GOAL 14: To Provide and maintain a city-wide pattern of healthy street trees coincident with the city’s reputation as “A City of Trees.” (See also, Policies 16.2 and 16.3, pg. II-26).

Policies:

- 14.1: **Establish a Master Plan of street trees.** Prepare and adopt a street-tree planting and management program, establishing varieties, size and spacing standards, maintenance and replacement standards, priority, planting schedules, etc.
- 14.2: **Continuously review planting and maintenance priorities.** Periodically review and re-establish priorities, with emphasis on those areas of the City where established street-trees are in decline or threatened.
- 14.3: **Encourage private-sector contributions.** Develop various landscaping themes that define neighborhood character as an urban design strategy; encourage private sector participation in implementation.

Signs

GOAL 15: To convey information while eliminating visual clutter.

Policies:

- 15.1: **Refine sign regulations.** Establish or refine sign ordinance regulations with respect to design quality and permitted location. Regulate such items as banners, pennants, balloons, flags, signs posted on the inside of glass display windows, and freestanding signs.
- 15.2: **Develop citywide directional Sign Master Plan.** Prepare a comprehensive informational/directional sign program for the City; encourage the installation of tasteful directional signs (to downtown and other points of interest) along important thoroughfares in the City.
- 15.3: **Prohibit billboards.**

2.5F Conservation of the “Natural” Environment.

GOAL 16: To preserve both the natural plant and animal life of the city as an exercise of responsible stewardship of the natural setting in which we live.

Policies:

- 16.1: **Consider natural constraints.** Consider natural constraints and hazards in determining the location, type and intensities of development.
- 16.2: **Protect “heritage” trees.** Encourage the property-owner retention and protection of designated heritage trees, significant native trees or any mature tree in excess of 12” caliper.
- 16.3: **Maintain and strengthen the Tree Preservation Ordinance.** Maintain and strengthen the Tree Preservation Ordinance, and permit development only when it demonstrates compliance with that ordinance.
- 16.4: **Enforce tree replacement standards.** Require that mature trees, where replacement has been permitted, must be replaced on a four-to-one, kind-for-kind basis.
- 16.5: **Preserve native plant communities.** Encourage preservation of the wide variety of plant communities in the hillside areas, communities that support a diversity of wildlife species. Discourage removal of native vegetation and watershed that “clearcuts” slopes and reduces important food resources and cover for wildlife.
- 16.6: **Ensure ridgeline protection.** Prohibit grading of any type of natural feature that could be considered a ridgeline, including but not limited to knolls, ridgetops or saddles.
- 16.7: **Preserve “Wildlife Corridors.”** Encourage the preservation or creation of wildlife travel corridors and vital links necessary to allow relatively free, sheltered movement between green areas and habitat throughout the City. Avoid site development that isolates an area without a natural and year-round link to other habitat areas.
- 16.8: **Identify potential “Open Space Reserves”.** Identify key resources and habitats of wildlife and acquire easements or land title to maintain natural open space reserves throughout the City.
- 16.9: **Encourage land dedications.** Encourage developer dedication of valuable hillside open space and wildlife habitat rather than payment of in-lieu fees for parkland acquisition.
- 16.10: **Develop plans for the Arroyo Seco.** Participate in and complete comprehensive planning for, and implementation of plans for the Arroyo Seco Watershed.
- 16.11: **Establish permitted uses for the Arroyo Seco.** Commercial development, excluding existing recreational facilities on parklands in the Arroyo Seco, shall be discouraged. (See also, Policy 2.2, pg. VII-16)
- 16.12: **Encourage restoration of the riparian corridor or habitat containing the flood channel in the Arroyo Seco.**

- 16.13: **Develop a preferred landscape palette.** Encourage the use of native, water conservation and regionally appropriate landscaping.

GOAL 17: **To protect sensitive ecological areas, significant stands of trees and vegetation, geologic features, riparian areas and watercourses from unnecessary encroachment or destruction.**

Policies:

- 17.1: **Ensure cumulative mapping of resources.** Ensure the mapping of sensitive resources as they become identified, and incorporate this cumulative mapping in the General Plan by reference.
- 17.2: **Ensure exploration of plan alternatives.** Permit development in sensitive ecological areas only when less-destructive plan alternatives have been exhausted and mitigation is provided.
- 17.3: **Ensure that sensitive resources be identified.** Ensure that sensitive ecological areas, significant stands of trees and vegetation, and significant topographic, geologic or hydrologic features in hillside areas be identified on all plans submitted for City review.
- 17.4: **Establish a Monterey Hills Hillside Overlay Zone.** Ensure the preservation of its natural habitat, open space, hillside beauty, and the protection of the abundant wildlife in the Monterey Hills Hillside Overlay Zone.

GOAL 18: **To conserve the air, water and energy resources about us as an exercise of responsible stewardship of the natural setting in which we live.**

Policies:

- 18.1: **Improve air quality.** Improve the air quality in South Pasadena and the region.
- 18.2: **Increase the efficiency of water resource use.** Increase the efficiency of water use by the City and among South Pasadena residents and commercial and industrial users by promoting conservation, controlling irrigation, and encouraging graywater recycling.
- 18.3: **Increase the efficiency of energy use.** Conserve energy-use and improve efficiency by the continuing refinement of building regulations and by encouraging the use of new technology.

2.5G Hillside Development

GOAL 19: To ensure that new development within hillside areas of South Pasadena does not adversely impact the character of the city. (see also, Goal 6, pg. VII-18)

Policies:

- 19.1: **Regulate all hillside development.** Closely monitor all hillside development, paying particular attention to properties exceeding five acres; require design review of all projects.
- 19.2: **Maintain and enhance zoning standards for hillside development.** Create zoning standards which will control residential development in sensitive areas; compute hillside densities using “net” rather than total acreage. For purpose of this general plan, “net” density refers to that land remaining for development after all development constraints, extreme slopes, significant ecological areas, and hazards have been deducted from total acreage. For the purpose of this policy, “constraints” shall be defined to include:
- Significant topographic, geographic, geologic and hydrologic features such as ridgelines, knolls, fault lines, liquefaction zones, and other similar features determined by the Community Development Department to be important to the physical and environmental character of the property.
 - Significant environmental areas and features of the site including but not limited to riparian habitat, significant ecological areas, slopes exceeding 30%, fault zones including Alquist-Priolo Special Studies Zones; drip lines of significant and heritage trees as defined by City ordinance.
 - Fuel modification zones required by City ordinance.
 - Subsurface or surface utility easements and right-of-way not held by the responsible agency to be suitable for construction of residential structure.
- 19.3: **Augment existing grading standards.** Maintain hillside development standards that eliminate the negative visual effects of grading, require the preservation of unique natural features, and encourage a range of architectural and site planning responses.
- 19.4: **Require adequate mitigation on all projects.** Ensure that all hillside development blends with its surroundings by reducing building heights and massing, and by incorporating natural materials and native landscaping into project designs.
- 19.5: **Discourage over-development.** Discourage over-development and prohibit oversized projects on large parcels of unimproved and/open space on hillsides.

- 19.6: **Prohibit grading of ridgelines.** Prohibit grading on any type of feature that would be considered a ridge, which includes but is not limited to knolls, ridgetops or saddles.
- 19.7: **Discourage Hillside Grading.** Discourage hillside grading which damages the integrity of hillside areas in order to create views.
- 19.8: **Establish slope/density restrictions.** Establish clear slope/density restrictions to implement plan objectives; effectuate standards by ordinance.
- 19.9: **Prohibit grading of slopes in excess of 30%.**

GOAL 20: To ensure that the development of hillside areas in adjacent Los Angeles is compatible with that in South Pasadena and has adequate utilities and public services.

Policies:

- 20.1: **Establish a natural buffer between communities.** Establish a natural buffer zone between the two communities if feasible.
- 20.2: **Promote General Plan compatibility.** Work with the City of Los Angeles to ensure that land-use proposals within its hillside sphere are consistent with or compatible with the policies of this General Plan.
- 20.3: **Encourage annexation for service extensions.** Encourage annexations as a condition of the extension of City utilities and public services.

2.6 STRATEGIES

2.6A The Land Use Policy Map

The goals and policies of this Chapter have been interpreted, given physical dimensions, and composited graphically in the form of the *Land Use Policy Map* (see pg. II-35), the primary geographic reference tool intended to guide the General Plan's implementation. Many goals and policies in other chapters are reflected on the Map, in that the map directly or indirectly supports their goals.

Table II-6 is a statistical representation of each land use category both existing and proposed. Table II-9 shows how each of the proposed land use categories corresponds to established zoning districts.

The Land Use Policy Map is divided into several categories of land-use. These categories include residential, commercial, professional office, business park/research & development and light manufacturing, institutional and community facilities, and open space. The boundaries of the Focus Areas are identified: ultimately specific plans may determine more precise land-use patterns, building intensities, pedestrian circulation and other defining details within these Focus Area boundaries.

Table II-6 LAND USE SUMMARY						
Land Use Category	1963 Adopted General Plan		1994 Existing Land Use		Proposed General Plan	
	Acres	Percent	Acres	Percent	Acres	Percent
RESIDENTIAL						
Altos de Monterey	---	---	236.3	10.6	236.3	10.7%
Estate/Very Low Density	314	14.1%	205.3	9.2%	214.8	9.7%
Low Density	450	20.3%	620.8	27.9%	624.9	28.2%
Medium Density	208	9.4%	150.6	6.8%	168.0	7.6%
Medium-High Density	240	10.8%	---	---	---	--
High Density	96	4.3%	165.9	7.5%	129.7	5.8%
Subtotal:	1,308	58.9%	1,378.9	62%	1,373.7	62%
COMMERCIAL						
Neighborhood	19	0.9%	19	0.8%	---	---
General	28 ¹	1.3%	31	1.3%	83.4 ⁵	3.7%
Subtotal:	47	2.1%	50	2.1%	83.4⁵	3.7%
OFFICE						
Professional	16	0.7%	29	1.3%	17	.7%
Other	16 ²	0.7%				
Subtotal:	32	1.4%	29	1.3%	17	.7%
Mixed Use ⁴			15	0.7%	---	---
Light Industrial	49	0.2%	22	1.0%	13	0.5%
Community Facilities	128	5.7%	84	3.9%	80.4	3.6%
Other Uses ³	657	29.6%	642	29%	653.5	29.4%
Total/All Uses:	2,221	100.0%	2,221	100.0%	2221	100.0%
Notes: 1. Includes 1963 General Plan categories Central Business District commercial and Highway commercial. 2. Includes 1963 General Plan category Combined Office and R&D. 3. Other uses include parks, open-space, streets, highways and rail transit. 4. Does not reflect the Mission Street Specific Plan adopted in 1996. 5. Includes Neighborhood and General Commercial General Plan Land Use categories						

Land Use Designations used in the Land Use Policy Map:

- Altos de Monterey Residential (1 unit per lot)

Single-family units may be built only at one unit per lot in the Altos de Monterey Residential category, per recorded Tract Map 25588. This area is also governed by the Altos de Monterey Overlay Zone in the zoning ordinance.

- **Estate and Very-Low Density Residential (1-3.5 units per acre)**

Single-family units may be built to a density of 3.5 dwelling units per acre (one acre is equal to 43,560 square feet) in the “estate” and “very-low residential” category. For properties so designated situated in hillside settings, clustering of units is anticipated and encouraged. Population density for this category could range from zero to ten persons per acre, assuming an average household size of 2.8.

In portions of the city, due to environmental constraints (steep slopes, problem geology and soils, significant stands of trees, potential fire hazard or limited access), some areas in this category may not be developable. All developments in the category must first undergo a detailed constraints analysis prepared by the project applicant to determine the extent of the development that would be feasible. On substandard lots, the density range may be exceeded under a conditional use permit, provided that the lot was legally created.

Residential densities in hillside areas shall be computed on the basis of “net” rather than “gross” density. For purposes of this General Plan, “net” density refers to that land remaining for development after all development constraints, significant ecological areas, and hazards have been reduced from total acreage.

- **Low Density Residential (3.5-6 units per acre)**

This category will permit detached single-family units at a density of 3.5 - 6 units per acre. This is South Pasadena’s prototypical land use and density, reflective of the standard lot of the city’s subdivisions, 50’x150’. Population density for this category could range from 10-17 persons per acre, assuming an average household size of 2.8. (See Figure II-4, Land Use Policy Map) This designation has been applied to the majority of existing single-family neighborhoods to protect and maintain their character and to prevent encroachment of higher density development.

- **Medium Density Residential (6-14 units per acre)**

The medium density residential category allows for the development of duplexes, triplexes, fourplexes and other attached dwellings at a density of 6-14 units per acre, not exceeding two stories, or in combination with single-family dwellings as “bungalow courts”. This designation invites flexibility in site design and unit type. Population density for the designation could range from 16 to 36 persons per acre, assuming an average household size of 2.6. The medium density residential land use category is intended to maintain the character of medium density neighborhoods and to encourage maintenance of existing structures when additional units are added to the medium density residential designation.

- **High Density Residential - (14-24 Units per acre)**

This multiple-family residential category is intended primarily for 14-24 units per acre on the same site that may be in the same building or in separate buildings. Courtyard housing, townhouses and apartments are examples.

Population density for this designation could range to 54 persons per acre, assuming an average household size of 2.2.

- **General Commercial**

This category incorporates all commercial land uses within the City. General Commercial provides for a variety of retail, service, office, automotive establishments, entertainment facilities, convenience goods and services to residents in the immediate neighborhood, and parking facilities. In addition, this category includes “convenience” commercial uses that provide retail goods and services to residents in the immediate neighborhood. Detailed development regulations and guidelines for focus areas identified in the underlying General Commercial land use designation may be addressed in the future through land use planning tools including specific plans and overlay zones.

- **Professional Office**

This designation includes primarily general business offices and professional offices including legal, accounting, engineering, and other professional offices. This designation is intended to establish professional offices as the dominant use within the boundaries of the designation along with such appropriate residential and commercial uses as office support services, retail coffee, food, and restaurants. Professional Office uses may also occur in commercial areas subject to appropriate zoning regulations. Professional Office uses may also occur in combination with the medium and high density residential designations, subject to conditional use permit approval, and/or as second floor uses in all commercial areas.

- **Business Park/Research & Development and Light Manufacturing**

Retail and service commercial, professional office, research and light-industrial uses in combination are allowed on property with this land use designation. Well-designed, master-planned, campus-type developments for employers who will contribute significantly to the City’s objective of increasing employment densities is the intent.

The designation seeks to emphasize business park or corporate headquarters office space, often with supporting amenities, either with or in lieu of light manufacturing uses, in a garden or campus-like setting, distinct from the office-above-retail mixed use of the Fair Oaks Corridor or Mission Street Specific Plan Area. The availability of superior access and a stronger automobile orientation is an additional determinant for application of this use designation.

Public improvements would enhance the development potential of any such area to include desirable support retail and restaurant space, health clubs, daycare centers and a host of other uses. An automobile orientation is also expected because of locational advantages.

- **Community Facilities**

This type of land-use includes institutional, academic, governmental and community service uses. Such buildings as the Library/Community Room/Senior Center, the Historical Museum, the City Hall, Police and

Fire Stations, private and parochial schools, churches, the War Memorial Building, Eddy House as well as public utility substations and the City yard all represent this land use.

The designation also includes hospitals, convalescent hospitals, and nursing homes, which are effectively permitted under any land use designation subject to a conditional use permit. If any of these special facilities undergoes additional development or a change in use, a master plan must be prepared and approved by the City.

- **Open Space**

The open space category includes city parks and playgrounds, commercial recreation, natural open space, recreational trails and linkages, utility easements and flood control channels.

- **Mission Street Specific Plan**

The Mission Street Specific Plan Area includes the Mission Street right-of-way from Pasadena Avenue to Fair Oaks Avenue. The Plan was developed to address the impacts of the proposed Blue Line station on Mission Street and to implement the community vision of Mission Street as south Pasadena's pedestrian-oriented, historic shopping street. The Plan includes detailed regulatory mechanisms tailored to the particular needs of the Mission Street area.

Specific Sites Noted on the Map:

- **Blue Line Station**

The proposed station site for the regional "Blue Line" light rail transitway along the former Santa Fe rail right-of-way and related facilities are included in this category.

- Rail Transit

The former Santa Fe rail right-of-way proposed for the “Blue Line” light rail transitway.

Other Areas, Sites, and Uses Noted in the General Plan:

- **Focus Area**

The boundaries of the Focus Areas for which more detailed objectives and guidelines have been established by this Element have been identified. The Focus Area use designations define development potential that is more specific in intent than the underlying land use designations. The intent is to provide insight on how the underlying use should be interpreted when actual development proposals are being considered. Focus Areas are numbered, as follows:

- | | |
|-------------------------|------------------------------|
| 1. Huntington-Garfield | 4. Raymond Hill |
| 2. Fair Oaks-Huntington | 5. Fremont Corridor |
| 3. Fair Oaks Corridor | 6. Mission St. Specific Plan |
| a. Central District | 7. Ostrich Farm |
| b. Upper Fair Oaks | 8. Arroyo Annexation |
| c. Lower Fair Oaks | |

- **Historic Districts and Landmarks** (See Historic Preservation Element, Chapter V)

Formally designated historic landmarks and adopted historic districts are depicted.

- **City Gateways**

Important entries into South Pasadena are identified. It is intended that extraordinary treatment of these gateways (e.g. through streetscape, signs, lighting, building setbacks and massing) will impart a sense of entry into the city.

- **Proposed Freeway Corridor**

The right-of-way of the proposed Route 710 Freeway Corridor is depicted on the circulation component of the Circulation Element, due to a court order, C#57393. The City opposes this freeway extension.

- **Bed and Breakfast**

Bed and Breakfast type lodging is a permissible use in areas so designated, subject to the conditional use permit process.

- **Second Unit - “Granny Flat”**

Second units or “granny flats” may be permitted in certain residential areas of the City as appropriate pursuant to the conditional use permit process.

- **Artist Loft - A Land-Use Option**

This is intended to facilitate the adaptive reuse of otherwise obsolete structures and to promote the growth of the arts in the community. Older commercial and industrial buildings located on properties with non-residential land use designations may be wholly or partially converted into combined studio/workshop and living quarters for artists, artisans and crafts person engaged in activities commonly considered artistic in nature. This Policy will be applied equally to new construction. The residential aspect of this use will be allowed only in combination with individual studio or workshop space of the residents and is intended to provide an integrated working/living environment. Other uses, such as galleries, antique dealers, restaurants and the like, may be incorporated as deemed appropriate. The conversion of structures consistent with this Policy will be permitted or conditionally permitted, and defined more fully during the revision of the zoning code.

2.6B Development Potential

Since residential land is virtually all built out in South Pasadena, land use proposals primarily reflect a re-categorization of developed land into appropriate density categories. Multi-family land uses - the high and medium categories - reflect a reduction in acreage, while single family uses - low and estate and medium densities reflect slight increases. The reduction in multi-family acreage is a result of reclassification of existing land uses according to current development patterns and does not create non-conforming uses. The increase in the estate category is the result of proper classification of large lot single-family homes that were formerly in the low-density category. The slight decrease in overall residential acreage is due to various parcels in the downtown area that were reclassified to commercial uses.

Table II-7 shows existing and proposed residential land uses by acreage.

Table II-7 Existing and Proposed Residential Land Uses				
Density Category	Existing Acres		Proposed Acres	
High	165.9	12.1%	129.7	9.5%
Medium	150.6	10.9%	168.0	12.2%
Low	620.8	45.0%	624.9	45.5%
Estate	205.3	14.9%	214.8	15.6%
Altos de Monterey	236.3	17.1%	236.3	17.2%
TOTAL	1378.9	100%	1373.7	100%

The impact of the proposed residential land use changes is projected to be minimal, since the primary purpose is to preserve and reinforce existing residential patterns. Projected increases in dwelling units, as discussed above, are the result of intensification on parcels that are currently developed below the allowable envelope in response to housing demand and rising land values over the long term. Average density for residential developments in the medium and high categories is projected to increase from about 17 units per gross acre to about 21 units per gross acre by 2010.

2.6C Zoning Consistency

The South Pasadena Zoning Code provides the land use regulations and processes to implement the land use designations reflected in the City's 1963 General Plan. Table II-8 identifies the zoning categories that implement each of the existing general plan land use designations.

Table II-8 1963 - GENERAL PLAN/ZONING DESIGNATION	
General Plan Designation	Existing Zoning Code Designation
Low Density	Estate Zone
Low Density	R1 - Single Family R2- Two-Family
Medium Density	R2A- Multi-Family R2A - Low Density
Medium-High Density	R2B - Multi-Family R3 - Multi-Family
High Density	R3A - Multi-Story Apartment
Central Business District Neighborhood Center	General Commercial
Manufacturing	Manufacturing
Light Manufacturing / <i>Business Park</i>	Light Manufacturing / <i>Business Park</i>
Neighborhood Park City Park Golf Course	Open Space
Public Facilities Religious Facilities	-----

Table II-9 identifies the current zoning categories that most closely implement each of the proposed general plan land use designations. Others may be developed to implement the general plan.

Table II-9 1998 - GENERAL PLAN/ZONING DESIGNATION	
General Plan Designation	Intended Zoning Code Designation
Estate/ Very Low Density	Estate Zone/R-1 (15,000 sq. ft.)
Low Density	R1 - Single Family (10,000 sq. ft.) R1 - Single Family (7,500 sq. ft.)
Medium Density	R2 - Multi-Family/R-1 Single Family (5,000 sq. ft.)
High Density	R3 - Multi-Family
General Commercial	General Commercial, Mixed-Use, Neighborhood Commercial, Auto-oriented, Parking
Office Professional	Office Professional, Mixed-Use
Light Manufacturing/Business Park	Business Park/Research & Development and Light Manufacturing
Neighborhood Park City Park Golf Course	Open Space
Community Facilities Religious Facilities	Community Facilities -----

2.7 SPECIFIC FOCUS AREAS

2.7A Focus Areas Defined

South Pasadena is a city with few vacant sites available for development. Since many sites are developed to the capacity of current zoning standards, redevelopment, adaptive re-use and new development are, however, essential to economic vitality.

South Pasadena can absorb growth and still remain a healthy and vibrant community if this growth is managed and is directed to areas that can best accommodate it. The key is concentration - within the Central Business District and at strategic points of arterial or transit connection - to create vibrant, pedestrian-oriented activity nodes and corridors.

Targeting the type and location of new growth facilitates the enhancement of those areas of the City in need of improvement to add jobs and housing without increasing traffic or intruding on the neighborhood quality of life.

The following eight Focus Areas have been identified for special attention, and are listed below. The Focus Area designation is intended to define development potential which is more specific in intent than the underlying land use designations. The intent is to provide insight on how the underlying use should be interpreted when actual development proposals are being considered. (For development of Focus Areas, refer to Chapter IV.)

- | | |
|-------------------------|-----------------------------------|
| 1. Huntington-Garfield | 4. Raymond Hill |
| 2. Fair Oaks-Huntington | 5. Fremont Corridor |
| 3. Fair Oaks Corridor | 6. Mission St. Specific Plan Area |
| a. Central District | 7. Ostrich Farm |
| b. Upper Fair Oaks | 8. Arroyo Annexation |
| c. Lower Fair Oaks | |

The Land Use Element outlines the objectives for each Focus Area and provides direction on the mix of land uses to be encouraged. Guidelines may call for multi-use or mixed-use, residential intensification, theme implementation, greater intensity or increased flexibility in use as appropriate to each situation. Linkages to transit and the fostering of pedestrian activity by clustering mixed-use projects are emphasized. Ultimately, specific plans may determine precise land-use patterns, zoning standards and design guidelines within each areas defined boundaries.

2.7B Objectives and Guidelines

Specific objectives and guidelines for achieving the intended character of each Focus Area have been developed to respond to unique attributes and conditions and emphasize their maintenance or managed transition to a pedestrian-oriented or auto-oriented environment. These objectives and guidelines are intended to support the overall goals and policy statements found within the General Plan. Additionally, these identified focused areas may be the precursor of future specific plans, thus the unique layer of guidelines and objectives may also serve as the framework for the development for those future specific plans.

Individual Focus Areas and their objectives and guidelines follow:

1. *Huntington - Garfield*

This Focus Area, presently developed with only a large supermarket, offers significant opportunity for the intensification of commercial uses as a “hub” to serve San Marino and Alhambra as well as South Pasadena. Highly accessible by virtue of its location at the important cross-roads of Huntington Drive, Garfield and Atlantic but at the edge of the City, it has the potential to attract retail dollars to South Pasadena from surrounding communities with minimal traffic impacts. Excellent visibility is another strong point.

OBJECTIVE 1.1: OPTIMIZE USE OF LARGE COMMERCIAL PARCELS.

Guideline 1.1: **Prevent parcel fragmentation.** Discourage the division of assembled parcels and fragmentation of use. Encourage smaller users to locate in Central District or along Mission Street.

OBJECTIVE 1.2: FOCUS LAND USE TO INCREASE SALES TAX REVENUE.

Guideline 1.2: **Intensify commercial use.** Intensify use with additional commercial offerings to increase sales tax revenue.

Guideline 1.3: **Restrict professional office uses.** De-emphasize professional office uses, redirecting them to the City’s primary office districts.

Guideline 1.4: **Seek Complementary uses.** Seek a complementary mixture of secondary or support uses to encourage “one-stop” shopping.

Guideline 1.5: **Maintain “auto-orientation”.** Maintain the existing auto-orientation of the area, taking advantage of the adjacency of three major arterial roads.

OBJECTIVE 1.3 ENHANCE “GATEWAY” IDENTITY AND IMAGE.

Guideline 1.6: **Visually strengthen this important City entry.** Encourage the involvement and participation of abutting property owners in design and implementation of public and private sector improvements within and adjacent to the Huntington, Garfield and Atlantic Boulevard rights-of-way to enhance and effectively demarcate this important entrance to the City.

Guideline 1.7: **Define a desired architectural image.** Establish individual project design performance standards compatible with gateway location.

OBJECTIVE 1.4 ENCOURAGE PARKING EFFICIENCY.

Guideline 1.8: **Encourage parking.** Provide incentives to promote parking to add to shopping convenience and to enhance compaction; design parking access so as not to interfere with pedestrian activity.

Guideline 1.9: **Mitigate visual impacts of parking.** Consider fragmenting large expanses of at-grade parking, screen views, and suppress parking wherever possible.

Guideline 1.10: **Encourage shared parking.**

2. *Fair Oaks - Huntington*

This Focus Area - 3.3 acres on the north side of Huntington Drive, 4.4 acres on the south side - serves as the visual anchor to Fair Oaks. Split by major traffic arteries - Fair Oaks, Huntington and Fremont - the area nonetheless has the potential for being more pedestrian-friendly while remaining auto-oriented. A vertical and horizontal mixing of uses, including both neighborhood retail and community-level retail in combination with professional office and residential, is to be encouraged.

OBJECTIVE 1.1 **CREATE A COHESIVE COMMERCIAL DISTRICT.**

- Guideline 1.1:** **Encourage “Neighborhood” orientation.** Encourage more uses that serve neighborhood needs (e.g., local grocery); permit traditionally “auto-oriented” uses if able to conform to “pedestrian-friendly” design criteria of the neighborhood.
- Guideline 1.2:** **Seek Complementary uses.** Seek a complementary mixture of land uses so that parking may be shared.
- Guideline 1.3:** **Encourage parking with adequate access.** Encourage parking to add to shopping convenience and to maintain compaction; design parking access so as not to interfere with pedestrian activity.
- Guideline 1.4:** **Develop a unified visual image.** Develop a unified visual image for the area by establishing design guidelines and development standard. A specific plan is recommended. Encourage projects sensitive to this image.

OBJECTIVE 1.2 **FOSTER A PEDESTRIAN-FRIENDLY ENVIRONMENT.**

- Guideline 1.5** **Develop and maintain design standards.** Maintain “zero-setbacks” except to accommodate outdoor dining, sidewalk-level plazas, or architectural affects; encourage ground-floor retail with a majority of display windows and at least one entrance along the streets; foster attention to building scale and detail through the Design Review process.
- Guideline 1.6:** **Establish design incentives.** Establish design incentives (e.g., increased FAR, exceptions to height limitations for special architectural features, etc.) so that buildings surrounding the intersection increasingly contribute to create a cohesive whole and adequately denote this important visual terminus of Fair Oaks.
- Guideline 1.7:** **Encourage neighborhood and pedestrian linkages.** Encourage linkages between projects and between projects and the surrounding neighborhood by means of walkways.

3. *The Fair Oaks Corridor*

This Focus Area is actually comprised of three inter-related subareas, including the “heart” of the City, the Central District and two adjacent activity areas, Upper Fair Oaks and Lower Fair Oaks.

Though heavily impacted by traffic, its existing historic storefronts, zero setbacks, smaller-scale retail uses, and physical site constraints combine to encourage the strengthening of the Central District as a “pedestrian-oriented” environment. The comparative ease of access and larger development parcels of the two adjacent sub areas argue for their accommodation of more auto-oriented characteristics. As the Central District undergoes revitalization, the adaptive re-use and selective transition of uses essential to a pedestrian-oriented environment within the general core area may expand into the two peripheral subareas. The integration of the three components into the larger Fair Oaks Corridor is the key to the ultimate vitality of this Focus Area.

a. *The Central District*

This Focus Area is defined by Hope Street to the north, Monterey Road to the south, Brent Street to the east, and Mound Avenue to the west. Possibly the most land-use and design-sensitive of all the Focus Areas, the Central District offers the key to commercial revitalization in the City.

Revitalization, adaptive re-use, and new development should capitalize on the historic architectural fabric of commercial shops and storefronts fronting both Mission and Fair Oaks, and the Rialto Theater, a national register and locally designated historic landmark. Retention of the historic street walls, the nurturing of entertainment-oriented retail commercial offerings to complement the Rialto, the replacement of surface parking with structured parking to improve compaction, and the addition of office and residential above ground-floor retail are paramount objectives.

The CRA-Block, a formally-adopted redevelopment project area provides acreage of largely interior parcels presently used for parking, housing, offices, and nursery offers a unique opportunity for infill and design innovation with minimal disruption to established uses.

OBJECTIVE 1.1 NURTURE ESTABLISHED CHARACTER OF DISTRICT

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| Guideline 1.1: | Maintain small town character and scale. Maintain the human-centered, walkable-scale of the downtown, defined by the street-wall, the existing uses, and the building forms. Require contextual sensitivity and consistency of setback with historic fabric. Utilize Design Review to manage change. |
| Guideline 1.2: | Encourage community-commercial orientation. Reinforce the established community orientation of downtown retail and service uses. At the same time, allow limited infill of complementary neighborhood-oriented small commercial enterprises. |

OBJECTIVE 1.2	INCREASE LEVEL OF PEDESTRIAN ACTIVITY.
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| Guideline 1.3: | Encourage ground-floor convenience uses. Encourage ground-floors of all structures to accommodate retail and service commercial, restaurant and entertainment uses. (See also Policy 2.4, pg. II-16) |
| Guideline 1.4: | Add mixed-use upper stories. Foster vertically mixed-use to develop synergism and increased activity, specifically second floor offices and inclusion of housing above retail (alternatively at rear of courtyard uses). |
| Guideline 1.5: | Encourage Increased Density. Consider building height limitations, lot coverage, shared parking, and structured parking, generally allowing two levels of housing and/or office-use above retail on buildings fronting Fair Oaks; two stories on building fronting on Mission Street (office or housing to occupy upper floor), and three stories on buildings on interior parcels including above, at-grade, and sub-grade parking. |
| Guideline 1.6: | Encourage retrofitting. Encourage retrofitting of existing frontages that are non-conforming with respect to display windows and sidewalk entrances. |
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OBJECTIVE 1.3	PRESERVE HISTORIC BUILDING FABRIC AND STRENGTHEN “STREET-WALL”
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| Guideline 1.7: | Maintain the street wall. Maintain the historic street wall on Fair Oaks and Mission to the fullest degree possible, requiring zero-setbacks except to accommodate outdoor dining, sidewalk-level plazas, or architectural effects; encourage infill between buildings and in existing setback areas to promote continuity of storefronts. |
| Guideline 1.8: | Concentrate on preservation and adaptive re-use of structures. Focus intensification on less developed portions of Focus Area. Maintain the historic street wall. Preserve, rehabilitate and adaptively reuse historic commercial structures on The Historic Resources Survey: Inventory of Addresses; encourage restoration of historic storefronts. (Refer also to Policy 4.2, pg. V-11) |
| Guideline 1.9: | Encourage or assist in rehabilitation. Encourage or assist in the rehabilitation of non-historic storefronts to be compatible with the historic fabric of the district. |

OBJECTIVE 1.4	PROMOTE OR “SEED” ECONOMIC REVITALIZATION.
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| Guideline 1.10: | Encourage creation of a new block, internally focused, and linked to existing perimeter of storefronts. Concentrate intensification on under-developed interior portions of Focus Area, capitalizing on the already-established redevelopment project area. |
| Guideline 1.11: | Promote new entertainment-oriented commercial. Encourage development of new entertainment-oriented ground-floor retail and restaurant uses complementary to the Rialto Theater on interior CRA-Block parcels while maintaining ring of established commercial uses; consider large Von’s parcel south of Oxley as secondary, lower-priority site for such uses. |
| Guideline 1.12: | Generate new revenue and improve parking. Foster new economic activity and an additional source of revenue for City, at the same time providing development with incentive to provide additional parking. |
| Guideline 1.13: | Explore marketing and management strategies. Explore new marketing and management strategies for the district. |
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OBJECTIVE 1.5	FURTHER DEFINE “DISTRICT” DESIGN OBJECTIVES.
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| Guideline 1.14: | Adopt district design guidelines. Adopt district design guidelines encouraging architectural quality and compatibility with the pedestrian concept: i.e., ground-floor retail to have a majority of display windows and at least one entrance along the street. Consider a specific plan as a vehicle. |
| Guideline 1.15: | Provide incentives. Establish incentives (i.e., exceptions to height limitations for special architectural features, reduced parking requirements, expedited permits, etc.) to encourage rehabilitation and infill development. Publicize new construction and retrofitted projects sensitive to this desired image. |
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OBJECTIVE 1.6	ENHANCE AVAILABILITY OF PARKING.
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| Guideline 1.16: | Improve parking management. Promote greater efficiency in existing parking arrangements and management. |
| Guideline 1.17: | Provide additional parking and access. Provide incentives to create parking to maintain compaction and destination proximity. Design access so as not to interfere with pedestrian activity. |
| Guideline 1.18: | Promote flexible parking standards. Seek a complementary mixture of land uses so that parking may be shared. Consider flexible parking standards. |
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Guideline 1.19: **Facilitate parking districts.** Provide City support to proposals offering parking potentials beyond project requirements.

OBJECTIVE 1.7 **PROMOTE PEDESTRIAN FRIENDLY ENVIRONMENT.**

Guideline 1.20: **Reexamine the Fair Oaks “streetscape”.** Consider introducing medians and substantial street trees to reduce the scale of the street and to demarcate the downtown and enhance the pedestrian environment.

Guideline 1.21: **Increase vehicular/pedestrian separation.** Provide greater separation between vehicles and pedestrians by restricting and consolidating curbcuts. Add bollards to protect pedestrians at corners, add street trees to enhance sense of separation, and add textured paving to demarcate unimproved crosswalks.

Guideline 1.22: **Increase pedestrian amenities.** Provide increased amenities such as street furniture, bike racks, planters, supplemental lighting, widened walks, and textured paving to encourage walking and bicycling.

Guideline 1.23: **Encourage sidewalk interaction and night-life where appropriate.** Encourage sidewalk dining; promote uses which extend the life of downtown into the evening hours (theater, restaurants, etc.).

Guideline 1.24: **Encourage pedestrian linkages.** Encourage inviting pedestrian linkages between any internal parcel development and arterial-fronting uses.

Guideline 1.25: **Discourage street closures.** Discourage street closures that impede access to adjacent neighborhoods and create blocks so long that walking is discouraged. Encourage use of existing alleyways to access block interiors. (See also Policy 3.8, pg. II-17)

b. *Upper Fair Oaks*

The Upper Fair Oaks subarea of the Fair Oaks Corridor encompasses properties on both sides of Fair Oaks between Mound and Brent, south of the Pasadena Freeway to Hope Street. Presently established uses include largely auto-oriented specialty commercial and fast food as well as professional offices. Though auto-oriented now, this subarea represents an opportunity over the longer term to expand the pedestrian-friendly core-uses and character of the Central District.

OBJECTIVE 1.1	CONTAIN COMMERCIAL GROWTH SO AS NOT TO WEAKEN EFFORTS TO INCREASE DENSITY IN CENTRAL DISTRICT
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| Guideline 1.1: | Establish priorities for Fair Oaks Corridor. Encourage intensification first in Central District, then in Upper Fair Oaks subarea and finally in Lower Fair Oaks subarea. |
| Guideline 1.2: | Limit new development to two-stories. Limit new development to two stories until the Central District reaches an overall FAR of 1.0, then apply objectives and guidelines similar to those of Central District. |
| Guideline 1.3: | Allow mixed-use. Encourage the integration of presently established auto-oriented uses with pedestrian-friendly ground-floor commercial (any retail/restaurant) and second-floor commercial or office, fronting Fair Oaks at this gateway to the City. |
| Guideline 1.4: | Promote shared parking. Develop shared parking and landscaped parking concepts responsive to development strategy. |
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OBJECTIVE 1.2	RE-ESTABLISH THE “STREET-WALL”.
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| Guideline 1.5: | Promote design guidelines. Encourage restoration of the historic street-wall on Fair Oaks to the fullest degree possible, requiring zero-setbacks except to accommodate outdoor dining, sidewalk-level plazas, or architectural effects. Foster infill between buildings and in existing setback areas to promote continuity of storefronts. Encourage features such as display windows and sidewalk entrances. |
| Guideline 1.6: | Provide transition to surrounding land-use. Provide adequate scale transitions and amenity buffers to adjacent development. Second-story setbacks and varied land setback rules shall be incorporated in development proposals where appropriate. |
| Guideline 1.7: | Encourage retrofitting. Encourage retrofitting of existing frontages which are non-conforming with respect to display windows and sidewalk entrances. |
| Guideline 1.8: | Improve pedestrian access. Require markets and retail to have a majority of display windows and at least one pedestrian-friendly entrance along Fair Oaks Avenue, or to put other sidewalk retail in front of such uses. |
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OBJECTIVE 1.3 INCREASE SAFETY OF THE PEDESTRIAN.

Guideline 1.9: **Improve circulation.** Review one-way traffic on Brent and Mound Avenues.

c. Lower Fair Oaks

The Lower Fair Oaks sub-area of the Fair Oaks Corridor is defined by Monterey Road to the north and Rollin Street to the south. The area could be said to serve as the southerly gateway or portal to the City's Central District. Its accessibility to a significant portion of the residential fabric is relatively unmatched, as is its ease of vehicular access. It also contains one of the largest single-ownership parcels in the City and abuts another, totaling nearly eleven acres combined, and presently the location of two community-level supermarkets.

Presently south of Monterey Road on the east-side of Fair Oaks are automobile sales and a significant cluster of professional office uses. South of the Pavilion's parcel on the west-side are more professional offices and a spot of mixed community and neighborhood-level commercial (bank, restaurant, other service commercial).

Due to the size of assembled land parcels and ease of access, future use of the major corner sites should be devoted to maintaining auto-oriented commercial uses with significant space requirements. Additional clustered professional office development in a garden-setting should be encouraged to locate further north along Fair Oaks in the Central District proper.

OBJECTIVE 1.1: CONTAIN COMMERCIAL GROWTH SO AS NOT TO WEAKEN EFFORTS TO INCREASE DENSITY IN CENTRAL DISTRICT.

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| Guideline 1.1: | Maintain auto-oriented commercial uses. Permit major auto-oriented retail and service use(s) with substantial space requirements to locate south of Monterey. |
| Guideline 1.2: | Promote compatible parking solutions. Encourage the development of alternative types of parking rather than structured parking. |
| Guideline 1.3: | Encourage additional large single-tenant office uses only. Consider only the addition of new large single-tenant professional office uses. Encourage location of smaller professional office users in Central District to support retail and restaurants. |
| Guideline 1.4: | Apply goals and policies. Apply the Central Fair Oaks' goals and policies to Lower Fair Oaks when Upper Fair Oaks reaches an overall FAR of 1.0. |
| Guideline 1.5: | Require zero setbacks. Require zero setbacks except for gas stations and for significant architectural effects (as determined by Design Review) |
| Guideline 1.6: | Promote design guidelines. Promote design guidelines to maintain a high quality of architectural environment including minimum areas for display windows and frequency of sidewalk entrances. |
| Guideline 1.7: | Prohibit curb cuts. Prohibit curb cuts along Fair Oaks Avenue where alternative access points are available. |
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OBJECTIVE 1.2: MAINTAIN LARGE PARCEL ASSEMBLIES.

Guideline 1.8: **Prevent parcel fragmentation.** Discourage the division of assembled parcels and fragmentation of use. Encourage smaller users to locate in Central district or along Mission Street.

OBJECTIVE 1.3: **RE-ESTABLISH THE “STREET-WALL” SOUTH OF MONTEREY TO BANK STREET.**

Guideline 1.9: **Affirm street-wall design guidelines.** Affirm design guidelines established for the Central District by re-establishing the street-wall south of Monterey Road.

OBJECTIVE 1.4: **AFFIRM HIGHER DENSITY HOUSING SOUTH OF BANK STREET.**

Guideline 1.10: **Permit high-density housing south of Bank Street.** Allow up to three stories of housing on parcels fronting Fair Oaks south of Bank Street, designated as high-density residential compatible to existing housing character.

Guideline 1.11: **Control setbacks.** Permit setbacks where appropriate south of Bank Street consistent with existing housing along Fair Oaks. Require residential as ground-floor use.

4. *Raymond Hill*

This predominantly multi-family residential enclave, developed in the late 1950's and early 1960's and located atop one of the highest hills in the City, has warning signals of potential early decline. Bordered on the west by Fair Oaks Avenue, on the south and east by the Pasadena Freeway, and on the north by an unimproved State Street and the Pasadena municipal power plant, the area is both blessed and cursed by proximity to regional thoroughfares and limited access. Tremendous views, some of the highest residential densities in the city, sub-standard parking, and a lack of design character typify the neighborhood. At the base of the hill fronting Fair Oaks is a mixture of auto-oriented and neighborhood-focused commercial enterprises.

OBJECTIVE 1.1 STRENGTHEN IMAGE AND IDENTITY.

- Guideline 1.1:** **Define this important “gateway” to the City.** Define a coordinated package of public and private sector improvements within and adjacent to the right-of-way of Fair Oaks to enhance and effectively demarcate this important entrance to the City. Encourage the involvement and participation of abutting property owners in design and implementation.
- Guideline 1.2:** **Develop “hill-town” design standards.** Study the unique existing characteristics on the hill and develop vision for future development, possibly hill-town design standards.

OBJECTIVE 1.2 ENHANCE WALKABILITY AND ACCESS.

- Guideline 1.3:** **Improve pedestrian linkages.** Encourage the inclusion of dramatic pedestrian linkages (Spanish steps, water features, etc.) from the lower commercial areas to a publicly-accessible hilltop space or use, in order to permit community-wide appreciation of the exceptional views.

OBJECTIVE 1.3 ASSURE ACCESSIBLE AND VIABLE RETAIL SERVICES.

- Guideline 1.4:** **Foster a strong, visible neighborhood focus.** Encourage revitalized mixed-use development at the neighborhood's southwestern edge with strong identity, a defining design theme, at least one community-level commercial anchor, and improved accessibility to the adjacent residential neighborhood.
- Guideline 1.5:** **Maintain “auto-orientation” of retail.** Maintain the auto-orientation of existing retail while encouraging increased project design amenities and neighborhood access.

OBJECTIVE 1.4**NURTURE PROPERTY UPKEEP AND IMPROVEMENT**

- Guideline 1.6:** **Coordinate municipal improvements.** Consider near-term capital program elements (lighting, bus shelters, street trees, paving) that reinforce the design theme and enhance neighborhood appearance.
- Guideline 1.7:** **Prevent physical decline.** Vigorously pursue building code and off-street parking enforcement; encourage establishment of neighborhood association(s) to encourage property maintenance.

5. *Fremont Corridor*

This Focus Area is defined by 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.

Although impacted by traffic and noise, the primary land use is now and is intended to remain residential. Small-scale professional offices have infiltrated the predominantly residential building fabric, either through adaptive reuse of structures or new construction, and should continue to be allowed to locate in the area. The transition in use reflects a trend already underway and provides a graduation to the scale and uses at the northern end of the Fair Oaks Corridor.

Maintenance of the existing fabric of historic structures, their adaptive reuse, and possible infill with relocated “structures-of-merit” is to be emphasized over demolition and new building. Continued residential use is not precluded.

OBJECTIVE 1.1	ENCOURAGE NEIGHBORHOOD CONSERVATION/HISTORIC PRESERVATION.
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| Guideline 1.1: | Permit multi-use to continue. Permit the continued inter-mixture of small-scale professional offices with residential uses (multi-use) as a means to sustain neighborhood vitality with minimal physical disruption. |
| Guideline 1.2: | Encourage adaptive reuse of structures. The adaptive reuse of historic residential structures as professional offices shall be encouraged as a means of preservation, while in no way precluding residential use. |
| Guideline 1.3: | Preserve existing institutional structures. Preserve existing institutional structures and require compatibility for new institutional structures, including maintaining existing setbacks. |
| Guideline 1.4: | Allow limited commercial growth. Allow limited commercial growth in this area by applying the goals and policies of upper Fair Oaks Avenue to the portion of Fremont Avenue at Mission Street. |
| Guideline 1.5: | Discourage demolition and rebuilding. |

OBJECTIVE 1.2**MAINTAIN QUALITY IN NEW DEVELOPMENT**

- Guideline 1.6:** **Ensure appropriate structural alterations and rehabilitations.** Ensure that all structural alterations and rehabilitations adhere to high standards of historical and architectural appropriateness.
- Guideline 1.7:** **Ensure compatible infill projects.** Ensure that new infill construction be compatible with the residential style and scale of existing fabric. No new structure shall exceed two stories. In all cases, established setbacks shall be maintained. The relocation of threatened historic structures-of-merit to this location is encouraged.
- Guideline 1.8:** **Explore opportunities for shared parking and parking access.** Shared parking opportunities and access to parking from side or rear shall be explored wherever possible. No front yard parking should be permitted.
- Guideline 1.9:** **Minimize lot consolidation.** Lot consolidation should be permitted only if the desired scale and architectural character of the neighborhood is maintained.

6. *Mission Street Specific Plan Area*

The Mission Street Specific Plan will provide development standards for land-use in this area. Guidelines for the sub-area surrounding the proposed Blue Line Station are set forth here.

Transit Station Environs

This sub-area is largely defined by a quarter-mile walking distance radiating outward from the intersects of Mission and Meridian Streets and the proposed Blue Line transit station.

Adjacent Residential Area

Proximate to the Historic District core are a substantial number of residential properties acquired and now owned by CalTrans in the former Route 710 corridor, northeast along the light-rail line to the Pasadena city limits.

OBJECTIVE 1.1 FOSTER ACTIVITY AND PEDESTRIAN USAGE.

- Guideline 1.1:** **Encourage Higher density in proximity to transit.** Encourage higher residential densities and a reduced reliance on the automobile in the design of projects in proximity to public transit.
- Guideline 1.2:** **Promote and maintain mixed-use development.** Maintain compaction and encourage vertically mixed-use (ground floor retail, office and residential above) to promote the pedestrian-use concept.
- Guideline 1.3:** **Encourage pedestrian and bicycle activity.** Provide additional amenities such as street trees and furniture, supplemental lighting, widened walks, bikeways and narrowed vehicular right-of-ways to encourage non-vehicular usage.
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OBJECTIVE 1.2 ENHANCE AVAILABILITY OF PARKING.

- Guideline 1.4:** **Improve parking and access.** Increase curbside parking to add to the convenience of Mission West shopping. Provide incentives to create structured parking to maintain compaction and destination proximity. Design access so as not to interfere with pedestrian activity.
- Guideline 1.5:** **Seek complementary uses.** Seek a complementary mixture of land uses so that parking may be shared.

OBJECTIVE 1.3 NURTURE ESTABLISHED CHARACTER OF DISTRICT.

Guideline 1.6: **Maintain historic district character and scale.** Maintain a human-centered scale in permitted uses, building forms and signage. Require contextual sensitivity and constancy of setback with historic fabric. Use Cultural Heritage Commission and/or Design Review Board oversight where appropriate to implement.

Guideline 1.7: **Foster neighborhood-orientation.** Foster intermixture of emerging “neighborhood” oriented small commercial uses with established “boutique” and “antique” retail.

OBJECTIVE 1.4 ASSURE A RANGE OF AFFORDABLE HOUSING IN THE CITY.

Guideline 1.8: **Encourage residential uses above retail.** Encourage development of residential above retail.

OBJECTIVE 1.5 NEIGHBORHOOD CONSERVATION/PRESERVATION

Guideline 1.9: **Infill residential.** Seek opportunities to acquire, rehabilitate, and/or redevelop CalTrans-owned properties for creating affordable housing.

7. *Ostrich Farm*

Recycling of this 13.95 acre area as an efficiently-platted business park is recommended. Supporting retail and service commercial would also be allowed. Well-designed, campus-type developments for employers who will contribute to the City's objective of increasing employment densities are the objective. Present ownerships should be encouraged to redevelop and offered the financial incentive to convert.

The possible location here of public improvements could enhance the development potential of desirable support retail and restaurant space, health clubs, daycare centers and a host of other uses. An automobile-orientation is also expected because of the area's locational advantages.

Lot consolidation is encouraged to achieve this development opportunity. A maximum FAR of 0.8, a three-story height limit, and site coverage not to exceed 50 percent is anticipated.

OBJECTIVE 1.1 **RECOGNIZE CITY "GATEWAY" OPPORTUNITY.**

- Guideline 1.1:** **Visually strengthen this important City entry.** Encourage the involvement and participation of abutting property owners in design and implementation of public and private sector improvements within and adjacent to the York Boulevard/Monterey Road right-of-way to enhance and effectively demarcate this important entrance to the City.
- Guideline 1.2:** **Define a desired architectural image.** Establish individual project design performance standards commensurate with gateway location.
- Guideline 1.3:** **Capitalize upon exceptional views and access.**
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OBJECTIVE 1.2 **EXPLORE INTENSIFICATION OR MORE-EFFICIENT USE.**

- Guideline 1.4:** **Encourage office space and supporting retail or services.** Seek to emphasize business park or corporate headquarters office space, often with supporting amenities, either with or in lieu of light manufacturing uses, in a garden or campus-like setting, distinct from the office-above-retail mixed use of the Fair Oaks corridor or Mission Street. Discourage additional uses that compete with the Fair Oaks corridor or Mission Street.
- Guideline 1.5:** **Seek to intensify employment/point-of-origin sales.** Nurture appropriate revenue-benefiting uses and activities.
- Guideline 1.6:** **Foster lot consolidation.** Explore means to foster lot consolidation and redevelopment of area.

OBJECTIVE 1.3 “SEED” REDEVELOPMENT OPPORTUNITY.

Guideline 1.7: Encourage property owners to form an improvement district.

Guideline 1.8: Provide financial incentives to encourage redevelopment.

8. *Arroyo Annexation*

This open space Focus Area is presently located in the City of Los Angeles, between the Pasadena Freeway and the South Pasadena city limits. Inaccessible from Los Angeles, it represents a natural extension of Arroyo Seco parkland and offers the potential for placing fallow land north of the Arroyo Seco channel into recreational use by South Pasadena.

OBJECTIVE 1.1 PRESERVATION OF OPEN SPACE FOR RECREATIONAL PURPOSES.

Guideline 1.1: **Explore Annexation.** Initiate dialogue with the City of Los Angeles with respect to acquisition of the parcel for recreational or open space uses.

2.7C Development Potential

The objectives and guidelines corresponding to the eight (8) Focus Areas result in new development and revenue-generation potential. For a detailed analysis of these potentials, see Chapter IV-Economic Development and Revitalization, Table IV-1.

CHAPTER II

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Chapter IV

ECONOMIC DEVELOPMENT & REVITALIZATION

4.1 INTRODUCTION

4.1A Purpose of the Element

The purpose of creating an Economic Development and Revitalization Element for the South Pasadena General Plan is to establish a policy framework for assuring the City's economic vitality over the years to come. Used here, *economically viable* means providing a range of commercial and employment opportunities that meet the needs of residents and workers alike, attracting families and businesses to create demand for planned land uses, and establishing and funding public service levels that preserve South Pasadena's quality of life.

There is an interdependence among economic development and the overall quality of life in South Pasadena. The high standards for community facilities and services attract businesses and residents. Population growth, employment growth and new development in turn generate revenues that make high standards possible. Given the City's demonstrated attractiveness to industry and residents alike, opportunity exists for South Pasadena to further strengthen the local economy and maintain high service levels through effective economic development planning.

This element will specifically target areas of the City for future economic development based on careful economic analysis of potential land use. One of the unique qualities of this element is that it builds on the Focus Areas identified in Chapter II and provides future decision makers with concepts of development, based on reasonable potential outcomes. In coordination with the Land Use Element that defines the objectives and guidelines for each Focus Area, the tables contained in this chapter will allow the City to evaluate development proposals as to their fiscal viability and economic desirability. Finally, the identification of the Focus Areas with their objectives and guidelines will be used as the pre-cursors for development of future Specific Plans.

4.1B Authorization and Scope

The Economic Development Element is an optional element of the General Plan, as set forth in the State Planning, Zoning and Development Laws, California Government Code §65303. Although this Element is not required in the General Plan, the City requested that it be prepared to consolidate and codify a growing body of policy concerning the economic and fiscal viability of South Pasadena. This Element may be amended by the City Council to adapt to changing needs and economic conditions.

4.1C Relationship to Other Elements

The Economic Development Element is linked primarily to the Land Use Element. Land use policy, in which the City takes an active role in defining development intensity, balancing and mixing land uses, and establishing design guidelines, is fundamental to economic growth and fiscal well-being. Land use policy also helps the City plan in advance for the secondary effects of development, including employment growth, infrastructure requirements and fiscal impacts. South Pasadena's housing policy is also linked to economic development planning in that economic relationships exist between housing types and employment opportunities, as well as between housing densities and the cost to maintain City service levels. With regard to attracting industry and maintaining mobility for corporate activities, the Circulation Element is also important to the economic development strategy.

4.1D Related Plans and Programs

- **Arroyo Verdugo Cities Regional Comprehensive Plan (RCP)**

This plan is a component of the SCAG Regional Comprehensive Plan and includes the cities of Burbank, Glendale, La Canada Flintridge, Pasadena, and South Pasadena. The economic element of the Arroyo Verdugo Cities RCP analyzes employment, personal income, taxable sales, and labor force characteristics for the five-city region, providing a broader context for the Economic Element of the South Pasadena General Plan.

- **Redevelopment Projects**

The City has two adopted redevelopment projects: The Altos de Monterey Redevelopment Project and the Downtown Redevelopment Project. Redevelopment project areas provide a focused economic strategy for key areas of the City. The Altos de Monterey Redevelopment Project Area is completed and provided only for infrastructure necessary to complete residential development. The Downtown Redevelopment Project consists of five non-contiguous sub-areas. The purpose of the redevelopment project is to create and preserve vital, revenue-generating land uses in this key commercial area. (See Figure I-1, pg. I-6, for adopted redevelopment areas in South Pasadena.)

- **South Pasadena Chamber of Commerce**

The Chamber of Commerce was established in 1905 and currently has approximately 300 members. The Chamber represents the entire business community and provides a bridge between the merchants and the City government. The Chamber is very active, holding monthly legislative meetings, publishing quarterly bulletins, a membership directory, and sponsoring many educational programs for its membership. The Chamber also plays an active civic role, sponsoring community events, street fairs, the annual spring event, and City celebrations such as the 4th of July celebration. Members of the Chamber of Commerce have played an active part in the Downtown Revitalization Committee's work in the General Plan program and the Mission Street Specific Plan.

- **San Gabriel Valley Council of Governments**

The City of South Pasadena participates in the Council of Governments (COG) that was created and consists of 27 cities in the greater San Gabriel Valley. The City of South Pasadena lies on the western edge of the San Gabriel Valley and coordinates with the Council of Governments and the Arroyo Verdugo subregional planning process. COG also has its own Economic Development Committee that provides economic development assistance to the member cities through the Governing Board.

- **Arroyo Verdugo Cities - A Joint Venture**

This coalition of Burbank, Glendale, La Canada Flintridge and Pasadena has the mission of economic development for the four-city region.

4.2 EXISTING CONDITIONS

South Pasadena is a full-service community. As a "full-service community" the City is especially proud of the qualities that make it unique. Looking ahead to the next century, however, decision makers will be faced with the necessity to continue high public service levels that they may find extremely difficult to finance. The city has in the past been reluctant to charge residents for the full cost of services. However, the City has taken appropriate steps to secure needed funds in response to reductions in federal and state assistance. For example, in 1992 the City adopted a utility tax that provided additional revenue to offset service demands from the short fall of the property tax distribution.

Business and industry have contributed much to the economic well-being of South Pasadena over the past 100 years. Not only have commerce and manufacturing provided jobs and services to the population, they have contributed tax revenue required to provide health, safety, and social services to citizens. Today, increased competition among cities throughout the Los Angeles area has the potential to erode South Pasadena's market share, making it very important that South Pasadena follow a comprehensive economic development plan. Efforts must be made to secure an appropriate share of the region's investment. Significant efforts are required not only to encourage new business, but also to retain existing companies. Programs must address the negative impacts of fluctuating market conditions.

4.3 FUTURE CONDITIONS

4.3A Economic Development and Revitalization Potentials

Economic development and revitalization potentials are defined as changes in land use and development that will lead to enhanced economic and fiscal viability. This may include:

- Retail Development
- Bed and Breakfast Accommodations
- Employment Related Land Use
- Mixed-use and Joint Development

- **Retail Development**

Retail land uses generate significant sales tax revenues to the City based on taxable sales of retail goods to the surrounding market area. According to the preliminary retail analysis presented in the *"Existing Conditions and Background for Planning"* report, the City of South Pasadena has the opportunity to capture additional sales of apparel, home furnishings, and restaurants. Currently, the local demand for these goods is leaking from South Pasadena to surrounding cities.

During the 1960s, South Pasadena lost several significant employers. In conjunction, retail business suffered a decline, resulting in only 13 percent of the City's revenues being generated from sales tax. Even after two decades of redevelopment attempts, retail sales tax revenues have not been significantly increased. Currently, sales tax is estimated to make up only about 14 percent of General Fund revenues, and retail development in South Pasadena is capturing 60 percent of local purchasing power.

In order to improve retail capture, the City must consider the location and type of retail demanded in a competitive market, and seek to encourage development in South Pasadena that will meet this demand. Often, this may include improvements in design and access that will facilitate shopping during more hours of the day, increase the capture of local purchasing power, and begin to capture more purchasing power from surrounding cities.

- **Bed and Breakfast Accommodations**

In addition to providing substantial revenues in the form of transient occupancy tax, lodging development is an enhancement to employment development. Lodging opportunities in South Pasadena include smaller-scale inn accommodations for visitors to the City and bed and breakfast uses in conjunction within the historic districts of the community. South Pasadena could accommodate at least five such bed and breakfast facilities; two bed and breakfasts exist in the City already (1998).

- **Employment-related Land Use**

The potential for employment in South Pasadena is viewed as including garden and mid-rise office uses and research and development uses. These uses were historically associated with the City prior to the decline of employment in the 1960's. Areas for employment development may include the Ostrich Farm; sites along Fair Oaks and Huntington Drive; the Mission West area; and west Mission Street, generally between Meridian and Orange Grove.

In encouraging employment development, the City may wish to stress its good image within the surrounding communities, stable and well-educated labor force, and special features and amenities that can be associated with

potential employment centers. The convenience of the Blue Line light rail for access to Pasadena and the Los Angeles Civic Center from the Mission West area should also be stressed.

- **Mixed-Use and Joint Development**

Typically, mixed-use development combines at least three different revenue-generating land uses--retail, office and higher density housing--into a single development concept, with the purpose of generating benefits from the agglomeration and proximity of complementary uses. Given the potential compact scale and high density of new development in South Pasadena, mixed-use concepts have been explored in detail as the General Plan Land Use Element has been prepared. Rather than interpreting mixed-use solely as a combination of three distinct uses, the concept should be viewed in a slightly broader context - as the mixing of a variety of uses - not necessarily as part of one single development. Such mixing of uses should be considered particularly in proximity to transit stations, with possible advantages from joint public-private development.

4.3B Focus Area Development Potentials

The City has chosen to include an Economic Element as part of their General Plan. This economic analysis has been designed to recognize the potential economic opportunities for the City of South Pasadena and to coordinate closely with the General Plan process in order to provide a structure whereby the City can plan for and be prepared to realize those economic opportunities.

This analysis draws upon information compiled by the General Plan consultant; the General Plan Advisory Committee (GPAC); and previous field work and preliminary analysis completed by the consultant. The purpose of this analysis is to provide statistical compilations of existing development, the General Plan potential and the development increment based on the GPAC's recommended land use strategy, computer maps and estimates made by the consultant and City staff. Property tax and sales tax revenue potential are also estimated based on the net development increment in 1996 dollars.

For each focus area, development potential has been estimated through the use of five tabulations, they are:

- Existing Development
- General Plan Potential
- Incremental Development Potential
- Net Development Potential
- Net City Revenue Potential

Existing Development. Existing development was first quantified by land use for each focus area. Building footprints were digitized from aerial photographs, and merged with digitized parcel lines and streets. Once they were digitized and the number of floors recorded, building square footage was calculated. This process results in land use statistics useful in a planning context.

General Plan Potential. General Plan potential was then calculated in 1994 for each land use based on proposed land use designations, specific parking requirements for each focus area, and varying development intensities deemed appropriate for the particular focus area. General Plan potential square footage is conceptual because existing constraints will limit the amount of new development that can be ultimately realized. The land use designations described in the Land Use Policy Map for the Focus Areas are intended as a guide for future land use within these Focus Areas.

Incremental Development Potential. Development potential increment is assumed to be a more realistic estimate of likely development potential given certain constraints to development. Economic constraints include:

- Existing economic viability which limits the likelihood of near-term demolition and recycling of land uses;

- Site constraints which limit development feasibility, such as parking requirements; lot configuration; parcel size; or height limits
- Existing development in excess of estimated potential, where redevelopment would result in loss of economic potential from existing levels due to higher parking ratio standards.

Historic constraints are defined as existing historic fabric that the City would like to retain. Historic fabric may or may not have a formal designation on a historic register. However, the City's desire to maintain its small town character means that existing structures with aesthetic value should be preserved. Once economic and historic constraints are identified, remaining parcels constitute the development potential increment where recycling of existing land uses is more likely to occur.

Net Development Potential. Net development potential is the subtraction of existing buildings assumed to be removed within the development potential increment from the estimated new development potential. Net development potential represents the increase over existing development levels and forms the basis for calculating increased property tax and sales tax revenue.

Net City Revenue Potential. Net revenue potential is calculated for property tax and sales tax. These revenues are calculated only for the net development increment, so as to avoid double counting existing property and sales tax from current land uses that are expected to remain in place. Improvement valuation and sales generation assumptions are included in the detailed tables for each focus area. In some cases, negative revenues are calculated. These negative amounts relate to development that is recycled into other uses. For buildings that are assumed to be replaced, valuation assumptions for property tax are estimated to be 15 percent lower than valuation of new development.

Table IV-1
South Pasadena General Plan Program
Development Potential Summary

General Plan Intent	Development Potential	Revenue Generation Potential	Economic Implications
1. Huntington / Garfield			
The plan encourages conversion of lower density commercial uses to a denser assemblage of retail uses; attracts auto-oriented revenue generating retailers; and encourages shared parking where appropriate. New office development is prohibited.	Most of this focus area could be redeveloped, resulting in a development increment of approximately 234,800 s.f. Net potential is estimated at 184,500 s.f. accounting for removal of existing buildings.	The substantial increase in commercial development potential makes this a key sales tax generator, second only to Central Fair Oaks. If the area develops according to its estimated development potential, it could generate about \$230,600 a year in sales tax revenue	The location, lack of development constraints and access to outside purchasing power make this an ideal location for commercial intensification. This is also one of the few areas for which an automobile orientation will not create substantial adverse traffic impacts on sensitive areas.
2. Fair Oaks / Huntington			
Encourage denser commercial uses with pedestrian links to surrounding residential; require on-site parking but encourage shared parking strategy to achieve higher density; enhance pedestrian friendliness with street front shopping.	Most sites in this focus area could not achieve higher economic use under the General Plan designation. Development potential is calculated at 107,900 s.f., but would require removal of about 98,100 s.f. of existing uses.	The transition from professional office to general commercial uses yields an increase in sales tax of about \$59,900. This shift from office to commercial could be realized through recycled land use or adaptive reuse of existing structures.	With the exception of the vacant lot at the corner of Fremont and Huntington, it is not likely that this area will experience market driven redevelopment. Redevelopment may be beneficial for other reasons, such as aesthetics and urban design.
3. Fair Oaks Corridor			
3a. Central Fair Oaks			
Redesignate about one-half of commercial acreage to mixed use, emphasizing pedestrian orientation. Parking requirements are minimized so that more intense uses can develop. Public parking is anticipated in the vicinity.	While the General Plan capacity would be almost one million s.f., realistic development potential is estimated at about 585,600 s.f., based on historic and economic constraints for certain sites. Net development potential is 443,400 s.f.	Increases in sales tax in both commercial and mixed use development are substantial- about \$289,900. Property tax is estimated to increase by about \$138,200 based on development potential.	Although economic and historic constraints may limit redevelopment of certain sites, the General Plan would allow intensity to more than double in the mixed use category. This is a key area of economic potential.

Table IV-1
(Continued)

General Plan Intent	Development Potential	Revenue Generation Potential	Economic Implications
3b. Upper Fair Oaks			
The General Plan increases office acreage, and reduces commercial acreage slightly. Overall square footage increases by about 190,000 s.f., primarily through reduced parking requirements.	It is not likely that the existing 3-story office building west of Fair Oaks will recycle, limiting new development potential to about 5.5 acres. Net potential is estimated at 97,400 s.f. of commercial and 49,200 s.f. of professional office.	The overall increase in commercial s.f. results in a net sales tax increase of \$121,800. Property tax also increases, by about \$37,100.	This area could expand significantly under the General Plan guidelines. Uses are viewed as complementary to increased development in Central Fair Oaks. This area has the third largest revenue potential, behind Central Fair Oaks and Huntington/Garfield.
3c. Lower Fair Oaks			
Maintain lower density, auto-oriented commercial, shifting a substantial amount of acres to professional office. Require on-site parking. Encourage a pedestrian friendly street front, consistent with the vision for the Fair Oaks corridor.	Net development potential is estimated at about 169,100 s.f. assuming two story office and single story commercial. Few development constraints have been identified, but parking requirements limit new commercial potential. Commercial intensity in the General Plan is increased, but commercial acreage is decreased.	Incremental property tax revenues are projected at \$46,000, while sales tax revenues would decline by about \$16,400. The overall net revenue increase would be \$31,700.	While the General Plan designations do not create substantial revenue generation, the secondary economic effects of employment--an estimated 500 to 800 jobs could be accommodated--would potentially create synergy with commercial uses in the Central Fair Oaks focus area.
4. Raymond Hill			
The General Plan retains commercial and office uses according to existing designations. Lower density is appropriate, given the requirement of on-site parking.	Limited intensification on the main commercial site is possible, with a net increase of about 17,400 s.f. Economic and historic constraints limit potential on other non-residential sites within the area.	The net development increment would generate an additional \$21,800 in sales tax and \$4,200 in property tax.	Parking constraints and limited potential for expansion beyond the existing envelope make this site an unlikely candidate for recycling from an economic standpoint. Aesthetic and urban design goals, however, could be met through new development in this area.

Table IV-1
(Continued)

General Plan Intent	Development Potential	Revenue Generation Potential	Economic Implications
5. Fremont Corridor			
The General Plan encourages adaptive reuse of existing residential buildings in office corridors north of Hope St. and generally south of Oxley St. Adaptive reuse into office is viewed as having minimal impacts on surrounding residential neighborhoods.	Due to economic and historic constraints between Hope and Oxley, development potential is generally limited to office reuse of existing residential (an increase of about 100,000 s.f.) About 12,400 s.f. of mixed use could also be accommodated.	Due to the fact that little new valuation is added, and no commercial uses are added, this focus area generates minimal net revenues--\$2,700 in sales tax and \$3,500 in property tax.	The strategy for this corridor is not driven by economics as much as design and preservation intentions. Adaptive reuse of existing residential creates new opportunity for older homes, and could preserve the vitality of an outdated corridor.
6. Mission Street Historic District			
See Mission Street Specific Plan	See Mission Street Specific Plan	See Mission Street Specific Plan	See Mission Street Specific Plan
7. Ostrich Farm			
The General Plan converts some existing commercial uses to Business Park/ Research & Development and Light Manufacturing, concentrating remaining commercial uses at the intersection of Monterey and Pasadena. Manufacturing acreage increases from 9.6 to 12.45 acres.	No economic or historic constraints were identified, resulting in potential recycling of 236,700 s.f. of existing manufacturing into about 453,900 s.f., for a net increment of about 217,200 s.f.	Property tax would increase by about \$46,100 with increased square footage; sales tax associated with manufacturing uses would increase by about \$20,200.	Few development constraints and revenue-positive fiscal impacts would make this area a potential asset for South Pasadena. As uses redevelop, however, careful attention must be paid to the competitive market for Business Park/Research & Development and Light Manufacturing space within the San Gabriel Valley.
8. Arroyo Annexation			
Expand Open Space	Expand Open Space	Unknown	None

Source: Stanley R. Hoffman Associates, Inc.

- **Key Findings**

1. Land Use

Table IV-2 shows the existing land-use compared to the General Plan land-use designations in acres for the Focus Areas and the Mission Street Specific Plan. Overall, the general commercial acreage increases while manufacturing/business park acreage decreases, due to the redesignation of the Mission Street Specific Plan. The greatest change in General Commercial occurs in the Central Fair Oaks and Mission Street Specific Plan Areas. Major changes in Professional Office land-use are located within the Upper Fair Oaks, Lower Fair Oaks and Fremont Corridor areas. Mixed-use development potential is estimated to occur in the Central Fair Oaks and Fremont Corridors.

Table IV-2						
Redesignation of Non-Residential Acreage Under General Plan						
	General Commercial		Professional Office		Business Park/Research & Development and Light Manufacturing	
<u>Focus Area</u>	Existing	Gen. Plan	Existing	General Plan	Existing	General Plan
1. Huntington/Garfield	12.0	12.3	0.3	0.0	0.0	0.0
2. Fair Oaks and Huntington	3.3	6.2	2.9	0.0	0.0	0.0
3. Fair Oaks Corridor:	---	---	---	---	---	---
3a. Central Fair Oaks	17.5	19.7	1.2	0.0	0.0	0.0
3b. Upper Fair Oaks	6.0	4.4	2.8	3.6	0.0	0.0
3c. Lower Fair Oaks	6.8	2.7	1.8	6.0	0.0	0.0
4. Raymond Hill	4.8	4.8	1.2	1.0	0.0	0.0
5. Fremont Corridor	0.9	0.0	3.3	6.4	0.3	NA
6. Mission Street District	3.6	31.9	0.0	0.0	21.2	0.0
7. Ostrich Farm	2.3	1.5	0.3	0.0	9.8	13.0
8. Arroyo Annexation	0.0	0.0	0.0	0.0	0.0	0.0
	57.2	83.4	13.8	17.0	15.0	13.0

2. Net Revenue Potential

New sales tax related to retail uses in general commercial and mixed use land uses is projected at build-out in 15 years to result in about \$730.5 thousand annually, or about 69 percent of the total. Property tax revenues would account for the remaining \$324.9 thousand in new revenue, at about 31 percent of the total. Assuming development of the land uses specified in Table IV-2, South Pasadena is estimated to realize an increase in annual operating revenue of about \$1.06 million. Central Fair Oaks is projected to be the single largest revenue generator, with new revenue estimated at about \$428.1 thousand. Other key revenue generators include Huntington - Garfield and Upper Fair Oaks.

3. Long Term Fiscal Impacts

The City of South Pasadena is largely built out. With few opportunities for new development of vacant land, land use changes in the future will most likely occur through redevelopment of existing sites. This opportunity for redevelopment, or recycling of land use, offers the City a chance to approve projects that further both the design principles and economic goals of the City.

The City of South Pasadena has relied largely on property tax revenue over the years, receiving an allocation of about 24.1 cents of the one dollar of property tax collected. However, since Proposition 13 limits the increase in property valuation--and thus property tax revenue-- to two percent per year, the City's largest revenue source is steadily eroding in relation to costs which increase with inflation. In order to maintain long term fiscal viability, the City is faced with two choices: increase revenues or cut City services. Revenue increases can be achieved through direct and indirect methods. Direct methods include new taxes or assessments to augment existing City revenues. Indirect methods include redevelopment, strategic land use planning and economic development.

The General Plan provides strategic land use planning to encourage a mix of land uses that will be fiscally balanced over the long term. One of the goals of the Land Use Element is to promote new and existing commercial uses that generate sales tax revenue. Unlike property tax, the City's sales tax receipts depend largely upon the degree to which its retail base performs within the local market. Traditionally, South Pasadena, which has few large vacant sites available, has not sought large sales tax revenue generators. Rather, the City's retail base is more specialized, generally smaller scale and somewhat limited in its ability to attract purchases from outside the community.

4. Economic Implications

As presented in the development potential summary, each focus area has unique land use issues that must be addressed in relationship to economic development goals. While the City does not have the potential for major, regional retail centers, there are a number of opportunities that lend themselves to community level retailing and offices that can serve the local residential population while also attracting additional business from surrounding communities.

South Pasadena has a close knit community feeling that can be enhanced through emphasis on pedestrian orientation and shared parking. Since lot configurations, in many cases, do not lend themselves to effective parking configurations, the use of parking districts and parking management techniques will enhance the business environment. Also, preserving key, older buildings, while intensifying adjacent parcels, will serve to retain the historic community character.

The major commercial thoroughfares, Fair Oaks and Huntington Drive, are important assets in expanding the commercial base of the City of South Pasadena. Huntington Drive provides an effective arterial that links South Pasadena with surrounding communities and carries significant traffic volumes. Recycling existing uses to greater commercial opportunities will not occur immediately because of their current economic viability, but this corridor area will be important in a long term economic strategy.

The Fair Oaks corridor provides the greatest commercial opportunities, but also some of the greatest challenges. In addition to enhancing parking and pedestrian orientation, this area has many of the older, historic buildings that may be preserved. While redevelopment authority and a parking district cover a portion of this area, a variety of implementation approaches and financial incentives will be important in stimulating this area to recycle and upgrade.

Also, significant mixed use development potential is allocated to the Central Fair Oaks area that could provide an incentive to attract new development. Since this is a relatively new land use option for the City, its success should be monitored and closely coordinated with the use of various implementation approaches and financing incentives.

Additionally, the City of South Pasadena has important opportunities to expand its economic base with the recycling of older residential structures to offices along the Fremont Corridor and to business park uses in the Ostrich Farm area. While these are not expected to be major land uses in the context of the larger, more modern business parks in neighboring communities, South Pasadena does offer the advantages of living close to work, in an attractive residential community and still having accessibility to major centers such as downtown Los Angeles and the Pasadena-Glendale-Burbank area. Additionally, a light-rail line will be extended from Los Angeles through South Pasadena thus providing another important mode of transportation.

4.3C Potential Development Activities

The potential for additional development activity exists in the following areas:

Existing Downtown Redevelopment Project Area: The Downtown Revitalization Task Force has identified a number of potential improvements, including pedestrian improvements; parking improvements; building restoration and enhancement; and preservation of unique retailing.

Areas adjacent to the Downtown Redevelopment Project: The two blocks west of the Downtown Redevelopment Project have been identified by the Task Force as having potential for improvements, including reuse of the Pacific Telephone Building; shared parking for weekend commercial uses; streetscape improvements and retail enhancement.

West Mission Street: The area between Orange Grove and Arroyo Drive currently contains opportunities for employers of moderate size (e.g. 50 - 75 employees). Additional development potential may exist should the City decide to relocate its public works yard, which is currently located on West Mission Street. Sale or lease of City-owned property in this area may also yield financial resources for improvements.

Mission West Historic District: The Mission West Historic District has the potential to become a significant transportation node with the Blue Line Station at Meridian and Mission Street. Within the immediate area is a large undeveloped parcel, with the potential for housing, specialized retailing or mixed-use development. Additionally, transit improvements could provide incentives for revitalizing underutilized employment areas south and west of the Mission West Historic District.

Ostrich Farm: Redevelopment may play a key role in providing necessary infrastructure improvements to transform this area into a viable employment center. Circulation improvements, and other physical improvements may be necessary to correct long-standing deficiencies.

Raymond Hill: The Raymond Hill area could potentially be assisted with redevelopment funding for improvements to the existing housing development. Assistance could be in the form of rehabilitation, cosmetic facade renovations, infrastructure improvements or new development.

Arroyo Annexation: This Focus Area has no current development potential.

4.4 ISSUES

There is an interdependence among economic issues and the overall quality of life in South Pasadena. The high standards for community facilities and services attract businesses and residents. This attraction generates revenues which make high standards possible. Given its demonstrated attractiveness to industry and residents alike, opportunity exists for South Pasadena to further strengthen the local economy and maintain high service levels through effective economic development planning.

4.4A Economic Expansion

In order for South Pasadena to realize its economic potential and provide more jobs, shopping opportunities and services for its residents, it must take a proactive stance towards economic development including an enhanced retail base, more office/professional development and a revitalized light industrial area. A strengthened economic base for the City of South Pasadena is essential, and can be segmented into the following categories:

Employment base. South Pasadena has an excellent image and very good accessibility to the regional labor force, especially through the regional transit system. While many major employers have left the City in the past, the new opportunities associated with regional transit development, and emerging industrial development in adjacent areas can be tapped to generate job growth in South Pasadena.

Retail base. The City of South Pasadena currently captures about 60 percent of the retail demand of its residents. Major retail leakage occurs in specialty retailing, general merchandise, restaurants, apparel, home furnishings and appliances. High quality retail development in a diverse urban environment could not only satisfy unmet demand by South Pasadena residents, but may draw in purchasing power from outside the City. Strengthening South Pasadena's mix of retailers would increase tax revenue to the City and improve shopping and employment opportunities for South Pasadena residents.

4.4B Fiscal Viability

Long-term fiscal viability must be related to land use. Given the economic realities in California, each local jurisdiction must maintain its own fiscal viability. Economic cycles, State cutbacks, and increased competition for revenue producing land uses all contribute to the need for a long term fiscal strategy that is integrated with land use policy. This requires coordination of land-use planning and policy, economic development policy, and local fiscal policy, including taxation. It must also be recognized that long-term fiscal viability requires incremental public and private investment, including development impact fees.

4.4C Managed Growth

Managed change. This land-use concept has been formulated to provide flexibility for the City in achieving development goals. The land-use plan identifies special Focus Areas in which economic development potential is concentrated. These Focus Areas could accommodate mixed land uses, residential intensification, theme implementation, greater intensity or increased flexibility in use as appropriate to each situation. Each Focus Area receives special treatment to determine appropriate density, land use, and character.

4.4D Mixed-Use Developments

Mixing of land use. Innovative land use combinations should be used to encourage innovative development to take advantage of the City's character and access to transit, and to provide development patterns unique to South Pasadena. Mixed-use development combines different land uses with the purpose of generating benefits from the synergy that occurs with proximity of complementary uses. Given the potential compact scale and high density of new development in South Pasadena, mixed-use concepts have been explored in detail as the General Plan Land Use Element has been prepared. The concept should be viewed as the mixing of a variety of uses and not necessarily limited to part of one single development. Such mixing of uses should be considered particularly in proximity to transit stations, and in other areas where higher density development is desirable.

4.4E Adaptive Reuse of Structures

The scale, character and architectural heritage of South Pasadena should be capitalized upon to set the tone for marketing themes, strategy and improvement programs. Strategies to encourage adaptive reuse and the conservation of worthy structures should be encouraged; demolition should be strongly discouraged and incompatible uses prohibited. Design guidelines and incentives should be established to point a direction and foster creativity within the development community.

4.4F Cultural Attractions

The community has expressed a desire to promote cultural attractions as an opportunity to generate positive economic impacts for South Pasadena. Preliminary economic analysis of the South Pasadena area indicates that additional events and attractions are needed to complement the Mission West Arts Festival, Safety Fair, Historic Home Tour, and Concert Series.

4.4G Development Tools

Because of historically high service levels and limited potential for new development, growth in South Pasadena over the last decade has followed a trend in which recurring costs are increasing more rapidly than recurring revenues. The City's established residential character has created a fiscal environment in which the demand for services could eventually exceed the City's potential revenues, possibly forcing a change in service levels. In order to generate significant long-term increases in recurring revenues such as sales tax and property tax, the City must facilitate growth in its economic base. Several important tools to encourage revitalization and reuse of outdated land uses, toward the goal of a more robust and diverse economy, are shown in Table IV-3, pg. IV-20.

In addition to design and environmental improvements, redevelopment serves two primary purposes from a fiscal perspective. First, redevelopment can provide capital funding through property tax-increment financing for necessary infrastructure improvements, thus enabling development and revitalization of blighted areas. Second, redevelopment can significantly augment recurring revenues, such as sales tax, if retail conditions are improved.

The City of South Pasadena has current redevelopment objectives as follows:

- To provide sufficient land within projects for retail and commercial development to serve both community and regional needs;
- To create a climate for combined public and private investment that will benefit the community as a whole;
- To provide assistance, enticements and encouragement to ensure future development at its highest and best use in accord with community values; and
- To provide plans that transition the character of projects from a blighted area to an economically viable area.

4.5 GOALS AND POLICIES

Economic development is the dynamic process of actions and decisions by Business, Government, Labor, and Consumers which produces and sustains economic growth. The goals and policies section of this Element creates a “blueprint” for economic development decisions in South Pasadena and is consistent with the values and vision statements included in Chapter I of this document. This blueprint for economic development will be accomplished through the following goals:

- Support existing business
- Increase the City’s revenue base
- Broaden City’s employment base
- Target development interests into Focus Areas
- Maintain long-term fiscal viability
- Promote and enhance the City’s image to business

GOAL 1: To support existing businesses.

Policies:

- 1.1: Help local businesses retain and increase their competitive-edge.
 - 1.2: Promote the highest quality public service to existing businesses.
 - 1.3: Encourage business assistance such as the South Pasadena Chamber of Commerce, or “Main Street Program” as developed by the National Trust of Historic Preservation.
-

GOAL 2: To increase city revenues by fostering commercial development.

Policies:

- 2.1: Promote new business that results in a balanced mix in the business community.
 - 2.2: Promote the adaptive reuse of existing structures in the community where land use changes are occurring.
 - 2.3: Secure the City’s share of the San Gabriel Valley region’s economic investment and development.
 - 2.4: Promote new business that reduces revenue leakage.
-

GOAL 3: To broaden the city’s employment base by attracting quality job/employment opportunities.

Policies:

- 3.1: Encourage new business and industry.
 - 3.2: Promote the City's regional location and access to transit.
 - 3.3: Attract additional office users for existing vacancies.
 - 3.4: Promote business park/research & development and light manufacturing in designated Focus Areas.
-

GOAL 4: To target development interests into the focus areas that will maximize benefits to the city.

Policies:

- 4.1: Promote the revitalization, intensification and development potential, as stated in Table IV-I, for the Focus Areas.
 - 4.2: Promote transit-oriented businesses around the Blue Line Station.
 - 4.3: Promote cultural events and programs that are complimentary to the business environment.
-

GOAL 5: To maintain long-term fiscal viability through balanced land use planning

Policies:

- 5.1: Encourage continued investment in public infrastructure to maintain economic productivity.
- 5.2: Consider the long-term fiscal impacts of new development, on a project by project basis.
- 5.3: Maintain balanced long-term fiscal viability in conjunction with the land use plan.

**GOAL 6: To promote and enhance South Pasadena’s image
as being desirable location for business.**

Policies:

- 6.1: Provide marketing to attract investment and generate retail sales.
- 6.2: Provide management to facilitate economic development.
- 6.3: Provide incentives to investors.

4.6 STRATEGIES

4.6A Economic Development Component

A variety of implementation approaches may be needed for the City of South Pasadena to realize its desired economic goals and objectives. Since the City is largely built out, each focus area may require a different combination of implementation approaches and financial incentives as presented in Table IV-3.

This list is not meant to be all inclusive, but rather to suggest the kinds of techniques that may be required as part of an overall economic strategy for the City to realize its economic potential.

The implementation approaches are divided into two broad categories: 1) Planning and Regulatory; and 2) Pro-Active techniques. Currently, the City is using a variety these techniques and the implementation of others may be appropriate.

Table IV-3
Implementation Approaches

Planning and Regulatory		Pro-active	
Technique	Description	Technique	Description
General Plan	<i>Comprehensive land use strategy to balance municipal services and revenue generation.</i>	Redevelopment	<i>Revenue generation for infrastructure enhancement; focused land use plan to achieve maximum economic benefit from land uses.</i>
Zoning	<i>Implementation of General Plan Land Use Element;</i>	Parking District / Parking Management	<i>Comprehensive parking management to achieve economic advantages such as increased development intensity and enhanced shopping areas.</i>
Specific Plans	<i>Comprehensive strategies for physical and economic enhancements to sub-areas of the City.</i>	Business Improvement District	<i>Self-financing district to provide marketing, publicity and safety enhancement to participating businesses</i>
Development Agreements	<i>May be appropriate in selected cases to ensure long-term commitment.</i>	Sales Tax Incentive Agreements	<i>Incentives to attract desirable sales tax generating businesses to key sites in the City.</i>
Urban Design Guidelines and Standards	<i>Incorporation of incentive programs, such as density bonuses or facade improvement programs.</i>	Alternative Financing Techniques	<i>Special assessments; special taxes; impact fees; waiver of impact/processing fees; Federal or state grants and loans;</i>
Streamlined Processing	<i>Risk reduction and cost savings for projects that support the City's development strategy.</i>	Economic Development programs	<i>Coordinated effort to attract desirable businesses to key sites; public relations effort to communicate advantages of locating in South Pasadena.</i>

The General Plan will provide the overall framework within which economic activities will be considered and approved.

The next logical step may then be to implement Specific Plans in areas that have the most immediate potential, such as is already occurring in the Mission District. These planning tools, along with urban design guidelines and standards, give prospective developers, landowners and builders the level of information they need to plan projects that have a strong certainty of being approved.

Additionally, streamlining the planning and approval process reduces the risk of development by lowering the processing and holding costs. Development agreements may also be appropriate for innovative projects that have a relatively longer time frame and provide developer guarantees of completing their projects which will assist in obtaining necessary capital financing.

The pro-active approaches include a variety of financial techniques that range from Redevelopment tax increment and parking districts to alternative financing techniques that include a variety of special taxes and assessments. Some of these techniques are already available in selected areas of the City. Other cities that have revitalized older areas, such as Pasadena and Santa Monica, have found that parking districts and shared parking have been very effective. These districts may be funded through a combination of assessments and public sources, such as redevelopment tax increments and parking revenues.

Additionally, Business Improvement Districts should be considered which include assessments on local businesses for clearly defined economic purposes. These assessments are fed back into business districts for a variety of purposes, including marketing, publicity, beautification, landscaping and lighting and safety enhancements for participating businesses.

Along with these techniques there are other alternative financing techniques that should be considered including city-wide or sub-area parcel taxes for the maintenance or enhancement of selected key public services that are viewed as essential for creating the type of environment conducive to economic development. These services could range from public safety to public works including repair, beautification and maintenance to lighting.

Another alternative financing technique is the use of sales tax incentives, particularly for projects that have the potential for strong sales tax performance. These types of rebates should be carefully structured so that they provide clear public benefits and leave adequate surplus revenues to the City for other general government functions.

Finally, as part of a comprehensive economic strategy, the City should pursue the federal, state and regional grants and loans that are available for downtown revitalization which could range from multi-modal funding through Inter-modal Surface Transportation Efficiency Act (ISTEA), to historic preservation, to business assistance programs. After the General Plan is approved, the implementation approaches should be continually monitored and evaluated for those Focus Areas or city-wide, where they can enhance the overall economic goals and objectives of the City.

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4.6B Focus Area Development Assumptions and Calculations

1. *Huntington - Garfield*

1. Development Assumptions

This area is viewed having potential for intensification of commercial uses, primarily south of Huntington Drive. Because of its location at the southeast corner of the City, a “gateway” orientation is appropriate. As such, the site should be able to draw in shoppers from surrounding areas and generate substantial sales tax revenues to South Pasadena.

GPAC comments support development of a specific plan resulting in a large commercial development with an auto orientation that would serve a broader community level market. One GPAC member’s vision for the area states: *“This area should become, ultimately, a denser assemblage of structures, auto-oriented, but established with zero front setback, with parking behind, and vehicular access carefully focused at Huntington Drive and Garfield/ Atlantic. Parking at rear (west) would be a landscaped open space buffer between properties on the west side of Olive, [allowing these parcels] to continue their residential expression.”*

The area is viewed as one of the key opportunities to develop a major sales tax generator in the City. One possible format for the approximate 12 acre site would be a high-volume retailer with surface parking.

The GPAC vision for the site would require higher commercial densities coupled with parking structures.

To support the economics of a parking structure, the development would have to reach a broader market area and contain a mix of well recognized retailers--most likely apparel, home furnishings, restaurants and specialty shops.

Using the GPAC vision for the site, an average building height of 1.5 floors is envisioned, with surface parking only. In this configuration, the building footprint occupies about 30 percent of the site. The recommended auto orientation would suggest parking at 4.0 spaces per thousand square feet. However, using shared parking and other reduced parking strategies, a ratio of 3.5 spaces per 1,000 square feet may be feasible. The reduced parking requirement allows for more development on site, increasing the market potential to realize the GPAC vision for the site. Parking should be located along the western portion of the large commercial site to buffer residential uses from commercial activity. A parking structure is only viable if the land value increases substantially. Development approval for multi-story mixed use commercial could act to increase the perceived value of the site, thus making a parking structure economically viable at some point in the future.

Few physical development constraints are present, with no buildings deemed worthy of preservation according to the GPAC and City staff. Development intensification would have little or no effect on South Pasadena, due to the location at the southeast corner of the City. The key constraint is the provision of on-site parking. Currently, the supermarket use requires that a substantial portion of the site be devoted to parking. Intensified commercial uses would have to provide structured parking to support multi-level, mixed use development.

The viability of existing commercial and office uses in this Focus Area may tend to delay succession of use. However, the location at a busy intersection with access to relatively affluent markets makes this a prime development site for retail or other commercial uses. With the current use as a supermarket, intensification potential on the site is limited. However, if more intense commercial uses can be supported in the market, the site could support a substantially greater level of development.

2. Development Calculations

Existing development. The Focus Area currently includes lower density commercial development, and scattered office development. The major use is the Ralph's Market located on the south side of the Huntington Drive/Garfield Avenue intersection. The location provides a broader community-level orientation, serving South Pasadena, San Marino and Alhambra. Existing land use is distributed between general commercial (12.0 acres, 50,300 square feet) and professional office (0.33 acres, 13,800 square feet). General commercial uses have a current parking ratio of 4.17 spaces per 1,000 square feet, while the office parking ratio is currently at 1.45 spaces per 1,000 square feet.

General Plan potential. According to the General Plan, the entire 12.33 acres would be redesignated general commercial. The only use to change from existing uses is the office building located northwest of the intersection of Huntington Drive and Garfield Avenue.

Incremental development potential. The existing office building in this area is not anticipated to redevelop general commercial due to site constraints and viability in its existing use. This effectively limits the developable area of the focus area to about 12.00 acres, including the entire area south of Huntington Drive as well as the corner gas station site north of Huntington Drive.

Allowing for these economic and physical constraints (12.0 developable acres instead of 12.33 acres), and reducing the required parking ratio from 4.0 to 3.5, development potential is calculated at 234,800 square feet. The reduced parking ratio may be appropriate if the GPAC vision for the site is realized. Accounting for removal of the existing 50,300 square feet, the net development potential is about 184,500 square feet.

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2. *Fair Oaks - Huntington*

1. Development Assumptions

Comments generally suggest the development of a neighborhood retail area, with pedestrian orientation and a continuous street wall. This area is viewed as a primary southern gateway to the City. GPAC recommendations range from demolition of existing structures on all four corners of Fremont/Huntington for new development, to the preservation of parcels at all four corners. In general, comments suggest emphasizing commercial retail and phasing out office development. However, to achieve multi-story development, other non-retail uses will have to be considered for upper floors. GPAC comments are both supportive and opposed to mixed use. Due to the lack of agreement by GPAC members on the development of this area, development assumptions are somewhat limited in detail. Surrounding uses should fill in underutilized parcels and maintain minimum setback street front.

The existing five-story office building is economically viable, and can be expected to remain. GPAC comments suggest density that will complement the five story building, such as a four story height limit with mandatory setbacks limiting building footprints to half the site area. However, given the General Plan land use designation of general commercial, multi-story development without public parking off-site is not viewed as feasible. Under a neighborhood orientation, parking can be reduced if linkages to surrounding neighborhoods can be strengthened. However, these linkages depend upon the types of retailers attracted to the area. Services, convenience retail and restaurants would be appropriate.

This analysis assumes a full 4.0 spaces per 1,000 square feet of new commercial, substantially limiting development potential.

The area contains smaller parcels separated by major thoroughfares, limiting pedestrian access between quadrants. Unrestricted turn lanes connecting Huntington Drive to Fair Oaks Avenue further separate development. Some historic fabric should be retained, including the building at the southwest corner of Fremont Avenue and Huntington Drive and facades along the south side of Huntington Drive. A vacant lot located at the northwest corner of Fremont Avenue and Huntington Drive represents a development opportunity, as do underutilized parcels along the north side of Huntington between Fair Oaks Avenue and Fremont Avenue.

Due to limitations on parcel size and depth, a neighborhood focus and other physical constraints, this focus area is not likely to support significant new commercial development. While some GPAC members support increased development intensity in the area--similar to the existing five story office building--the market does not seem to support that level of development currently. New development can be expected first on vacant and underutilized properties where succession of use is not required, such as the vacant lot at Fremont Avenue and Huntington Drive. However, existing uses that are economically viable are not likely to see redevelopment unless dramatic change sweeps the area.

2. Development Calculations

Existing development. This area currently contains a mix of office, retail and high density residential uses characterized by older buildings. The five story office building at the terminus of Fair Oaks serves as a visual anchor for the corridor. The existing uses are spread between general commercial (3.33 acres and 75,000 square feet) and professional office (2.89 acres and 100,400 square feet). Corresponding FARs are 52 percent for general commercial and 80 percent for office, indicating a fairly intense level of existing uses. Parking is limited, with existing parking ratios at 1.96 spaces per 1,000 square feet for general commercial and 1.74 spaces per 1,000 square feet for office.

General Plan potential. Conceptual development under the General Plan would result in 95,900 square feet of general commercial, assuming parking ratios increase to 4.0 spaces per 1,000 square feet.

Incremental development potential. Taking development constraints into account, about 5.0 acres are considered as having the potential to recycle from their existing use, resulting in development potential of about 89,600 square feet. This calculation incorporates an average building height of 1.5 floors, rather than the single floor assumption under the General Plan.

Surface parking is still assumed. Accounting for the loss of existing uses (about 60,000 square feet of general commercial and 38,100 square feet of professional office), the net development increment is 29,600 square feet of general commercial, with an overall loss of about 38,100 square feet of professional office.

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3. *Fair Oaks Corridor*

3a. **Central Fair Oaks**

1. **Development Assumptions**

The Central Fair Oaks district offers the key to commercial revitalization and pedestrian orientation in the City. Goals specified by the GPAC include the maximization of pedestrian friendly activity; the promotion of mixed uses; the accommodation of outdoor dining, public plazas, and significant architectural effects; and overall density increase. The GPAC recommends:

- 1.) *“Designating Central Fair Oaks Avenue as a district consisting of ground level retail/ restaurants with offices or housing above (or as rear or courtyard uses), and concentrating as much activity as possible in one place.*
- 2.) *Allowing two stories of office or housing on upper floors of buildings fronting Fair Oaks Avenue, and up to one level of office or housing on the upper floor for buildings fronting only Mission Street.”*

Set backs and height limits should be used, rather than floor area ratios, to regulate density. GPAC comments suggest a three-story height limit for buildings fronting on Fair Oaks Avenue, with zero-front set-backs. A two-story height limit is recommended for buildings on Mission Street. The GPAC also encourages infill development between and in front of existing buildings to promote continuity of storefronts. This may even occur in alley ways that currently interrupt the street front continuity.

The recommended parking strategy utilizes shared parking, parking management, parking structures and other techniques to minimize the impact of parking and promote the district’s walkability. In general, this area should have relatively lower parking requirements than either Upper Fair Oaks or Lower Fair Oaks. The consultant views a public parking structure as necessary to support the level of development proposed for this area. Such a structure should be located within easy walking distance of the area’s pedestrian oriented uses.

Key physical constraints include difficulty in creating development opportunity due to parcelization and ownership patterns; and adapting existing structures to more economically viable uses.

2. **Development Calculations**

Existing development. The Central Fair Oaks Focus Area contains a mix of commercial uses, including older storefronts and newer commercial buildings. The predominance of historic fabric lends the area a unique appearance. Key existing uses include the Rialto Theater, Vons supermarket and Rite Aid. Existing land use includes about 373,500 square feet of general commercial and about 9,700 square feet of professional office. The overall parking ratio is currently less than one space per 1,000 square feet of development.

General Plan potential. The General Plan allows a mix of uses within the commercial in the core area (between Mission and Oxley). The Focus Area designation allows for alternative second floor use of commercial buildings, primarily professional office. Assuming average building heights of 1.5 floors across general commercial uses and 2.5 floors for mixed use development, a total of 970,000 square feet of development potential exists. Reduced parking requirements allow for more intensive development.

Incremental development potential. Of the approximately 20 acres within the Focus Area, about 11.7 could realistically be expected to undergo redevelopment, resulting in a development potential of some 585,600 square feet. About 142,200 square feet would have to be removed to achieve this development, for a net increase of about 443,400 square feet.

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3b. *Upper Fair Oaks*

1. Development Assumptions

The GPAC states: *“This Focus Area, although presently exhibiting automobile-oriented land-use characteristics, represents a potential for expansion of the Central District core uses and character.”* Goals for the area include pedestrian-oriented commercial growth in support of the Central Fair Oaks area; maintenance of visual continuity; creation of a sidewalk environment; and increased public safety. Ground level commercial uses are encouraged, primarily restaurant and retail. Traditional auto-oriented uses are acceptable if they conform to pedestrian-orientation of the area.

Development intensity in this area is subordinate to growth in the Central Fair Oaks area. Once desired development levels are achieved in Central Fair Oaks, development should be allowed at levels commensurate with Central Fair Oaks, i.e., a three-story height limit. In the short term, development intensity should be focused on infill and maintenance of at least a single-story street wall along Fair Oaks Avenue. This Focus Area should provide parking opportunities for the entire Fair Oaks corridor. A public parking structure in this area would support higher-intensity development in both the Central Fair Oaks and Upper Fair Oaks focus areas.

The existing multi story office building on the west side of Fair Oaks is economically viable and is not expected to redevelop. Adjacent residential uses limit development potential, primarily properties located along Brent between Hope and Grevelia.

2. Development Calculations

Existing development. Upper Fair Oaks currently contains a mix of retail, restaurant and other commercial uses. Key uses include Bristol Farms; a bi-level mini-mall at Fair Oaks and Hope; and the three story “Fair Oaks Office Building” located at 625 Fair Oaks Avenue. Commercial development is estimated at 93,800 square feet on about 6.00 acres. Professional office development is estimated at about 116,000 square feet on some 2.80 acres.

General Plan potential. Under the General Plan, professional office acreage increases slightly. General commercial acres decreases slightly, through the loss of parcels not fronting on Fair Oaks, and through the transition of office uses at Fair Oaks and Grevelia. General Plan potential is estimated at about 399,800 square feet.

Incremental development potential. Assuming the existing three story office building will not recycle, potential office development is estimated at about 49,400 square feet. With the abandoned alley space included in the Bristol Farms development, general commercial potential is estimated at about 191,200 square feet. To achieve this potential, about 93,800 square feet of existing general commercial uses would have to be removed, resulting in a net increment of about 146,600 square feet altogether.

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3c. *Lower Fair Oaks*

1. Development Assumptions

Auto-orientation is proposed for this area, with primarily commercial development. A pedestrian environment is to be encouraged through the use of zero front set backs, restricted curb cuts along Fair Oaks and parking located in transitional buffer zones behind development. In addition to auto orientation, land uses should serve adjacent residential areas.

GPAC recommendations include medium density auto-oriented commercial, along with two to three story office buildings and possibly even lodging. Fast food, drive-through and auto sales should not be allowed. The GPAC did not reach a consensus supporting mixed use development, but with lower densities and auto-orientation, mixed-use development is not likely to be attracted. Lower overall commercial density is recommended in this area compared to Central Fair Oaks. Lower density auto-oriented development should be supported by on-site surface parking.

This Focus Area is exposed to surrounding residential uses and must respect existing residential fabric. A strong auto-orientation and lower average density will limit the development potential.

The lack of historic fabric worthy of preservation will allow more flexibility for sites to redevelop should the market see the opportunity. Due to economic viability in its current use, the Pavilions site is not likely to see succession of use in the short term, limiting the potential for change in this area.

2. Development Calculations

Existing development. Lower density auto-oriented commercial uses predominate in this area. Key existing uses include Pavilions and auto sales and repair. Existing uses viewed as inappropriate include used automobile sales, and automobile repair. Some GPAC members suggest preserving historic fabric in the area, while others see no aesthetic value in existing structures. City staff have not designated any buildings as worthy of preservation.

General Plan potential. The General Plan redesignates all uses except the Pavilions site as professional office, with office acreage increasing from 1.82 acres to 5.95 acres. The General Plan would allow intensified commercial development at the south west corner of Monterey and Fair Oaks, and would encourage increased density in remaining office land uses. Estimated supportable development is calculated at 65,100 square feet of general commercial and 240,500 square feet of professional office. Parking would have to increase substantially to support intensified commercial and office uses.

Incremental development potential. Most of the focus area could conceivably redevelop under General Plan designations, limited only by historic constraints at the south east corner of Bank and Fair Oaks. Accounting for this constraint, development potential is slightly less, with 221,900 square feet of professional office. Redevelopment of this area would require the removal of about 117,900 square feet of existing uses, for a net increase of about 169,100 square feet.

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4. *Raymond Hill*

1. Development Assumptions

Many of the GPAC comments state that this area is a gateway to the City, and that the gateway image should be reinforced. The GPAC encourages a mixed-use anchor at the Fair Oaks/State Street intersection of the Focus Area with linkages both to Raymond Hill residential and Upper Fair Oaks commercial uses. Development intensity is likely to remain low, approximated by a 25 percent floor area ratio. The area will most likely remain auto-oriented, with required on-site surface parking for commercial.

2. Development Potential

Existing development. The GPAC states: *“This predominately multi-family residential enclave developed in the 1950s and early 1960s is located atop one of the highest hill[s] and affords tremendous views. At the base of the hill fronting Fair Oaks is a mixture of commercial enterprises.”* The Orchard Supply Hardware store is the key commercial use in this area. Current development is estimated at about 62,000 square feet of general commercial, and 21,900 square feet of professional office.

General Plan potential. General Plan potential is estimated at about 105,600 square feet, with minimal land use changes from existing development.

Incremental development potential. While uses along the west side of Fair Oaks are constrained and are unlikely to be redeveloped at a higher use, the commercial site east of Fair Oaks could potentially be recycled, accommodating up to approximately 79,400 square feet. However, accounting for existing development of 62,000 square feet, the net potential is only about 17,400 square feet.

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5. *Fremont Corridor*

1. Development Assumptions

Unlike other Focus Areas in this study, the Fremont Corridor is not expected to experience growth through new development. Rather, growth is anticipated in the transition of residential buildings to office uses, preserving the original structures along Fremont Avenue.

2. Development Potential

Existing development. Existing uses include general commercial (6,500 square feet); professional office (87,900 square feet); and manufacturing (17,200 square feet). Total non-residential land uses occupy approximately 4.39 acres.

General Plan potential. If residential uses transition to professional office, office space could increase to about 128,500 square feet. Mixed use development potential is estimated at about 35,900 square feet.

Incremental development potential. Accounting for economic and historic development constraints, office potential is reduced to about 100,200 square feet, and mixed use potential is reduced to about 12,400 square feet. Approximately 2,800 square feet of commercial uses would be recycled.

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6. *Mission Street Specific Plan*

The Specific Plan Area includes the Mission Street right-of-way from Pasadena Avenue to Fair Oaks Avenue. It includes parcels fronting on Mission Street between Fremont and Indiana Avenues, as well as areas to the north and south of Mission Street between Fremont and Orange Grove Avenues. The Area is divided into the Core Area, between Fremont and Prospect Avenues within easy walking distance of the Blue Line station, and the West Area, west of Prospect Avenue. Buildings on Mission Street east of Fremont Avenue are not in the Specific Plan Area (although the right-of-way is). The area in which these buildings is located is referred to as the Adjacent Area.

In Chapter 2 of the Specific Plan, “Summary of Background Information”, the discussion of land use addresses both the Specific Plan Area and the Adjacent Area to the east, distinguishing between the two. The market feasibility analysis treats the entire business district as a single market unit. The transportation and parking analysis includes the Mission Street business district, as well as a larger study area that extends from the Pasadena Freeway on the north to Monterey Road on the South.

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7. *Ostrich Farm*

1. Development Assumptions

The GPAC states: *“Recycling of this 29.3 acre light industrial area as an efficiently planned ‘business park’ is recommended. Well-designed, master-planned, campus-type developments for employers who will contribute significantly to the City’s objective of increasing employment densities are the objective. Present ownership should be encouraged and be offered the financial incentive to convert. The ‘business park’ designation seeks to emphasize office space, often with supporting amenities, either with or in lieu of light manufacturing uses, in a garden-like setting. Supporting retail and commercial service would also be allowed.”*

This area could support generally lower density development based on the business park format. On-site surface parking is anticipated at an average ratio of one space per 1,000 square feet of manufacturing space. The area requires lot consolidation and redevelopment to achieve the City’s vision of a master-planned business park. A key constraint is the competition within the region for business park development.

2. Development Potential

Existing development. The area currently contains a mix of some older industrial buildings and marginal commercial uses. General commercial space is estimated at 25,700 square feet; professional office at 3,700 square feet; and manufacturing uses at 236,700 square feet.

General Plan potential. Under the General Plan, about 1.5 acres of general commercial would be retained. Manufacturing acreage would increase from 9.76 acres to 12.45 acres, and could potentially support about 453,900 square feet.

Incremental Development potential. No constraints to development have been identified in this area. The net increase, accounting for removal of existing buildings, is estimated at about 217,200 square feet of manufacturing space, with slight losses in professional office and commercial space.

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8. *Arroyo Annex*

This focus area is presently located in the City of Los Angeles between the Pasadena Freeway and the South Pasadena City limits. The intent of this Focus Area is to provide additional open space to the City of South Pasadena, which is currently inaccessible from the City of Los Angeles. The area represents a natural extension of the Arroyo Seco Parkland and offers the potential for placing future recreational use by South Pasadena.

4.6C Strategies

POLICY 1: Support existing businesses.

Strategies:

- 1.1: Promote regular forums with business community to identify concerns.
 - 1.2: Pursue sources that may provide assistance in revitalizing weak sectors of the business community.
 - 1.3: Develop ways to assist local business with their expansion or relocation plans in a timely manner.
-

POLICY 2: Increase city revenues by fostering commercial development.

Strategies:

- 2.1: Identify appropriate new business by type, category, and specific name.
- 2.2: Recruit specific businesses by offering incentives such as tax-deferral, temporary reduction in license fees, and accelerated permit process.
- 2.3: Identify potential sites for bed & breakfast lodging opportunities.
- 2.4: Develop appropriate zoning text that, through ground level retail, promotes sales tax revenue.
- 2.5: Research and develop revenue mechanisms for businesses that do not generate sales tax.
- 2.6: Work in coordination with the investment community and any business consortium to promote the development of available sites and the occupancy of vacant buildings.
- 2.7: Provide information on transit, housing, financial services, etc.
- 2.8: Develop innovative ways to streamline the permitting process to assist new businesses.

POLICY 3: Broaden the city's employment base by attracting quality job/employment opportunities.

Strategies:

- 3.1: Prepare illustrative pro-forma analyses comparing South Pasadena with competing southern California locations.
- 3.2: Develop and maintain a data base of labor pool characteristics to be used in the promotion of South Pasadena to prospective business and industry.
- 3.3: Evaluate the cost of land for employment in South Pasadena in comparison to other communities.
- 3.4: Develop and maintain a list of office businesses that can take advantage of South Pasadena's regional location and access to labor.
- 3.5: Develop incentives to assist targeted uses.
- 3.6: Develop and maintain a list of target industries that are environmentally sensitive to take advantage of South Pasadena's regional location and access to labor.

POLICY 4: Target development interests into the focus areas which will maximize benefits to the city.

Strategies:

- 4.1: Prioritize the focus areas for future specific plan development where appropriate.
- 4.2: Develop implementation measures that will provide the planning and design direction for mixed-use development in the appropriate focus areas.
- 4.3: Identify types of use that are transit-oriented.
- 4.4: Target and recruit specific names of retail/service businesses.
- 4.5: Seek funding for transportation enhancement activities related to the Blue Line Station.
- 4.6: Develop incentive programs to encourage developers of mixed-use housing.
- 4.7: Prepare illustrative pro-forma analyses demonstrating financial advantages to developers of mixed-use projects.

POLICY 5: Maintain long-term fiscal viability through balanced land use planning.

Strategies:

- 5.1: Target capital investment to help offset the City's operations and maintenance costs.
 - 5.2: Target capital investment to support economically viable land uses.
 - 5.3: Develop public and private financing techniques to fund public services where economically feasible.
 - 5.4: Promote appropriate design characteristics to achieve efficient delivery of City services.
 - 5.5: Project and analyze City public service costs and revenues for new development projects.
 - 5.6: Implement a City-wide fiscal model and plan.
 - 5.7: Encourage a land use mix that achieves Citywide fiscal balance.
 - 5.8: Monitor sales-tax by business category over time to assist business retention.
-

POLICY 6: Promote and enhance South Pasadena's image as being a desirable location for business.

Strategies:

- 6.1: Define marketing themes, e.g. "Hometown Feel, Uptown Spirit", or "City of Choice".
- 6.2: Encourage and support community fairs and sales events.
- 6.3: Develop shared public/private streetscape projects.
- 6.4: Develop promotional strategies for small businesses in South Pasadena.
- 6.5: Develop the means to provide regional and subregional economic data for the business community.
- 6.6: Use public/private partnerships to stimulate economic development.
- 6.7: Consider community redevelopment agency as an implementation program.
- 6.8: Encourage the code enforcement process to ensure compliance with the City's municipal code.
- 6.9: Explore use of density-bonuses in return for public benefit.
- 6.10: Investigate shared cost of infrastructure improvements through available financing mechanisms.

CHAPTER IV

ECONOMIC DEVELOPMENT & REVITALIZATION ELEMENT

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Chapter V

HISTORIC PRESERVATION ELEMENT

5.1 INTRODUCTION

The Historic Preservation Element of the General Plan includes goals, policies and implementation strategies to ensure the continued appreciation and protection of South Pasadena's rich legacy of substantially intact historic buildings, residential neighborhoods, and commercial districts. These resources are worth protecting and are key to the economic future of the City.

Few cities in California are better recognized for the quality of its small-town atmosphere and rich legacy of intact late 19th and early 20th century neighborhoods and residences. South Pasadena also has a strong claim to having the oldest and most historic sites in the San Gabriel Valley.

For many centuries, its adjacency to a natural fording place along the Arroyo Seco had served as a gateway to travel and commerce for aboriginal peoples here and along the coast. It was here that Hahamognas greeted Portola and the missionaries who later established the San Gabriel Mission a few miles to the west. The initial buildings on the Rancho San Pasqual, which subsequently gave birth to the Cities of Pasadena, South Pasadena and Altadena, were built here. The first of these adobe structures became headquarters for General Flores and his staff in 1847 where they agreed to surrender to American forces, ending Mexican Colonial rule in California.

In 1888, South Pasadena incorporated the southern portion of the Indiana Colony and land south and eastward to the Los Angeles border, becoming the sixth municipality in Los Angeles County. With establishment of the Raymond Hotel and the Cawston Ostrich Farm, the small community was able to attract tourists and increasingly large waves of new residents to the Pasadena area in the late 19th and early 20th Centuries. With completion of the Pacific Electric Short Line, putting the entire city within easy walking distance of the "red car" stations, South Pasadena also became a one of the first suburbs of Los Angeles. It is now certainly one of the best-preserved cities, maintaining a small-town quality and humanity in the scale of its buildings, its residential streetscapes and historic commercial core.

It is this legacy and the tradition-minded, small-town atmosphere that has preserved and perpetuated a quality of life that has kept so many long time residents in the community and which continues to attract new residents. It plays no small role in giving South Pasadena an excellent reputation throughout Southern California and the rest of the state as a wonderful place to live, to raise a family and come to shop or visit.

The essential core of South Pasadena's historic preservation plan, as detailed in this Historic Preservation Element, demonstrates a commitment to protect endangered resources, the special character of the City and quality of its neighborhoods. The Historic Preservation Element will help preserve this commitment by becoming one part of a comprehensive historic preservation program that recognizes the value that a sense of history can contribute to the community by providing stability and continuity without sacrificing goals for new growth and development.

5.1A Purpose Of the Element

As an integral part of a comprehensive general plan, the Historic Preservation Element is intended to help fuse the preservation and protection of historic resources into long-term land-use, economic, and social planning. Through the following broad goals it provides continuity and guides the actions of City departments and commissions in preserving and protecting South Pasadena's historic landmarks, neighborhoods, and properties on the historic inventory.

- Preserve and maintain sites, structures, and neighborhoods that serve as significant reminders of the City's social, educational, religious and architectural history.
- Encourage maintenance and preservation of historic structures and artifacts.
- Maintain elements of the natural landscape that contribute to the attractiveness and historic character of districts, neighborhoods and landmarks.
- Assure continuity of the City's historic character, scale and small town atmosphere for all future projects.
- Build public awareness of preservation issues and appreciation for the unique history of South Pasadena and its neighborhoods.
- Adopt incentives that promote the preservation and rehabilitation of historic structures.
- Encourage public/private cooperation in preservation efforts that enhance property values, enrich the local economy and promote tourism.
- Integrate preservation into the planning process.

5.1B Authorization and Scope

Section 65303 of the California Government Code specifically includes historic preservation *as an optional element* of the general plan. It authorizes the preparation of an historic preservation element "...for the identification, establishment and protection of sites and structures of architectural, historical, archeological or cultural significance..." Although the Historic Preservation Element is not one of the mandatory elements of a general plan, its inclusion implies the same level of importance as any other element of the City's general plan.

5.1C Relationship to Other Elements

The Historic Preservation Element is most directly related to the Land Use Element, the policies and patterns of which work in concert with preservation objectives. Fiscal and development economics as well as planning principles often drive land use deliberations, and the land use decisions rendered will affect the City's built environment legacy just as much as they will affect new projects - so the Economic Development/Revitalization Element is strongly related also. As a resource, the policies of the Open Space and Resource Conservation Element bear on and/or mirror the preservation issue. Each of these elements contain discussions on preservation-related matters. Timely identification of cultural and historic resources and the open discussion of policy alternatives related to preservation is consequently essential.

5.2 EXISTING CONDITIONS

5.2A Community Overview

The built environment of South Pasadena reflects its rich heritage. Entire neighborhoods of homes built in the Craftsman, revival or Art Deco styles of 1900-1939 have survived largely intact and are enriched with mature landscaping. A handful of homes from the Victorian era are scattered throughout the community. The historic city center and business district around Mission Street and Meridian Avenue has been listed in the National Register of Historic Places. Many of the City's historic institutional buildings, ranging from religious to civic, continue to play a vital role in town life. These buildings create the historic context within which the numerous historic resources of South Pasadena can be understood and evaluated.

The preservation movement in South Pasadena began in 1970 when South Pasadena Beautiful created a subcommittee to study ways and means to promote historic preservation in the community. Eventually, the subcommittee became the Jean Driskel Foundation, later renamed the South Pasadena Preservation Foundation, a private non-profit organization. The City restored the 1888 Meridian Iron Works building, which now serves as a historical museum and base for the Preservation Foundation.

South Pasadena adopted Cultural Heritage Ordinance No. 1591 in 1971 that established the Cultural Heritage Commission to advise the City Council on all preservation issues. That ordinance was amended by Ordinance #2004, adopted February 19, 1992, which helped clarify the role and functions of the Commission.

The City Council contracted for a comprehensive historic resources survey in 1991. The purpose of this survey was to develop an inventory of historic resources and to provide a foundation for their recognition in all future planning processes. This professional survey was conducted by an architectural historian, using National Register criteria. The criteria include age, architectural character, integrity, historical associations, and existing neighborhood context. The Historic Resources Survey: Inventory of Addresses was adopted by City Council on November 30, 1994. The City will use this inventory of significant historical and cultural resources when determining the appropriateness of building permit applications for exterior changes that would impact neighborhood character and historic continuity, develop appropriate preservation and conservation programs, guide the location of new developments away from areas of significance, determine which properties should be nominated for national, state or local designation, and generally raise the awareness of the community to its heritage.

5.2B Designated Historic Landmarks

To date, the City Council has designated 41 properties and sites as local City landmarks. The City Council has also designated four historic districts; the Mission West Historic Business District (1982), the El Centro/Indiana/Palm residential district (1993), the Oak/Laurel residential district (1994) and Ramona Street Residential District (1997). Each district retains a distinct character representative of South Pasadena's past.

Table V-1 lists the designated landmarks by name and location. Figure 1, The Historic Resources Map, provides a geographic reference to the location of these landmarks and defines the boundaries of the designated historic districts, and the properties listed on the adopted historic resource inventory.

The entire city was listed by the National Trust for Historic Preservation as one of The Eleven Most Endangered Places in the United States for an unprecedented period of time from 1989-1994 because of the decades-long fight to halt the extension of the Route 710 freeway through the middle of the City. This freeway, if built, would destroy numerous historic landmarks and historic districts vital to South Pasadena's character and economy.

Table V-1
Designated Cultural Heritage Landmarks

Landmark	Address	Built
1. Adobe Flores & Cactus Garden	1804 Foothill Street	1840's
2. Oaklawn Bridge & Waiting Station	Oaklawn and Fair Oaks Avenue	1906
3. South Pasadena War Memorial Building	435 Fair Oaks Avenue	1921
4. Garfield Residence	1001 Buena Vista Street	1904
5. Meridian Iron Works	913 Meridian Avenue	1890's
6. Wynyate	851 Lyndon Street	1887
7. Watering Trough-Wayside Station	Across the street from Meridian Iron Works, #5	1907
8. South Pasadena Bank Building	1019 El Centro Street	1904
9. Oaklawn Portals	Oaklawn and Columbia Streets	1905
10. South Pasadena Public Library	1115 El Centro Street	1907
11. Miltimore House	1301 Chelton Way	1911
12. Chelton Way & Ashbourne Drive	Private Streets retaining rural atmosphere	1907
13. The Clokey Oak Tree	1635 Laurel Street (rear)	
14. Ashbourne-Chelton Hybrid Oak Tree	2007 Ashbourne (removed in 1988)	
15. Andrew O. Porter Residence	215 Orange Grove Avenue	1875
16. Raymond Hill Waiting Station	Fair Oaks at Raymond Hill Road	1903
17. Howard Longley Residence	1005 Buena Vista Street	1897
18. Cawston Ostrich Farm Site	100 Block of Pasadena Avenue	1896
19. Cathedral Oak Monument	430 Arroyo Drive	
20. Manuel Garfias Adobe Site	424-430 Arroyo Drive	1853
21. Leo Longley Residence	1103 Monterey Road	1888
22. Fremont Avenue Brethren Church	920 Fremont Avenue	1887
23. Dr. John S. Tanner Residence	225 Grand Avenue	1917
24. Lloyd E. Morrison Residence	1414 Alhambra Road	1923
25. Rialto Theatre	1019 Fair Oaks Avenue	1925
26. Mission Arroyo Hotel	950-966 Mission Street	1923
27. Baranger Studios	729 Mission Street	1925
28. Grokowski House	816 Bonita Drive	1928-1929
29. Vivekananda House	309 Monterey Road	pre-1877
30. School Administration Building	1327 Diamond Avenue	demolished 1985
31. Markey Building	634-636 Mission Street	1928
32. Eddie House & Memorial Park	2017 Edgewood Drive	1910
33. St. James Episcopal Church	1325 Monterey Road	1907
34. Century House	1000 Mission Street (formerly at 709 Meridian avenue)	1888
35. Adobe Eulalia Perez	517 Garfield Avenue	1924
36. Bissell House	201 Orange Grove Avenue	1887
37. The Pettee Building	1501 Mission Street	1923
38. Garfias Spring	400 Block of Arroyo Drive	pre-1840
39. Mabel Packard House	2031 Berkshire Avenue	1914
40. Washburn House	844 Monterey Road	1910
41. Torrance-Childs House	929 Buena Vista Street	1902

5.3 CONDITIONS

South Pasadena has buildings, sites or neighborhoods of particular interest or significance, which may be associated with historic events of local importance or a residence of a founding pioneer of the community. Other resources may be distinctive in architectural design, site or landscape treatment, and artistic features or may be distinctive because they possess unique characteristics or may be interesting simply as curiosities. These buildings and areas contribute to a community's historic and cultural heritage, which if lost, cannot be replaced. The preservation of noteworthy structures from all stages of a city's growth provide a three dimensional record of the tastes and the values affecting daily lives in the past and the City, preferably as part of its comprehensive planning program, should take the necessary steps to conserve the identified buildings, sites and areas that are found to contribute significantly to its historical and cultural heritage.

The Cultural Heritage Commission of the City is charged with the ongoing responsibility for adopting specific criteria and recommendations for the designation of Landmarks and Historic Districts, subject to approval by the City Council. The six categories of landmark designation are as follows:

- **Eligible for the National Register of Historic Places** - Districts, sites, buildings, structures and objects of local, state and national significance in American history, architecture, archaeology, and culture that possess integrity of location, design, setting, materials, workmanship and feeling.
- **Eligible for California Registered Historical Landmark Program** - Sites and structures that contribute in a unique way to the history and heritage of the State. Several categories may determine landmark status, such as architectural, influential individuals and other comparable categories.
- **Eligible for California Point of Historical Interest Program** - Program recognizes sites and structures of local or countywide importance.
- **Locally Significant Resources** - Structures, places, or historic sites that are individually significant to South Pasadena's history and heritage.
- **Districts** - Structures, groups of structures, historic sites or features, design components, natural features and landscape architecture that contribute to the historic or community sense of place or are significant to an area's historic feel. Normally, significant district structures must be located within the district boundaries; however, all structures in this area are not necessarily contributors to the district.
- **Resources Eligible for the California Register of Cultural Resources** - Register automatically includes all properties eligible for or listed in the National Register, California Registered Historical Landmarks from No. 770, California Points of Historical Interest, and will include locally registered landmarks, inventories and the new category of the California Register itself.

The Cultural Heritage Commission is also authorized to develop standards and criteria for determination of appropriateness in reviewing applications for permits to construct, enhance, alter, modify, remodel, remove, demolish or affect any inventoried property, Landmark or Historic District. As well, the Commission can review and advise the City upon the conduct of land use, housing, redevelopment, municipal improvement and other types of planning programs undertaken by any agency of the City, County or State, as they relate to Landmarks and Historic Districts in the community.

Preservation of South Pasadena's character and scale, including its urban design form and historic character, should be given consideration in future development. Project review and design criteria should be employed by the Cultural Heritage Commission and the Design Review Boards for projects within the city. Design review by either group should take into account the importance of maintaining scale and visual harmony in blending new construction and adaptive reuse of older structures.

5.4 ISSUES

The City of South Pasadena was incorporated in 1888. The town grew rapidly over the next three decades until the first City zoning standards were adopted. By that time, the City had added considerably to its legacy, establishing the unique neighborhood fabric for which South Pasadena is famous. It is this early legacy of historic sites and structures and this unique neighborhood character that the Historic Preservation Element seeks to protect.

The 1963 General Plan allowed for high residential growth for the City while encouraging protection from inharmonious encroachments. Subsequent zoning ordinances permitted higher residential densities in older neighborhoods, damaging the scale and character of South Pasadena's historic structures and districts. This Element seeks to re-emphasize the importance of the historic resources, districts and neighborhoods within the community. Within historic residential areas, non-traditional zoning approaches (such as reduced zoning or alternative standards) may be necessary to protect the architectural and historic integrity of the neighborhoods.

Historically significant neighborhoods have been impacted by new developments that are not architecturally sensitive to neighborhood integrity. The City has recently developed review procedures to assure the protection of the City's historical character and scale. However, these procedures require that clear policy direction and guidelines be developed and maintained for the review bodies of the City. Along with policies and guidelines, public awareness and education are needed to manifest an appreciation of the historic nature and character of the City.

The City has limited resources with which to promote preservation and rehabilitation of historic structures. In the future, the City will need to encourage programs of public/private cooperation if the goals of preservation are to be achieved. Additionally, intergovernmental coordination between municipalities will be necessary to achieve their diverse goals.

Historic resources are a public benefit to all South Pasadena residents and the City needs to actively participate in available preservation programs that provide financial incentives. Local, State and Federal programs need to be implemented and offered to the community if these resources are to be preserved for future generations to enjoy.

The proposed extension of the Long Beach Freeway (Route 710) through the City of South Pasadena threatens many historic structures and neighborhoods. Approximately 500 homes within the City of South Pasadena would be lost by its construction. As of September 1998, CalTrans owns over 107 dwelling units of which 43 are listed on the City's Historic Inventory. There are approximately 150 homes within the 710 Route that are on the City's list of Historic Resources. Maintenance of the state-owned structures is imperative to prevent the loss of property values and control the blighting influence of poorly maintained structures and the City must continue to do all in its power to see that CalTrans maintains the homes it owns.

Existing fire and building codes are not always sensitive to the preservation of the existing architectural fabric, (materials, elements, features, and architectural context). The City should encourage interdepartmental cooperation when reviewing projects related to identified historic structures and neighborhoods while maintaining public safety.

5.5 GOALS AND POLICIES

The following goals and policies were developed to address preservation issues of the City.

GOAL 1: **To preserve and maintain sites, structures, and neighborhoods that serve as significant reminders of the city’s social, educational, religious and architectural history.**

Policies:

- 1.1: Promote designation of historic districts and local landmarks pursuant to the Cultural Heritage Ordinance.
 - 1.2: Continue to identify potential historic sites, structures, neighborhoods and other resources through maintaining and updating the Historic Resources Survey: Inventory of Addresses.
 - 1.3: Consider the Inventory of Addresses to assist in defining neighborhood context for new and infill projects.
 - 1.4: Promote the documentation of architectural and spatial elements that characterize and define residential and commercial districts and their boundaries.
-

GOAL 2: **To encourage maintenance and preservation of historic structures and artifacts.**

Policies:

- 2.1: Encourage the code enforcement process to ensure compliance with the City’s municipal codes.
 - 2.2: Ensure that modification of city-owned historic resources complies with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, for the purpose of setting a model standard.
 - 2.3: Promote new and existing programs and procedures to effectively implement historic preservation laws and regulations.
 - 2.4: Encourage the rehabilitation of existing historic structures in a manner that respects the existing historic fabric and the surrounding neighborhood context.
 - 2.5: Encourage the retention of historical structural features, such as walls, fences, curbs, bridges, gateways and/or outbuildings that provide visual and architectural diversity in older neighborhoods.
 - 2.6: Promote programs and policies to protect archaeological sites and artifacts.
 - 2.7: Require government agencies to maintain properties they own in the City.
-

- 2.8: Expand existing laws and regulations as necessary to prevent demolition by neglect.
-

GOAL 3: To maintain elements of the natural landscape that contribute to the historic character of districts, neighborhoods and landmarks.

Policies:

- 3.1: Promote preservation of older historic landscapes and natural features that help to define the neighborhoods or maintain the context of historic districts and landmarks.
- 3.2: Promote preservation of older historic landscapes and natural features, including existing topography, at sites of new construction.
- 3.3: Promote maintenance of landscaping that is identified as a neighborhood feature or part of a landmark or designated district.
- 3.4: Encourage incorporation of natural features, existing trees, and archaeological sites into new development projects with sensitivity to insure their protection and public enjoyment.
-

GOAL 4: To assure continuity of the city's historic character, scale and small town atmosphere in all future construction.

Policies:

- 4.1: Promote a style and appearance of new construction consistent with the high standards of the best existing comparable examples of architecture, scale and character of the neighborhoods in South Pasadena.
- 4.2: Develop and maintain comprehensive zoning provisions to permit the adaptive reuse of existing historical structures to new uses.
- 4.3: Develop and maintain design guidelines that promote architectural continuity for infill development within existing historic districts.

GOAL 5: To build public awareness of preservation issues and appreciation for the unique history of South Pasadena and its neighborhoods.

Policies:

- 5.1: Encourage the establishment of a centralized repository or archive for historic documents on South Pasadena; including books, pamphlets, diaries, photographs, maps, directories, oral history transcriptions, drawings, newspaper or magazine clippings and other historic records.
 - 5.2: Assure that historic materials are cataloged and available for public access.
 - 5.3: Promote programs to encourage residents to donate, share or loan for copying historic documents relating to South Pasadena to the archives.
 - 5.4: Promote dissemination of information about the City's historic resources.
 - 5.5: Cooperate with the educational institutions and other interested parties to build awareness of the legacy of the City's past and the necessity of its retention.
-

GOAL 6: To adopt incentives that promote the preservation and rehabilitation of historic structures.

Policies:

- 6.1: Encourage adaptive reuse as a means of preserving and/or restoring historic structures in commercial, historic preservation overlay zones, or other appropriate areas.
- 6.2: Promote public awareness of available tax credits and incentives that assist in maintenance and rehabilitation of historic structures and resources.
- 6.3: Encourage property owners to take advantage of the available financial incentives.
- 6.4: Promote the use of incentives for developers to maintain, restore, rebuild or rehabilitate within the historic commercial areas.

GOAL 7: To encourage public/private cooperation in preservation efforts that enhance property values, enrich the local economy and promote tourism.

Policies:

- 7.1: Promote public awareness of preservation's contribution to the economic development and vitality of the City.
 - 7.2: Continue to research and document those historic structures in the commercial core eligible for the National Register of Historic Places and the California Register.
 - 7.3: Encourage the use of facade easements, financial and other incentives for eligible structures in commercial areas to preserve historic character.
 - 7.4: Promote incentives for economic investment in South Pasadena's older commercial areas.
 - 7.5: Promote cooperation between the City and other public and private agencies in preservation issues.
-

GOAL 8: To integrate preservation into the planning process.

Policies:

- 8.1: Encourage ordinances and policies that contribute to preservation goals.
- 8.2: Amend uniform codes when necessary, so that they reflect the policies of the Historic Preservation Element and other programs promoting historic preservation.
- 8.3: Evaluate alternative building and safety codes for use on historic structures.
- 8.4: Explore alternative methods and techniques for fire/safety protection within historic structures.
- 8.5: Encourage cooperation between City departments, commissions, boards, and other preservation agencies to respect the historic character of the City when reviewing new or infill developments.
- 8.6: Encourage the development of emergency procedures to protect designated historic structures after natural disasters, such as earthquakes.

5.6 STRATEGIES

5.6A The Historic Resources Map

Figure 1, The Historic Resources Map, provides a geographic reference to the location of landmarks and defines the boundaries of the designated historic districts.

5.6B Strategies

POLICY 1: Preserve and maintain sites, structures, and neighborhoods that serve as significant reminders of the city's social, educational, religious and architectural history.

Strategies:

- 1.1: Identify and designate sites, structures and neighborhoods that serve as significant examples of the City's social and architectural history.
 - 1.2: Document architectural and spatial elements that characterize and define residential and commercial districts, and their boundaries.
-

POLICY 2: Maintain and preserve historic structures and artifacts.

Strategies:

- 2.1: Encourage the Cultural Heritage Commission to develop and maintain a listing of craftsmen who are skilled in repair and restoration of historic buildings.
- 2.2: Present awards and other public commendations to those projects that employ high standards of craftsmanship and quality.
- 2.3: Enforce public nuisance laws, code enforcement and health and safety regulations to prevent deterioration of historic properties, neighborhoods and features.
- 2.4: Maintain current information on tax credits and other financial incentives for rehabilitation of historic structures. Periodically publish guides for property owners pursuing these incentives.
- 2.5: Apply the Secretary of the Interior's Standards and the alternative building codes, such as the Uniform Code for Building Conservation (UCBC) and/or the State Historic Building Code, to qualified historic properties.
- 2.6: Conduct informational workshops promoting the U.S. Department of the Interior's Preservation Briefs that describe optimal preservation techniques.
- 2.7: Develop design guidelines to be used in the entitlement process by all City reviewing bodies.

POLICY 3: Maintain elements of the natural landscape that contribute to the historic character of districts, neighborhoods and landmarks.

Strategies:

- 3.1: Maintain elements of the landscape that contribute to the attractiveness and historic character of designated historic districts and landmarks.
 - 3.2: Conduct a survey of significant trees in the City. (See also Goal 14, page II-25)
 - 3.3: Actively enforce the South Pasadena Tree and Shrub Ordinance (No. 2051) to protect landmark trees and tree-lined streets throughout the City.
 - 3.4: Require replacement of landscaping that is identified as a neighborhood feature, landmark or part of a designated district if removal is unavoidable.
-

POLICY 4: Harmonize the physical changes to assure continuity of the city's historic character, scale and small town atmosphere for all future projects.

Strategies:

- 4.1: Adopt guidelines for infill development that stress the use of traditional materials and techniques similar to what exists in the surrounding neighborhood.
- 4.2: Provide technical advice to property owners regarding restoration or rehabilitation of their homes.
- 4.3: Provide technical information that will assist property owners in planning new additions that are complementary to the existing structures.
- 4.4: Develop and maintain design guidelines to provide consistency in the City's permit process to protect the historic and other unique features of South Pasadena.

POLICY 5: Build public awareness and appreciation for the unique history of South Pasadena and its neighborhoods.

Strategies:

- 5.1: Offer old city records, studies, or plans to the archives in lieu of destruction.
- 5.2: Solicit City residents to share or donate historic documents relating to South Pasadena to the archives.
- 5.3: Establish a public information program on the unique heritage of South Pasadena and its unique quality of life.
- 5.4: Establish a speaker's bureau to disseminate information about the City's historic resources.
- 5.5: Develop educational programs with the South Pasadena Unified School District and PTA to inform them about South Pasadena's unique history and attributes and to teach children to value the historic resources of the City.
- 5.6: Establish the means for the recording and transcription of oral histories for documenting recollections of South Pasadena residents regarding the history, people, events, arts, architectural and political milestones in the development of the City.
- 5.7: Make information from the Historic Resources Survey: Inventory of Addresses available to the public.
- 5.8: Identify South Pasadena historic neighborhoods with signs and graphics.

POLICY 6: Adopt incentives that promote the preservation and rehabilitation of historic structures.

Strategies:

- 6.1: Modify permit-processing fees for preservation of designated local landmarks.
 - 6.2: Inform the public where current information is maintained regarding contractors, consultants, artisans, and architects skilled in restoration of historic properties.
 - 6.3: Utilize the Secretary of the Interior's Standards for Rehabilitation to assist property owners in qualifying and applying for tax credit programs.
 - 6.4: Identify and disseminate information regarding tax credit programs. (see Strategy 7.3)
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POLICY 7: Establish public/private cooperation in preservation efforts that enhance property values, enrich the local economy and promote tourism.

Strategies:

- 7.1 Identify areas where adaptive reuse is appropriate.
 - 7.2: Develop public/private economic partnerships with local banks to provide low cost loans and other economic benefits for preservation projects.
 - 7.3: Investigate other financing mechanisms to promote historic preservation, such as:
 - Community Block Development Grants
 - Mills Act Programs
 - Impact fees
 - Certified Local Government status
 - Revolving Funds
 - Facade Easements
-

POLICY 8: Integrate preservation into the planning process.

Strategies:

- 8.1: Develop disincentives to demolition of historic buildings.
- 8.2: Develop regulations to govern the relocation of historic buildings.
- 8.3: Require emergency procedures be included in the City's Emergency Response Plan to protect damaged or endangered designated historic structures.
- 8.4: The development review process should be designed to ensure that cultural heritage concerns are identified at an early stage and addressed throughout the process.

City of South Pasadena

2014 - 2021 HOUSING ELEMENT

6.1 Introduction

6.1.1 Overview

The Housing Element is one of the seven General Plan Elements mandated by the State of California. In addition to the Housing Element, the City of South Pasadena General Plan contains a Land Use & Community Design Element, a Circulation & Accessibility Element, an Economic Development & Revitalization Element, a Historic Preservation Element, an Open Space & Resource Conservation Element, and a Safety & Noise Element. Each General Plan Element is designed to be consistent with the remaining elements.

The California Government Code considers the availability of housing and the attainment of a suitable living environment for every California family a priority of the highest order. The Housing Element is the only General Plan Element subject to review and “certification” by the State that all statutory requirements have been met. State law is more specific about the content of local housing elements than the remaining General Plan elements. The State agency responsible for review and certification of housing elements is the State Department of Housing and Community Development (HCD). The Housing Element is required to identify and analyze existing and projected housing needs and contain goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing.

The City of South Pasadena General Plan Housing Element provides a framework for meeting the housing goals of the City and serves as an information document to the current and prospective residents of the community, businesses, and developers. General Plan housing elements became mandatory in 1969. The City of South Pasadena adopted its first Housing Element in 1984 and subsequently adopted General Plan Housing Element Updates on March 7, 2001 for the planning period covering March 2001 through March 2006 and on January 18, 2012 for the planning period of June 2006 to June 2014. This General Plan Housing Element Update covers the planning period from October 2014 to October 2021.

6.1.2 Purpose and Authority of the Housing Element

The General Plan Housing Element is required to include an assessment of housing needs of all economic segments of the community and an implementation program formulated to meet those needs. Local governments should consider economic, environmental, and fiscal factors as well as the community goals set forth in the General Plan in preparing a Housing Element and should cooperate with other local governments and the State in addressing regional housing needs.

Housing Elements are required to address the local government's "fair share of regional housing need" as reflected in the Regional Housing Need Assessment (RHNA) as determined by the local Council of Governments (COG). The COG for the Southern California region, including South Pasadena, is the Southern California Association of Governments (SCAG). A local government's identified RHNA includes both the existing and projected housing needs of the locality. In order to address their respective fair share of regional housing need, each local housing element must include an assessment of available suitable housing sites based not only upon the existing zoning and land use restrictions of the locality, but also on the potential for increased residential development under alternative zoning and land use restrictions.

The following minimum components are required for the General Plan Housing Element.

Housing Needs Assessment

The housing needs assessment addresses the existing needs of a jurisdiction and includes an analysis of the number of households overpaying for housing, households living in overcrowded conditions, or households with special housing needs such as the elderly, developmentally disabled, large families, and homeless. The number of housing units that need rehabilitation and the number assisted affordable units at-risk of converting to market-rate must also be identified. The housing needs assessment also must analyze a jurisdiction's projected housing need, as established by the COG, identifying the number of new units needed by income category to accommodate expected population growth over the planning period of the housing element. This provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient, appropriately designated land and opportunities for housing development to address population growth and job generation.

Site Inventory and Analysis:

A housing element must include a detailed land inventory and analysis of vacant properties suitable for residential development, a general analysis of environmental constraints, the availability of infrastructure, and an evaluation of the suitability, availability, and realistic development capacity of sites to accommodate the jurisdiction's RHNA by income level. To meet this statutory requirement, local governments must either provide a detailed analysis demonstrating how adopted residential densities accommodate the regional housing need for lower income households, or as an option and alternative to preparing the analysis described above, Government Code Section 65583.2(c)(3)(B) allows local governments to elect the option of utilizing "default" density standards that are "deemed appropriate to accommodate housing for lower income households." The default density option is not a mandated density. The default density standard provides a streamlined option for local governments to meet the density requirement. No analysis to establish the appropriateness of the default density is required and HCD must accept that density as appropriate in its review. The minimum default residential density established for South Pasadena by HCD to accommodate the RHNA for lower income residential development is 30.0 dwelling units per acre.

If the housing element does not demonstrate adequate sites, appropriately zoned at the HCD established default density to meet the jurisdiction's RHNA by income level, the housing element must include a program to provide the needed sites such as providing zoning that allows owner-occupied and rental multifamily uses based on an analysis that includes, but is not limited to, factors

such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households.

Analysis of Constraints on Housing:

A housing element must include an assessment of both the governmental and non-governmental constraints to development of housing such as land-use controls, fees and exactions, on-site and off-site improvement requirements, building codes and their enforcement, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities.

Housing Programs

Housing elements must identify programs designed to assist in the development of housing for low- and moderate-income households, remove or mitigate governmental constraints, conserve and improve the existing affordable housing stock, promote equal housing opportunity, and preserve any units identified as at risk of conversion from affordable housing.

Quantified Objectives

A housing element must include estimates of the number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the housing element.

6.1.3 General Plan Housing Element Update Organization

The South Pasadena 2014-1021 General Plan Housing Element Update (Housing Element Update) is comprised of the following components in addition to Section 6.1, Introduction.

Section 6.2 Housing Needs Assessment

This section is a discussion of the City's population profile, including household size and composition, employment trends in the City, the City's special needs groups such as the elderly, developmentally disabled, homeless and large families, the City's housing profile, including age and condition of housing and housing affordability, and the City's RHNA. The existing and projected housing needs in the City are evaluated in this section.

Section 6.3 Housing Constraints

This section is an analysis of the existing governmental, economic, physical, and environmental constraints affecting housing development in the City and, as applicable, in the region as a whole.

Section 6.4 Housing Development Resources

This section identifies the resources available for housing development, including a discussion of adopted land use policies and zoning regulations providing incentives for development of affordable housing, a complete site inventory of vacant sites suitable for housing development to meet the RHNA, and a discussion of the economic resources available for housing development at the federal, state, and local level.

Section 6.5 Performance Review of 2006-2014 General Plan Housing Element Update Performance

The goals and policies contained in the 2006-2014 General Plan Housing Element Update are discussed in this section along with a review the progress in achieving quantified objectives.

Section 6.6 Housing Plan

The goals, policies and programs that will guide the City's actions for the planning period between July 2014 and October 2021 are presented in this section, along with the quantified objectives for the Housing Element Update planning period.

6.1.4 Authority and Scope of the Housing Element

Adopted policies and guidelines affecting the preparation and content of the Housing Element, in addition to the State Housing Element guidelines, include the City's General Plan Land Use Element adopted in 1998. The General Plan Land Use Element identifies general housing goals, policies, and programs to implement the community's vision for the ultimate build out of the City and establishes acceptable residential densities for development in the City. The Land Use Element also contains plans for each neighborhood of the City, identifying existing and projected housing units and population.

6.1.5 Public Participation

The City conducted an outreach program with key constituencies in the community including seniors, affordable housing developers, and service providers to the homeless and developmentally disabled in order to identify housing programs and policies that can be implemented during the Housing Element Update Planning period. Lower income residents within the City of South Pasadena are predominantly seniors who qualify as low-income due to fixed incomes rather than due to employment in low paying jobs. To ensure the broadest community involvement, particularly among low-income and special needs groups, the City conducted an outreach program targeted to seniors, developers of low/moderate income housing, and service providers for special needs groups in the City to obtain as many ideas and recommendations as possible from these groups and/or the service providers to these groups. The City's public participation effort included the following:

1. A public study session was held with the Planning Commission on June 24, 2013 to provide a forum for the public and the Planning Commission to identify housing needs and recommend goals and programs for the Draft Housing Element Update. The public, developers and organizations providing community services within the City were invited to attend the Planning Commission study session.
2. The Draft Housing Element Update was posted on the City's web page for public review prior to the completion of the final Housing Element Update to obtain public input.
3. Advertising, in English and Spanish languages, was published on the City's web newsletter notifying the public that the Draft Housing Element Update was available for public review and also providing the contact information for City staff to enable members of the public to meet with City staff and provide input into the Draft Housing Element Update.

4. Printed copies of the Draft Housing Element Update were made available at the City's Senior Citizens' Center, Public Library, and City Hall for public review.
5. Outreach efforts were extended to the City's Senior Citizen Commission in order to identify housing needs and to obtain input on the policies and programs to be contained in the Draft Housing Element Update. A workshop was conducted on June 13, 2013 to review the requirements for the Housing Element Update and to solicit input on housing programs to be included in the Draft Housing Element Update.
6. Outreach efforts were extended to affordable housing developers.
7. Outreach efforts were extended to governmental and non-profit agencies providing services to the developmentally disabled residents in the City and homeless persons.

Outreach to the Community

A public study session was conducted with the City's Planning Commission on June 24, 2013 as part of the preparation of the Draft Housing Element Update. The agenda for this meeting is included as Appendix A of the Draft Housing Element Update.

The public study session was open to all members of the public, organizations providing community service in the City and affordable housing developers. The Housing Element Update requirements and draft of the 2014-2021 Housing Element Update goals and objectives were discussed with the Planning Commission, and input was solicited from the public and the Planning Commission. Staff responded to questions from the Planning Commission and reviewed the HCD deadlines and schedule for Housing Element Update adoption with the Planning Commission. There were no additional comments or questions from the public.

Outreach to Senior Citizens

The City of South Pasadena appoints a Senior Citizen Commission which meets once a month and also publishes a monthly newsletter. The Senior Citizen Commission recommends to City Council on matters affecting senior citizens and the special issues affecting this group such as affordable and accessible housing, health care, and City sponsored senior recreational activities conducted through the City's Senior Citizens' Center. A workshop was conducted at the regularly scheduled meeting of the Senior Citizen Commission on June 13, 2013 in order to acquaint the Senior Citizen Commission with the Draft Housing Element Update and to obtain input on housing needs and programs to be considered in the Draft Housing Element Update.

The meeting was open to all senior citizen residents of the City. At the meeting, the City's RHNA and the programs available to assist in the provision of affordable housing were discussed. Ideas presented to staff from the meeting participants included the following:

1. The importance of continued participation by the City in the HUD Section 8 housing voucher program was emphasized. It was suggested that the City actively work with the County agency administering the Section 8 program to increase the number of vouchers issued in the City.

2. The City should continue to administer the existing home improvement programs to qualified low-income homeowners.
3. More senior housing and assisted living housing should be developed in the City through the possible acquisition by a developer of some existing underperforming senior market rate apartments and the conversion of these units by the developer into affordable senior independent living and/or assisted apartments.
4. Options for requiring universal accessibility for a percentage of units in new multi-family residential development should be explored.

The input received at the Senior Citizen Commission workshop guided staff in the development of programs that were included in the Draft Housing Element Update designed to address the suggestions above.

Outreach to service providers of special needs groups

The San Gabriel Valley Consortium on Homelessness (Consortium) is a 501 (c) (3) non-profit organization leading the effort to end homelessness in the San Gabriel Valley by facilitating partnerships, coordinating educational programs with community and member agencies, and advocating for appropriate housing and services by developing and supporting coordinated, region wide strategies to address homelessness in the region. The Consortium was contacted for input into potential programs for inclusion in the Housing Element Update to address the homeless population in South Pasadena. Representatives of the Consortium were also invited to attend the June 24, 2013 Planning Commission workshop. The City of South Pasadena Police Department provided information on the number and locations of homeless individuals in the City, the special needs of these individuals, and service programs available to the homeless in the City provided by the City and through referrals to adjacent cities.

The Regional Center of the California Department of Developmental Services (Regional Center) serving the City of South Pasadena was contacted to obtain input on the number of developmentally disabled individuals in the City served by the Regional Center and the housing needs of these individuals. Representatives provided information on the number of developmentally disabled individuals in the City and the types of services provided by the Regional Center.

Outreach to affordable housing providers

There are several properties in the City acquired by CalTrans as part of the 710 Freeway right of way acquisitions that are required by State law to be made available for affordable housing. In the past the City has partnered with a local affordable housing developer in efforts to acquire CalTrans properties for redevelopment as affordable housing. Input received from this development entity during the preparation of the City's 2006-2014 General Plan Housing Element Update included a recommendation that the City create a Housing Authority, empowered to acquire and develop these CalTrans properties as affordable housing with the use of Redevelopment Agency set aside funds designated for this purpose. On April 6, 2011, the City created a Housing Authority for this purpose. The City has contacted the affordable housing developer as part of the community outreach effort for the Draft 2014-2021 Housing Element Update to obtain input on potential

programs to assist in the provision of affordable housing through partnership with the City's Housing Authority.

In conclusion, to increase the level of public participation in the preparation of the Draft Housing Element Update beyond that provided as part of required public hearings, the City conducted an outreach program with key constituencies in the community to identify housing programs and policies that can be implemented during the Housing Element Update planning period.

6.1.6 California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires that local jurisdictions evaluate the environmental impacts of any General Plan Update. Pursuant to Section 15070 of the CEQA Guidelines it was determined that the adoption of the City's 2014-2021 General Plan Housing Element Update would not have a significant effect on the environment, and a Negative Declaration was prepared. The Housing Element Update is a policy document of the City's General Plan providing policies to accommodate the housing needs of South Pasadena residents and does not constitute a project that would result in significant impacts on the environment, therefore a Negative Declaration was prepared. The policies of the Housing Element Update do not alter any existing patterns of land use or result in an increased intensity of land use above that provided for in the General Plan. Potential impacts of the Housing Element cannot be traced to specific projects or areas. Other General Plan elements that establish land use patterns and development intensity within the City such as the Land Use Element, Open Space/Conservation Element, and Circulation Element, were reviewed pursuant to CEQA Guidelines, and an EIR was certified for these General Plan Elements at the time of their adoption. The Housing Element Update is linked to the EIR previously completed for the General Plan.

6.1.7 Relationship to Other General Plan Elements

The City of South Pasadena General Plan consists of seven elements: 1) Land Use & Community Design; 2) Circulation & Accessibility; 3) Economic Development & Revitalization Element; 4) Historic Preservation; 5) Open Space & Resource Conservation; 6) Housing; and 7) Safety & Noise. The Housing Element builds upon the other General Plan elements and is consistent with the policies and goals set forth by the entire General Plan. Consistency among General Plan elements includes the incorporation of residential development capacities established in the Land Use Element within the Housing Element and inclusion of a discussion of environmental constraints as part of the Housing Element based on information from the Safety & Noise Elements.

6.2 HOUSING NEEDS ASSESSMENT

Assuring the availability of adequate housing for all social and economic sectors of the City's present and future population is an important goal for South Pasadena. To accomplish this goal, an assessment of the housing needs of the community and the region must first be conducted. The following section of the Housing Element Update describes and analyzes the current demographic, socio-economic, and housing characteristics of South Pasadena in an effort to determine the nature and extent of the City's specific housing needs.

6.2.1 Community Profile

The characteristics of a city's population are important factors affecting the housing market in the community. Issues such as population growth, age, race, ethnicity, and employment all help determine the city's housing needs. Table VI-1 compares the population estimates of the City of South Pasadena and Los Angeles County from 1970 to 2012. The 1970, 1980, 1990, 2000 and 2010 figures are provided by the U.S. Census and the 2012 figures are an estimate provided by the California Department of Finance. The City's population increased between 1970 and 2012 by 11.7% with an average annual growth of 0.3%. The current 2012 population of the City is 25,664. The City's population has represented a small percentage of the County's population at an average of 3% since 1970.

**Table VI-1
HISTORIC POPULATION ESTIMATES
1970 – 2012**

YEAR	CITY OF SOUTH PASADENA			LA COUNTY	
	POPULATION	PERCENT OF COUNTY	AVERAGE ANNUAL GROWTH	POPULATION	AVERAGE ANNUAL GROWTH
1970	22,979	3%		7,041,980	
1980	22,681	3%	-0.1%	7,477,421	0.6%
1990	23,936	3%	.06%	8,832,500	1.8%
2000	24,292	3%	0.2%	9,519,338	0.8%
2010	25,619	3%	0.5%	9,818,605	0.3%
2012	25,664	3%	0.1%	9,847,712	0.15%
Average		2%	0.3%		1.0%

Source: U.S. Census - California Department of Finance

Table VI-2 describes the population's ethnic composition, age, and gender structure as provided by the 2000 and 2010 Census. According to the 2010 Census 54.3% of the population is comprised of whites. Asians and Hispanics are the second and third largest ethnic groups, respectively. The median age of the City's population is 40.1 years. Senior citizens comprise 12.1% of the total population. Table VI-2 estimates the concentration of women at 52.5% of the total population.

**Table VI-2
POPULATION CHARACTERISTICS**

CITY OF SOUTH PASADENA	2000		2010	
	PERSONS	% POP.	PERSONS	% POP.
TOTAL POPULATION:	23,975	100%	25,619	100%
ETHNIC MIX:				
One Race	22,903*		24,204*	
White	14,482	60.4%	13,922	54.3%
Black or African American	722	3.0%	771	3.0%
Hispanic or Latino Origin	3,848*	16.1%	4,767*	18.6%
American Indian or Alaskan Native	82	0.3%	104	0.4%
Asian or Pacific Islander	6,387	26.7%	7,982	36.6%
Other race	1,230	5.1%	1,422	5.6%
Two or more races	1,072	4.5%	1,415	5.5%
AGE STRUCTURE:				
0-17	5,171	21.6%	5,998	23.4%
18-64	16,032	66.9%	16,517	64.7%
65+	2,772	11.5%	3,104	12.1%
Median Age:	37.4		40.1	
SEX:				
Male	11,124	46.4%	12,160	47.5%
Female	12,851	53.6%	13,459	52.5%

Source: 2000 and 2010 Censuses

*In the 2000 Census 3,848 individuals of Hispanic or Latino of any race are grouped under the category of "One Race" but listed as a separate ethnic category.

6.2.2 Employment Trends

According to the 2007-2011 American Community Survey, 13,496 City residents were in the labor force. The labor force includes employed and unemployed persons aged 16 years and over. This represents a labor force participation rate of 48% of the City's population. Table VI-3 describes the City's 2011 employment trends. More than half of the population of employed persons 16 years of age and older are engaged in managerial and professional specialty occupations. Technical, sales, and administrative support occupations comprise the second largest occupational group.

**Table VI-3
2011 OCCUPATIONS**

EMPLOYED PERSONS 16 YEARS OF AGE AND OVER

OCCUPATION, CITY OF SOUTH PASADENA	PERSONS	PERCENT OF TOTAL
Management, professional, science, and arts	8,722	64.6%
Service occupations	1,089	8.1%
Sales and office occupations	2,772	20.5%
Natural resources, construction, extraction, and maintenance occupations	457	3.4%
Production, transportation, and material moving occupations	456	3.4%
Total persons	13,496	100.0%

Source: 2007-2011 American Community Survey DP-03: Selected Economic Characteristics

South Pasadena is primarily a suburban residential community, and therefore, has a relatively small employment base. It is not anticipated that employment growth within the City will be a major stimulus to housing demand.

A general measure of the balance of a community's employment opportunities with the needs of its residents is through a "jobs-housing balance" test. A balanced community would have a match between employment and housing opportunities allowing most of the residents to work in the community. City data indicates that home based occupations more than doubled between 2000 and 2005, and the City projects that home occupations will increase from 424 in 2012 to 530 by 2021, a 25% increase. Because these households in the City also function as home based employment, increases in numbers of jobs over the period of this housing element does not necessarily require an increase in housing units to maintain a balanced jobs to housing ratio.

6.2.3 Household Characteristics

The characteristics of a community's households provide important information about the housing needs in the community. Income and affordability are best measured and examined at the household level, as are the special needs of certain groups such as large-family households or female-headed households.

Household Composition and Size

The U.S. Census defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group situations are not considered households. Household characteristics are important indicators of the type and size of housing needed in a city.

According to the 2010 U.S. Census, 61% percent of the 10,318 households in South Pasadena consisted of two or more persons. Single-person households comprise 29% and two person households represent 31% of all households representing the largest segments of households in South Pasadena.

**Table VI-4
PERSONS PER HOUSEHOLD – 2010**

Persons Per Household	2000	Percent	2010	Percent	2010 LA County	Percent
1 person	3,626	35%	3,016	29.2%	771,854	25%
2 persons	3,132	30%	3,235	31.4%	820,368	26%
3 persons	1,566	15%	1,998	19.4%	494,369	16%
4 persons	1,293	12%	1,488	14.4%	465,159	15%
5 persons	506	5%	470	4.5%	277,327	9%
6 persons	154	2%	70	0.7%	146,730	5%
7 or more persons	75	1%	41	0.4%	157,967	4%
Total	10,352	100%	10,318	100%	3,133,774	100%

Source: 2010 Census Matrix H 13 Household size (SF 1)

Household size is defined as the number of persons living in a housing unit. A visible change in the average household size over time reflects a change in the household composition of a city. For example, a city's average household size will increase over time if there is a trend towards larger families. In a community with a growing number of elderly households, the average household size will usually decline.

**Table VI-5
AVERAGE HOUSEHOLD SIZE**

Location	Persons Per Household 1999	Persons Per Household 2007	Persons Per Household 2012
South Pasadena	2.473	2.418	2.44
Alhambra	3.117	2.997	2.83
Pasadena	2.701	2.645	2.43
San Marino	3.191	3.153	3.01
Los Angeles County	3.109	3.134	2.99

Source: State Department of Finance

Between 1999 and 2012, the average household size in South Pasadena decreased slightly from 2.473 to 2.44 persons per household. This decrease closely mirrors the decrease in the neighboring City of San Marino but is less than the decreases experienced in the neighboring Cities of Pasadena and Alhambra, as well as in Los Angeles County.

Overcrowding

The California Department of Housing and Community Development (HCD) defines overcrowding as more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Overcrowding occurs primarily because households “double-up” to afford high rents and because of a lack of available housing units of adequate size to accommodate families with larger numbers of children. Units with more than 1.5 persons per room are considered highly overcrowded and should be recognized as a significant housing problem. Table VI-6 describes the number of persons per household (i.e. housing unit) in the City in 2011.

**Table VI-6
TENURE BY HOUSEHOLD SIZE**

OCCUPIED UNIT	OWNER- OCCUPIED		RENTER- OCCUPIED		TOTAL OCCUPIED	
	UNITS	PERCENT	UNITS	PERCENT	UNITS	PERCENT
1 Person	924	18.7%	2,092	39.0%	3,016	29.2%
2 Persons	1,697	34.3%	1,538	28.7%	3,235	31.4%
3 Persons	942	19.0%	1,056	19.7%	1,998	19.4%
4 Persons	967	19.5%	521	9.7%	1,488	14.4%
5 Persons	349	7.0%	121	2.3%	470	4.6%
6 Persons	33	0.67%	37	0.7%	70	0.7%
7 Persons or more	41	0.83%	0	0.0%	41	0.4%
Total	4,953	100%	5,365	100%	10,318	100%
Average Persons Per Occupied Housing Unit: 2.46						
Average Persons Per Owner-Occupied Housing Unit: 2.73						
Average Persons Per Renter-Occupied Housing Unit: 2.20						

Source: 2009-2011 American Community Survey: DP04 Selected Housing Characteristics

Of all occupied units in the City, the average number of persons per unit is 2.46. About 61% of all occupied housing units in the City are inhabited by households consisting of only 1-2 persons. Approximately 94% of all occupied units in the City are occupied by 4 or fewer persons.

Table VI-7 identifies the number of persons per room by owner and rental units. Approximately 96% of all occupied units have one or less person per room. Renter-occupied units have more incidents of overcrowding (1.3% of total units) than owner-occupied units (less than 1% of total units). A total 142 of units in the City are subject to overcrowding with 1.51 or more persons per room, a 43% reduction since 2000. This represents two percent of the households in South Pasadena. Given such low percentages, it is evident that overcrowding is not a significant housing problem in the City.

**Table VI-7
PERSONS PER ROOM**

PERSONS PER ROOM	OWNER- OCCUPIED		RENTER- OCCUPIED		TOTAL OCCUPIED	
	UNITS	%	UNITS	%	UNITS	%
0.50 or Less	3,667	74%	3,108	57.9%	6,775	65.7%
0.51 to 1.00	1,226	24.8%	1,944	36.2%	3,170	30.7%
1.01 to 1.50	27	0.5%	204	3.8%	231	2.2%
1.51 to 2.00	33	0.7%	63	1.2%	96	0.9%
2.01 or More	0	0.0%	46	0.9%	46	0.4%
Total	4,953	100.00%	5,365	100.00%	10,318	100.00%

Source: 2007-2011 American Community Survey: B25014 Tenure by Occupants per Room

Household Income and Income Distribution

Income is a major factor influencing the demand for housing, and to a large extent, reflects the affordability of housing in a community. According data obtained from the 2009-2011 American Community Survey (ACS) the median household income for the City of South Pasadena was \$84,914. which is higher than the median household income reported for Los Angeles County of \$52,266 for the same period. Table VI-8 illustrates the distribution of household income for South Pasadena.

**Table VI-8
HOUSEHOLD INCOME**

HOUSEHOLD INCOME	HOUSEHOLDS	PERCENT OF TOTAL HOUSEHOLDS
Less than \$10,000	437	4.2%
\$10,000 to \$14,999	303	2.9%
\$15,000 to \$19,999	249	2.4%
\$20,000 to \$24,999	259	2.5%
\$25,000 to \$29,999	224	2.2%
\$30,000 to \$34,999	290	2.8%
\$35,000 to \$39,999	180	1.7%
\$40,000 to \$44,999	315	3.0%
\$45,000 to \$49,999	316	3.1%
\$50,000 to \$59,999	768	7.4%
\$60,000 to \$74,999	1,501	14.5%
\$75,000 to \$99,999	1,269	12.3%
\$100,000 to \$124,999	915	8.8%
\$125,000 to \$149,999	967	9.3%
\$150,000 to \$199,999	1,028	9.9%
\$200,000 or more	1,336	12.9%
Total Households	10,357	100%
2011 Median Household Income: \$84,914		
2011 Per Capita Income: \$50,185		

Source: 2009-2011 American Community Survey: B19001 Household Income in the Past 12 Months (In 2011 Inflation-Adjusted Dollars); BP19301 Per Capita Income in the Past 12 Months (In 2011 Inflation-Adjusted Dollars)
Note: The ACS provides a different household total than provided by the U.S. Census.

Approximately 68% of all households within the City have incomes at or above 120 % of the County median income level.

HCD has developed the following income categories based on Median Family Income (MFI) as described in Table VI-9. Household income categories are based on a four-person household:

- Extremely low income: Household income of less than 30 percent of the county median income.
- Very low income: Household income of 50 percent of the county median income.
- Low income: Household income between 50 and 80 percent of the county median income.
- Moderate income: Household income of 120 percent of median income limit.

The following table describes the income limits based on the above categories of income groups.

**Table VI-9
HCD INCOME LIMITS – 2012**

INCOME GROUP	INCOME LIMITS
Extremely Low Income	Income less than \$25,300
Very Low Income	Income between \$25,301 and \$42,150
Lower Income	Income between \$42,151 and \$67,450
Moderate Income	Income between \$67,451 and \$77,750

Source: HCD, Division of Housing Policy Development (Based on a four person household)

The following table describes the household composition of South Pasadena by income group.

**Table VI-10
HOUSEHOLDS BY INCOME GROUP**

INCOME GROUP PER HCD INCOME LIMITS	SOUTH PASADENA HOUSEHOLD COMPOSITION BY INCOME GROUP	
	Households	%
EXTREMELY LOW INCOME: Income less than \$25,300	1,248	12%
VERY LOW INCOME: Income between \$25,301 and \$42,150	694	7%
LOW INCOME: Income between \$42,151 and \$67,450	1399	14%
MODERATE INCOME: Income Between \$67,451 and \$77,750	1501	14%
ABOVE MODERATE INCOME: Income Above \$77,750	5515	53%
Total Households	10,357	100%

Source: 2009-2011 American Community Survey: B19001 Household Income in the Past 12 Months (In 2011 Inflation-Adjusted Dollars)

As indicated in Table VI-10, the majority of South Pasadena's households (53%) are in an above moderate income group and 67% of the City's households are in the moderate and above moderate income group.

6.2.4 Regional Housing Needs Assessment (RHNA)

Existing housing need is evaluated based on overpayment for housing by lower income households and the level to which vacancy rates in the jurisdiction need to be raised for the market to operate freely. The methodology used to determine future need considers the anticipated growth in number of households, the need to achieve ideal vacancy rates, and compensation for anticipated demolition. The City must use the numbers allocated by SCAG under the RHNA when identifying

measures, policies and contemplated ordinances, which are consistent with meeting the RHNA housing goals. The RHNA numbers are not meant to be a quota for development. City policies should enable the market to provide affordable units, however the City is not obligated to construct any of the units. Based on the SCAG 2012 RHNA, South Pasadena has a need for 63 new units to be provided, distributed across the four income levels established by HCD. Table VI-11 identifies South Pasadena's housing need based on income group.

Table VI-11
HOUSING NEED 2014-2021

Income Group	Number of New Units	Percentage
Very Low Income	17(*)	27%
Low Income	10	16%
Moderate Income	11	17%
Above Moderate Income	25	40%
Total	63	100%

Source: SCAG Regional Housing Needs Assessment 2012

* Includes 9 units (50%) of Extremely Low Income units

6.2.5 Housing Needs Assessment - Extremely Low Income Households

Extremely low income is defined as households with income less than 30 percent of the area median income. The area median income in Los Angeles County is \$52,266. For extremely low income households, this results in an income of \$25,300 or less for a four person household or \$12,650 for an individual. Extremely low income households have a variety of housing situations and needs. For example, most families and individuals whose source of income is from public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low income households, and a minimum wage worker could be considered an extremely low income household with an annual income of approximately \$12,650 or less. A single senior citizen on a limited amount of fixed income, such as social security income, could also be considered extremely low income. According to U.S. Census data provided to the City by HCD, approximately 72 percent of extremely low income renter households in the City paid greater than 30% of their income for housing and approximately 91 percent of extremely low income homeowner households paid more than 30% of their income for housing. The following are examples of occupations with wages that could qualify as extremely low income for a household.

Agricultural Graders and Sorters	\$9.51
Manicurists and Pedicurists	\$9.56
Hosts and Hostesses	\$9.84
Waiters and Waitresses	\$10.41
Personal Home & Health Care Services	\$10.58
Food Preparation and Serving Related Workers	\$10.59
Housekeepers	\$11.05
Hotel, Motel Clerks	\$11.41
Child Care Workers	\$12.11

Source: Employment Development Department, Occupational Employment (May 2011) & Wages (2012, 1st Quarter)

For purposes of the Housing Element Update, it is assumed that fifty percent of the City's RHNA allocation of 17 very low income units represents the housing need for extremely low income households. As a result, the City projects a need of 9 units for extremely low income households. Some extremely low income households could include household members with mental, physical, or developmental disabilities and special needs. To address the needs of extremely low income households with mental, physical or developmental disabilities, the Housing Element Update includes a program for providing for housing types for this special needs group. Based on the RHNA, South Pasadena should provide sufficient capacity for a total of 63 new housing units over the next Housing Element planning period from 2014 through 2021 to include 17 units for very low (inclusive of 9 units for extremely low), 10 units for low, 11 units for moderate, and 25 units for above moderate income households.

6.2.6 Special Needs Groups

This section reviews the characteristics of households with special housing needs, including disabled persons, the elderly, large families, farm workers, female-headed households, the homeless, and the developmentally disabled. Table VI-12 summarizes the numbers of households or persons in each of these special needs groups in South Pasadena.

**Table VI-12
SPECIAL NEEDS GROUPS**

Special Need Group	Number of Persons or Households	% of Total Population or Total Households
Elderly persons -65 years and older (living alone 839 or 8.10%)	3,104	12.1%
Large households - 5 or more member)	581	5.6%
Female-headed households With Children	694	6.7%
Disabled persons -18 years and over	1,385 (16 to 64 years 773 or 3.07% 65 and over 612 or 2.4%)	5.4%
Farmworkers	49	0.2%
Homeless persons*	Approx. 15	<1%

Source: American Community Survey, 2009-2011: BP18101 Sex by Age Disability Status;

* City of South Pasadena Police Department

Disabled Households

This segment of the population, which includes individuals with mental, physical, and developmental disabilities, needs affordable housing, conveniently-located to services and, where necessary, has been specially adapted for disabled accessibility with wheelchair ramps, elevators, wide doorways, and modified fixtures, cabinetry, and appliances. The majority of persons with disabilities live on an income that is significantly lower than the non-disabled population. Many disabled individuals live on a small fixed income, which severely limits their ability to pay for housing. Persons with disabilities have the highest rate of unemployment relative to other groups.

For most, their only source of income is a small fixed pension afforded by Social Security Disability Insurance (SDI), Social Security Insurance (SSI), or Social Security Old Age and Survivor's Insurance (SSA), which, in many cases, does not adequately cover the cost of rent and living expenses even when shared with a roommate. In addition, persons with disabilities oftentimes experience discrimination in hiring and training. Employment can tend to be unstable and at the lower wage brackets. A disability is a physical or mental impairment that substantially limits one or more major life activities. The 2009-2011 American Community Survey identified 1,385 disabled persons aged 16 and over in the City of South Pasadena. Of these, 773 are disabled persons between the ages of 16 and 64 and 612 are disabled persons aged 65 and over.

Persons with Developmental Disabilities

A recent change in State law requires that the Housing Element Update address the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or that require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult. Table VI-13 provides the number of persons in South Pasadena with a developmental disability by type of disability.

**Table VI-13
INDIVIDUALS WITH DEVELOPMENTAL DISABILITIES**

Total Disabilities Tallied	1,511
Total Disabilities Tallied for People 5 to 17 Years:	126
Hearing Difficulty	0
Vision Difficulty	0
Cognitive Difficulty	126
Ambulatory Difficulty	0
Self-Care Difficulty	0
Total Disabilities Tallied for People 18 to 64 Years:	773
Hearing Difficulty	218
Vision Difficulty	109
Cognitive Difficulty	206
Ambulatory Difficulty	253
Self-Care Difficulty	66
Independent Living Difficulty	173

Total Disabilities Tallied for People 65 Years and Over:	612
Hearing Difficulty	306
Vision Difficulty	126
Cognitive Difficulty	128
Ambulatory Difficulty	397
Self-Care Difficulty	196
Independent Living Difficulty	258

Source: ACS, 2008-2010.

According to the State's Department of Developmental Services, as of August 2011, about 116 residents with developmental disabilities were being assisted at the Regional Center.

Housing types appropriate for people living with a developmental disability include rent subsidized homes, licensed and unlicensed single-family homes and group homes. Programs appropriate for providing housing for developmentally disabled persons include Section 8 vouchers, inclusionary housing, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

Consistent with State law, group homes, or Residential Care Facilities with six or fewer residents per facility, are allowed by right in all residential zones of the City. Group homes, or Residential Care Facilities, with seven or more persons are permitted in the RM and RH residential districts, subject to approval of a conditional use permit. As part of the approval of conditional use permits for Residential Care Facilities the City is able to provide an exception to the parking requirements established in the Zoning Code for these types of projects.

Persons with Physical Disabilities

Housing opportunities for individuals with physical disabilities can be addressed through the provision of affordable, barrier-free housing. Currently, housing units that are accessible to the disabled are limited in supply. In addition to the development of new units for the disabled, rehabilitation assistance can also be provided to disabled renters and homeowners to modify existing units to improve accessibility. The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can be provided in the form of special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing can also be provided through senior housing developments.

Both federal and State housing laws require certain features of adaptive design for physical accessibility in all multifamily residential buildings with four or more units built for first occupancy starting March 13, 1991, however, numerous dwelling units built before that date are not subject to these accessibility requirements. These laws do not apply in many cases to assist individuals,

particularly seniors, who choose to remain in their single family homes rather than move to assisted living facilities and/or other newly constructed units.

Appropriate housing for persons with physical disabilities includes very low cost units in large group home settings near retail services and public transit, supervised apartment settings with on- or off-site support services, outpatient/day treatment programs, inpatient/day treatment programs, single room occupancy units, crisis shelters, and transitional housing.

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential construction projects containing in excess of 5 units under construction after September 15, 1985, conform to specific disabled adaptability/accessibility regulations. In 1988, the Federal government enacted the U.S. Fair Housing Amendment Act (Act), with the intent of increasing the number of rental units being built accessible to handicapped individuals. In July 1993, the State of California issued “California Multifamily Access Requirements” based upon the Act.

The City ensures that new housing developments comply with California building standards, (Title 24 of the California Code of Regulations) and federal requirements for accessibility as part of its building plan check and inspection process. The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. To further assist in making housing accessible for the disabled, in June 2013 the City implemented adopted program objectives of the 2006-2013 Housing Element Update by amending the City’s Zoning Code to add clear provisions for the granting of reasonable accommodation to promote access to housing for disabled persons in accordance with State and Federal Fair Housing Laws as described in Section 6.4.1, “Zoning Code Resources.”

The City of South Pasadena makes rehabilitation grant funds available through the Home Improvement Program to income qualified homeowners to make repairs and improvements which could include construction of accessibility improvements to the home, such as ramps and guardrails, into single-family dwellings to allow first floor access for physically disabled residents.

There is a need for jurisdictions to fast track the permitting process for these projects, as well as to allow for flexibility in the administration of zoning code standards for these projects. Examples of flexibility in the administration of development standards include variations from the required setbacks, floor area ratios, parking and other requirements. In order to facilitate the development of affordable housing in the City, the City’s Zoning Code includes provisions for approval of a reduction in development standards as required by the Zoning Code including but not limited to reduced parking, variation from required setbacks, minimum parcel size or maximum parcel coverage when affordable housing is proposed as part of a project through approval of a planned development permit as further described in Section 6.4.1 Zoning Code Resources.

The physical modification of housing is not necessary to accommodate mentally disabled persons, but they generally require special services and monetary support. Since jobs and higher earning potential are often limited to such individuals, affordable housing is important to maintaining quality of life. Group homes with a live-in resident assistant may be one solution to providing affordable housing to the mentally disabled.

Consistent with State law, group homes with six or fewer residents per facility are allowed by right in all residential zones of the City. Group homes, or Residential Care Facilities, with seven or more persons, and Residential Care Facilities for the Elderly (RCFE) are permitted in the RM and RH residential districts, subject to approval of a conditional use permit. As part of the approval of conditional use permits for Residential Care Facilities and RCFE the City is able to provide an exception to the parking requirements established in the Zoning Code for these types of projects.

Elderly Households

Many elderly households have special needs because of their relatively low, fixed incomes, physical disabilities, and dependency needs. Specifically, seniors, persons 65 years of age and older, have four main quality of life concerns:

1. *Income:* Seniors are usually retired and living on a limited income.
2. *Housing:* Many seniors live alone in three and four bedroom houses.
3. *Health Care:* Seniors are more likely than others to experience ill health and require hospital visits or stays.
4. *Transportation:* Many seniors rely on public transportation. Also, seniors with disabilities require alternative transportation.

According to the 2009-2011 American Community Survey, the City of South Pasadena has 3,104 persons aged 65 and over. Table VI-13 illustrates that of the total number of elderly households 1,852 or 76% of the elderly households in the City own their own homes and 450 households or 24% of the City's elderly households rent.

**Table VI-13
HOUSING UNIT TENURE BY AGE OF HEAD HOUSEHOLDER**

AGE	UNITS	PERCENT
OWNER-OCCUPIED		
15 to 24 Years	0	0.0%
25 to 34 Years	188	3.8%
35 to 44 Years	923	18.5%
45 to 54 Years	1,035	20.7%
55 to 64 Years	1,440	28.9%
65 to 74 Years	658	13.2%
75 to 84 Years	580	11.6%
85 Years and Over	164	3.3%
Total Units	4,988	100.00%
RENTER-OCCUPIED		

15 to 24 Years	110	2.0%
25 to 34 Years	1,364	25.4%
35 to 44 Years	1,989	37.0%
45 to 54 Years	1,060	19.7%
55 to 64 Years	396	7.4%
65 to 74 Years	225	4.2%
75 to 84 Years	187	3.5%
85 Years and Over	38	0.7%
Total Units	5,369	100.00%

Source: 2009-2011 American Community Survey: B25007 Tenure by Age of Householder

Elderly housing needs include affordable housing located close to commercial shopping areas, medical facilities, and public transportation services. As seniors are less able to keep up with the demands of home ownership and seek apartments or condominiums, the housing units they vacate may represent a large housing stock that could become available to other buyers.

South Pasadena offers a number of apartment complexes and assisted living facilities for senior residents for its relatively small population. Senior living facilities include the Golden Oaks Apartments with 65 independent living units, Meridian Manor with 6 beds for assisted living, and Prospect Manor with 99 beds for assisted living.

South Pasadena has a Senior Citizens' Center that serves as a meeting place and service center for seniors in the community. The wide range of services offered at the Senior Citizens' Center include daily lunches, interest classes, recreational activities, and health services, such as health assessments, and blood pressure measurement. The Senior Citizens' Center also operates a Dial-A-Ride Program, providing South Pasadena senior citizens transportation anywhere within the City limits, to nearby medical offices, and to Huntington Memorial Hospital.

Group homes with a live-in resident assistant may be one solution to providing affordable housing to the elderly. Consistent with State law, group homes with six or fewer residents per facility are allowed by right in all residential zones of the City. Residential Care Facilities for the Elderly (RCFE) are permitted in the RM and RH residential districts, subject to approval of a conditional use permit. As part of the approval of conditional use permits for RCFE facilities, the City is able to provide an exception to the parking requirements established in the Zoning Code for projects accommodating senior citizens.

Farm workers

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural labor. They have special housing needs because of their relatively low income and the unstable seasonal nature of their job.

As indicated in Table VI-12, the 2009-2011 American Community Survey identifies 49 individuals in South Pasadena employed in agriculture, forestry, and fishing occupations, which accounted for less than one percent of the City's employed residents. Given that there are so few persons

employed in agricultural-related industries, the City can address their housing needs through its overall programs for housing affordability, and there is no need to create and administer a special program targeting farm workers.

Female Head of Households

Single parent, and particularly female-headed households, may experience a variety of housing needs. Such households have a greater need for housing with convenient access to childcare facilities, public transportation, and other public facilities and services. Because the earning power of women is generally less than that of men, single mothers with lower incomes often experience difficulties in finding affordable housing to meet their families' needs.

Table VI-14 provides a detailed breakdown of the City of South Pasadena's household composition in 2010. Female-headed households with children represent 694 or seven percent of all households. Male-headed households with children represent 230 or 2.2% of all households. It can be assumed that these single parent households generally spend a greater proportion of their household income for housing than do two parent households and could represent a special needs group in the City. Housing opportunities for lower income female-headed households with children can primarily be addressed through rental assistance and the provision of affordable rental units.

**Table VI-14
HOUSEHOLD COMPOSITION**

HOUSEHOLD SIZE AND TYPE	NO. OF HOUSEHOLDS	% TOTAL HOUSEHOLDS
One Person:	3,073	29.4%
Male Householder	1,219	11.6%
Female Householder	1,854	17.7%
Two or More Persons in Family Households:	6,619	63.2%%
Married Couple with Related Children	2,534	24.2%
Married Couple with No Related Children	2,370	22.6%
Male Householder, No Wife Present with Related Children	230	2.2%
Male Householder, No Wife Present with No Related Children	221	2.1%
Female Householder, No Husband Present with Related Children	694	6.6%
Female Householder, No Husband Present with No Related Children	570	5.4%
Two or More Persons in Non-family Households:	775	7.4%
Male Householder	358	3.4%
Female Householder	417	4.0%
Total Households	10,467	100%

Source: 2010 Census: SF1 Household Size by Household by Presence of Own Children

Homeless Persons

According to the South Pasadena Police Department, there are approximately 15 homeless individuals known to reside within the City limits. There are no homeless shelters within the City of South Pasadena. Typically, homeless individuals find shelter in the Arroyo Park, under the Oaklawn Bridge, and at other locations in the City. While there are no shelters within the City limits of South Pasadena, there are ten shelters located in the neighboring City of Los Angeles as follows:

- Emmanuel Baptist Rescue Mission
- Fred Jordan Mission
- Good Shepherd Shelter
- His Sheltering Arms
- House of Ruth
- Los Angeles Mission
- Midnight Mission
- People Assisting the Homeless
- Sunshine Mission
- Union Rescue Mission

Within the neighboring City of Pasadena there are nine shelters offering assistance to the homeless as follows:

- American Red Cross
- Friendship Indeed
- Union Station Homeless Services
- Door of Hope
- Haven House
- The Depot
- Jackie Robinson Gym
- Emergency Shelter Line
- Bad Weather Shelter

The City's Police Department implements an informal referral services program with Union Station Homeless Services, a homeless shelter and service provider located in the City of Pasadena, by providing transportation to the shelter for any homeless individuals in need and referrals of homeless individuals to the Union Station service programs. Additionally, the City's Police Department conducts regular monitoring of the homeless individuals in the City and maintains a profile of each homeless individual by name, location, and need.

In August 2013, the City implemented program objectives of the City's adopted 2006-2013 Housing Element Update to address the housing needs of the City's homeless by amending the City's Zoning Code to permit homeless shelters and single room occupancy housing in the BP zone

by right and to permit transitional and supportive housing by right in the all residential zones as described in Section 6.4.1, “Zoning Code Resources.”

6.2.7 Housing Profile

A housing unit is defined as a house, apartment, or single room, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters refer to those units in which the occupants live and eat separately from any other person in the building and which have direct access from the outside of the building or through a common hall. A community’s housing stock is the compilation of all its housing units.

Number of Housing Units

As described in Table VI-15, there were 10,972 housing units in the City per the 2007-2011 American Community Survey. Of this total amount, 48.9% were renter-occupied, 45.1% were owner occupied, and 6% were vacant.

**Table VI-15
HOUSING UNITS BY OCCUPANCY STATUS**

OCCUPANCY STATUS	HOUSING UNITS	PERCENT
Occupied Housing Units:	10,318	94.0%
Owner-Occupied	4,953	45.1%
Renter-Occupied	5,365	48.9%
Vacant Housing Units	654	6.0%
Total	10,972	100%

Source: 2007-2011 American Community Survey: B25002 Occupancy Status. 2007-2011 American Community Survey: B25009, Tenure by Household Size

Housing Growth

According to data obtained from the California Department of Finance, the City’s housing stock increased from 10,349 to 11,123 between 1980 and 2012. Between 2000 and 2012 a total of 263 new residential dwelling units were constructed representing a 2.4% growth increment over the twelve year period. This slow growth can be attributed both to the economic recession, which began in late 2007 and the fact that the City is nearly built-out, offering little available land for residential development.

Table VI-16
HISTORIC HOUSING TRENDS: 1980-2012

Year	Single-Family		Multifamily		Total Units
	Units	Percent	Units	Percent	
1980	6520	63.0%	3829	37.0%	10,349
1990	5434	50.7%	5285	49.3%	10,719
1994	5456	50.6%	5325	49.4%	10,780
2000	5679	52.3%	5181	47.7%	10,860
2012	5,605	50.4%	5,518	49.6%	11,123

Source: State Department of Finance

Housing Type and Tenure

Table VI-17 identifies the status of vacant housing units in the City. According to the 2007-2011 American Community Survey, the City of South Pasadena had a total of 654 vacant units. Of these vacant units 22.6% are for rent and 40.1% are classified as “other” vacant units. Table VI-18 describes occupancy status of units according to the number of units in the structure and by either owner occupancy or renter occupancy. Approximately 50.4% of all housing units are single-family homes of which approximately, 88% are owner-occupied.

Table VI-17
VACANT HOUSING UNITS

VACANCY STATUS	HOUSING UNITS	PERCENT
For Rent	148	22.6%
For Sale Only	23	3.5%
Rented or Sold, Not Occupied	101	15.4%
For Seasonal, Recreational or Occasional Use	120	18.3%
For Migrant Workers	0	0.0%
Other Vacant	262	40.1%
Total Vacant Units	654	100%

Source: 2007-2011 American Community Survey: B25004 Vacancy Status

**Table VI-18
HOUSING UNITS BY TYPE AND OCCUPANCY STATUS**

UNITS	OWNER- OCCUPIED		RENTER- OCCUPIED		ALL UNITS	
	Units	%	Units	%	UNITS	%
1 Unit, Detached or Attached	4,392	88.0%	1,075	20.0%	5,467	52.8%
2-9 Units	312	6.3%	1,864	34.7%	2,176	21.0%
10 or More	284	5.7%	2,430	45.3%	2,714	26.2%
Mobile Home or Trailer	0	0.0%	0	0.0%	0	0.0%
Total	4,988	100%	5,369	100%	10,357	100%

Source: 2007-2011 American Community Survey: C25032 Tenure by Units in Structure3et

The overall vacancy rate in the City was 6% in 2012, indicating that only a very small proportion of the housing stock was unoccupied. The State Department of Finance estimated the 2007 vacancy rate to be 3% equal to the 2000 Census rate.

Age and Condition of Housing Stock

Age is one indication of the quality of the housing stock. As illustrated in Table VI-19, approximately 37% of all housing the City's housing units were built in 1939 or earlier, illustrating the historic nature of the City's housing stock. In South Pasadena, 94% of the housing stock is over 30 years old, and will likely have rehabilitation needs. The year 1952 is the median year all housing structures were built.

**Table VI-19
OCCUPIED HOUSING UNITS BY AGE – AS OF 2011**

YEAR STRUCTURE BUILT	TOTAL OCCUPIED UNITS		OWNER OCCUPIED	RENTER OCCUPIED
	NO.	%		
2005 or later	85	0.8%	72	13
2000 to 2004	195	1.9%	133	62
1990 to 1999	366	3.5%	112	254
1980 to 1989	395	3.8%	208	187
1970 to 1979	1,179	11.4%	691	488
1960 to 1969	1,493	14.4%	703	790
1950 to 1959	1,736	16.8%	459	1,277
1940 to 1949	1,073	10.4%	484	589
1939 or earlier	3,835	37.0%	2,126	1,709
Total	10,357	100%	4,988	5,369
Median Year Structure Built - 1952				

Source: 2009-2011 ACS B25036: Tenure by Year Structure Built

While the majority of South Pasadena’s housing stock is well maintained and in good condition, there are instances of residential properties with signs of deterioration and deferred maintenance. For example, the most common signs include dilapidated garages, overgrown and neglected landscaping, deteriorated painting and roofing. The Code Enforcement Division monitors residential properties exhibiting characteristics of blight and notifies property owners to bring the property into compliance with City codes.

Recognizing the need for rehabilitation assistance in South Pasadena, the City currently administers a Home Improvement Program for low and moderate-income households. This program allocates funds for rehabilitation of owner-occupied homes of eligible residents. On behalf of the City, the County also provides residential rehabilitation loans to low and moderate-income homeowners in South Pasadena who are in need of assistance to rehabilitate or repair their homes.

Home Prices

Income is a major factor influencing the demand for housing and to a large extent, reflects the affordability of housing in a community. When looking at housing value, the 2010 Census is useful because it provides a breakdown of residential price range, as well as types of units within each price range. However, more up-to-date data is available through local real estate offices. Table VI-20 below describes the median home prices for homes in the City. This table indicates that the majority of home prices in the City exceed the January to March 2013 Los Angeles County average median sales price of \$381,000 with a median home sales price in South Pasadena between March of 2012 and March of 2013 of \$538,500 for a two bedroom home and \$790,000 for a three bedroom home. Comparing the City’s median with the County’s median illustrates that the housing price gap has widened between the County and City and that the price of homes in South Pasadena remains greater than the County median and beyond affordability for most families.

According to the data collected from local real estate agents, and described in Table VI-20 below, the median value of most for sale housing units in South Pasadena is higher than the 2013 County median home price of \$381,000.

**Table VI-20
HOUSING VALUES**

HOUSE SIZE	MEDIAN PRICE	AVERAGE PRICE	PRICE RANGE	NUMBER SOLD
1 Bedroom	\$400,000	\$372,400	\$255,000-\$525,000	11
2 Bedroom	\$538,500	\$524,290	\$288,000-\$930,000	50
3 Bedroom	\$790,000	\$782,869	\$360,000-\$2,250,000	67
4 Bedroom	\$957,500	\$1,115,906	\$551,000-\$2,428,800	42
5 Bedroom	\$1,198,000	\$1,711,432	\$580,000-\$5,950,000	9
6 Bedroom	\$0	\$0	\$0	0

Source: Multiple Region Multiple Listing Service

Rental Rates

According to local real estate agents, rental rates in the City of South Pasadena are relatively high, but have not increased significantly over the last five year period. The average monthly rental rates surveyed range from \$1,477 for a one bedroom, \$2,192 for a two bedroom unit, and \$2,850 for a three bedroom unit in the City.

Table VI-21
RESIDENTIAL RENTAL PRICES
March 2012- March 2013

TYPE OF UNIT	RANGE	AVERAGE RENT
1 Bedroom Apartment/Townhouse	3	\$1,477
2 Bedroom Apartment/Townhouse	6	\$2,192
3 Bedroom Apartment/Townhouse	4	\$2,850
1 Bedroom House	0	\$0
2 Bedroom House	1	\$2,300
3 Bedroom House	8	\$3,243

Source: Multiple Region Multiple Listing Service

Housing Costs and Affordability

An important component of a Housing Element is an assessment of the affordability of housing. Affordability measures the burden of monthly housing expenditures in relation to the residents' incomes. The costs of home ownership or renting can be compared to a household's ability to pay for housing, based on the 2010 HUD annual median income for a two income family of \$58,245 for the Los Angeles/Long Beach MSA. Overpayment refers to the payment of more than 30% of a household's gross income for shelter. A high cost of housing eventually causes fixed-income elderly, and lower income households to use a disproportionate percentage of their income for housing. This may cause a series of related financial problems resulting in deterioration of housing stock, because maintenance is sacrificed for more immediate expenses such as food, clothing, medical care, and utilities.

By definition, housing is "affordable" if the monthly payment is not more than 30% of a household's gross income. In the case of rent, the 30% does not include allowance for utilities, which may impose additional costs to the renter of \$50 to \$100 per month, depending on which utilities the renter is responsible for paying. These costs may result in an otherwise affordable rental becoming unaffordable due to overpayment. In the case of purchase, the 30% includes payment on principal and interest, and an assumed 1.5% allocation for taxes and homeowner insurance. In actuality, taxes and insurance may exceed the assumed allocation. A 20% down payment and an approximate 3.5% interest rate are assumed, reflecting the most current market conditions.

According to the 2009-2011 American Community Survey, 44.2% of all renter households in South Pasadena are paying more than 30% of their incomes for housing. Of these, 28.2% of renters earning 80% or less of the County median income are paying more than 30% of their incomes for housing costs.

Comparatively, 36.3% of owner households are paying more than 30% of their incomes for housing and 11.3% of owners earning 80% or less of the County median income are paying more than 30% of their incomes for housing costs. Given the relatively high incidence of overpayment among owner households, it is apparent that many households may have overextended themselves financially to afford the opportunity to purchase a home in South Pasadena. Tables VI-22 and VI-23 describe the estimates of housing costs as a percentage of household income for renter-occupied and owner-occupied housing units.

Table VI-22
HOUSING COST AS PERCENTAGE OF HOUSEHOLD INCOME – 2011
OWNER-OCCUPIED HOUSING UNITS

INCOME GROUP	TOTAL	LESS THAN 20%	20% TO 29%	30% OR MORE
VERY LOW INCOME: Less than \$ \$42,150	261	17	0	244
LOW INCOME: Between \$42,151 and \$67,450	284	18	76	190
MODERATE INCOME: Between \$67,451 and \$77,750	229	85	21	123
ABOVE MODERATE INCOME: Above \$77,751	4,167	1,917	1,014	1,236

Source: 2009-2011 ACS: B25106 Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months

Table VI-23
HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME – 2011
RENTER-OCCUPIED HOUSING UNITS

INCOME GROUP	TOTAL	LESS THAN 20%	20% TO 29%	30% OR MORE
VERY LOW INCOME: Less than \$42,150	555	0	0	555
LOW INCOME: Between \$42,151 and \$67,450	392	0	0	392
MODERATE INCOME: Between \$67,451 and \$77,750	582	0	100	482
ABOVE MODERATE INCOME: Above \$77,750	3,540	1,658	1,072	810

Source: 2009-2011 ACS: B25106 Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months

Assisted Housing at Risk of Conversion

The Housing Element must identify, analyze and propose programs to preserve housing units that are currently restricted for low-income housing and that could become unrestricted and possibly lost as low-income housing. Rental assistance is provided to qualified tenants in the form of Section 8 rental subsidies administered by the Community Development Commission of Los Angeles County. In South Pasadena, there are no federally assisted housing units currently restricted to low-income housing use, and therefore there are no federally assisted units at risk of conversion from affordable rental units to market rate rental units.

6.2.8 Summary of Housing Needs

This section of the Housing Element summarizes the major housing need categories by income groups as defined by State and Federal law. It includes the City's share of regional housing need as defined by the Southern California Association of Governments' (SCAG) Regional Housing Needs Assessment (RHNA). The City recognizes the special status of lower income households, which in many cases are comprised of elderly or disabled persons, single-parent households, or large households. Table VI-24 summarizes the areas of greatest housing assistance need in the City.

Table VI-24
SUMMARY OF EXISTING AND PROJECTED HOUSING NEEDS

Overpaying Households		Special Needs Group	
Total		Elderly Households	3,104
Renter	1,429	Elderly Living Alone	802
Owner	557	Disabled Persons	1,385
		Female Headed Households with Children	694
		Large Households	581
Overcrowded Households		Regional Housing Assessment 2014-2021	
Total		Total Construction Need	63
Renter	313	Very Low Income	17
Owner	60	Low Income	10
		Moderate Income	11
		Upper Income	25

Note: Special needs figures cannot be totaled because categories are not exclusive of one another.

Sources: 2010 Census; SCAG Regional Housing Needs Assessment, 2011; American Community Survey

Households Overpaying for Housing – Approximately 20% of all households in South Pasadena spend 30 percent or more of their income on housing. Of these overpaying households, 28% were owners. Renter-households have the highest incidence of overpayment, with 44% spending more than 30 percent of their household income for housing. Of these, 28.2% of renters earning 80% or less of the County median income are paying more than 30% of their incomes for housing costs.

Special Needs Households – Certain segments of the population may have a more difficult time finding decent, affordable housing due to their special needs or circumstances. In South Pasadena, the Needs Assessment documents the following groups with special housing needs:

- 3,104 households (31%) headed by elderly persons, 8% percent of which were elderly persons living alone;
- 1,385 persons (5.4%) aged 16 and over with physical disabilities;
- 694 female-headed households (6.9%) with children.
- Approximately 15 homeless persons or transients in the City, constituting less than 1% of the City's population.

Age and Condition of Housing Stock – Approximately 94% of the City's housing units are 30 years of age or older, when most housing units typically begin to require major repairs. In general, most of the City's housing stock does not show signs of deferred maintenance. However, some instances of deteriorated housing can be found in the City, including older apartment buildings and single-family homes where owners are financially unable to keep up with repairs.

Housing Costs and Affordability – Recent sales data indicate that the median sales price of a two bedroom single-family detached home in the City is approximately \$538,500 and a three bedroom single-family detached home is approximately \$790,000. Average rent in the City among apartment and single family homes is about \$2,400 per month.

Overcrowded Households – Household overcrowding in South Pasadena is relatively nominal, with only 1.3% of the City’s households having greater than 1.5 persons per room. This low incidence of overcrowding is indicative of the fact that the vast majority of the housing stock has three or more rooms and overall higher median incomes in the City.

Regional Housing Needs Assessment (RHNA) – Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted growth in the number of households by different income categories during the Housing Element Update planning period, as well as the number of units that would have to be compensated for due to anticipated demolitions and changes to achieve an “ideal” vacancy rate. The RHNA for South Pasadena for the period 2014 to 2021 is 63 additional dwelling units. This total growth need is allocated to four income categories: very low-income, low-income, moderate-income, and upper-income. Table VI-25 shows the housing growth need based on income categories.

**Table VI - 25
NEW HOUSING NEED 2014-2021**

Income Group	Number of New Units	Percentage
Very Low Income	17 (*)	27%
Low Income	10	16%
Moderate Income	11	17%
Above Moderate Income	25	40%
Total	63	100%

Source: SCAG Regional Housing Needs Assessment February 2, 2012

*Assumes 8 units (50%) are projected for extremely low income households.

6.3 HOUSING CONSTRAINTS

Market conditions, as well as governmental programs and regulations, affect the provision of adequate and affordable housing. Housing Element law requires an assessment of potential and actual governmental and non-governmental constraints affecting the development of new housing and the maintenance of existing units for all income levels. Potential market, governmental, and environmental constraints that contribute to housing development costs in South Pasadena are addressed below.

6.3.1 Market Constraints

Construction Costs

The cost of construction depends primarily on the cost of materials and labor, but it is also influenced by market demand and market-based changes in the cost of materials. The cost of construction depends on the type of unit being built and on the quality of the product being produced. Labor saving materials and construction techniques are available but they tend to reduce the quality of the finished product.

The type of product largely determines the cost of construction. The cost of labor is based on a number of factors, including housing demand, the number of contractors in an area and the unionization of workers, but it is generally two to three times the cost of materials. Thus the cost of labor represents an estimated 17% to 20% of the cost of building a unit, which is a substantial portion of the overall cost of construction. Most residential construction in Southern California is performed with non-union contractors, and as a result, labor costs are responsive to changes in the residential market. Recent figures published by the International Code Council (ICC) report that a typical wood frame residence costs approximately \$88.46 per square foot for labor and materials, not inclusive of land. It is likely that construction costs in the City of South Pasadena would exceed this figure based on the high quality of design standards required by the community. The construction cost of housing affects the affordability of new housing and can be considered a constraint to affordable housing in the City that is outside of the City's control.

A reduction in amenities and the quality of building materials, above the minimum acceptability for health, safety, and performance, could result in lower sales prices. Another factor related to construction costs is the number of units built at one time as part of a single project. As the number of units constructed increases, an economy of scale is usually achieved reducing overall costs. This type of cost reduction is of particular benefit when density bonuses are used for the provision of affordable housing.

Costs associated with infrastructure improvements to serve development can affect the cost of housing. In the City of South Pasadena, existing City services including water, sewer and storm drain facilities are available to serve the level of development projected in the current General Plan. The City has not required any major upgrades to City infrastructure or the installation of any new major off-site infrastructure improvements as part development projects to date. New residential development projects are required to provide new on-site water and sewer lateral connections to existing City mains and to construct new storm drain improvements, including NPDES required components, as part of new development. These required on-site infrastructure improvements are considered typical construction related items and do not impose a typical constraint on the development of new residential projects in the City.

An additional cost to construction in South Pasadena is related to grading. Many new single-family detached home sites are located in hillside areas incurring substantial development costs associated with the need to step the pad and provide for retaining walls. The development of multifamily housing in hillside areas is cost prohibitive due to the need to provide for multi-stepped pads.

Land Costs

The price of raw land is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for housing development has served to keep the cost of land relatively high in Southern California and in the City. Vacant land costs can range from \$40.00 to \$100.00 per square foot in the City depending on location and development capacity of the land. High land costs, particularly for single family detached lots and single family attached residential development sites, have resulted in builders developing predominantly ownership detached and attached housing at higher price points, rather than rental housing, in order to preserve profits.

Mortgage Financing

National policies and economic conditions determine interest rates, and there is little that local governments can do to affect these rates. First time homebuyers are the group impacted the most by financing requirements. Mortgage interest rates for new home purchases ranged generally between the low 3% range for a fixed rate 30-year loan during 2011 to early 2013. During the 2014-2021 Housing Element Planning period, home mortgage interest rates are anticipated to increase and are currently in the low 4% range.

Although interest rates themselves are still at an all time low, recent changes in lending practices have created a constraint to housing. Financing for both construction and long term mortgages since summer of 2007 have become more difficult to obtain due the higher standards required by the federal government of lenders to qualify borrowers. Another more critical impediment to homeownership involves the affordability of the housing stock, the ability of potential buyers to fulfill down payment requirements, and the ability of buyers to receive a favorable credit rating. A conventional home loan typically requires 20% of the sale price as a down payment, which is the largest constraint to first time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment required and a potential homeowner's available funds. The availability of financing for developers under current economic conditions also poses a constraint on development which is outside of the City's control.

Historically jurisdictions could offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population through the use of state and federal financing programs when available. In the future, government-insured loan programs may be available to reduce mortgage down payment requirements.

6.3.2 Governmental Constraints

Housing affordability is affected by factors in both the private and public sectors. Actions by the City and State can have an impact on the price and availability of housing. Land use controls, site improvement requirements, State building codes, fees and other local programs intended to improve the overall quality of housing may serve as constraints to the development of affordable housing.

General Plan

The Land Use Element of the South Pasadena General Plan sets forth the City's policies for guiding local development. These policies, together with Zoning Code regulations, establish the amount and distribution of land to be allocated for different uses within the City. South Pasadena's General Plan provides for a range of different intensities of residential land use, which are described on Table VI-26.

**Table VI-26
GENERAL PLAN
RESIDENTIAL LAND USE CATEGORIES**

Residential Land Use Designations	Density (dwelling units per acre)
Estate & Very Low Density Residential	1 – 3.5
Low Density Residential	3.5 – 6
Medium Density Residential	6 – 14
High Density Residential	14 – 24
Altos De Monterey (Overlay Zone)	1 unit per lot

Source: Land Use & Community Design Chapter, South Pasadena General Plan, October 1998

Housing supply and cost are significantly affected by the amount of land designated for residential use and the density at which development is permitted. In South Pasadena, nearly 62% percent of the acreage within the boundaries of the City limits is designated for residential use. The City's 2010 General Plan provides for a maximum of 11,652 dwelling units at build-out.

Residential Zoning Regulations

**VI- 27
RESIDENTIAL SITE DEVELOPMENT STANDARDS BY ZONING DISTRICT**

	Requirement by Zoning District (*)			
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
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 - 3.5 du/acre	3.51 - 6 du/acre	6.1 - 14 du/acre	14.1- 24 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 36.350.200 (Residential Uses - Second Dwelling Units).			
Minimum lot area/ multifamily	N.A.		3,200 - 7,300 sf	1,900 - 3,200 sf

	Requirement by Zoning District (*)			
Development Feature	RE	RS	RM	RH
unit				
Setbacks	<i>Minimum and, where noted, maximum setbacks required. See Section 36.300.030 for setback measurement, allowed projections into setbacks, and exceptions to setbacks.</i>			
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
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.			
Sides, each	10% of lot width	10% of lot width, 4 ft minimum		10 ft
Side, street side	20% of lot width, to a maximum requirement of 15 ft			15 ft
Rear	25 ft		20 ft	15 ft, or 5 ft if abuts an alley.
Garage	An attached garage shall be set back a minimum of 10 ft from the front of the main structure			
Accessory structures	As required for primary structures, except that: A structure of 120 sf or less may be placed within a required side or rear setback, but not a front setback; A detached garage may be located 5 ft from a side or rear property line; Private residential recreational facilities may be located at 5 ft from a side and/or rear property line. See also Section 36.350.170 (Residential Uses - Accessory Residential Structures).			
Building separation	10 ft between structures on the same site.			
Lot coverage	<i>Maximum percentage of total lot area that may be covered by structures.</i>			
	40%		50%	60%
Floor area ratio	<i>Maximum allowable ratio of building floor area to lot area. See Article 7 (Glossary) for a definition and illustration.</i>			
Requirement	0.35		0.50	Single-family dwellings - 0.40 Multifamily projects - 0.50
Exception	Each dwelling unit may have a garage of no more than 500 sf, or a carport of no more than 400 sf, in addition to the above maximum FAR.			
Height limit	<i>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.</i>			
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, page 14. Building height in addition to the above limits may be authorized by the DRB through Design Review (Section 36.410.040) to accommodate dormer windows and/or non-habitable roof structures where appropriate to the architectural style of the dwelling.			

	Requirement by Zoning District (*)			
Development Feature	RE	RS	RM	RH
Open Space	Not applicable		As required by Section 36.350.190 (Multifamily Project Standards)	
Landscaping	As required by Division 36.330 (Landscaping Standards)			
Parking	As required by Division 36.310 (Parking and Loading) (see detailed discussion on residential parking requirements below)			
Signs	As required by Division 36.320 (Signs)			

Notes:

(*) **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.

Residential Parking Requirements	
Duplex	4 spaces within a garage or carport, plus 1 guest space.
Live/work unit	2 spaces for each 1,000 sf of combined floor area.
Mixed-use development	As required for each individual land use. Residential parking required per Table VI-29. Each land use is required to be parked per the ratios established in Table VI-29. Reductions in required parking per Table VI_29 are allowed for mixed use projects including affordable housing pursuant to approval of a planned development permit as described in section 6.4.1, of the Housing Element “Zoning Code Resources.”
Multifamily dwelling, condominiums and other attached dwellings	1 bedroom unit—1 space; 2 bedrooms and/or greater—2 spaces within a garage or carport for each unit, plus 1 guest space per each 2 units. (1)
Organizational house	1 space for each bed.
Single family housing	2 covered spaces
Second dwelling unit	1 space within a garage or carport.
Senior citizen residential	0.5 space for each residential unit, plus 1 space for each 4 units for guests and employees.
Assisted living and group homes	1 covered space for each unit, plus 1 uncovered guest parking space for each 10 units
Independent Living	

The strict application of some of the City’s Zoning Code regulations such as maximum height regulations, lot coverage and/or floor area ratio restrictions, and parking standards could potentially present difficulties for the development of affordable multifamily housing. Flexibility in the application of zoning regulations is provided for in the City’s Zoning Code through approval of a planned development permit for projects that include affordable housing. The planned development permit process is a program currently in effect through the adopted Zoning Code. The Housing Element describes the planned development permit in Section 6.4.1, “Zoning Code Resources.”

Mixed use residential and commercial development projects which include development of affordable housing proposed in the CG zoning district are likely candidates for application of the planned development permit process. The planned development permit process allows the approving body to modify any development standard such as the number of required parking spaces and maximum floor area ratio in order to provide a quality design and facilitate the development of affordable housing. With the ability to modify the parking requirements for an affordable housing project through approval of a planned development permit, the City's parking standards would not impede residential development. Mixed use projects proposed in the CG zoning district which include affordable housing would not be constrained by the strict application of the Zoning Code requirements, such as parking.

Mixed use projects require approval by the Planning Commission of a conditional use permit. Current zoning requires approval of a planned development permit for mixed use projects proposing to modify zoning standards in order to make feasible the development of affordable housing as part of the project. As further discussed in Section 6.4, "Housing Development Resources," the Housing Element includes a program objective for the City to amend the Zoning Code to eliminate the requirement for approval of a conditional use permit for mixed use projects which include a request for approval of a planned development permit in order to facilitate the development of affordable housing.

The City's Zoning Code includes provisions for hillside protection applicable to lots with an average slope of 20 percent or greater. The City views its hillsides as a valuable resource to the community, and therefore, the hillside protection provisions of the Zoning Code are intended to ensure orderly development of lots located upon the city's hillsides through the application of strict development standards. Issuance of building or grading permits for the construction of any structure on any hillside lot requires prior approval of the project by the Design Review Board and approval by the Planning Commission of a hillside development permit for the project. The City does, however, provide for regulatory concessions to development standards for the provision of affordable housing through Division 36.370 "Affordable Housing Incentives," of the City's Zoning Code.

Building Codes and Enforcement

In addition to land use controls, State building codes also affect the cost of housing. The City has adopted and enforces the Uniform Building Code (UBC). A Home Improvement Program is offered to assist low-income homeowners with property maintenance and repairs. This program is funded with Community Development Block Grant funds. Example projects include roof repairs, window replacements, and exterior painting.

Development and Planning Fees

The City collects various fees from applicants to cover the costs of processing permits and providing necessary services and infrastructure. Table VI-28 describes South Pasadena's 2010 planning fee schedule.

**Table VI-28
2010 PLANNING FEE SCHEDULE**

PLANNING APPLICATION	FEE
Variance	\$1,890.00
Conditional Use Permit	\$1,545.00
Tentative Parcel Map	\$1,545.00
Tentative Tract Map	\$1,545.00
Lot Line Adjustment	\$ 230.00
Hillside Development Review	\$ 1,890.00
General Plan Amendment	\$4,000.00 deposit, fully allocated hourly rates, plus outside costs
Certificate of Compliance	\$ 230.00
Vacation-Easements, Alley's, Streets	\$ 1,170.00
Zone Clearance	\$ 20.00
Design Review-Additions/Alterations to Existing Single Family Residences	\$ 800.00
Design Review- New Single Family Residence	\$ 800.00
Design Review-Additions/Alterations to Existing Multifamily, Commercial Buildings	\$ 1,030.00
Design Review-New Multifamily, Commercial	\$ 1,030.00
Cultural Heritage Commission-Landmark Review	\$ 1,115.00
Cultural Heritage Certificate of Appropriateness for Additions/Alterations	\$ 800.00
Categorical Exemption	\$ 55.00
Initial Study	\$ 455.00, plus 4 hour contract engineer review is needed
Negative Declaration	\$ 55.00
Mitigated Negative Declaration & Monitoring	\$ 230.00
General Plan-Residential	10% surcharge on all Building Permits
General Plan Fee-Commercial/Industrial	10% surcharge on all Building Permits

Source: City of South Pasadena Resolution 7105

South Pasadena's development fee schedule is tied to the cost of providing necessary services. City fees may be waived as part of the incentive package for developers of affordable housing.

The City of South Pasadena has an aging infrastructure of streets, sewers, storm drains, and water lines. In order to ensure that new developments do not exacerbate the condition of these facilities new development is required to install all on-site infrastructure, and developers are required to pay a development impact fee for City maintenance and improvement of these facilities.

Development of the hillside area is costly due to the cost of grading, the public services that must be provided to these areas, and in some cases, existing substandard conditions of existing infrastructure available to serve the site. Some of these higher costs are attributable to provision of water for both consumption and fire prevention and compliance with strict construction standards. In addition, public and private access to hillside sites is expensive to construct and maintain.

Local Review and Permit Procedures

The Zoning Code stipulates the residential types permitted, permitted with an administrative use permit, conditionally permitted, or prohibited in each residential zone. Permitted uses are those uses allowed without discretionary review such as a conditional use permit. Approval of a design review is required of all new structures with the exception of residential second units, emergency shelters and single room occupancy housing for the homeless pursuant to Zoning Code Amendments adopted by the City in May and August 2013. The City's Director of Planning and Building has the authority to approve an Administrative Use Permit for development of new structures otherwise permitted, which allows some flexibility on the part of the City to ensure basic health and safety, and general welfare concerns are met. Where the Zoning Code requires a conditional use permit (CUP) for a use, the Planning Commission is the approving body unless appealed. Projects appealed to the City Council receive priority scheduling. Typical findings of a CUP include findings that the project is consistent with the General Plan, the use is compatible with surrounding uses, the use addresses basic public health and safety, and that general welfare concerns are addressed. Table VI-29 describes the allowable uses in each residential zone.

On May 15, 2013 the City amended its Zoning Code to eliminate the requirement for approval of a conditional use permit for residential second units implementing respective adopted program objectives of the 2006-2013 Housing Element Update, consistent with State law. Another program objective to amend the Zoning Code to eliminate the requirement for approval of a CUP for multi-family residential projects in the RM and RH zoning districts was adopted by the City in September 2013. Approval of these Zoning Code Amendments has eliminated a governmental constraint to the development of residential second units and multi-family residential projects. Additionally, in August 2013 the City amended its Zoning Code to implement a 2006-2013 Housing Element Update program objective to add transitional and supportive housing as permitted uses in all residential zones consistent with State law, as discussed in Section 6.4.1., "Zoning Code Resources."

Table VI-29
Allowed Residential Uses and Permit Requirements

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.				
	RE	RS	RM	RH	Specific Regulations
Clubs, lodges and fraternal organizations	—	—	—	CUP	
Community center	—	—	—	CUP	
Private sport courts	AUP	AUP	AUP	AUP	
Accessory residential uses and structures	P(3)	P(3)	P(3)	P(3)	36.350.170
Home occupation	P	P	P	P	36.410.030
Multifamily 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
Residential care facility for the elderly (RCFE)	—	—	CUP	CUP	36.350.050
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)	
Second dwelling unit	P	P	P	—	36.350.200
Single-family dwelling	P	P	P	P	
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
Medical services—Extended care	—	—	—	CUP	
Mortuaries and funeral homes	—	—	—	CUP	

Source: Zoning Code, City of South Pasadena

Permit Processing

The processing time needed to obtain development permits and governmental approvals contributes to the high cost of housing. Additional time may be necessary for environmental review (CEQA), depending on the location and nature of a project. In response to State law, many California cities have been working to improve the efficiency of permit and review processes by providing “one-stop processing,” thereby reducing or eliminating duplication of effort.

In 2007, the City implemented an adopted program objective of the 2006-20013 Housing Element Update and adopted streamlined processing and permit procedures to reduce the number of review bodies involved in the development process. The City has three regulatory bodies with authority to review housing projects depending on the type and nature of a project. These bodies, include the Design Review Board, Cultural Heritage Commission, and Planning Commission.

The streamlined processing and permit procedures adopted by the City in 2007 establish a project review and approval process for most projects which includes one Design Review and final approval of a project to be conducted by a single review entity, either the Design Review Board or the Planning Commission depending on the nature of the project. Some projects deemed historically or culturally significant, require design review by the Cultural Heritage Commission for conformance of the project with the requirements of the City’s Cultural Preservation Ordinance. In these instances, the Cultural Heritage Commission serves as a design review body recommending to the Planning Commission which has final approval authority for the project.

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table VI-30 identifies the typical processing time most common in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require an Environmental Impact Report (EIR), General Plan Amendment, Rezone, or Variance). Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed concurrently with the design review. The majority of projects requiring an EIR include a General Plan Amendment, Zone Change, and/or conditional use permit request which are processed simultaneously. The City also requires the joint processing of related applications for a single project. As an example, a conditional use permit or planned development permit application is reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. Such procedures save time, money, and effort for both the public and private sector and serve to decrease the costs for the developer.

**Table VI –30
Typical Timelines for Permit Procedures**

Approval	Typical Processing Time	Approval Body
Planning Clearance (Site Plan Review)	4 - 6 weeks	City Staff
Administrative Use Permit	6 - 8 weeks	Planning & Building Director
Conditional Use Permit	12 -16 weeks	Planning Commission
Planned Development Permit	12-16 weeks	Planning Commission
Variance	12 – 16 weeks	Planning Commission
Zone Change	24 –52 weeks	City Council
General Plan Amendment	24 – 52 weeks	City Council
Design Review	4 - 6 weeks 6 - 12 Weeks	Cultural Heritage Commission Design Review Board, or Planning Commission
Tentative Tract Map	10 -16 weeks	Planning Commission
Parcel Maps	12 -16 weeks	Planning Commission
Negative Declaration	12 –24 weeks	Planning Commission or City Council*
Environmental Impact Report	12 - 52 weeks	Planning Commission

Source: Planning & Building Department

* Depending on entitlement and significance of impact

The City works closely with developers to expedite approval procedures to reduce the likelihood of unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the Planning and Building Department is arranged to discuss the development proposal. The application submitted by the developer which should contain a site plan, floor plans, elevations, landscape plan and, in some cases a subdivision map, is first reviewed by the Planning Department and other agencies such as Public Works for consistency with City ordinances and the General Plan. Depending on the complexity of the project and required entitlements, a single-family project is generally approved within 4 to 6 weeks from date of plan submission provided no variances, exceptions, or zone changes are needed. After the project is approved, the Building Department performs plan checks and issues building permits. With the

exception of residential second units, emergency shelters, and single room occupancy housing, all applications for new construction are subject to design review by either the Design Review Board, Cultural Heritage Commission, or Planning Commission depending on the nature of the project. With the exception of historic properties, the design review entity is also the final approval authority for the project. Larger mixed use projects requiring a conditional use permit or applying for a planned development permit are sent to the Planning Commission for design review and approval. Throughout construction, the Building Department will perform building checks to monitor the progress of the project. This process does not seem to put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body.

Multifamily Residential Project Review Procedures

In order to implement an adopted program objective of the 2006-2013 Housing Element Update the City Council adopted a Zoning Code Amendment in September 2013 to eliminate the requirement for approval of a conditional use permit (CUP) for development of multifamily residential projects in the RM and RH zoning districts, requiring that these projects be subject only to Design Review. Pursuant to the State Permit Streamlining Act, the City's timeframe for project processing is dependent upon the CEQA determination for the proposed project and can range from 120 days, for a project deemed to be exempt, up to 12 months for a project requiring preparation of an Environmental Impact Report. With the approval by the City of the Zoning Code Amendment to eliminate the requirement for a CUP for multi-family residential projects the permitting process for a new multifamily residential housing project, if determined to be exempt pursuant to CEQA, could be approved within approximately three to four months.

Permits to Encourage Development of Affordable Residential Projects

The Zoning Code provides for flexibility in the application of Zoning Code standards through the planned development permit process for multi-family projects that include a certain percentage of the project as affordable housing. The purpose of the planned development permit is to allow consideration of innovation in site planning and other aspects of project design and more effective design responses to site features, uses on adjoining properties, and environmental impacts than the Zoning Code standards would produce without adjustment. Planned development permit approval may be requested for an affordable multi-family housing, mixed use commercial and multi-family residential development, or senior housing project and also requires approval of a conditional use permit. Planned development permit approval may adjust or modify, where necessary and justifiable, any applicable development standard of the Zoning Code such as floor area ratio, building height, setbacks, parking, and street layout. The Zoning Code currently requires approval of a CUP when a project application includes a request for approval of a planned development permit. In order to facilitate the development of mixed use projects which may include affordable housing, a program objective is included in the 2014-2021 Housing Element Update to amend the current zoning regulations to eliminate the requirement for a CUP for project applications which include a request for approval of a planned development permit and to extend the term of an approved planned development permit from 12 to 36 months with the potential for another 36 month time extension. Approval by the City of this Zoning Code Amendment will streamline the permitting process for mixed use projects and eliminate a

governmental constraint to the permitting timeframe for multi-family residential projects which apply for modifications to Zoning Code development standards.

Affordable housing projects may also qualify for the granting of a density bonus and incentives and/or concessions that can include deviations or waivers from certain development standards as established in the Zoning Code for multifamily development. In order to implement an adopted program objective of the City's 2006 -2014 Housing Element, the City approved a Zoning Code Amendment to bring the City's Zoning Code into conformance with state requirements with regard to the granting of density bonuses and incentives and/or concessions, and to eliminate the requirement for approval of a conditional use permit to grant one or more of the affordable housing incentives. On August 14, 2013 the City Council approved a Zoning Code Amendment to add provisions for the granting of a density bonus and affordable housing incentives and/or concessions consistent with state law, in order to encourage the development of affordable housing as described in Section 6.4.1, "Zoning Code Resources." The Zoning Code, as amended, provides for the granting of a density bonus to eligible projects upon approval by the Director of Planning and Building and the granting of affordable housing incentives and/or concessions to eligible projects by the Planning Commission without the requirement for a conditional use permit. Implementation of this Zoning Code provision will eliminate a governmental constraint to the approval process for affordable housing project applications seeking an affordable housing density bonus and incentives and/or concessions.

6.3.3 Environmental Constraints

While the City of South Pasadena is predominantly developed, there are vacant and underutilized parcels on which development can be accommodated. Many of these parcels, however, are impacted by environmental constraints and sensitivities.

Topography

The largest concentration of undeveloped land for new residential development is located in the City's hillside area referred to as the Southwest Monterey Hills. Development in this area is constrained due to steep slopes, substandard lots, unimproved roads, and geological and seismic related issues. Historically, development has varied in the degree and sensitivity to which it has accounted for these constraints. Some developments have sited housing units in ways to maintain the hillside's unique landform while others have used extensive grading to alter the natural landform. The extent to which development will be permitted on the City's hillsides in the future is of particular concern.

The remaining undeveloped or primarily undisturbed open space in the City, located primarily in the following areas, represents opportunities for conservation, habitat protection and open space use:

- The canyons, hillsides and steep topography in the Southwest Monterey Hills, and the primarily City-owned vacant, undeveloped lands in the southwest corner of the Southwest Monterey Hills;
- The Arroyo Seco and adjacent areas;

- Upper slopes in the Monterey Road/Pasadena Avenue/Kolle Avenue/Brunswick Avenue/Oak Hill Avenue residential areas;
- Raymond Hill Site

The following are more detailed discussions of the City's environmental constraints and hazards that affect, in varying degrees, existing and future residential developments.

Slope Stability

The Safety Element of the General Plan identifies landslide areas in the Repetto Hills just inside the City's western boundary. The Monterey Road Landslide area, in the southwest portion of the City, is a particular area of concern. Although small in geographic extent, the landslide area is extremely unstable in certain portions and is located in or near the majority of remaining undeveloped land in the City. Liquefaction of the soil is of secondary concern. The Los Angeles County General Plan Safety Element indicates that South Pasadena is at low risk for liquefaction.

Seismic Hazards

The City of South Pasadena is located in a seismically active region, in an area of potential fault rupture, strong ground shaking and slope instability. Seismic hazards can affect the structural integrity of buildings and utilities, and in turn can cause severe property damage and potential loss of life. A series of faults, including regional and local faults, have the potential to impact the City. Regional faults with potential sources of ground shaking within the City include the Sierra Madre fault system, the Whittier Fault, and the San Andreas Fault. The Raymond Hill Fault is the only active fault of local significance extending through South Pasadena and is classified as an Alquist-Priolo Study Zone. A seismic event along the Raymond Fault has the potential to generate surface rupture that would affect structures on and adjacent to the fault.

Flooding

The City of South Pasadena is located within Zone C of the National Flood Insurance Rate Maps (FIRM), which designates areas of minimal flooding. As there are no floodplain areas within the City, there are no pertinent flood hazards.

Fire Hazards

There are potential sources of wild land fire in the Southwest Monterey Hills and Repetto Hills. The threat of wild land fire to the City is generally low. A small portion of the southwestern corner of the City is identified in the Los Angeles County General Plan as having a high wild land fire hazard potential. To reduce the threat of fire in the hillside areas, more restrictive building standards are applied to new residential developments, including fire sprinklers and specific roofing materials. This requirement increases the cost of developing new residential structures.

Open Space

Constraints to development include sensitive environmental resources. Zoning regulations are designed so that development in the hillside areas protects the “view-shed” both to and from these hillsides, and to retain as much remaining natural vegetation as possible. The City’s Zoning Code encourages sensitive forms of development, which complement the natural and visible character of the City and its hillsides.

There are some open space areas that do not lend themselves to development. These areas have been left in their natural state and are maintained under private ownerships. Such open space lands include the undeveloped portions of the hillsides, steeply sloping topography and canyons in the Southwest Monterey Hills, portions of the Altos de Monterey, and Raymond Hill.

The City owns 15.89 acres of unimproved land in the Altos de Monterey hillside residential tract, referred to as Lot 117. This area is considered an open-space resource to the neighborhood and is not intended for future development.

For the above-mentioned reasons, it is not within the City’s ability to provide incentives for hillside development in either the very low, low, or moderate income categories in the hillside areas.

6.4 HOUSING DEVELOPMENT RESOURCES

6.4.1 Zoning Code Resources

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all income levels, including multifamily rental housing, emergency shelters, mobile homes, and transitional and supportive housing. The following is a discussion of the Zoning Code resources that serve to encourage and facilitate a variety of housing types, including multifamily rental housing, factory built housing, residential second units, housing for the disabled and elderly, emergency shelters and transitional and supportive housing.

Multifamily Rental Housing

Multifamily rental housing makes up approximately 48% of the City’s housing stock. South Pasadena’s Zoning Code provides for a Medium Density Residential district allowing for development of 6-14 dwelling units per acre and a High Density Residential district allowing for development of multiple dwellings of 14 to 24 units per acre. To encourage and facilitate multifamily residential development commensurate with the projected capacity in the RM and RH zoning districts, the City’s 2006-2013 Housing Element Update included a program objective to amend the current City zoning regulations to eliminate a requirement for approval of a CUP for multifamily uses in the RM and RH zoning districts. In September 2013, the City adopted a Zoning Code Amendment to eliminate the requirement for approval of a CUP for multi-family uses in the RM and RH zoning districts, requiring that new multi-family development projects be

subject only to Design Review. Implementation of this program objective would facilitate the review process for future development of residential units as rental units in the very low, low, and moderate income rental range, helping to contribute to the City's rental property inventory. The Zoning Code provides for sufficient sites zoned RM and RH to be available for development of multi-family housing types.

Second Residential Units

Second residential units are permitted as either attached or detached units in the RE, RS, and RM zoning districts. In May 2013, the City implemented an adopted program objective of the 2006-2013 Housing Element Update and amended the Zoning Code, pursuant to the requirements of State Assembly Bill 1866, to allow for development of second residential units "by right" to be reviewed as ministerial approvals. The City's Zoning Code conforms with state law by allowing the development of residential second units "by right" in the RE, RS, and RM zoning districts subject to approval of the Director of Planning and Building. The Zoning Code Amendment allowing second residential units "by right" in the RE, RS, and RM zoning districts provides that sufficient sites are available for development of this housing type.

Manufactured Homes

Residential single-family detached housing makes up the majority of the housing stock in the City and includes 14 mobile homes. The City's Zoning Code considers a manufactured home on a permanent foundation to be a single family dwelling and, as such, it is a permitted use in the RS zoning district subject to the same development regulations as established for conventional "stick built" single family detached residential units. Because manufactured housing is permitted in the RS zoning district, and the zoning regulations governing construction of manufactured housing are the same as those established for conventionally constructed housing, adequate sites exist in the RS zoning district for development of this housing type.

Housing for Persons with Disabilities

Residential care facilities represent a viable housing type for the disabled and the elderly in the form of a supervised group home environment with personal services and assistance with daily activities being provided on-site. The Zoning Code includes provisions for residential care facilities for the disabled and residential care facilities for the elderly. The Zoning Code defines a residential care facility as follows:

"A dwelling unit licensed or supervised by any Federal, State, or local health/welfare agency which provides 24-hour non-medical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment."

The Zoning Code defines a Residential Care Facility for the Elderly (RCFE) as follows:

"A housing arrangement chosen voluntarily by the residents, or the residents' guardians, conservators or other responsible persons; where 75 percent of the residents are at least 62 years of age, or, if younger, have needs compatible with other residents; and where varying levels of care

and supervision are provided, as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal (definition from Government Code Title 22, Division 6, Chapter 6, Residential Care Facilities for the Elderly). RCFE projects may include basic services and community space.

RCFE projects include Assisted Living Facilities (Board and Care Homes), Congregate Housing, Independent Living Centers/Senior Apartments, and Life Care Facilities as defined below.

1. Assisted living facility. A residential building or buildings that also provide housing, personal and health care, as permitted by the Department of Social Services, designed to respond to the daily, individual needs of the residents. Assisted living facilities may include kitchenettes (small refrigerator, sink and/or microwave oven) within individual rooms. Assisted living facilities are required to be licensed by the California Department of Social Services and do not include skilled nursing services.
2. Independent Living Center/Senior Apartment. Independent living centers and senior apartments are multifamily residential projects reserved for senior citizens, where common facilities may be provided, such as recreation areas, but where each dwelling unit has individual living, sleeping, bathing, and kitchen facilities.
3. Life care facility. Sometimes called continuing care retirement communities, or Senior Continuum of Care Complex, these facilities provide a wide range of care and supervision, and also provide skilled nursing care so that residents can receive medical care without leaving the facility. Residents can expect to remain, even if they become physically incapacitated later in life. Life care facilities require multiple licensing from the State Department of Social Services, the State Department of Health Services, and the State Department of Insurance.

Pursuant to State law the City permits residential care facilities of six or fewer residents in any residential district of the City subject to the same development regulations as are applied to residential uses of the same type in the same zone as described in Table VI-27 above. The Zoning Code does not define family, does not establish a maximum concentration requirement for residential care facilities, and does not impose any special development standards for residential care facilities, over and above the zoning standards that are applied to any similar use in a residential district, which could constrain the provision of residential care facilities for the elderly or disabled.

The City's Zoning Code allows for residential care facilities for the elderly and residential care facilities of seven or more residents within the RM and RH zoning districts subject to the development standards described in Table VI-27 and approval of a conditional use permit (CUP). In the case of residential care facilities providing assisted living for seven or more residents, the Zoning Code establishes special development standards for these types of facilities as summarized below.

- There can be no impacts on surrounding properties that are more significant than would be caused by standard multifamily rental projects.

- Common indoor business, recreational, and social activity areas of a number, size, and scale consistent with the number of living units shall be provided, with no less than five percent of the total indoor floor area devoted to educational, recreational, and social facilities (e.g., library, multi-purpose common room, recreation room, TV room).
- Common laundry facilities must be provided of sufficient number and accessibility, consistent with the number of living units.
- Residents are limited to those in need of an assisted living environment, together with a spouse or partner in each unit.
- If an approved congregate care/assisted living facility is converted to another use, such as a conventional unrestricted multifamily project, the project is required to meet all applicable standards of the Zoning Code.
- Indoor common areas and living units must be provided with necessary safety equipment (e.g., safety bars), as well as emergency signal/intercom systems.
- Adequate internal and external lighting must be provided for security purposes.
- The entire project must be designed to provide maximum security for residents, guests, and employees.
- The project may provide common facilities for the exclusive use of the residents such as a beauty and barber shop, central cooking and dining rooms, exercise rooms, and small-scale drug store and/or medical facility.
- A bus turnout and shelter along the street frontage is required if the facility is on an established bus route and its location coordinated with the transit authority.
- Facilities with 50 or more dwelling units must provide private dial-a-ride transportation shuttles, with the exact number and schedule to be determined by the City.
- Senior apartments and independent living centers may be allowed additional non-residential facilities, including intermediate care facilities, and personal services (for example, beauty salon, physical therapy) through conditional use permit approval, without a requirement for additional parking, provided that the facilities are only for the private use of project residents.

Because the Zoning Code permits residential care facilities of six or fewer residents in any residential district of the City and does not impose any special development standards for these residential care facilities, over and above the zoning standards that are applied to any similar use in a residential district, the Zoning Code does not impose any constraints to the provision of residential care facilities for the elderly or disabled in the City. Because the City's Zoning Code allows for residential care facilities for elderly and residential care facilities of seven or more residents within the RM and RH zoning districts subject to the development standards described in Table VI-27 above and subject to reasonable conditions through the approval of a CUP, the Zoning Code does not impose any undue constraints to the provision of residential care facilities in the City for the disabled or the elderly of seven or more residents.

In June 2013, the City implemented an adopted program objective of the City's 2006-2013 Housing Element Update to amend the Zoning Code to establish a procedure for granting reasonable accommodation in the application of land use and zoning requirements for persons with disabilities. The City's adopted Zoning Code Amendment provides for granting a reasonable accommodation by the Director of Planning and Building for a modification or exception to the

rules, standards, and practices for the siting, development and use of housing or housing related facilities that would eliminate regulatory barriers and provide a person with a disability an equal opportunity to the housing of their choice. The granting of a reasonable accommodation is subject to the following findings:

1. The requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under the fair housing laws and entitled to a reasonable accommodation;
2. The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling;
3. The reasonable accommodation will not impose an undue financial or administrative burden on the City;
4. The requested accommodation will not result in a fundamental alteration in the nature of a City program or law, including but not limited to, the General Plan, Zoning Code, design guidelines, and any specific plans; and
5. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health and safety of other individuals or substantial physical damage to the property of others.

To further address the housing needs of disabled persons, the 2014-2021 Housing Element Update includes a program objective to explore options for requiring that a percentage of all new multi-family residential projects in the City be universally accessible.

Emergency Shelters, Transitional and Supportive Housing, and SRO's

Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. Transitional housing is defined by the State as rental housing for stays of at least six months operated under program requirements that call for the termination of assistance and recirculation of the housing unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. Supportive housing is housing with no limit on length of stay for the target population, often homeless, that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community

Single Room Occupancy (SRO) housing can provide a valuable form of affordable private housing for lower income individuals, and the homeless. An SRO unit is generally between 200 to 350 square feet in size. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for homeless people transitioning into permanent housing.

There are currently no emergency shelters or transitional housing or supportive housing facilities within South Pasadena, primarily because there are very few homeless persons in the City. Currently there are no SRO's in the City.

The City's Police Department implements a referral program for homeless populations connecting these individuals to a homeless shelter in the City of Pasadena which participates with the City of

South Pasadena to provide services to the City's homeless. The Police Department provides transportation to the shelter for homeless individuals desiring to go to the shelter and monitors the location and conditions of all homeless individuals in the City.

The City implemented a program objective of the 2006-2013 Housing Element Update in August 2013 by amending the Zoning Code to eliminate the requirement for a CUP for an emergency shelter within the Business Park (BP) zoning district, to permit development of emergency shelters and SRO's for homeless populations in the (BP) zoning district "by right," and to list transitional and supportive housing as permitted land uses in all residential zoning districts subject to the same development regulations and standards as similar residential uses in the same zone. Within the BP zoning district there are three sites which offer opportunities for development of emergency shelters as follows:

Address	Status	Size
220 Pasadena Ave.	Vacant Office Building	39,232 s.f.
119 Pasadena Ave.	Vacant Site	43,717 s.f.(1 acre)
5 Pasadena Ave.	Vacant Site	15,241 s.f. (.35 acre)

These sites within BP zoning district are located within walking distance to the MTA Gold Line with connections to retail areas and job centers along the route. The development standards and regulations applicable to all projects located within the BP zone are described in Table VI-31 below.

Table VI- 31

Commercial District and Business Park District 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 Rd., 20 ft required otherwise.	None required	25 ft
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

Development Feature	Requirement by Zoning District		
	CO	CG	BP
Lot coverage	Maximum percentage of total lot area that may be covered by structures.		
	No maximum		50%
Height limit Maximum height	Maximum allowable height of structures. See Section 36.300.040 (Height Limits and Exceptions) for height measurement requirements.		
	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)		

With the adoption of the Zoning Code Amendment permitting emergency shelters “by right” in the BP zoning district, specific development regulations were also adopted to govern development of emergency shelters which establishes location requirements that an emergency shelter not be located any closer than 300 feet to another emergency shelter or within 300 feet of a residential use, public park, or public school, establishes a maximum number of 12 beds plus a residential unit for a full-time manager per shelter, requires on-site facilities such as laundry, cooking, and bathroom facilities, requires provision of support services, establishes parking requirements, security lighting requirements, and requires submittal of a management plan to the City prior to occupancy and operations. State Law limits Zoning Code regulations governing buffering of emergency shelters to a 300 foot separation distance between emergency shelters, and does not allow for establishment of buffering standards between an emergency shelter and other land uses. Additionally, State Law allows for Zoning Code regulations to govern the operations of an emergency shelter including the establishment of a maximum number of beds in any one shelter provided the maximum adequately addresses the City’s homeless population need. In order for the City’s Zoning Code regulations to fully comply with State Law, the Housing Element Update includes a program objective for the City to amend the Zoning Code to eliminate the requirement for a minimum 300 foot distance separation between an emergency shelter and a residential use, public park or public school and to increase the maximum number of beds within an emergency shelter to 16 beds.

State Law also requires that the Zoning Code consider transitional and supportive housing as residential uses in zones where residential uses are allowed subject to the same development regulations as similar residential uses in the same zone. While the City’s Zoning Code was amended in August 2013 to list transitional and supportive housing as permitted uses in all residential zones, the Zoning Code does not specifically list transitional and supportive housing as allowed residential land uses in other zones which allow for mixed use residential and commercial development. The Housing Element Update includes a program objective to amend the Zoning Code definition of a residential project to include transitional and supportive housing. This Zoning Code Amendment will clarify the Zoning Code intent for transitional and supportive housing to be considered a residential project and an allowable use in any zone where residential development is permitted or conditionally permitted.

With the adoption of the Zoning Code Amendment permitting SROs “by right” in the BP zoning district, specific development regulations were also adopted to govern development of SROs

requiring that SRO's not be located any closer than 300 feet to one another or within 300 feet of a residential use, public park, or public school, establishes a minimum lot size of 10,000 square feet and a maximum density of one unit per 1,600 square feet of gross floor area, establishes setback requirements, and includes requirements for parking, provision of common area open space, showers, cooking facilities, toilets, storage facilities, and security lighting. All SRO facilities are required to submit a management and operations plan for review by the Director of Planning and Building prior to occupancy and operations.

With the adopted 2013 Zoning Code Amendment to allow emergency shelters and SRO's as permitted uses ("by right") in the BP zoning district, to specifically list transitional and supportive housing as a permitted use in all residential districts, along with the implementation of the Housing Element Update program objectives for the 2014-2021 planning period, sufficient sites will be available for development of these housing types.

Mixed Use Zoning Code Provisions

Mixed use development projects are those which integrate retail and/or office commercial uses with residential uses on the same parcel. Mixed use is allowed in the CG zoning district and the MSSP zoning district subject to approval of a conditional use permit. The Zoning Code requires commercial and residential uses within a mixed-use project to be fully separated, with residential units limited to the rear portion of the first story, and/or on the second and higher stories. The maximum allowable density for the residential component of a mixed use project in a CG zoning district is 24 dwelling units per acre and up to 57 dwelling units per acre in the MSSP zoning district.

The Zoning Code allows for modifications to development standards for mixed use commercial and residential uses which include an affordable housing component subject to approval of a planned development permit. Current Zoning Code provisions also require approval of a CUP as part of the approval of a planned development permit. To encourage and facilitate affordable housing as part of mixed use projects, the 2014-2021 Housing Element Update includes a program objective for the City to amend the Zoning Code to eliminate the requirement for approval of a CUP for mixed use projects that also request approval of a planned development permit, and to extend the term of approved planned development permits from 12 months to 36 months with the potential for a 36 month extension, in order to facilitate the development of affordable housing as part of the project. City adoption of this Zoning Code Amendment would facilitate the review and approval process for mixed use projects which include development of affordable housing through a streamlining of the review process by requiring only the approval of a planned development permit in these cases, and would add a measure of surety to developers of mixed use projects by providing a longer term on an approved planned development permit.

Mixed Use Development Regulations in the General Commercial (CG) Zoning District

When applying development regulations to mixed use development projects in the CG zone, the RH zoning district requirements as described in Table VI-27 "Residential Site Development Standards by Zoning District," apply to the residential component and the CG zoning district

requirements as described in Table VI- 31, “Commercial District and Business Park District Development Standards,” apply to the commercial component.

Mixed Use Development Regulations in the Mission Street Specific Plan (MSSP) Zoning District

Mixed use development projects in the MSSP zoning district are subject to the regulations as specified for the subject parcel in the Mission Street Specific Plan. Development capacity for a project site within the MSSP is determined by a number of factors. A maximum of a 0.8 floor area ratio (FAR) is allowed to derive the total square footage permitted for development, but if public parking spaces are provided as part of the project, the project would be eligible to receive a density bonus to increase the development capacity of the site up to 1.5 FAR. The total number of units allowed within a mixed use project in the MSSP is derived by dividing the total allowable square feet of development, based on permitted FAR, by 763 square feet which is the average size of a residential unit within the MSSP. Limitations on the total number of units that can be realistically developed in the MSSP include the City wide maximum height restriction of 45 feet, physical dimensions and configuration of the project site, and whether required parking is proposed to be surface or subsurface level.

Zoning Provisions to Encourage Affordable Housing

The City’s Zoning Code includes permitting procedures and incentive programs to encourage the development of affordable housing by allowing for flexibility in the application of development regulations and standards and through the approval of density bonuses for projects containing an affordable housing component. These zoning provisions are discussed below.

a. Planned Development Permit

The City’s Zoning Code provides flexibility in the application of development standards for a project containing an affordable housing or senior housing component pursuant to the approval of a planned development permit. Planned development permit approval may be requested for an affordable housing, mixed use, or senior housing project to modify or adjust any applicable development standard of the Zoning Code. Approval of a planned development permit may adjust or modify, where necessary and justifiable, any applicable development standard of the Zoning Code including but not limited to floor area ratio, building height, setbacks, parking, and street layout. Planned development permits are approved by the Planning Commission at a public hearing and pursuant to findings summarized below.

1. The project must be consistent with the actions, goals, objectives, policies, and programs of the General Plan and any applicable specific plan, allowed within the applicable zoning district, and comply with all applicable provisions of the Zoning Code and adopted design guidelines other than those modified by the planned development permit, and be adequately served by public facilities, services and utilities.
2. The approved modifications to the development standards of the Zoning Code are found to be necessary and appropriate to accommodate the superior design of the

proposed project, its compatibility with adjacent land uses, and its successful mitigation of environmental impacts.

3. The location, size, planning concepts, design features, and operating characteristics of the project are and will be compatible with the character of the site, and the land uses and development intended for the surrounding neighborhood by the General Plan.
4. The site is adequate for the project in terms of size, shape, topography, and circumstances and has sufficient access to streets and highways, which are adequate in width and pavement type to carry the quantity and type of traffic expected to be generated by the use.

Standard conditions of approval applied by the Planning Commission as part of an approval for a planned development permit are summarized below.

1. Appropriate City building permits are required prior to construction.
2. The project must comply with all other requirements of any law, ordinance or regulation of the State of California, City of South Pasadena, and any other government entity.
3. Construction sites are subject to industry standards for construction management for management of trash, debris, and disposal of construction materials.
4. Hours of construction are limited to 8:00 a.m. to 7:00 p.m., Monday through Saturday and 10:00 a.m. to 7:00 p.m. on Sunday.
5. A demolition permit is required for any existing buildings to be demolished.
6. Fees including sewer connection fees and school developmental fees are required to be paid prior to issuance of a building permit.
7. CAL-OSHA permits are required to be obtained where required.
8. Compliance with all State of California disability access regulations for accessibility and adaptability is required.
9. Plan check for electrical, mechanical, plumbing, and sewer is required.
10. Mechanical ventilation in accordance with the Los Angeles County Building Code is required for parking garages.
11. A soils report is required.
12. A grading and drainage plan approved by the City is required prior to issuance of the building permit.
13. Structural and energy calculations are required to be provided.
14. Public dedications for necessary right of way adjacent to the project site are required as applicable.
15. Reconstruction of substandard, broken, damaged or out of grade sidewalk or curb and gutter, asphalt/concrete, in front of the site is required.
16. Compliance with all applicable standards of the California Code of Regulations Title 19, 2001 California Building Code and 2000 Uniform Fire Code with appendices (South Pasadena Ordinance 2109) including class A roofing, spark arrestors, and weed abatement program is required.

Depending on workload review and approval of a planned development permit by the Planning Commission can be completed within three to four months. The Housing Element includes a program objective to maintain the Zoning Code provision allowing approval of a planned development permit for projects proposing development of affordable housing in order to

encourage the development of affordable housing and to amend the Zoning Code to eliminate the requirement for approval of a CUP as part of the approval of a planned development permit and to provide that an approved planned development permit be valid for a 36 month period with the possibility for extension of the permit for up to an additional 36 months at the end of the initial permit period. Implementation of this program objective will assist in the development of mixed use projects which include affordable housing and senior projects.

b. Affordable Housing Incentives

On August 14, 2013, the City approved a Zoning Code Amendment to add “Affordable Housing Incentives,” bringing the City’s Zoning Code into conformance with state requirements regarding the granting of density bonuses and incentives and/or concessions for affordable housing, and eliminating the requirement for approval of a conditional use permit in the application of one or more affordable housing incentives. The “Affordable Housing Incentives” provisions of the Zoning Code allow for the granting of a density bonus to eligible projects upon approval by the Director of Planning and Building and the granting of affordable housing incentives and/or concessions to eligible projects by the Planning Commission without the requirement for a conditional use permit. A ministerial approval process is established for the granting of a density bonus by the Director of Planning and Building to eligible projects of five or more dwelling units which meet at least one of the following criteria:

- Ten percent of the total number of proposed units are for lower income households, as defined in California Health and Safety Code Section 50079.5; or
- Five percent of the total number of proposed units are for very low income households, as defined in Health and Safety Code Section 50105; or
- All proposed units, with a minimum of 35 units, are considered to be a senior citizen housing development, as defined in Civil Code Section 51.3 and 51.12 (for senior citizens of any income level); or
- Ten percent of the total number of proposed units in a common interest development, as defined by Section 1351 of the Civil Code are for persons and families of moderate-income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.
- An eligible land transfer of a site to the City for development of affordable housing.

An applicant proposing an eligible project may request, and is entitled to, special parking requirements as follows, and the required parking may be provided through tandem parking or uncovered parking on the project site:

Number of Bedrooms	Minimum On-Site Parking Spaces
0-1	1
2-3	2
4 or more	2.5

A requested density bonus for the inclusion of a Child Care Facility is granted by the Planning Commission unless a finding for denial, based upon substantial evidence, can be made consistent with Government Code Section 65915 (h) that the community has adequate child care facilities.

The location of the designated dwelling units within projects receiving a density bonus or incentives and/or concessions is at the discretion of the City with the goal to integrate the units into the overall project with designated dwelling units reasonably dispersed throughout the development where feasible. Furthermore the density bonus units must contain on average the same number of bedrooms as the non-density bonus units, and must be compatible with the design or use of the remaining units in terms of appearance, materials, and finish quality. If a project is to be phased, the density bonus units must be phased in the same proportion as the non-density bonus units, or phased in another sequence acceptable to the City. Alternatively, the City may authorize some or all of the designated dwelling units associated with one housing development to be produced and operated on an alternative development site.

Any request for incentives and/or concessions for an eligible project which has received a density bonus, is granted subject to discretionary review by the Planning Commission if the request is found to be in compliance with applicable sections of the “Affordable Housing and Incentives” section of the Zoning Code and State Law unless any one of the following written findings for denial based on substantial evidence can be made consistent with Government Code Section 65915(d):

- a. The concession or incentive is not required in order to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5, or for rents for the targeted units to be set as specified in Government Code Section 65915(c).
- b. The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.
- c. The concession or incentive would be contrary to State or federal law.

As part of the approval of a density bonus and incentive and/or concession the developer is required to enter into an agreement with the City which ensures that continued affordability of the designated units is maintained pursuant to State law and as follows:

1. Affordable units offered for rent to low-income and very low-income households shall be made available for rent at an affordable rent and shall remain restricted and affordable to the designated income group for a minimum period of thirty (30) years. A longer period of time may be specified if required by any construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program applicable to the housing development.
2. For moderate income units, the initial occupant must be directly related to the receipt of the density bonus and be persons and families of moderate-income. Moderate-income units must be offered at an affordable cost for persons and families of moderate-income as defined in Section 50052.5 of the Health and Safety Code. Moderate-income units may be

offered for subsequent sale to an above-moderate-income purchaser, provided that the sale results in a recapture by the City, or its designee, of financial interest in the unit equal to the difference between the initial moderate income level sales price and the appraised value at the time of the initial sale; and a proportionate share of any appreciation.

Following the granting of a density bonus or incentives and/or concessions, the applicant is required to record a covenant against all approved affordable units to include provisions with respect to the long term affordability of the residential project.

The adoption of the 2013 Zoning Code Amendment to add provisions for Affordable Housing and Incentives, will assist in the development of affordable housing projects.

6.4.2 Land Resources

This section describes the resources available for the development, rehabilitation, and preservation of housing in the City of South Pasadena. This section includes an inventory of vacant sites zoned for residential development which are suitable for future housing development in South Pasadena and an evaluation of the City's ability to provide adequate sites to address its identified share of future housing needs.

Availability of Sites for Housing

To properly plan for the current planning period and future housing needs, undeveloped land available for housing within the existing City boundary has been inventoried. Land available for development in South Pasadena is scarce. Opportunities for residential development in the City fall into one of the following categories:

- Vacant land within the CG zone and MSSP zone, which permit mixed-use development with commercial uses on the ground level and high density residential uses on the upper levels which would accommodate development of lower income affordable housing as well as moderate and above moderate income housing.
- Vacant land zoned RH (Residential High Density) which could be developed for moderate income and above moderate income housing.
- Existing Residential single-family parcels zoned for one unit but which could be developed with a second unit pursuant to the Zoning Code provisions for development of Second Residential Units to be made available as affordable housing.
- Vacant single family zoned lots in the RE (Residential Estate) and RS (Residential Single Family) zoning districts which could be developed with above moderate housing.

Site Inventory

Table VI-32 below describes the vacant sites remaining in the City zoned RH permitting development of up to 24 dwelling units per acre, CG permitting development of residential uses of up to 24 dwelling units per acre in a mixed use project, and MSSP which allows high density

residential development at densities ranging from 36 to 57 dwelling units per acre as described in Section 6.4, “Housing Resources.” Sites zoned for development of residential units at 24 dwelling units/acre are adequately zoned to accommodate the City’s RHNA of 25 above moderate income units and 11 moderate income units. Sites in the MSSP zoned at densities above 30 dwelling units per acre are adequately zoned to accommodate the City’s RHNA of 11 moderate income, 10 low income, and 17 extremely low income units.

In determining the realistic unit capacity for sites listed in Table VI-32 below, Zoning Code provisions applicable to the zoning district for each site, as described in other sections of the Housing Element, were assumed and no density bonuses were applied. The realistic development capacity for each site stated below can be increased with approval of a density bonus as part of a development application.

**Table VI-32
VACANT SITES OR SITES APPROVED FOR NEW RESIDENTIAL
DEVELOPMENT NOT YET VACATED**

Site	APN	GP / Zoning Allowable Density	Ac.	Realistic Unit Capacity	Existing Use	Infra- structure	On Site Con- straints
1.	5312-002-007, 008,009,025 (no address)	RH/RH 24.0 du/ac	.38 in City of So. Pas (.05 in City of L.A. not included in unit capacity calculation)	9	Vacant	Yes	No
2	5315-003-044 5315-003-058 5315-003- 901,902,903&904 5315-003-044 Downtown Revitalization Site See Table VI-33 for a detailed description of each development parcel.	CG /CG 24.0 du/ac	1.46 acres development area part of total 3.0 acre project site to be developed for new mixed use development	60	Commercial buildings and parking lots	Yes	No
3.	5315-008-900 (1020 El Centro Ave.)	MSSP/ MSSP 36.7 du/ac	1.9	69	South Pasadena School District building and parking lot	Yes	No
4.	5315-008-042 (1141 Mission Street)	MSSP/ MSSP 36.0 ac	.45	16	Vacant	Yes	No
5.	5315-017-041 & 042, 030 & 032 (820 Mission Street)	MSSP/ MSSP 57.0 du/ac	1.9	38	Parking Lot and vacant office building	Yes	Existing office building to remain as part of new mixed use project
Total			6.09	192			

Source: Planning & Building Department, March 2011

SITE ANALYSIS

As shown in Table VI-32 South Pasadena has suitable sites zoned to accommodate the potential development of up to 192 high density multifamily residential dwelling units. This total assumes a realistic development capacity which addresses each site's unique physical characteristics, a strict application of the zoning code development standards, and no density bonuses.

The sites listed in Table VI -32 each are served by adequate infrastructure and unconstrained by environmental considerations. These sites are suitable to accommodate development of a total of 192 residential dwelling units which could be developed within the Housing Element planning period and which would meet the City's RHNA of 63 units. The following site analysis further describes the development potential of each site.

Site 1



Site	Parcel No. and Size
A	5312-002-007 4,469 s.f.
B	5312-002-008 1,607 s.f.
C	5312-002-009 5,837 s.f.
D	5312-002-025 6,770 s.f.

Assessor Parcel Number: 5312-002-007, 008, 009, and 025 (Partially in City of L.A.)

No Address

General Plan Designation: Residential High Density – 24 du/acre

Zoning: Residential High Density - 24 du/ac

Realistic Development Capacity: 9 Units of above moderate income residential units

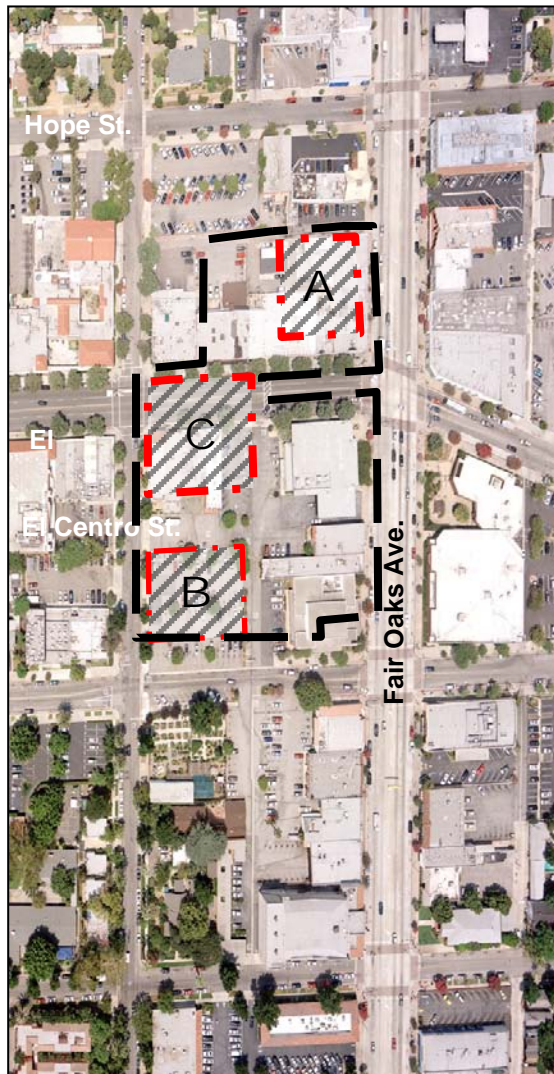
Current Use: Vacant



Pending Development: None

Infrastructure Considerations: None - Water, sewer, and storm drain service is provided to the site, access to site is provided by an existing arterial roadway.

Environmental Considerations: None

Site 2



Site	Parcel No. and Present Use	New Use
A	5315-003-058 21,475 s.f. Bank	Bank & 12 Units
B	5315-003- 903 7,697 s.f. Commercial Space 5315-003-904 5,053 s.f. Commercial Space 5315-003-902 5,062 s.f. Parking Lot	Commercial Space 22 Units (6 Low and 6 Moderate Units)
C	5315-003-901 8,455 s.f. Parking Lot 5315-003-044 16,004 s.f. Parking Lot	Commercial Space 26 Units
<div style="text-align: center;">  Downtown Revitalization Project Area  Buildable Parcels </div>		

Assessor Parcel Number: 5315-003-044, 058, 901,902,903,904

Downtown Project Site

General Plan Designation and Zoning: Commercial General - 24 du/acre when part of a mixed use project.

Realistic Development Capacity: 60 units of which 6 units will be available for low and 6 units will be available for moderate income households through the use of Redevelopment Housing Set Aside funds as a condition of a Development and Disposition Agreement to be executed by the City with the developer during the planning period.

Current Use: Parking Lots and commercial uses to be relocated prior to development.

Existing Entitlement: Approved Planned Development Permit for Mixed Use with 60 dwelling units.

Pending Development: The timeline for execution of the DDA, amendment of the PDP, and construction of the project will occur within the Housing Element planning period.

Infrastructure Considerations: None. Water, sewer, and storm drain service is provided to the site. Access to parcels is provided from existing arterial and collector roadways.

Environmental Considerations: None.

The Downtown Revitalization project site was assembled through the use of the City's Redevelopment Agency. Since the dissolution of redevelopment agencies statewide in 2012, the City has become the successor agency with authority for the disposition of the Downtown Revitalization project site. The City has active participation agreements with the property owners within the project site and/or has site control for the development of the entire project site. Existing redevelopment housing set-aside funds generated from the creation of the Downtown Revitalization project have been transferred to the City's Housing Authority and allocated for development of affordable housing as part of the project. In order to create opportunities for development of affordable housing the density permitted for all parcels within the entire 3.0 acre project site is distributed among the three parcels on 1.46 acres of the project site illustrated as Sites A, B, and C. The project site has a 2008 approved PDP which permits development of the project site for mixed use to include 60 residential units. The 2008 PDP was approved for a previous development concept, however the PDP remains a valid development permit. The City is in negotiations with a developer for a Development and Disposition Agreement (DDA) which will lead to the development of a revised concept for a mixed use project including commercial uses and 60 residential housing units of which 6 units will be made available for low income households and 6 units will be made available for moderate income households. As part of the project the City's Housing Authority will allocate the City's existing Redevelopment Agency housing set-aside funds to the project for development of the 12 affordable units.

New mixed use development within the project site will include commercial retail or service uses on the ground floor of buildings with high density residential uses above. The majority of required parking would be subterranean parking. A realistic development scenario would include one level of retail and two floors of residential above. The realistic residential unit capacity for the three development sites is 63 residential dwelling units based on the maximum density per parcel of 24 units per acre, however the approved PDP permit allows for a maximum of 60 residential dwelling units. The development plan for 60 residential dwelling units was derived based on the development limitations affecting each development site which includes the City's mandated maximum height limit of 45 feet, the need for some surface parking on one of the sites, and the extent of open space amenities required as part of the project.

Although the maximum density for the project site is 24 dwelling units per acre, this density is adequate to allow development of low and moderate income dwelling units. Housing set-aside funds will be allocated by the City's Housing Authority as part of the project and restricted for development of affordable housing. As part of the DDA the City will require that of the total 60 allowable residential dwelling units, 6 be made affordable to low income households and 6 be made affordable to moderate income households. As part of the DDA the City will amend the existing PDP where necessary to accommodate the current developer's proposed development concept. Based on the existing valid term of the PDP, the City's commitment of housing set-aside funds to the project, and the requirement as part of the proposed DDA that the project include 12 affordable housing units, this site can feasibly be developed for affordable housing and qualifies as a site adequately zoned for development of low and moderate income housing as part of the City's vacant site inventory. The City's negotiations with a developer for the project DDA is anticipated to be executed by June 2014 with construction of the project to be completed within the housing element planning period. Table VI-33 below describes the residential development capacity for each parcel in the Downtown Redevelopment Project Site.

Table VI-33 Downtown Revitalization Project Parcel Analysis

APN 5315	Zone	Allowable Density	GP	Acres/ SF	Realistic Unit Capacity	Status	Infra- structure Capacity	Constraints
003-903	CG	24 du/ac	CG	0.18/ 7,697	4	City control	Yes	None
003-904	CG	24 du/ac	CG	0.12/ 5,053	2	City control	Yes	None
003-039	CG	24 du/ac	CG	0.20/ 8,912	4	Private/OPA	Yes	None
003-040	CG	24 du/ac	CG	0.22/ 9,723	5	Private/OPA	Yes	None
003-041	CG	24 du/ac	CG	.21/ 8,978	4	Private/OPA	Yes	None
003-044	CG	24 du/ac	CG	0.37/ 16,004	8	Bank Parking Lot/OPA	Yes	None
003-048	CG	24 du/ac	CG	0.13/ 5,798	3	Private/OPA	Yes	None
003-049	CG	24 du/ac	CG	0.08/ 3,620	1	Private/OPA	Yes	None
003-050	CG	24 du/ac	CG	0.17/ 7,248	4	Private/OPA	Yes	None
003-054	CG	24 du/ac	CG	0.07/ 2,945	1	Private/OPA	Yes	None
003-055	CG	24 du/ac	CG	0.07/ 3,132	1	Private/OPA	Yes	None
003-057	CG	24 du/ac	CG	0.38/ 16,370	9	Private/OPA	Yes	None
003-058	CG	24 du/ac	CG	0.49/ 21,475	11	City control	Yes	None
003-901	CG	24 du/ac	CG	0.19/ 8,455	4	City parking lot	Yes	None
003-902	CG	24 du/ac	CG	0.12/ 5,062	2	City parking lot	Yes	None
Total				3.0/ 130,472	63			

The realistic unit capacity within the entire 3.00 acre project site is 60 residential dwelling units calculated by multiplying the acreage per parcel times 24 du/acre and adjusting for the site conditions described above. A PDP approved by the City for the Project Site on May 21, 2008 is still in effect allowing for the development of the three parcels as a mixed use project with 60 residential units and commercial area. The PDP will be amended by the City as necessary to accommodate the development proposal as described below.

Downtown Revitalization Project - Planned Development Permit			
Site	APN	Existing Use	Planned Use per Planned Development Permit
A	5315-003-058 21,475 s.f	Bank	Demolish parking lot and construct a new 58,134 structure to include public subterranean parking with 12 residential units above and surface parking.
B	5315-003-903 7,697 s.f. 5315-003-904 5,053 s.f. 5315-003-902 5,062 s.f.	Commercial space and City owned parking lot.	Demolish existing City owned parking lot and construct new 24,796 s.f. building to include commercial uses on ground floor and 22 residential units above of which 6 units shall be available for low income households and 6 units shall be available for 6 moderate income households.
C	5315-003-901 8,455 s.f. Parking Lot 5315-003-044 16,004 s.f. Parking Lot	Privately owned commercial parking lot and City owned parking lot.	Demolish existing parking lots and construct new 54,159 s.f. structure to include retail space on ground floor and 26 residential units above.

Site 3



Assessor Parcel Number: 5315-008-900

82,604 s.f.

1020 El Centro Avenue

General Plan Designation: Mission Street Specific Plan

Zoning: Mission Street Specific Plan- 36.7 du/acre

Realistic Development Capacity: 69 Units: Mixed use project can be constructed on vacant parking lot behind existing school district building. Residential unit capacity based on calculation of density over entire 82,604 square foot parcel and consolidation of allowable units to vacant development area.

Current Use: Vacant – parking lot and school district building.

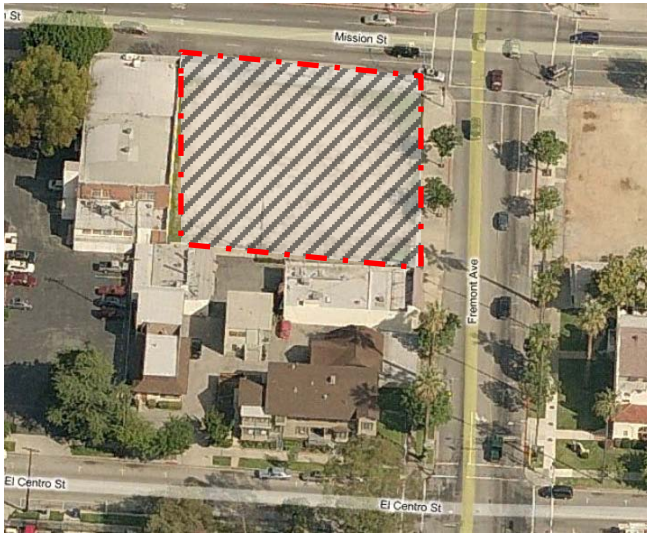
Pending Development: None

Infrastructure Considerations: None. Water, sewer and storm drain service is provided to the site. Access is provided from an existing arterial roadway.

Environmental Considerations: Existing historic building to remain adjacent to mixed use project which can be constructed on vacant parking lot portion of the parcel.

Other: The site is owned by the South Pasadena School District (district). The district prepared a plan for the ultimate disposition of the property to a developer and is in the process of exclusive negotiations with one developer for development of a mixed use project. The timeline for the disposition of the site will occur within the Housing Element planning period.

Site 4



Assessor Parcel Number: 5315-008-042

19,602 s.f.

1141 Mission Street

General Plan Designation: Mission Street Specific Plan

Zoning: Mission Street Specific Plan - 36 du/acre

Realistic Development Potential: 16 Units

Current Use: Vacant

Infrastructure Considerations: None. Water, sewer, and storm drain service is provided to the site. Access to the site is provided from an existing arterial roadway.

Environmental Considerations: None

Site 5



Site	Parcel No. & Present Use	Proposed Use
A	5315-017-041 6,894 s.f. Parking Lot	Office/Housing 1 Unit
B	5315-017-042 49,585 s.f. Light Industrial Building and Offices	Office/Housing 27 + Units
C	5315-017-030 11,791 s.f. Parking Lot	5 Units
D	5315-017-032 14,511 s.f. Parking Lot	5 Units

Assessor Parcel Number: 5315-017-0412, 5315-017-042, 5315-017-030, 5315-017-032

820 Mission Street

General Plan Designation: Mission Street Specific Plan

Zoning: Mission Street Specific Plan - 57 du/ac

Realistic Development Capacity: 38 residential dwelling units

Current Use: Office building and parking lot.

Planned Use: May 2012 City approved PDP, TTM, Design Review, and Parking Use Permit valid until June 2014 for development of a mixed use project to include 38 residential units and 3,585 sq ft of commercial office.

Infrastructure Considerations: None. Water, sewer, and storm drain service is provided to the site. Access is provided from an existing arterial roadway.

Environmental Considerations: None

Development Potential of Small Sites

Due to the built out condition of the City, new construction projects in South Pasadena are of an infill nature on sites ranging in size from approximately one half acre or less up to approximately three acres in size. New multifamily residential development can be accommodated within these sites zoned for multifamily or mixed-use development through the application of the development regulations established in the Zoning Code. Residential multifamily development with housing affordable to lower income households is made more feasible through the granting of affordable housing incentives which allow the use of a density bonus and the flexible application of development standards through the application of a planned development permit. Residential development potential for sites identified within Table VI –32 within the RH and CG zoning districts is calculated based on the development standards established in the City’s Zoning Code, as applicable, to those districts and as described in Table VI-27. Residential development within a mixed-use project in the CG district is subject to the RH zoning standards as described in Table VI-27.

Residential development potential for sites identified within Table VI-32 within the MSSP zoning district is calculated on the land use and development criteria for each site pursuant to the provisions of the Mission Street Specific Plan and as described in Section 6-4.

The following is a representative example of the methodology used for deriving an approximation of site development potential through the application of the Zoning Code for a small site less than one acre in the RH zoning district.

RH Zoning District

	Without Density Bonus for Affordable Housing Max 24.0 du/acre	With Density Bonus for Affordable Housing Max. 30.0 du/acre
Site (lot) Area	.56 acres/ 24,420 square feet	24,420 square feet
Min. Lot Area per Dwelling Unit	1,900 square feet of lot area/du	Flexible with PD Permit
Maximum Permitted Dwelling Units on Site	12 du/acre (based on requirement of a minimum lot area of 1,900 sq.ft/du)	16 (30.0 du/acre with 1,526 sqft of lot area per du)
Maximum Floor Area Ratio	18,120 (12,120 plus 6,000 sq.ft. of garage or carport area)	Flexible with PD Permit (Assume a .66 FAR)
Average Area per Dwelling Unit	1,010 sq.ft. (12,120 ÷ 12 du)	1010 sq.ft. assuming an FAR of .66 per a PD Permit
Maximum Lot Coverage	14,652 square feet (60%)	Flexible per PD Permit
Parking Required	1 space/each one bedroom unit and 2 spaces/each two bedroom unit plus 1 guest space / each 2 units	Flexible parking ratio per PD Permit
Maximum Building Height	45 feet (three stories)	45 feet (three stories)

The following is a representative example of the methodology used for deriving an approximation of site development potential through the application of the Zoning Code for a small site less than one acre in the MSSP zoning district.

MSSP Zoning District

	Without Density Bonus for Affordable Housing Max 14.0 du/acre	With Density Bonus for Provision of Public Parking
Site (lot) Area	.45 acres/ 19,602 square feet	122,404 square feet
Maximum Permitted/Achievable Dwelling Units	20 Max permitted (based on 0.8 FAR and average unit size of 763 sf)	30 Max permitted if public parking spaces are provide as part of project.
Maximum Floor Area Ratio	0.8	1.5 if public parking is provided as part of project.
Average Area per Dwelling Unit	763 sf	763 sf
Maximum Lot Coverage	N/A	N/A
Parking Required	1 space/each one bedroom unit and 2 spaces/each two bedroom unit.	1 space/each one bedroom unit and 2 spaces/each two bedroom unit.
Maximum Building Height	32 feet (two stories)	40 feet (two stories)

Development Potential of Mixed Use Areas

The City has zoned several parcels of land to allow for mixed-use development. Areas where mixed-use development is permitted include the CG zoning district and the MSSP zoning district. These two zoning districts in the City represent a resource for development of a variety of housing types, as described below, and offer the opportunity for new housing in all income categories. Approximately 11.2 acres zoned for CG land use can be developed for mixed-use commercial and residential projects subject to approval of a conditional use permit. The City's Zoning Code designates approximately 40 acres as the Mission Street Specific Plan (MSSP) area designed to encourage development of mixed-use commercial and residential projects. Areas zoned CG or MSSP permitting mixed-use development represent a land resource for development of higher density residential uses.

Residential development of up to 24 dwelling units per acre are permitted as a component of a mixed use project in the CG zoning district and up to 30 dwelling units per acre if a density bonus is applied to a project that includes affordable housing. Residential development of 30 dwelling units per acre and above is permitted as a component of a mixed use development on parcels zoned MSSP. The development capacity for each parcel within the MSSP is based on a number of variables including the size of units proposed, total site area, parking, FAR, and height limitations per subarea of the MSSP. Generally, the MSSP allows for an increased number of residential units in a project if the units are smaller and will promote affordability. Allowable residential densities within the MSSP zoning district can range from 36 dwelling units per acre to 57 dwelling units per acre.

Development Potential of Residential Second Units

The Zoning Code permits residential second dwelling units in the RE, RS, and RM zoning districts “by right.”

Ministerial permit approval of a residential second unit is subject to the review and approval by the Director of Planning and Building of the site plan and building plans to ensure compliance with height, setback, floor area and parking requirements of the Zoning Code. Depending on workload, review and administrative review and approval can be completed within eight weeks. A summary of the City zoning standards applicable to residential second units is provided below.

- A second dwelling unit must be approved only on a parcel of 12,500 square feet or larger and may be either an attached or detached unit from the primary dwelling on the same lot but is not permitted above a garage.
- A second dwelling unit must comply with the setback requirements of the applicable zoning district, must not be visible from the public right of way, and cannot exceed one story in height.
- A second dwelling unit must have a minimum floor area of 600 square feet, and cannot exceed 850 square feet or 30 percent of the floor area of the primary dwelling, whichever is less.
- A second dwelling unit must provide living quarters independent from the primary dwelling, including living, sleeping, cooking and restroom facilities. A second dwelling unit is limited to one bedroom.
- A second dwelling unit must have an outdoor entrance separate from the primary dwelling. In order to maintain the single-family residential character of the street, the entrance to the second dwelling unit must be located so that it is not visible from the public right-of-way.
- A second dwelling unit cannot have utility services (i.e., an electrical and/or gas meter) separate from the primary dwelling.
- The architectural design and materials of the second dwelling unit exterior must be consistent with the primary dwelling, and approved by the DRB.
- A minimum of one covered parking space is required for each second dwelling unit. No second dwelling unit is allowed unless the primary dwelling is also in compliance with all applicable parking requirements of this Zoning Code.
- A second dwelling unit cannot have a separate street or unit address than the primary dwelling.
- The owner of the property must reside on the property, and a recorded covenant establishing this requirement is required prior to a final building inspection for the second dwelling unit.

During the previous housing element period a total of three residential second units were constructed in the City in the RE zoning district between 2006 and 2014. Considering this track record, in concert with local housing needs and development trends, and with the adoption of new incentives, the City is projecting that three residential second units will be approved during the

current planning period. As provided for in Government Code Section 65583.1, the City is applying second units toward its adequate sites requirement as described in Table VI-36.

Availability of Infrastructure

Existing City services including water, sewer and storm drain facilities are available to serve the development capacity described above. The build out of the capacity for new residential development on sites described in Table VI-31 and residential second units on existing RE, RS, and RM residential lots is within the existing General Plan build out projection. New connections to City services will be required as part of project development of any new project in the City.

Comparison of Site Inventory with RHNA

According to SCAG, South Pasadena has a regional housing need of 63 units for the 2014 – 2021 planning period. Of the 63 units, 17 very low-income (including extremely low income), 10 low-income, 11 moderate-income, and 25 above moderate-income units are needed.

The City's General Plan allows for up to 11,652 residential dwelling units. The total number of dwelling units reported in the City as of 2011 is 10,972 leaving an available General Plan capacity of 680 additional residential units. The development of the City's RHNA allocation of 63 units can be accomplished within the existing General Plan build out limitations and will be consistent with the current General Plan. The City's RHNA of 25 above moderate income units, which constitute 40% of the City's RHNA, can be accommodated in RE and RS zoning districts and can also be accommodated on any of the sites identified in Table VI-32. The City's RHNA of 11 units of moderate income housing units can be accommodated within Sites 2-5 as identified in Table VI-32 as well as through the development of residential second units on existing residential lots in the RE, RS, and RM zoning districts. Sites 4 and 5 are zoned at a density in excess of 30 dwelling units per acre and can accommodate the City's RHNA of 17 very low, 10 low, and 11 moderate income units. Site 2 is zoned at a density of 24 dwelling units per acre and, pursuant to the feasibility analysis presented above, can accommodate six of the City's RHNA of 10 low income units and six of the City's RHNA of 11 moderate income units pursuant to the DDA to be in place for development of this site by June 2014. As described in Table VI-34 below, the City has sufficient appropriately zoned sites to accommodate the RHNA of 63 units.

Table VI-34
Comparison of RHNA and Residential Site Suitability

Income Group	Total RHNA	Density Guideline	Suitable Sites/Capacity
Very Low (includes Extremely Low)	17	Minimum 30 du/acre.	Sites 3, 4, and 5 are zoned at densities allowing development of over 30 du/acre and together can accommodate development of 123 units as part of mixed use projects. Sites 3,4, and 5 are sites zoned at an appropriate density to meet the RHNA of 17 units of very low income housing.
Low	10	Minimum 30 du/acre	Sites 3, 4, and 5 are zoned at densities allowing development over 30 du/acre, and together can accommodate development of 123 units as part of mixed use projects. Sites 3,4, and 5 are sites zoned at an appropriate density to meet the RHNA of 10 units of low income housing. Site 2 is zoned at a density of 24 du/acre and will be developed as a mixed use project with 60 residential units of which 6 are required through the terms of the project DDA to be made available to low income households. The City's Housing Authority is allocating redevelopment housing set-aside funds to the project for the development of the six low income housing units. Site is adequately zoned to meet 6 of the total 10 RHNA low income units.
Moderate	11	24 -30 du/acre	Site 2 is zoned for 24 du/acre and is approved for development of 60 units of which 6 units are required to be made available for moderate income households. The City's Housing Authority is allocating redevelopment housing set-aside funds to the project for the development of the six moderate income housing units. Site 2 is adequately zoned to meet 6 of the total 11 RHNA moderate income units. Sites 3,4, and 5 are each zoned at a densities allowing development over 30 du/acre, and together can accommodate development of 123 units as part of mixed use projects. Sites 3,4 and 5 are sites zoned at an appropriate density to meet the remaining 5 RHNA units of moderate income housing.
Above Moderate	25	2 – 24 du/acre	Sites 1and 2 together are zoned to accommodate development of 69 units. Twelve of the 69 allowable units will be required to be available for low and moderate income units leaving 57 units available for above moderate income units. Site 2 has a valid planned development permit for 48 market rate residential units projected to be available to above moderate income households. Therefore Sites 1 and 2 are adequately zoned to meet the RHNA of 25 above moderate income units.

6.4.3 Financial Resources

A variety of federal, state and local programs and financial resources are available to either the City of South Pasadena to developers of affordable housing to assist in implementing affordable housing. Table VI-35 below describes the available resources the City of South Pasadena may utilize in implementing the housing goals, objectives, policies, and program actions as discussed Section 6.7, “Housing Plan” of the Housing Element.

**TABLE VI-35
FINANCIAL HOUSING RESOURCES**

<i>Program</i>	<i>Description</i>	<i>Eligible Activities</i>
State Resources		
Mortgage Credit Certificate (MCC)	A federal tax credit for low- and moderate-income homebuyers who have not owned a home over a previous three year period. Allocation for MCC is provided by the State. The Community Development Commission of Los Angeles County administers the MCC program.	<ul style="list-style-type: none"> • First Time Home Buyer Assistance
California Housing Rehabilitation Program	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and non-profits sponsor housing rehabilitation projects.	<ul style="list-style-type: none"> • Rehabilitation • Repair of Code Violations • Property Improvements
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to provide below-market loans and down payment assistance to first time homebuyers. The program is operated through participating lenders that originate loans purchased by CHFA.	<ul style="list-style-type: none"> • Homebuyer Assistance
Low Income Housing Tax Credit	Tax credits are available to individuals and corporations that invest in development of low income rental housing. Tax credits are sold to corporations and individuals with high tax liability and the proceeds are utilized for housing development.	<ul style="list-style-type: none"> • Rehabilitation • New Construction • Acquisition
Affordable Housing Innovation Program (AHIP)	Financing to pre-qualified developers for acquisition of sites and existing housing for the development or preservation of affordable housing.	<ul style="list-style-type: none"> • Site acquisition for new construction • Acquisition of existing housing for affordability.
Innovative Home Ownership Program (IHP)	Increase homeownership opportunities for Californians with lower incomes.	<ul style="list-style-type: none"> • To be determined by HCD
Building Equity and Growth in Neighborhoods Program (BEGIN)	Reduce local regulatory barriers to affordable ownership housing, and provide down payment assistance loans to qualifying first-time low- and moderate-income buyers Grants to cities to make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions.	Second mortgage loans for down payment assistance to low- or moderate-income first-time homebuyers.

**TABLE VI-35
FINANCIAL HOUSING RESOURCES**

<i>Program</i>	<i>Description</i>	<i>Eligible Activities</i>
Cal Home Program	Enables very low income households to become or remain homeowners. Grants to local public agencies and nonprofit developers to provide assistance to individual households through deferred-payment loans. Direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions. Grants to local public agencies or nonprofit corporations for first-time homebuyer down payment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership. All funds to individual homeowners in the form of loans. Loans for real property acquisition, site development, predevelopment, construction period expenses of homeownership development projects, or permanent financing for mutual housing and cooperative developments. Project loans to developers may be forgiven as developers make deferred payment loans to individual homeowners. Assistance to individual households is in the form of deferred-payment loans, payable on sale or transfer of the homes, or when they cease to be owner-occupied, or at maturity.	<ul style="list-style-type: none"> • Down payment assistance, mortgage financing, homebuyer counseling, and technical assistance for self-help. • Rehabilitation and acquisition and rehabilitation. • Predevelopment, site development, and site acquisition for development projects.
Federal Resource – Los Angeles Community Development Commission Appropriated		
Community Development Block Grant (CDBG)	Entitlement program that is awarded to the City on a formula basis. The objectives are to fund housing activities and expand economic opportunities. Project must meet one of three national objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet other urgent needs.	<ul style="list-style-type: none"> • Housing Rehabilitation • Public Works • Section 108 Loan Repayments • Historic Preservation • Admin. & Planning • Code Enforcement • Public Facilities Improvements • Housing Activities
HOME Investment Partnership (HOME) Program	Grant program for housing. The intent of this program is to expand the supply of decent, safe, and sanitary affordable housing. HOME is designed as a partnership program between the federal, state, and local governments, non-profit and for-profit housing entities to finance, build/rehabilitate and manage housing for lower-income owners and renters.	<ul style="list-style-type: none"> • Multifamily Acquisition/Rehab • Single-Family • CHDO Assistance • Administration
Low-income Housing Credit (LIHTC)	Program encourages the investment of private capital for the creation of affordable rental housing for low-income households. Tax credits are available to individuals and corporations who invest in such projects.	<ul style="list-style-type: none"> • New Construction • Housing Rehabilitation • Acquisition
Federal Resources - Competitive		
Section 8 Rental Assistance	Rental assistance program providing subsidy to very low-income families, individuals, seniors and the disabled. Participants pay 30% of their adjusted income toward rent. Federal assistance pays the balance of rent to property owners, and local housing authority administers the program.	<ul style="list-style-type: none"> • Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New Construction • Rental Assistance • Support Services

**TABLE VI-35
FINANCIAL HOUSING RESOURCES**

<i>Program</i>	<i>Description</i>	<i>Eligible Activities</i>
Section 811	Grants to non-profit developers of supportive housing for person with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New Construction • Rental Assistance
Private Resources		
Federal National Mortgage Association (Fannie Mae)	<ul style="list-style-type: none"> • Community Home Buyer Program – Fixed rate Mortgages • Community Home Improvement Mortgage Program - Mortgages for both purchase and rehabilitation of a home 	<ul style="list-style-type: none"> • Homebuyer Assistance • Homebuyer Assistance/Rehab
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium that pools resources to reduce lender risk in financing affordable housing. Provides long term debt financing for affordable multifamily rental housing	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for-profit developers, and public agencies for affordable low-income ownership and rental projects	<ul style="list-style-type: none"> • New Construction • Expand Home Ownership for Lower Income Persons
Local Resources		
Redevelopment Housing Set-Aside Funds	Existing redevelopment housing set-aside funds allocated for development of 12 new affordable housing units in the Downtown Revitalization Project.	<ul style="list-style-type: none"> • New Construction

6.4.4 Opportunities for Energy Conservation

Title 24 of the California Administrative Code sets forth mandatory energy standards for new development. In turn, the home building industry must comply with these standards and local governments are responsible for enforcing the energy conservation regulations. At this time, the City enforces all applicable state and federal laws relative to energy conservation.

The Housing Element identifies a program objective to explore amendments to the Zoning Code to promote the use of energy saving building techniques in new construction and to offer incentives for developers to incorporate green building techniques for building design and construction. Development incentives may include reduced application and permit processing fees and allowed deviations from development standards for projects incorporating green building design and/or achieving Green Point ratings as well as project streamlining for green projects.

Other programs to promote energy conservation in the City include public information provided on the City's website and the provision of brochures at City Hall with resource information on energy saving xeriscapes, energy rebates, and use of solar power as an energy alternative for homes. Southern California Edison offers public information and technical assistance to developers, homeowners, and apartment owners on energy conservation measures and programs. The City periodically arranges for product presentations by manufacturers of energy saving building materials to the Design Review Board and Cultural Heritage Commission to assist these decision

making bodies in making design recommendations to homeowners and developers during their review of new construction projects.

6.5 REVIEW OF 2001 HOUSING ELEMENT PERFORMANCE

State housing law requires communities to assess the achievements under adopted housing programs as part of the five-year update to their housing elements. These results should be quantified wherever possible, but may be qualitative where necessary. In addition, these results need to be compared with what was projected or planned in the previously adopted element. The results of the analysis should provide the basis for developing the comprehensive housing program strategy for the future planning period. Table VI-36 describes the City's progress in implementing the 2006-2014 Housing Element Update programs.

Table VI-36
2006-2014 HOUSING ELEMENT PROGRAM PERFORMANCE

Housing Program	Program Goal	Objectives: 2006-2014	Level of Achievement
Conserving the Existing Supply of Affordable Housing			
Home Improvement Program	Provide rehabilitation grants to low and moderate income homeowners.	Assist eight units per year for a total of 64 units for low and moderate income households during the planning period.	The City provided assistance to 21 units during the planning period.
Housing Acquisition and Rehabilitation	Use redevelopment set-aside funds to acquire and rehabilitate housing units for affordable housing	Acquire and rehabilitate 1 unit to be made available as an affordable housing unit by 2014.	During the planning period the City reallocated redevelopment set-aside funds from rehabilitation activities to new construction of affordable housing in the Downtown Revitalization Project.
Assisting in the Provision of Housing			
Planning Assistance and Permit Processing.	Continue to provide technical assistance and permit processing for applications of new housing in the City. Retain a consultant to provide housing authority services and to actively participate in affordable housing committees and task forces to inform the development community of the sites available for development of affordable housing.	Provide 69 above moderate income housing units by 2014.	The City provided technical assistance to developers of projects which resulted in the approval of 76 new above moderate income unit and one very low income residential unit during the planning period. The City did not retain a consultant to provide housing authority services the City.
Housing Development Program	Provide information on financial assistance programs including tax credit allocations and CHFA homebuyer assistance to developers of affordable multifamily housing. Apply for state or federal	Promote development of 10 units for very low income households by 2014.	During the planning period the City provided technical assistance to a developer and approved a subdivision of 5 units with a condition that one of the five approved units to be made available for sale to a very low

	funding when funding is available to the City.		income household for a minimum of 30 years.
CalHome Program	Provide information to low and very low income households to obtain financial assistance to become homeowners	Provide one low income and one moderate income unit by 2014.	The City provided information on financial assistance programs to potential homebuyers throughout the planning period. Due to the change in lending practices during the planning period, home loans actually funded during the planning period were likely in the above moderate income category.
Section 8 Rental Assistance	Provide funding to assist renting households and maintain a list of qualified applicants.	Assist 5 units by 2014.	During the planning period the City added Section 8 rental assistance information to the on-line web page to assist potential applicants in obtaining Section 8 rental assistance vouchers from Los Angeles County.
Density Bonuses	Use density bonuses as an incentive for developers to provide affordable housing units in new developments. Retain a consultant to provide housing authority services to the City and to actively participate on affordable housing committees and task forces to inform the development community of the availability of density bonuses.	Apply the Zoning Code provisions for density bonuses and flexibility in the application of development standards pursuant to the Affordable Housing Incentives provisions of the Zoning Code to promote development of 10 very low, 10 low, and 10 moderate units by 2014.	There were no developer requests made to the City to grant a density bonus or other affordable housing incentives as part of a proposed project during the planning period. The City did not retain a consultant to provide housing authority services the City.
Emergency Shelters and SRO's	Provide on-going referral services to individuals in need of emergency shelter and evaluate the potential to of entering into participation agreements with cities or COGs currently providing emergency shelter programs. Provide areas within the City zoned for emergency shelters SRO's by amending the Zoning Code to allow these uses as "permitted uses" in the BP zoning district subject to approval of a ministerial permit.	City Council adoption of a Zoning Code Amendment within one year following approval of the Housing Element.	The City adopted a Zoning Code Amendment in August 2013 listing emergency shelters and SRO's as permitted uses in the BP zoning district subject to approval of a ministerial permit. The City's Police Department provides on-going shelter referral services to the homeless in the City and provides transportation for homeless individuals to a homeless shelter in the City of Pasadena.
Transitional Housing	Provide areas in the City zoned to permit transitional housing by amending the Zoning Code to allow this use as a permitted use in all residential zoning districts.	City Council adoption of a Zoning Code Amendment within one year following the approval of the Housing Element.	The City adopted a Zoning Code Amendment in August 2013 listing transitional and supportive housing as permitted uses in all residential zoning districts.

Providing Adequate Residential Sites			
Maintain a site inventory of vacant sites suitable for development of new housing.	Continue to maintain a list of available vacant sites for development of affordable housing. Retain a consultant to provide housing authority services to the City and to actively participate on affordable housing committees and task forces where information on these sites can be conveyed to the development community.	Facilitate the private development of residential projects comprised of market rate and affordable units with the goal of providing 43 very low income (including 22 units for very low income), 26 low income, 5 moderate income, and 69 above moderate income residential units.	The City maintains a web site on which the adopted Housing Element, including the vacant site inventory, is posted. During the planning period the City approved a 5 lot subdivision which included a requirement that one home be made available to a very low income resident for a minimum of 30 years. The City did not retain a consultant to provide housing authority services the City.
Residential Second Units in the RE, RS, and RM zoning districts	Facilitate the processing of residential second units in the City as a potential source of affordable housing.	Facilitate the private development of 3 moderate income rental units by 2014	During the planning period a total of 3 residential second units were approved by the City.
Residential development as part of Mixed Use development	Encourage the development of mixed use projects within targeted areas of the City to include affordable housing units. Units developed on sites zoned for mixed use that are in addition to the sites included in the vacant sites inventory are over and above the required residential units required as part of the City's RHNA.	Facilitate the private development of 20 moderate income units by 2014.	During the planning period, development approvals were extended for a mixed use project planned to include a total of 12 moderate income residential units.
Removing Governmental Constraints			
Residential Second Units	Continue to permit residential second units under the ministerial permit process and amend the Zoning Code to eliminate the requirement for approval of a conditional use permit for residential second units.	City Council adoption of a Zoning Code Amendment within one year following approval of the Housing Element.	The City adopted a Zoning Code Amendment in May 2013 which eliminated the requirement for a CUP for residential second units making these projects subject to ministerial review.
Mixed Use Projects with Affordable Housing Components and Senior Housing Projects	Facilitate the development of affordable housing in mixed use development and senior housing by amending the Zoning Code to eliminate the requirement for approval of a conditional use permit in projects which also apply for approval of a PDP to promote the feasibility of affordable housing in the project and senior housing projects.	City Council adoption of a Zoning Code Amendment within one year following approval of the Housing Element.	This program objective was not met during the 2006-2014 planning period. An updated program objective is included for the 2014-2021 planning period.

Multifamily Development Projects	Amend the Zoning Code to allow multifamily development projects as a permitted use in the RM and RH zones.	City Council adoption of a Zoning Code Amendment within one year following approval of the Housing Element.	The City adopted a Zoning Code Amendment in June 2013 to eliminate the requirement for a CUP for multi-family development projects in the RM and RH zones.
Emergency Shelters/ SROs	Amend the Zoning Code to eliminate the requirement for approval of a conditional use permit to operate an emergency shelter in the BP zoning district of the City, and to allow emergency shelters and SRO's as permitted uses in the BP zoning district.	City Council adoption of a Zoning Code Amendment within one year following approval of the Housing Element.	The City adopted a Zoning Code Amendment in August 2013 listing emergency shelters and SRO's as permitted uses in the BP zoning district subject to approval of a ministerial permit.
Affordable Housing Incentives Zoning	Amend the Affordable Housing Incentives Zoning provisions of the Zoning Code to maintain consistency with state requirements and to eliminate the requirement for approval of a CUP in the application of one or more of the Affordable Housing Incentives.	City Council adoption of a Zoning Code Amendment within one year following approval of the Housing Element.	The City adopted a Zoning Code Amendment in August 2013 to bring the City's Affordable Housing Incentives into consistency with State requirements and to eliminate the requirement for a CUP as part of an application for a density bonus and incentives and/or concessions.
Green Building Program	Adopt certain amendments to the General Plan, Zoning Code, and Building Code to implement incentives for development energy saving residential units, to provide flexibility in the application of development regulations for developments utilizing green design and building techniques, and to provide incentives for the development of smaller, compact development which could provide opportunities for affordable housing.	Explore with City Council the possible adoption of General Plan Amendments and Amend the Zoning Code within one year following approval of the Housing Element to implement a green building program. Amend the City's Building Code within one year following approval of the Housing Element to comply with the State adopted requirements for energy saving and green construction. City Council adoption of Building Code Amendment as required by state law.	This program objective was not met during the planning period. An updated program objective for the City to explore options for a Zoning Code Amendment to provide incentives for green development and building construction is included in the program objectives for the 2014-2021 planning period.
Streamline Project Review and Approval Process	Amend the Zoning Code to consolidate the City's two Design Review Boards into one to eliminate duplication of effort in the review and approval process for projects subject to Design Review, Cultural Heritage Commission review, and Planning Commission review to remove governmental constraints on	City Council adopted a Zoning Code Amendment in 2009.	The City adopted a Zoning Code Amendment in 2009 to streamline the design review process consistent with this program objective.

	the development of affordable housing.		
Land Use Controls	Use the Administrative Modification process as a means of providing flexibility in development standards	When necessary use the Administrative Modification process to assist the development of affordable housing.	The Administrative Modification process was utilized by the Director of Planning and Building during the planning period on a case by case basis during the review of applications for residential development.
Universal Accessibility	Adopt policies or ordinances to require that a percentage of all new residential projects in the City be universally accessible and developed for the exclusive use of senior citizens and to require that new senior units constructed be universally accessible.	City Council adoption of an ordinance or policy within one year following approval of the Housing Element.	This program objective was not met during the planning period. An updated program objective will be included as a program objective for the 2014-2021 planning period for the City to explore a Zoning Code Amendment to require a percentage of all new units in a residential development project to be universally accessible to expand housing opportunities for disabled persons.
Planned Development Permits (PDP)	Facilitate the development of senior housing and affordable housing in mixed use projects by considering applications for a PDP pursuant to the provisions of the Zoning Code. Amend the Zoning Code to eliminate the requirement for a CUP to accompany a PDP application which includes affordable housing and to allow approval of a PDP to be valid for a period of 36 months with the possibility of an extension of the permit for an additional 36 months at the expiration of the initial permit.	City Council adoption of a Zoning Code Amendment within one year following approval of the Housing Element. Continue to administer the Zoning Code provisions for PDPs to assist in the development of affordable housing.	This program objective was not met during the planning period. An updated program objective is included for the 2014-2021 planning period.
Promoting Equal Housing Opportunities			
Fair Housing Programs	Further fair housing practices in the City. Amend the Zoning Code to provide for clear rules, policies, and procedures for reasonable accommodation	Continue to provide information on fair housing practices. Refer complaints to SGVHC. City Council adoption of Zoning Code Amendment within one year following approval of the Housing Element.	The City adopted a Zoning Code Amendment in June 2013 providing clear policies and procedures for granting reasonable accommodation.
Promote Energy Conservation			
Green Building Program	Adopt certain amendments to the General Plan, Zoning Code, and Building Code to	Explore with City Council the possible adoption of General Plan Amendments	This program objective was not met during the planning period. An updated program objective

	implement incentives for development energy saving residential units, to provide flexibility in the application of development regulations for developments utilizing green design and building techniques, and to provide incentives for the development of smaller, compact development which could provide opportunities for affordable housing. Maintain information on the City's website which provides public information on resource and energy conservation.	and Amend the Zoning Code within one year following the approval of the Housing Element to implement a green building program. Amend the City's Building Code within one year following the approval of the Housing Element to comply with the State adopted requirements for energy saving and green construction. City Council adoption of Building Code Amendment as required by state law.	for the City to explore options for a Zoning Code Amendment to provide incentives for green development and building construction will be included in the program objectives for the 2014-2021 planning period.
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6.6 HOUSING PLAN and QUANTIFIED OBJECTIVES

This section presents the Housing Plan (Plan) for the 2014 - 2021 planning period. This Plan sets forth South Pasadena's goals, policies, and programs to address the City's identified housing needs.

6.6.1 GOALS AND POLICIES

The City of South Pasadena, in adopting the Housing Element Update, adopts the goals that follow as the framework for implementing its housing policies and programs over the timeframe of the 2014 - 2021 Housing Element Update.

Goal 1.0 Conserve the Existing Supply of Affordable Housing

The maintenance and conservation of existing housing will serve to meet the overall goal of maintaining a healthy and diverse housing supply. The following policies are designed to facilitate the maintenance and conservation of existing housing.

Objective: To maintain and enhance the quality of existing residential housing and neighborhoods in South Pasadena.

Policy 1.1 Promote rehabilitation, as that term is defined by the U.S. Department of Housing and Urban Development (HUD), and home improvement assistance to low- and moderate-income households.

Policy 1.2 Continue to use the City's code enforcement program to bring substandard units into compliance with City codes and improve overall housing conditions in South Pasadena.

Policy 1.3 Prevent the encroachment of incompatible uses and/or densities into established residential areas consistent with the goals and policies of the General Plan Land Use Element.

Goal 2.0 Assist in the Provision of Affordable Housing

The housing needs of all economic segments of the population must be reflected in the supply of housing. The population segments least able to afford adequate housing are those with low-incomes. Therefore, provisions have been made to facilitate the development of housing affordable to lower income households.

Objective: To assist in the provision of a variety of housing to meet the needs of the community.

Policy 2.1 Use existing housing set-aside funding to assist in development of new multifamily housing for low and moderate income groups.

Policy 2.2 Provide information to developers regarding the City's Zoning Code provisions for the granting of a density bonus and other incentives for residential development projects providing affordable housing.

Policy 2.3 Continue to refer residents inquiring about rental assistance to the County of Los Angeles Community Development Commission, the entity that administers the Section 8 Housing Assistance Payments Program to renters.

Policy 2.4 Encourage the development of senior projects through acquisition by a private entity of existing apartment projects for rehabilitation as affordable senior housing whenever possible.

Goal 3.0 Provide for Adequate Residential Sites

The provision of housing is one of the most important issues facing local government. The State legislature recognizes significant housing deficiencies among certain economic segments of California's population and considers housing availability an issue of "vital state-wide importance." South Pasadena places particular emphasis on providing housing opportunities to lower-income households and those with special needs such as senior citizens. Accordingly, the following policies are designed to guide future development toward the production of a diverse housing supply to meet the needs of the City's population as a whole.

Objective: To provide adequate residential sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.

Policy 3.1 Promote mixed-use developments by continuing to allow development of residential uses above commercial uses in the GC zoning district and the MSSP zoning district and encourage the development of affordable housing within the residential component of mixed use projects through the use of affordable housing

incentives and planned development permits as provided for in the City's Zoning Code. Conduct early consultations with developers of mixed- use projects to encourage the development of affordable housing units in these projects.

Policy 3.2 Maintain an inventory of vacant and underdeveloped properties in the City with potential for development of new residential dwelling units. Conduct early consultations with developers of these sites to encourage the development of these sites to include affordable housing units.

Policy 3.3 Consider offering any publicly owned sites declared as “Surplus” to non-profit developers of affordable housing on a first right of refusal basis for a time set by the terms of the offer.

Goal 4.0 Remove Governmental Constraints

Efforts by government to assist in the creation of new affordable housing is part of the continuum of planning activities needed to ensure that affordable housing is available over the long term. To accomplish this, the City should establish and maintain an ongoing planning function focused on removing governmental constraints to promote affordable developments.

Objective: Implement an ongoing planning function focused on promoting the provision of affordable housing.

Policy 4.1 Consider the adoption of a Zoning Code Amendment to eliminate the requirement for approval of a conditional use permit for development of mixed use projects which include an application for approval of a planned development permit and extend the timeframe for an approved planned development permit to a period of 36 months with the potential for an extension of up to an additional 36 months to facilitate the development of affordable housing as part of the project.

Policy 4.2 Explore amendments to the Zoning Code to implement “green” building design, including the use of solar energy, to reduce energy costs to residents. Consider the adoption of incentives such as reduced permitting fees and streamlined project processing for projects as an incentive to encourage green building design practices.

Policy 4.3 Amend the City's Building Code as required to be consistent with the adopted California Green Building Standards Code to require energy conserving building techniques in new construction.

Policy 4.4 Explore options for requiring that a percentage of all newly constructed residential multifamily dwelling units be designed as universally accessible dwelling units to expand housing opportunities for disabled persons.

Policy 4.5 Maintain the Zoning Code provision for approval of a planned development permit for development projects which include affordable housing to provide relief from

the strict application of development standards and requirements in order to encourage the development of affordable housing.

Policy 4.6 Amend the Zoning Code to add clarifying language to the definition of residential projects to include transitional and supportive housing.

Policy 4.7 Amend the Zoning Code regulations for emergency shelters to delete the language establishing a buffer distance requirement between an emergency shelter and any public park, school, or residential use and to establish the maximum number of beds permitted in any one emergency shelter at 16 beds.

Goal 5.0 Equal Housing Opportunity

The opportunity to obtain adequate housing without discrimination is an important component of a diverse housing supply. The following policies seek to encourage equal opportunity for South Pasadena residents to reside in the housing of their choice throughout the City.

Objective: To promote equal opportunity for all residents to reside in the housing of their choice.

Policy 5.1 Participate in the programs offered by the San Gabriel Valley Fair Housing Council (SGVFHC). Provide public information regarding the San Gabriel Valley Fair Housing Council at City Hall.

Policy 5.2 Provide information on fair housing practices and resources on the City's web site.

Policy 5.3 Implement Zoning Code procedures for reasonable accommodation, on a case by case basis, in order to promote equal access to housing for disabled persons.

6.6.2 HOUSING PROGRAMS

The goals and policies contained in the Housing Element Update address South Pasadena's identified housing needs and are implemented through a series of housing programs. Housing programs define the specific actions the City will undertake to achieve specific goals and policies. According to Section 65583 of the Government Code, a city's housing programs must address the following five major areas:

- Conserving the existing supply of affordable housing;
- Assisting in the provision of housing;
- Providing adequate sites to achieve a variety and diversity of housing;
- Removing governmental constraints as necessary; and
- Promoting equal housing opportunity

South Pasadena's housing plan for addressing housing needs, removing governmental constraints, and achieving quantitative objectives is described in this section according to the above five areas. The housing programs introduced on the following pages include existing programs as well as new programs added to address the City's unmet housing needs. The Housing Implementation Program Summary included at the end of this section specifies the five-year objectives for each program, funding source, agency responsible, and time frame for implementation.

6.6.2.1 Conserving the Existing Supply of Affordable Housing

Preserving the City's existing housing stock is an important goal for South Pasadena. The City supports neighborhood preservation and improvement through federally assisted housing rehabilitation and improvement programs, and code enforcement.

Energy Efficiency Program

This CDBG-funded program provides grants to assist low- and moderate-income households in the community with funding for necessary energy saving home repairs and improvements. A household may be eligible to participate in the program as long as they are homeowners with dwellings of two units or less and meet the income limits established for the program.

Eight-year Objective: The City will continue to use CDBG funds to provide housing rehabilitation (as that term is defined by HUD) assistance for low- and moderate-income homeowners for energy saving home improvements. The City's objective is to assist one lower income household during the 2014-2021 planning period.

6.6.2.2 Assisting in the Provision of Housing

Housing prices are relatively high in the City of South Pasadena. To enable more households to own and rent housing in the City, the Housing Element Update sets forth the following programs.

Planning Assistance and Permit Processing

The City provides technical assistance to potential developers of new housing in the City and offers a streamlined design review process. Additionally, the City's Zoning Code includes provisions for approval of a planned development permit which allows for modifications to certain zoning requirements for projects which include affordable housing and the granting of density bonuses and incentives and concessions for projects which meet the affordable housing requirements of the Zoning Code.

Eight Year Objective:

Facilitate review of development proposals which include affordable housing and continue to provide Zoning Code information to developers of affordable housing regarding special permit provisions and the potential for the granting of density bonuses and incentives and/or concessions to qualifying affordable housing projects. The City's objective is to assist in the provision of 25 above moderate income housing units during the 2014-2021 planning period.

Housing Development Program

This program relies on the availability of state financial assistance to developers from sources such as tax credits and CHFA for development of new affordable housing. The City will provide Notices of Funding Availability (NOFA) information to developers when NOFAs become available and facilitate review of projects linked to these funding applications.

Eight Year Objective:

Facilitate review of development proposals which are linked to applications for funding by a State or Federal agency. The City's objective is to provide information to developers to promote development of 10 units of low and 11 units of moderate income housing units during the 2014-2021 planning period.

CalHome Program

This program is a State Housing and Community Development program providing funds for home ownership programs to assist low and very low income households become or remain homeowners.

Eight Year Objective: Provide information to low and very low income households for funding within the timetables established by the State Department of Housing and Community Development funding when funding is made available to the City. The City's objective is to provide information to households whenever possible in order for a minimum of one low income and one very low income household to receive assistance during the 2014-2021 planning period.

Section 8 Rental Assistance

The Los Angeles County Community Development Commission funds Section 8 rental assistance to eligible renter households and to eligible homeless facilities and individuals. This program provides housing subsidy payments to households at or below 50% of the median income for two or more persons living together, elderly, and disabled persons.

Eight-year Objective: Continue to assist South Pasadena renters with housing subsidy payments through the Section 8 rental assistance program by referring renters to the County agency responsible for administering this program. The City's objective is to provide information to low and very low income households whenever possible during the 2014-2021 planning period.

Housing Acquisition and Rehabilitation

A number of surplus housing units resulted from the change in the proposed route of the extension of the 710 Freeway. The City monitors the status of these properties in order to identify any properties deemed surplus by Caltrans and monitors opportunities for their acquisition and rehabilitation by non-profit developers as affordable housing.

Eight-year Objective: The City's objective is to continue to monitor surplus Caltrans properties in the 710 surface route corridor and provide technical assistance where feasible to non-profit

affordable housing developers pursuing acquisition and rehabilitation of any Caltrans declared surplus properties in the 710 surface route corridor as affordable housing.

Density Bonus for Affordable Housing

The City's Zoning Code provides for the use of density bonuses as a developer incentive to provide affordable housing in new developments. The General Plan contains a policy to consider the development of residential units in excess of the General Plan limits if the units are ownership units affordable to low- or moderate-income households.

Eight-year Objective: Provide technical assistance to developers of affordable residential projects by providing Zoning Code information on the possible use of density bonuses and incentives and/or concessions to assist in the development of affordable housing. The City's objective is to provide information to developers regarding the use of the Affordable Housing Incentives provisions of the Zoning Code whenever possible during the 2014-2021 planning period to assist with development of 21 lower income units and 5 moderate income units.

Homeless Services

The City will continue its emergency shelter referral program administered through the Police Department and investigate entering into participation agreements with neighboring cities and/or Councils of Governments that operate emergency shelter programs to expand homeless services to the homeless population in South Pasadena.

Eight-year Objective: The City will continue ongoing referral services through its Police Department assisting homeless individuals to obtain emergency shelter and will continue to evaluate the possibility of entering into participation agreements with other cities and/or Councils of Governments providing emergency shelter programs.

Senior Housing

The City's Senior Citizen Commission has suggested that the City explore the potential for the reuse and redevelopment of existing apartment buildings for seniors to expand housing opportunities for seniors.

Eight-year Objective: The City will encourage developers proposing to rehabilitate existing apartment buildings to consider rehabilitation and reuse of the existing apartment buildings as affordable senior housing whenever possible.

6.6.2.3 Providing Adequate Residential Sites

An important element in meeting a community's housing needs is the provision of adequate sites for various types, sizes and prices of housing. The General Plan, Zoning Code, and specific plans dictate where housing may locate, which impacts the supply of land available for residential development.

Vacant Sites

The Housing Element identifies vacant sites and vacant sites approved for development in the City with the capacity for development of up to 192 new residential dwelling units. The City will maintain the inventory of vacant sites and work with future developers of these sites in early consultations to encourage the development of affordable units on these sites as part of any project proposal and maintain adequate zoning to make feasible the development of housing for a variety of income levels.

Eight-year Objective: Continue to maintain an inventory of vacant and underdeveloped sites for development of new affordable housing. Maintain zoning adequate to allow for the private development of 17 very low, 10 low income, 11 moderate income, and 25 above moderate income housing units.

Mixed-Use Developments and Adaptive Re-Use

The City's Zoning Code permits the reuse and new development of housing above ground floor uses in commercial districts and in the Mission Street Specific Plan Area providing opportunities for development of affordable housing. The 1998 General Plan also states policies to encourage the development of mixed use projects within targeted areas of the city. As part of a mixed use residential and commercial development project the provisions of the Zoning Code for affordable housing incentives could be utilized in projects which include units for very low, low, and moderate income households. Additionally, developers of affordable housing may seek relief from the strict application of the Zoning Code regulations through approval of a planned development permit which allows for flexible application of Zoning Code regulations.

Eight-year Objective: Continue to promote the development of housing units above ground floor commercial uses on vacant properties located within the City's commercial districts through the mixed use development provisions of the Zoning Code and on vacant and reused properties located in the Mission Street Specific Plan area. Expedite permit processing for mixed use projects which include affordable housing and assist developers with the application of the planned development permit and Affordable Housing Incentives provisions of the Zoning Code to projects to maximize the potential for a project to include affordable housing. Promote the use of the density bonus and notify developers of available sites for development of affordable housing. The City's objective is to provide information to developers to promote development of 17 units of very low, 10 units of low, and 11 units of moderate income housing units during the 2014-2021 planning period.

Residential Second Units

The Zoning Code permits the construction of residential second units in the RE, RS, and RM zoning districts.

Eight-year Objective: Facilitate development applications for residential second units to promote this housing type as an affordable housing alternative. The City’s objective is to facilitate application review to promote development of three residential second units during the 2014-2021 planning period.

6.6.2.4 Removing Governmental Constraints

Land Use Controls

The City’s Zoning Code currently includes requirements for approval of a conditional use permit as part of the approval of a planned development permit. In addition, the Zoning Code establishes a 12 month validity period for an approved planned development permit.

Eight-year Objective: The City will adopt an amendment to the Zoning Code within one year following the approval of the Housing Element to eliminate the requirement for approval of a conditional use permit for development projects which request and qualify for approval of a planned development permit and to extend the term for an approved planned development permit to a period of 36 months with the potential for approval of an extension for an additional 36 months.

In accordance with State Law, Zoning Code regulations establishing buffer distances for an emergency shelter are limited to the establishment of a 300 foot separation distance between emergency shelters, and Zoning Code regulations governing the operations of emergency shelters should provide that adequate beds are available to accommodate the City’s homeless population.

Eight Year Objective: The City will adopt an amendment to the Zoning Code within 24 months following approval of the Housing Element Update to delete language establishing buffer distance requirements between an emergency shelter and any public park, school, or residential use and to establish the maximum number of beds permitted in any one emergency shelter at 16 beds.

In accordance with State Law Zoning Code regulations must consider transitional and supportive housing as a residential use in any zone where residential uses are allowed and subject to the same development regulations as other residential uses in the same zone.

Eight Year Objective: The City will adopt an amendment to the Zoning Code within 24 months following approval of the Housing Element Update to add clarifying language to the Zoning Code definition of residential projects to include transitional and supportive housing.

With the adoption of the Zoning Code Amendment permitting SROs “by right” in the BP zoning district, specific development regulations were also adopted to govern development of SROs which establish location requirements that SRO’s not be located any closer than 300 feet to one another or within 300 feet of a residential use, public park, or public school, establishes a minimum lot size of 10,000 square feet and a maximum density of one unit per 1,600 square feet of gross floor area, establishes setback requirements, and includes requirements for parking, provision of common area open space, showers, cooking facilities, toilets, storage facilities, and

security lighting. All SRO facilities are required to submit a management and operations plan for review by the Director of Planning and Building prior to occupancy and operations.

With the adopted 2013 Zoning Code Amendment to allow emergency shelters and SRO's as permitted uses ("by right") in the BP zoning district, to specifically list transitional and supportive housing as a permitted use in all residential districts, and with the adoption of the Zoning Code Amendments provided for in Housing Element Update program objectives for the 2014-2021 planning period, sufficient sites will be available for development of these housing types.

The Housing Element promotes flexibility in residential development standards as a way to reduce costs of development thereby promoting affordability in design. The City uses the Administrative Modification provisions of the Zoning Code as a means of providing flexibility in development standards including setbacks, open space requirements, and height requirements.

Eight Year Objective: The City will continue to implement the Administrative Modification Process to provide for flexibility in the application of development standards for affordable housing projects.

The City's Zoning Code provides for flexibility in the application of development regulations pertaining to affordable multifamily housing development developments and senior citizens' projects through the use of the planned development permit process. The planned development permit is intended to facilitate development of affordable housing in mixed use and residentially zoned areas by permitting greater flexibility in the design of projects than generally is possible under conventional zoning or subdivision regulations.

Eight-year Objective: The City will continue the application of flexible zoning regulations to promote the development of affordable housing through the planned development permit process as provided for in the Zoning Code.

The City's Senior Citizen Commission has suggested that a policy be adopted to require that a percentage of all new multifamily residential projects in the City be developed as universally accessible units.

Eight-year Objective: The City will explore options for requiring that new residential development projects of a certain size include a percentage of the units to be universally accessible.

Provision of Technical Assistance to Developers of Affordable Housing

The City's Planning & Building Department currently offers handout materials and provides assistance to applicants to guide them through the Design Review process and the discretionary and ministerial permit process. The Planning & Building Department provides the same assistance to developers of affordable housing to assure that applications for affordable housing projects are processed in a timely and expeditious manner and also provides information on state and federal financial assistance programs and other available assistance to facilitate development of affordable housing.

Eight-year Objective: Continue to provide information on State and Federal financial assistance programs to developers of affordable housing projects and assistance to applicants of affordable housing projects during the preparation, submittal, and processing of applications to the City for discretionary or ministerial permit approvals. The City's objective is to provide information to developers to promote development of 17 units of very low, 10 units of low, and 11 units of moderate income housing units during the 2014-2021 planning period.

6.6.2.5 Promoting Equal Housing Opportunities

In order to make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability.

Fair Housing Program

The City of South Pasadena refers fair housing complaints to the San Gabriel Valley Fair Housing Council (SGVFHC). The role of the SGVFHC is to provide services to jurisdictions and agencies, as well as the general public, to further fair housing practices in the sales or rental of housing. Services provided by the SGVFHC include responding to discrimination complaints, landlord/tenant dispute resolution, housing information and counseling, and community education programs.

Eight-year Objective: Continue to provide information on fair housing practices and refer housing complaints to the SGVFHC as needed. Provide information on fair housing practices and resources on the City's web site. Implement Zoning Code procedures for reasonable accommodation for housing for persons with disabilities, on a case by case basis, in order to promote equal access to housing.

6.6.2.6 Promote Energy Conservation

The City will explore policies and possible Zoning Code Amendments to provide incentives for new "green" development in the City. The application of green design and construction principals could result in the development of smaller, compact residential projects with the potential to achieve a greater economy of scale thus lowering construction costs and providing an opportunity

for development of affordable housing. Green design and building principals applied to new development also incorporate energy saving techniques thereby lowering the cost of utilities for residents.

Eight-year Objective: The City will explore amendments to the Zoning Code to provide incentives for the development of energy saving residential development including deviations or waivers from compliance with established development standards as part of a development proposal involving either adaptive reuse of existing buildings or the construction of new residential units. Such deviations or waivers may include a reduction in the minimum required lot area for all housing types, an increase from the established maximum floor area ratio and other similar standards. The City will explore amendments to the Zoning Code to implement “green” building design guidelines and development standards, including the use of solar energy, to reduce energy costs to residents. The City will continue the on-going programs to promote energy conservation in existing structures in the City which include maintaining information on the City’s website that provides the public with resource information on energy saving xeriscapes, State energy grants, energy rebates, and use of solar power as an energy alternative for homes. Additionally, Southern California Edison offers public information and technical assistance to developers, homeowners, and apartment owners on energy conservation measures and programs.

**Table VI-37
HOUSING IMPLEMENTATION PROGRAM SUMMARY**

Housing Program	Program Goal	Objectives: 2014 -2021	Funding Source	Responsible Agency
Conserving the Existing Supply of Affordable Housing				
Energy Efficiency Program	Provide rehabilitation grants to low- and moderate-income homeowners.	Assist one low and moderate income household during the planning period from 2014-2021.	CDBG	City Manager's Office
Assisting in the Provision of Affordable Housing				
Planning Assistance and Permit Processing	Continue to provide technical assistance and permit processing for applications of new housing in the City and to inform developers of the Zoning Code provisions for planned development permits, and Affordable Housing Incentives.	Provide technical assistance to developers submitting applications for new housing to provide 25 above moderate income housing units, 21 lower income housing units and 5 moderate income housing units by 2021.	N/A	Planning and Building Department/ City Manager's Office
Housing Acquisition and Rehabilitation	Continue to monitor the status of Caltrans properties in the 710 surface route corridor in the event these properties are declared surplus and available for acquisition and rehabilitation by non-profit developers as affordable housing.	Provide technical assistance where feasible to non-profit affordable housing developers pursuing acquisition and rehabilitation of any Caltrans declared surplus properties in the 710 surface route corridor as affordable housing.	N/A	Planning and Building Department/ City Manager's Office
Housing Development Program	Provide information on financial assistance programs including tax credit allocations and CHFA homebuyer assistance to developers of multi-family housing. Apply for state or federal funding when available to the City.	Provide information to developers to assist with development of 10 units for low and 11 units of moderate income households by 2021.		
Cal Home Program	Provide information to low and very low income households to obtain financial assistance to become homeowners.	Provide information to households in order to qualify a minimum of one low income household and one very low income household by 2021.	State of California HCD	State of California/ City Manager's Office

Section 8 Rental Assistance	Provide information on the City's web site to assist low income households with securing affordable housing and maintain a list of qualified applicants.	Provide information to assist low and very low income households throughout the planning period.	HUD	Los Angeles County Housing Authority
Homeless Service	Participate in inter-jurisdictional programs to assist the homeless.	Continue to provide information and referral services on shelters and services provided in other cooperating jurisdictions for the homeless.	N/A	Police Department
Senior Housing	Encourage the development of senior housing.	Encourage developers proposing to rehabilitate existing apartment buildings for reuse as senior housing whenever feasible.	N/A	Planning and Building Department
Providing Adequate Residential Sites				
Maintain a site inventory of vacant sites suitable for development of new housing.	Continue to maintain a list of available vacant sites for development of affordable housing.	Maintain adequate zoning to facilitate the private development of residential projects comprised of market rate and affordable units with the goal of providing 17 very low income (including 8 units for extremely low income), 10 low income, 11 moderate income, and 25 above moderate income residential units.	N/A	Planning and Building Department
Residential Second Units in the RE, RS, and RM zoning districts	Facilitate the processing of residential second units in the City as a potential source of affordable housing.	Facilitate the permit approval process for the private development of 3 moderate income residential second rental units by 2021.	N/A	Planning and Building Department
Removing Governmental Constraints				
Administrative Modification	Use the Administrative Modification process as a means of providing flexibility in development standards.	When necessary use the Administrative Modification process to assist the development of affordable housing.	N/A	Planning and Building Department
Universal Accessibility	Explore options requiring that a percentage of all new multi-family residential projects in the City be universally accessible.	Adoption of an ordinance or policy within two years following approval of the Housing Element.	N/A	Planning and Building Department / City Council

Planned Development Permits (PDP)	Facilitate the development of senior housing and affordable housing in mixed use projects by considering applications for a PDP pursuant to the provisions of the Zoning Code. Amend the Zoning Code to eliminate the requirement for a CUP to accompany a PDP application which includes affordable housing and to allow approval of a PDP to be valid for a period of 36 months with the possibility of an extension of the permit for an additional 36 months at the expiration of the initial permit.	Amend the Zoning Code within one year following approval of the Housing Element. Continue to administer the Zoning Code provisions for PDPs to assist in the development of affordable housing.	N/A	Planning and Building Department
Emergency Shelters	Remove Zoning Code constraints for development of emergency shelters permitted in the BP zoning district. Amend the Zoning Code to eliminate requirements for a buffer distance between an emergency shelter and any public park, school, or residential use and establish a maximum number of beds permitted in any one emergency shelter at 16 beds.	Amend the Zoning Code within 24 months following approval of the Housing Element	N/A	Planning and Building Department / City Council
Transitional and Supportive Housing	Remove Zoning Code constraints to the development of transitional and supportive housing by amending the Zoning Code to add clarifying language to the definition of residential projects to include transitional and supportive housing.	Amend the Zoning Code within 24 months following approval of the Housing Element.	N/A	Planning and Building Department/ City Council
Promoting Equal Housing Opportunities				
Fair Housing	Continue to provide fair housing information and refer housing complaints to the San Gabriel Valley Fair Housing Council	Continuation of referral of complaints to SGVFHC and provide information to residents and developers on fair housing practices;	N/A	Planning and Building Department

	(SGVFHC) as needed. Further fair housing and expand opportunities for reasonable accommodation for disabled residents through implementation of Zoning Code provisions for granting of reasonable accommodation on a case by case basis.	implement Zoning Code provisions for granting of reasonable accommodation on a case by case basis.		
Promote Energy Conservation				
Energy Efficiency Program	Explore amendments to the Zoning Code to facilitate and encourage the incorporation of green design and building techniques.	Explore with City Council the possible adoption of Zoning Code Amendments to implement an energy efficiency program.	N/A	Planning and Building Department/ City Council/ City Manager's Office

The quantified objectives established below reflect the provision of sites for development of new housing and reflect the financial constraint place upon the City due to the dissolution of the Redevelopment Agency by the State thereby eliminating a source of funding for rehabilitation of units. The quantified objectives for the Housing Element Planning period of 2014 -2021 are described by income category in Table VI-38 below.

Table VI – 38
Quantified Housing Implementation Summary

Income Category	New Construction	Rehabilitated and/or Conserved
Extremely Low/Very Low Income	17	
Low Income	10	1
Moderate Income	11	1
Above Moderate	25	
Total	63	2

Chapter VII

OPEN SPACE & RESOURCE CONSERVATION

7.1 INTRODUCTION

The Open Space and Resource Conservation Element of the South Pasadena General Plan contains goals, policies and implementation strategies to encourage the conservation and proper management of the community's natural and open-space resources, and to ensure the provision of adequate parks and recreation opportunities for all citizens of the community.

Open space, both natural and developed, is one of the key features that defines the character of South Pasadena and contributes to the quality of life that residents seek to maintain. Open space performs a multitude of functions beneficial to the community: outdoor recreation; view-shed protection; conservation of important natural resources, which provide a hospitable environment for a diversity of wildlife; flood and erosion control; protection of the public health and safety; buffering between incompatible land uses; and the enhancement of roads and public spaces.

Some 5% of the City are presently devoted to open space uses, including parks, golf courses, and passive open space. As a built-out city, the challenge facing South Pasadena is to create an open space system that does not solely consist of the unusable spaces leftover from development, but rather one which integrates parks and playgrounds, connecting "corridors," natural habitats, and natural and cultural resources into a meaningful multipurpose network.

7.1A Purpose of the Element

The purpose of the South Pasadena Open Space and Resource Conservation Element is as follows:

- To clearly identify the natural, environmental and cultural resources of the community;
- To assure their stewardship by the establishment of appropriate resource-related development standards, including but not limited to those assuring the preservation of natural open space for the enjoyment of scenic beauty, for recreation, and for conservation;
- To maintain and enhance those natural resource areas necessary for the continued survival of significant wildlife and vegetation, and to establish a proactively planned, coherent and connected system of open space to protect wildlife habitat and movement corridors as part of a larger, self-sustaining ecosystem;
- To establish the basis for City collaboration with adjacent jurisdictions in broader open space and environmental resource management, including establishment of linkages with adjoining open spaces and trail systems; and
- To maintain and promote the cultural, historic and archaeological heritage of the City.

7.1B Authorization and Scope

State legislation requires the inclusion of both an Open Space Element (Government Code Section 65302(c)) and a Conservation Element (Government Code Section 65302(d)) in all local government general plans. Due to the interrelationship of the goals and policies of the Open Space Element and Conservation Element and the overlap in State requirements, these two Elements are here combined into a single all-encompassing Element.

The Open Space Element must contain goals and policies concerned with managing all open space areas, including undeveloped “wilderness” lands and outdoor recreation uses. The Government Code directs that open space should be preserved (1) for the preservation of natural resources, (2) for the managed production of resources, (3) for recreation, and (4) for public health and safety.

The intent of the Open Space Element requirements is to assure cities and counties recognize open-space land is limited valuable resource that must be conserved wherever possible. The purpose is also to assure every City and County will prepare and carry out open-space plans which , along with state and regional open-space plans, will accomplish the objectives of a comprehensive and integrated open-space program.

Although state law does not mandate the preparation of either a Parks and Recreation Element or a Trails Element in the General Plan, these topics are often included in the Open Space Element which may incorporate goals, policies and implementation programs specifically related to parks and recreation, focus on the relationship of developed park space to a city’s entire open space system, and address the dedication and provision of parkland, trails and recreation facilities.

The Conservation Element of the General Plan overlaps with provisions found in the open space, land use, and public safety portions of the General Plan. It differs, however, in that it is almost exclusively oriented toward natural and cultural resources. The Conservation Element contains goals and policies that further the protection and maintenance of resources such as air, water, soils, vegetation and wildlife, minerals, and archaeological and historic sites, and prevents their wasteful exploitation, degradation, and destruction. “Man-made” resources, or the “built” environment of the city - its architectural fabric - are included here because of the citizen-stated desire to see their conservation.

7.1C Relationship to Other Elements

Policies of the Open Space and Conservation Element do often overlap with provision found in the Land Use and Community Design, Circulation and Mobility, and Public Safety Elements of this General Plan document.

There are a number of other plans and programs, either adopted or under preparation, that bear directly on the aims and objectives of the Open Space and Conservation Element: the consortium of San Gabriel Valley Cities’ Air Quality Element and the City’s own Master Plan of Parks and Recreation. The relevant goals and policies from these plans and programs, where appropriate, have been incorporated into the Element to the fullest degree possible.

7.2 EXISTING CONDITIONS

7.2A Development Parklands and Facilities

The parks and recreational facilities within the City of South Pasadena are valued and highly regarded by South Pasadena's citizens. Community parks provide open space and a place to go for active recreation or passive enjoyment of the outdoors. Neighborhood parks and playgrounds within the City of South Pasadena are designed to serve as a place for family recreation within a convenient distance from home.

- **Community and Neighborhood Parks**

Currently there are 92.2 acres of parks within the City of South Pasadena. The majority of this acreage (73.9 acres) is located in Arroyo Seco Park in the northwest portion of the City. Five other parks exist within the City boundaries: Garfield Park, Eddie Park, Library Park, Orange Grove Park and War Memorial Park.

Not included in the total is Lot 117 in the Altos de Monterey residential tract, which the City owns. This unimproved 15.89 acre site presents an opportunity for habitat protection and urban open space, free of development.

Table VII-1 lists these parks with corresponding acreage and facilities.

Table VII-1 City of South Pasadena Recreational Facilities		
Neighborhood Public Parks	Acreage	Facilities
Arroyo Seco Park	19.9	Improved parkland: lighted athletic fields, playground equipment, picnic area; Commercial recreation: golf course, stables; also undeveloped land, flood channel San Pascual Stables 15.7 acres Golf Course/Driving Range 27.8 Racquet Center 3.2 Recycling Center/Cable T.V. 2.0 Vacant Land 4.0 <u>Diversion Reservoir Area 1.3</u> Arroyo Seco Total Area 73.9 acres
Garfield Park	7	Improved park: playground equipment, 2 tennis courts (lighted), picnic area, groomed parkland
Eddie Park	1.5	Improved park: meeting room for special groups, daycare, caretaker residence, groomed parkland
Library Park	2	Library grounds: landscaped with park benches; Community Room, Senior Center, and Library building
Orange Grove Park	2.5	Improved park: softball and soccer fields (lighted), 2 tennis courts (lighted), recreation room, and daycare
War Memorial Park	2	Meeting hall grounds: grounds landscaped with benches and memorials; meeting hall with banquet/kitchen facilities for groups up to 200

A brief description of each park and its facilities follows:

- **Arroyo Park**

The 19.9 acre Arroyo Park is located on the north side of the Pasadena 110 Freeway. Arroyo Park provides major lighted athletic fields for South Pasadena. The park is divided into three sections. The upper section includes three lighted sports fields with backstops, parking and a small concession/storage building and is utilized regularly by the local Little League, American Youth Soccer Organization and softball leagues. A residential building is located on the north side of the park. The center portion of the park includes: group picnic shelter, tables, barbecue, a playground with play structures, storage building and a small amphitheater. The southern portion of the park includes two lighted softball fields. Both the upper and lower parts of the park are utilized for soccer during the fall season. An equestrian/hiking trail is on the south and west perimeter of the park connecting to the Arroyo Seco.

- **Garfield Park**

Garfield Park presently occupies seven acres of land located east of the Central District and north of Mission Street. The park is surrounded by residential development. It provides picnic facilities, lighted tennis courts, open space and a playground for the adjacent neighborhoods. Garfield Park is a popular place for birthdays and picnics. It is also the place where community activities such as the Safety Fair and other community gatherings take place. Other facilities include a horseshoe pit, drinking fountains and a small fire ring.

- **Eddie Park**

Eddie Park is located on the southeast corner of Cheltenham Way and Edgewood Drive. The small .75 acre park includes the historic Eddie House, group barbecue area, and an open lawn area and small play area. The park is framed by a three-foot high brick wall. The two story Eddie House and grounds were donated to the City by the Eddie family. The 2,200 square foot building is an example of Transitional Craftsman architecture. Only the first floor is utilized as a meeting place for various groups and programs that include: a toddler/parent education program from Pasadena City College, Girl Scouts and Boy Scouts, and an Alcoholics Anonymous group.

- **Library Park**

Library Park consists of 2 acres of landscaped grounds surrounding the South Pasadena Library at El Centro Street, Diamond Avenue, Fairview Avenue and Oxley Street. The park landscape consists of mature trees, mounded grass areas and meandering walkways. Library Park is a passive neighborhood park which reflects the low key activities and functions of the Library and the Senior Center. The Senior Center consists of 800 square feet of space with a separate entrance on the north side of the library building. On the south side of the Library, there are four benches, two bicycle racks and trash receptacles. The grassy mounds are favorite places to read and relax. Programs and activities at Library Park are primarily related to the Library and Senior Center functions.

- **Orange Grove Park**

The 2.5 acre rectangular shaped Orange Grove Park is located at Mission Street and Orange Grove Avenue. As one of the City's older parks, the site was formerly a beer garden and gaming house in 1886. Today, Orange Grove Park is an active recreation park providing facilities for a lighted softball and soccer field, 2 lighted tennis courts, and a small playground. Orange Grove Park has a two-story 9,500 square foot recreation building. The first floor of the building is used for recreation and day care programs. It is also equipped with a restroom accessible from the both inside and outside of the building. The second floor serves as a meeting room for the Chamber of Commerce and other groups. It also provides space as book

storage for the Friends of the South Pasadena Library. Other park amenities include: drinking fountains, picnic tables, bleachers, and a bicycle rack.

- **War Memorial Park**

The two-acre War Memorial Park located on Fair Oaks Avenue provides a site for the two-story 12,000 square foot War Memorial building. The War Memorial building was built in 1921 and is identified as a city cultural heritage landmark. The building was built on the former Oak Law Park with funding from city bonds and donations from the American Legion. The upper floor of the building includes a kitchen and a large multi-purpose room for dancing, meetings, banquets and other activities for groups up to 200 people. The lower floor consists of smaller rooms, storage and restroom facilities but is currently not utilized. The grounds north of the building are dedicated for a landscaped memorial garden.

Each of these parks is shown on the Open Space & Resources Component of this General Plan, included in Figure 1 at the end of this chapter.

- **School Recreation Facilities**

School recreation facilities are owned and operated by the South Pasadena Unified School District. Fields, courts, and playgrounds are available for the use of students during school hours and available to the general public after school, on the weekends, and in the summer.

There are 51.22 acres of school recreation facilities in South Pasadena that help meet the recreation needs of residents. Table VII-2 identifies each school site and the approximate acreage of areas used for recreation.

Table VII-2 South Pasadena School Recreation Facilities	
School	Acres
Marengo Elementary	4.23
Arroyo Vista Elementary	3.70
Monterey Hills Elementary	8.60
South Pasadena Middle School	8.46
South Pasadena High	18.47
TOTAL	43.46

- **Institution and Quasi-Public Facilities**

In addition to parks and schoolyards, additional recreation resources in the city include private and institutional facilities. Private and institutional facilities include private schools, the YMCA, and many local churches that provide additional programs and gathering places.

Privately developed, “open-to-the-public-for-a-fee” enterprises on city-owned land are common. The golf course facility in Arroyo Seco Park is privately owned, maintained and operated, and open to the public: the land is leased from the City. The stables in Arroyo Seco Park are privately owned and maintained, also on land leased from the City.

7.2B Public/Quasi-public Recreation Programs

The Parks and Recreation Department of the City offers an active schedule of quality programs. New and creative approaches to recreational programming for a continually changing community are being implemented. Programs are provided for a range of age groups and it is the Department's policy that these programs be accessible to all residents. Programs are offered at various locations throughout the City in order to maximize the number and variety of offerings. The City also provides facilities for use by Little League, soccer leagues and other organized sports activities, which are the primary users of City owned and maintained sports fields.

Recent trends in recreational programs in the City are geared toward the youth of the City. Table VII-3 describes youth programs and the number of children enrolled in programs.

Table VII-3 South Pasadena Department Of Parks And Recreation Youth Programs Enrollment		
Program	1985	1998
Camp/Summer & Spring	41 per day	90 per day
After School Activities	24 per day	45 per day

In order to provide complete programs for residents, the City also works with community groups and businesses to offer cooperative and interfacing programs. Private, youth oriented organizations utilize a variety of facilities within the City. The YMCA sponsors a number of recreational programs, including athletic instructional programs for the community. The City cooperates with the YMCA to meet the recreational needs of the community.

7.2C Unimproved or “Natural” Open Space

Natural features help define South Pasadena's borders. Raymond Hill, to the north, overlooks the city of Pasadena. The Monterey Hills, in the southwest, straddle South Pasadena's border with Los Angeles. The dry watercourse of the Arroyo Seco, arising in the San Gabriel Mountains and extending to the Los Angeles River, traces the western boundary of the city.

The City seeks to strike balance between accommodating growth, providing recreational relief and developed open space amenities for residents, and conserving the natural environment as an exercise of responsible stewardship.

- **The Arroyo Seco**

The Lower Arroyo Seco provides not only opportunities for recreation but also the potential for a wildlife ecosystem within the City limits. The development of recreational opportunities and protection and restoration of the ecosystem, while recognizing the important flood control functions of the area, should be encouraged.

Along the northeast and east sides of town, the former creek, now flood channel, defines the city boundary and, though traversing residential fabric, it in certain portions provides an already established riparian and wildlife corridor.

- **Hillside Areas**

The hillsides and ridgelines of South Pasadena provide a scenic backdrop for the entire community. Because of the view, potential ridgelines are often the first choice of developers to locate homes.

Protection of the City's hillside areas is a matter of ensuring that development minimizes severe alteration of landform, flood problems, soil erosion, and slide damage. It is also a matter of protecting the "view-shed," both from and to these hillsides, and retaining as much natural vegetation as possible.

The City has adopted a Hillside Development Ordinance to guide development and protect this natural resource. It is the intent of the General Plan to put "teeth" to and strengthen this ordinance, to encourage sensitive forms of development which complement the natural and visible character of the City and its hillsides.

- **Lot 117, Altos de Monterey**

The City owns 15.89 acres of unimproved land in the Altos de Monterey hillside residential tract, commonly referred to as Lot 117. This area is considered an open-space resource to the neighborhood, with no facilities or amenities provided.

- **Private Undeveloped Open Space**

Certain open space lands which do not lend themselves to development or active recreational use have been left in their natural state, maintained under private developments or ownerships rather than under the responsibility of the local jurisdiction.

Such open space lands include the undeveloped portions of hillsides; steeply sloping topography and canyons in the Monterey Hills, Altos de Monterey and other hillside residential tract developments; greenbelts and easements within a few recently-developed housing tracts; and the easements and right-of-way discussed hereinafter.

7.2D "Sensitive" Environmental Resources

Very often constraints to development are, in fact, sensitive environmental resources. Constraints as defined here can include:

- Significant topographic, geologic and hydrologic features such as ridgelines, knolls, fault lines, liquefaction zones, and other similar features determined by the Community Development Department to be important to the physical and environmental character of a property.
- Significant environmental features of the site, including but not limited to riparian habitat, significant ecological areas, slopes in excess of 30% grade, fault zones including Alquist-Priolo Special Studies Zones; significant and heritage trees as defined by City ordinance.
- Fuel modification zones required by City ordinance; and
- Subsurface or surface utility easements and rights-of-way not held by the City to be suitable for construction of residential structures.

7.2E Abandoned Easements and Rights-of-way

Flood control channels and their often-abutting service roads, utility easements, and abandoned railroad rights-of-way are frequently undiscovered and unused resources in open space planning and management, and such is the case in South Pasadena.

Even more actively maintained properties, such as reservoir sites or the City's water tower property, may have multi-use potential as open space resources.

7.3 FUTURE CONDITIONS

7.3A Park Planning Parameters

Neighborhood parks characterize South Pasadena, designed to accommodate the needs of its various neighborhoods. These parks provide a place for family recreation within a convenient distance of the home. They are located and designed to serve generally the same area as an elementary school, i.e. 4,000 to 6,000 people. However, the size of a neighborhood park depends on the population within its service area and the extent of amenities provided, generally ranging from about 2 to 5 acres. The following facilities are usually provided within a landscaped setting:

- Play lot and Mothers area.
- Play area and equipment for elementary school age children.
- Paved area for court games.
- Field for organized sports.
- Family picnic area.
- Other special facilities - clubhouse, tennis courts, wading pools, etc.

The following guidelines should be used to meet the City's park space needs:

Planning Guidelines:	Four (4.0) acres of park and recreation facilities per 1,000 persons
Population served:	4,000 to 6,000 residents per park.
Service area:	All residential areas within 1/2 miles distance from a neighborhood park.
Park area:	Between 2 and 5 acres.

7.3B Community Needs Assessment

South Pasadena presently has an adequate supply of parks and playgrounds to meet this requirement. Additional parkland acquisition to meet accessibility requirements should be ranked with other city capital priorities as they are described within the park improvement plan.

Table VII-4 reflects a goal of 108 acres of improved parkland, established for the community at buildout population, based on the City's standard of 4.0 acres of parkland per 1,000 population. The current improved parkland facilities adequately address the needs of both the current population and the forecast population at buildout. When school recreation facilities are incorporated into the assessment, calculated at 50% of usable acreage to account for use restrictions, a surplus of 32.6 acres of parkland exists. Inclusion of Lot 117 - Altos de Monterey in the inventory would increase the available parkland assets even further.

Table VII-4 Community Parkland Needs Assessment						
Status	Population	Acres Needed	Existing Parkland ¹	School Facilities ²	Total Acres Available ³	Community Need
Existing	24,290	97.2	120.4	25.6	146	-48.8
Buildout ⁴	27,265	108	120.4	26.6	147	-39
1. Includes Arroyo Seco, Garfield Park, Eddie Park, Library Park, Orange Grove Park and War Memorial Park 2. Calculated at 50% usable acreage to account for use restrictions. 3. Reflects the use of Lot 117 Altos de Monterey as a passive recreation facility. 4. Population estimate based on Table II-4 (11,652 dwelling units x 2.34 persons per unit).						

Currently, there are no planned additions to existing parks and/or recreational facilities. The municipal plunge, formerly located at Orange Grove playground, was closed in the late 1970's. Previously, the community had identified the desire for a community center/gymnasium.

7.3C Sources of Funding

- **Acquisition and Development**

The Quimby Act, enacted by the State in 1965, provided an implementation mechanism for local park development. This legislation enabled local agencies to require dedication of local park acreage, the payment of fees, or a combination thereof, as part of the subdivision process. The Quimby Act set a standard for a parkland-to-population ratio of 3 acres of parkland per 1,000 population, unless the City has already established a higher rate, as in the case of South Pasadena, which is set at 4 acres per 1,000 population.

As currently amended, the Quimby Act allows the City to require, by ordinance, dedication of land or impose payment of fees in lieu thereof, or a combination of both for neighborhood parks and recreation purposes. The Quimby Act provides that the ordinance must set definite standards for dedication of land and the amount of any fee to be paid in lieu thereof. The City has not established such a regulatory mechanism for the collection of fees and land dedications for acquisition and development of new parks and/or rehabilitation of existing parks and recreation facilities.

Acquisition funding is limited and may compete with funding needed for ongoing maintenance of existing facilities and equipment as well as with other City needs. Because the City does not require land dedication or in-lieu fees for new or infill development, the potential annexation and acquisition of the 8.6 acre "Arroyo Annexation Focus Area" property for open space or recreational purposes would require implementation by other funding sources, including such mechanisms as a Parkland Bonds or General Assessment Bonds. Other funding options can include corporations, individuals, and foundations. The private sector is a viable resource.

- **Operations and Maintenance**

The Public Works Department is responsible for the maintenance of parks in the City.

The Parks and Recreation Department is responsible for park operations and recreation programs. Sources of revenue for the Department of Parks and Recreation include camp fees, summer and spring; after-school activity fees, building rentals, contract classes, and special activities fees.

7.3D Commercial Recreation Potential

The private sector represents a relatively untapped resource to the City with respect to the provision of recreation facilities.

Opportunities for joint public/private development of recreational facilities in the City appear to be many, and this and the possible commercial operation and maintenance of existing facilities warrant further studies.

7.3E Sensitive Resources: Natural and Built

Conservation of resources includes undeveloped lands that contain open space for the preservation of natural resources, wildlife habitat, open space, open space for public safety, and conservation of cultural/historical resources.

- **Conservation/Open Space for the Preservation of Natural Resources**

As the remaining parcels of land in the City are considered for development, additional pressures will be placed on the natural environment. Natural and/or primarily undisturbed territory may potentially diminish further, resulting in loss of wildlife or alteration of wildlife distribution, a loss of open space resources and wildlife habitat, and visual relief from the built environment.

The remaining undeveloped or primarily undisturbed open space in the City, located primarily in the following areas, represents opportunities for conservation, habitat protection and open space use:

- The canyons, hillsides and steep topography in the Monterey Hills, and the primarily City-owned vacant, undeveloped lands in the southwest corner of the Monterey Hills;
- The Arroyo Seco and adjacent areas;
- Lot 117 in the Altos de Monterey residential tract;
- The drainage wash east of Garfield;
- The vacated railway easement (between Marengo and Fair Oaks).
- Upper slopes in the Monterey Road/Pasadena Avenue/Kolle Avenue/Brunswick Avenue/Oak Hill Avenue residential areas.

The Land Use Element also establishes a “Focus Area” to evaluate land outside of the City limits adjacent to the Arroyo Seco Channel, termed the Arroyo Annexation, for potential annexation into the City. The intent is to augment the City’s open space resources through a natural extension of presently undeveloped land.

These lands contain natural resources, such as steep slopes, canyons, hillside vegetation (both native and introduced), wildlife travel corridors, drainage courses and vegetation associated with rainfall runoff. Some contain natural resources that can act as a constraint to development; some provide important food source and shelter for wildlife and potential connections to significant open space uses; all help to define the area’s environmental and urbanized character.

- **Conservation/Open Space Used for the Managed Production of Resources**

Open space for the managed production of resources, by definition, includes agricultural lands, areas of economic importance for the production of food or fiber, and areas containing major mineral deposits. In the City of South Pasadena, agriculture and mining are neither current nor anticipated land uses; neither are there any designated Mineral Resource Zones for areas possessing minerals which are of state-wide or regional importance.

- **Conservation/Open Space for Public Health and Safety**

South Pasadena must protect the public health and safety of the community. This involves the identification of areas that pose a potential threat to health and safety, as well as the implementation of proper planning techniques to minimize potential health and safety threats. Such areas in the community requiring special planning considerations to avoid potential hazards include: any 100-year floodplain zones, slopes over 20% grade and wildland fire-prone areas.

There are no portions of the City located within the 100-year floodplain boundaries, as identified by the Flood Insurance Rate Maps (FIRM). A small portion of the southwestern corner of the City, in the Repetto hillside area, is identified in the Los Angeles County General Plan as having wildland fire hazard potential. In addition, dry grasslands, brush and wood shingle roofs provide fuel for potential fires caused by airborne embers.

Thirty percent grades, representing a constraint to traditional and historical development practices, occur in the hillside areas of the southwest portion of the City. The steeply sloped lands also define the natural landform of South Pasadena and are an aesthetic resource.

- **Conservation of Historic and Cultural Resources**

The City of South Pasadena has completed the Historical Resources Survey: Inventory of Addresses and should use this inventory of significant historical and cultural resources to develop appropriate preservation and conservation programs, guide the location of new developments and redevelopment projects away from areas of significance, determine which properties should be nominated for National Register designation, and generally raise the awareness level of the community to its heritage.

7.3F The “Ambient” Environment

The “ambient” environment - our air and water quality, and our energy resources - can be expected to continue to degrade and deplete without innovation in the conservation of these resources and rededication of effort. These resources, just as much as the more tangible “sensitive” natural resources of the community, warrant attention.

7.3G Connecting Paths and Linkages

- **Existing Recreational Trails**

The City of South Pasadena has approximately 1.2 miles of combined hiking/equestrian trails located within Arroyo Seco Park. The Arroyo Seco equestrian trails provide linkage to other trails in Pasadena north of the stables on San Pascual Avenue, outside the City’s jurisdiction.

Class I and III bike trails, primarily the Class I - Arroyo Seco Trail, provides linkage from South Pasadena south to Lincoln Heights and north to the City of Pasadena. There is a proposed Class II bike trail in Pasadena which would extend south from Del Mar Street in Pasadena to Columbia Street and would ideally provide linkage to the City. Table VII-5 provides a description of these bike trails by class.

Table VII-5 Bike Trail Key For The County Of Los Angeles*	
Class	Description
I	Bike Path or Trail. A separate right-of-way for bicycles; typically fenced and found along flood control channels and the beach. Access is limited to designated points.
II	Bike Lane. A restricted right-of-way for bicycles, most often designated by a painted line and signs on the road. Motor vehicles are permitted to use the bike lane to make turns and to park.
III	Bike Route. A travel lane shared by bikes and motor vehicles, designated by signs only. This type of bikeway does not provide cyclists with increased privileges, but rather, informs motorists of the preferred cycling route.
* According to the Los Angeles County of Transportation, 1992	

According to the Department of Parks and Recreation, a state-proposed Rim of the Valley Riding and Hiking trail would extend from the existing L.A. County Devil’s Gate-Arroyo Seco Riding and Hiking trail (near the Foothill freeway) south through South Pasadena to the County proposed Los Angeles River Trail Extension near the Golden State freeway.

7.4 ISSUES

The primary open space and conservation issues in South Pasadena are:

7.4A Adequate Parks and Recreation Programs

Existing park facilities and recreation programs may not continue, over time, to adequately address the recreation needs of their users. The ability of government to provide recreational facilities and programs, or to assure their ongoing maintenance, is increasingly limited. It is an important goal that the children of the community are offered enough quality programming to keep them interested in positive activities. The corridor of the proposed Route 710-freeway extension, adjacent to if not directly passing through Orange Grove Park, threatens the City's only "hub" for recreation programs.

7.4B Maintenance of Streetscapes

Municipal streetscapes are an oft-forgotten portion of the City's developed open space system. These landscaped corridors provide daily open space relief to motorists, cyclists and pedestrians, and add to the character of the city. The City is known as "The City of Trees" with over 21,000 street trees and mature vegetation presenting a lush and kept appearance. The issue is how to maintain and enhance this landscaped heritage through sensitive design, appropriate regulations, and adequate funding.

7.4C Sensitive Resource Protection

The City must strike a balance between accommodating growth and providing recreational amenities for residents, and conserving what remains of the natural environment of the City. Wildlife and their habitats, sensitive environmental features and natural resources, and the prominent landforms of the City that establish its character - now more than ever, these must be preserved. Very often, areas of great natural distinction and amenity represent development opportunities, particularly in a nearly built-out community.

So too with the built environment. Some of the past must be conserved to remind us of the City's heritage, to establish a sense of place. How much and where, are the pivotal questions. The issue is striking that balance.

7.4D Environmental Conservation

Improving air quality has long been an issue in the Los Angeles basin. The value of vegetation as a significant filter to pollution is now generally recognized. Water conservation, energy conservation, and decreased reliance on fossil fuels is gaining increasing importance in southern California: all are critical issues to South Pasadena as well.

The City has taken affirmative steps in the air quality arena through its participation in the San Gabriel Valley Consortium of Cities' preparation of an Air Quality Element for the region. The Circulation and Accessibility Element of this Plan bears witness to an earnest effort to reduce vehicular dependence in every day life.

Solid waste management has become an issue as available landfill space decreases. The City prepared a Source Reduction and Recycling Element (SRRE) in 1991, to comply with Assembly Bill AB 939 in meeting state requirements for a targeted reduction of waste.

7.5 GOALS AND POLICIES

The following goals and policies have been developed to address open space and resource conservation issues.

Parks and Recreation Facilities

GOAL 1: To promote the design, development and maintenance of a system of parks that will provide a complete range of facilities and activities for all age groups.

Policies:

- 1.1: Seek to develop and maintain parks and recreation facilities at four (4.0) acres per 1,000 persons per the parks improvement plan.
 - 1.2: Ensure all residential neighborhoods are served by at least one neighborhood park to the fullest extent possible.
 - 1.3: Cooperate with the public school district, private schools and other public institutions regarding the joint use of facilities for recreational purposes.
 - 1.4: Set priorities for new capital improvements for those facilities located in areas that are presently under-served by parks and explore innovative ways and means of financing the maintenance and operation of athletic fields and game courts located on all recreational sites.
 - 1.5: Incorporate public plazas and open space amenities in new or infill non-residential development projects.
 - 1.6: Discourage site development and facilities that compromise the natural setting, natural vegetation and open space of the Arroyo Seco.
-

GOAL 2: To permit joint development of certain recreational opportunities with private enterprise on city-owned property.

Policies:

- 2.1: Identify joint public/private development opportunities, establish performance standards, and solicit competitive private sector proposals for certain recreational facilities.
 - 2.2: Continue to permit operation of established equestrian facilities on city-owned lands in the Arroyo Seco. (See pg. II-28, Section 16.11)
 - 2.3: Encourage integration of services and recreational facilities in the Arroyo Seco with those in the rest of the City through coordination, marketing, and public information.
-

Streetscape & Public Spaces

GOAL 3: To maintain South Pasadena’s established image as “a city of trees” and enhance roadways and urban open spaces by the inclusion of landscaping.

Policies:

- 3.1: Establish and maintain a master plan for street trees on all City streets, including major arterials and infill of the incomplete landscape links on streets already lined with trees.
- 3.2: Cooperate with any local area groups or neighborhood residents in their efforts to beautify their streets with landscaping.
- 3.3: Develop standards and guidelines that encourage conservation of vegetation rather than installation of “hardscape” in the public right-of-way.

Preservation of the Open Space

GOAL 4: To preserve and maintain public and private open space and natural resources for the enjoyment of the entire community, and to encourage a hospitable environment for wildlife.

Policies:

- 4.1: Retain significant trees wherever possible, particularly those that are rare, endangered or candidate species.
- 4.2: Maintain the Tree Preservation Ordinance, and permit development only when it demonstrates compliance with that ordinance.
- 4.3: Encourage preservation of the wide variety of plant communities in the hillside areas, and habitats that support diversity of wildlife species.
- 4.4: Encourage the preservation or creation of wildlife travel corridors and vital links necessary to allow relatively free, sheltered movement between green areas and habitat throughout the City. Avoid site development that isolates an area without a natural/year-round link to other habitat areas.
- 4.5: Control existing and future commercial development of parklands in the Arroyo Seco.

Preservation of Scenic Resources

GOAL 5: To preserve and protect the scenic and visual quality of the community.

Policies:

- 5.1: Maintain and periodically review the Hillside Ordinance that regulates new developments proposed within the hillside areas, such that it will not compromise the aesthetic quality of the mountains, canyons or native vegetation.
- 5.2: Identify scenic routes within the city and develop a demarcation program including signage and route demarcation.
- 5.3: Discourage the location of power lines or transmission towers on or adjacent to any ridgeline by developing a plan for undergrounding utilities.
- 5.4: Discourage hillside projects that promote deep cuts into the hills, heavy excavation and grading that not only visually scars and disfigures the natural beauty of the hillsides but unnecessarily destroys native trees and vegetation.

Landform Preservation

GOAL 6: To ensure that development within the hillside areas of South Pasadena does not adversely impact the character of the city.

Policies:

- 6.1: Respect the natural landform as part of site planning and architectural design, to minimize grading and visual impact, through design review of all project proposals.
- 6.2: Discourage grading on ridgelines and other significant topographic features including knolls, ridgetops, saddles, treelines, significant stands of trees and natural vegetation which damage the integrity of hillside areas, in order to provide off-site views.
- 6.3: Work with the City of Los Angeles to ensure that hillside development within its sphere is compatible with hillside development in South Pasadena, and to develop a natural buffer zone incorporating the hillside space between Los Angeles and South Pasadena.
- 6.4: Coordinate with adjoining municipalities and County fire protection to reduce the threat of wild fires within the hillside areas of the City and adjoining areas.

Connecting Paths and Linkages

GOAL 7: To establish a trail system that meets the riding, hiking and off-road bicycling needs of the residents.

Policies:

- 7.1: Promote trails separate from vehicular traffic wherever possible.

- 7.2: Create bikeways that correlate to the circulation system.
- 7.3: Route bikeways and trails to facilitate access to open space areas, recreational facilities, and schools.

Environmental Protection

GOAL 8: To encourage the conservation of energy.

Policies:

- 8.1: Encourage the enforcement of state energy conservation guidelines that require the incorporation of energy saving designs and features into new and refurbished buildings.
- 8.2: Work with local utility companies with their public education energy conservation program.
- 8.3: Encourage public employees to follow energy conservation procedures designed to reduce energy consumption, such as alternative means of commuting to work.
-

GOAL 9: To encourage the conservation of water.

Policies:

- 9.1: Encourage water-saving practices.
- 9.2: Encourage drought tolerant and native plant material landscaping practices in all public and private development projects and as streetscape materials, and avoid disturbance of native hillside vegetation known to be drought tolerant (e.g., Oak, Toyon, Walnut Trees).
- 9.3: Encourage gray water recycling when in compliance with State and local health regulations.
- 9.4: Encourage the establishment of check-dams and retention basins within the open space system to facilitate aquifer replenishment.
-

GOAL 10: To participate in the efforts to extend the useful life of landfills used by South Pasadena.

Policies:

- 10.1: Encourage recycling of solid waste through the City's recycling program to include all grades of plastics, magazines and phone books, tires, and eventually most solid waste.
- 10.2: Encourage the composting of yard or green wastes.
- 10.3: Encourage the purchase of recycled products for all City operations and offices.
-

- 10.4: Promote the education of residents in the need to purchase recycled products and encourage new markets for recycled products so that these do not themselves end up in landfills.

7.6 IMPLEMENTATION

7.6A The Open Space and Resources Component of the Plan

The Open Space and Resources Component Map of the General Plan reflects the foregoing policies and is presented in Figure VII-1 hereinafter.

Open Space Classifications

The Open Space and Resources Component Map depicts six categories of open space: parks, schoolyards, commercial recreation, open space “corridors”, hillside areas, and other natural open space.

Parks - The parks designation is applied to open space areas that provide active and passive forms of recreation. These areas are owned by the City and accessible to all residents.

Schoolyards - The schoolyard designation is applied to public school sites, owned by the South Pasadena Unified School District. Private schools provide additional recreational facilities to the community but are not accessible to all residents and therefore not identified.

Commercial Recreation - The commercial recreation designation is applied to areas that provide active forms of recreation which require a user fee. Typical commercial recreation uses are golf courses, YMCA, tennis courts, etc.

Open Space “Corridors” - The open space “corridors” designation is applied to greenbelts, landscaped corridors, easements and existing or abandoned utility and railroad right-of-way. These areas have value in that they provide open space relief within the immediacy of the developed urban setting.

Hillside Areas - The hillside area designation is applied to those areas identified for inclusion in the “Hillside Overlay Zone.” In order to preserve significant open space areas in the City’s undisturbed hillside areas, the City has adopted a Hillside Development Ordinance. For properties within South Pasadena with an average slope of 20% or greater, undisturbed hillside and slope areas will be preserved as open space conservation areas through the property owner dedication of upper and lower slopes of lots (either presently developed or yet to be developed) to the City under an open space easement, subject to standards established by the Hillside Ordinance.

Other Open Space - The other open space designation incorporates such areas as reservoir sites, the water tower grounds, other municipal open space ownership, and flood control channels and easements. Lot 117 within the Altos de Monterey is included in this category; the City will preserve it in its natural State as an open space conservation area.

Additionally, the Component Map shows the location of designated historic landmarks and historic districts in the City, and displays existing and proposed bicycle, equestrian and walking trail access to many of the natural and “built” resources shown.

Figure VII-1 - The Open Space and Resources Component Map

7.6B Strategies

Parks and Recreation Facilities

POLICY 1: Promote the design, development and maintenance of a system of parks that will provide a complete range of facilities and activities for all age groups.

Strategies:

- 1.1: Assure that facilities meet demand and that citizen views are known by the periodic review of community needs.
 - 1.2: Consider establishment of an in-lieu fee program for new residential and commercial and/or business park projects.
-

POLICY 2: Permit joint development of certain recreational opportunities with private enterprise on city-owned property.

Strategies:

- 2.1: Identify joint public/private development opportunities, establish performance standards, and solicit competitive private sector proposals for certain recreational facilities.
- 2.2: Continue to permit operation of established recreational facilities on city-owned lands in the Arroyo Seco.

Streetscape & Public Spaces

POLICY 3: Maintain South Pasadena's established image as "a city of trees" and enhance roadways and urban open spaces by the inclusion of landscaping.

Strategy:

- 3.1: Develop standards to control the use of hardscape in parkways.

Preservation of the Open Space

POLICY 4: **Preserve and maintain public and private open space and natural resources for the enjoyment of the entire community and to encourage a hospitable environment for wildlife.**

Strategies:

- 4.1: Discourage grading of any type of natural feature which could be considered a ridgeline, including but not limited to knolls, ridgetops, or saddles, and treelines or significant stands of trees and natural vegetation.
- 4.2: Identify key resources and habitats and acquire easements or land title to maintain natural open space “reserves” throughout the City.
- 4.3: Develop guidelines for dedication of open space and wildlife habitat, payment of in-lieu fees for parkland acquisition, depending upon size and location of development.

Preservation of Scenic Resources

POLICY 5: **Preserve and protect the scenic and visual quality of the community.**

Strategies:

- 5.1: Develop a plan for undergrounding utilities and assuring that streetlights are appropriately unobtrusive on designated streets.
- 5.2: Require all significant impacts of development on sensitive lands such as steep slopes and natural vegetation to be mitigated through the design review process.
- 5.3: Require that appropriate resource protection measures be prepared and incorporated into development proposals.

Landform Preservation

POLICY 6: **Ensure that development within the hillside areas of South Pasadena does not adversely impact the character of the city.**

Strategies:

- 6.1: Maintain clear slope/density relationships as established by the Hillside Overlay Ordinance.
- 6.2: Effectuate and maintain standards and regulations established by the Hillside Overlay Ordinance to regulate hillside development and promote preservation of land where appropriate.
- 6.3: Develop and maintain standards and regulations that retain native vegetation and that protect the “view shed” both from and to hillsides.

Connecting Paths and Linkages

POLICY 7: **Establish a trail system that meets the riding, hiking and off-road bicycling needs of the residents.**

Strategies:

- 7.1: Solicit and utilize sources of local, regional, State and Federal funds to plan, acquire right-of-way and construct bikeways and recreational trails including such sources as SB 821 and SB 244 funds.

Environmental Protection

POLICY 8: **Encourage the conservation of energy.**

Strategy:

- 8.1: Participate in local and state programs aimed at reducing the consumption of natural or man-made energy sources.

POLICY 9: **Encourage the conservation of water.**

Strategy:

- 9.1: Implement and review the grading standards and prohibit “clear-cut” removal of valuable natural vegetation in slope areas where slope erosion could occur.

POLICY 10: Participate in the efforts to extend the useful life of landfills used by South Pasadena.

Strategies:

- 10.1: Continue to implement the provisions of AB-939 as adopted by the State.
- 10.2: Continue to implement and periodically update the Source Reduction and Recycling Element of 1991.

POLICY 11: Maintain elements of the natural landscape that contribute to the historic character of districts, neighborhoods and landmarks.

Strategies:

- 11.1: Maintain elements of the landscape that contribute to the attractiveness and historic character of designated historic districts and landmarks.
- 11.2: Conduct a survey of significant trees in the City. (See also Goal 14, page II-25).
- 11.3: Actively enforce the South Pasadena Tree and Shrub Ordinance (No. 2051) to protect landmark trees and tree-lined streets throughout the City.
- 11.4: Require replacement of landscaping that is identified as a neighborhood feature, landmark or part of a designated district if removal is unavoidable.

Chapter VIII

SAFETY & NOISE ELEMENT

8.1 INTRODUCTION

South Pasadena's General Plan is required to address the health and well-being of its citizens and businesses. Issues related to protecting the community from natural and man-made hazards are the central focus of the Safety and Noise Element.

This Chapter considers the public health and safety from the several different perspectives of geological hazards and the potential of slope instability, structural building collapse in a seismic event, inundation from reservoir collapse or one-hundred year storms, the unrest and physical harm of civil commotion, brush or urban wildfires, emergency preparedness and disaster response, community evacuation, disease prevention and community health, hazardous waste, noise pollution and air and groundwater pollution.

The City of South Pasadena receives its health services through the County of Los Angeles - the Alhambra office. Some programs are administered through the South Pasadena Senior Center.

8.1A Purpose of The Element

The Safety and Noise Element is a combined element which formally incorporates the requirements of State Law. The Safety Element, which is intended to provide a planning framework for the protection of the community from natural and man-made hazards, and the Noise Element, which is intended to identify noise sensitive land uses and noise sources and to provide for the protection of the community from the adverse affects of excessive noise.

8.1B Scope and Authority

This Element identifies specific hazards that have the potential to impact the human population and the built and natural environments of the City of South Pasadena. Seismic activity, storm runoff and flooding, erosion, wildfires and the degradation of air and water quality are the primary natural hazards. Exposure to hazardous materials, improper sanitation and vector control, the potentials for dam inundation, the threat of civil commotion and crime, and noise pollution are pertinent man-made hazards.

Air and water quality are separately and specifically addressed by sub-regional plans prepared or being prepared by a consortium of West San Gabriel Valley cities. More within the domain of the State and County, community health risks may be minimized by establishing supportive policy at those levels of government intended to realize early intervention and mitigation of risk.

8.1C Relationship to Other Elements

The combined Safety and Noise Element establishes goals and policies to guide local government decision-making in noise, safety and community health-related matters. Noise conflicts may be mitigated through adoption of specific policies intended to achieve land use compatibility with respect to noise in the community. Through investigation of hazard risks, and careful land use planning to reduce or restrict development in high risk areas, the potential for disaster can be reduced.

8.2 EXISTING CONDITIONS

This portion of the Chapter discusses South Pasadena's readiness to cope with emergencies and the major natural and man-made hazards that confront us. Local hazards are identified and goals and policies that will mitigate the hazards are proposed.

8.2A Seismic and Geological Hazards

Geologic events, and seismic activity in particular, are the primary natural hazards of the community.

Earthquakes are caused by violent and abrupt releases of strain built up along faults. When a fault ruptures, energy is released in all directions from the source, or epicenter, in the form of seismic waves. Earthquakes generate two types of hazards. Primary hazards are ground shaking and surface rupture along faults. Secondary hazards result from the interaction of ground shaking with existing ground instabilities and include liquefaction, settlement and landslides.

The City of South Pasadena is located in seismically active region, in an area of potential fault rupture, strong ground shaking and slope instability. These geologic and seismic hazards can affect the structural integrity of structures and utilities, and in turn can cause severe property damage and potential loss of life.

In California, faults are common, ranging from small breaks of an inch or less, to the San Andreas fault which extends for hundreds of miles. In addition to size, the age of a fault has a direct bearing on the likelihood of generating an earthquake. Many large faults have not moved for millions of years and are considered "dead" or inactive. The Alquist-Priolo Zones Special Studies Act defines "active" faults as those that have experienced surface displacement, or movement during the last 11,000 years. Faults classified as potentially active have moved during the last 2 million years. Faults that have not moved within the last 2 million years are considered inactive.

Effective March 1999, the State Department of Conservation will be releasing twelve new seismic hazard zone maps covering 63 cities in Los Angeles and Orange County, including South Pasadena. New legal requirements for local governments mandated by the State include requiring site investigation reports for certain properties prior to permitting development and providing copies of such site investigation reports to the State Geologist.

- **Regional Faults**

The seismicity of the Southern California region and its relationship to the City of South Pasadena are shown in Figures VIII-1 and VIII-2. The faults identified on the map are potential sources of ground shaking within the City. Principal among them are the Sierra Madre Fault system, the Whittier Fault, and the San Andreas Fault. An earthquake anywhere on any of these faults could trigger secondary impacts in the City.

- **Local Faults**

Three other faults influence the City of South Pasadena, the Raymond Hill Fault, the York Boulevard Fault, and the Elysian Park Fault. Between these three faults, much of the City is subject to earthquake hazard.

- **Raymond Hill Fault**

Raymond Hill Fault is the only active fault running through South Pasadena that is designated as an Alquist-Priolo Special Study Zone. This fault is a reverse, left-slip, 12 miles in length, and extends through the southern portion of South Pasadena. The Raymond Hill Fault is believed to have moved within the past 3,000 years and is classified as an Alquist-Priolo Special Study Zone.

According to a 1973 report, an earthquake of 7.5 magnitude is assumed along the Raymond Hill-Santa Monica-Malibu Coast fault on the average of about once in every 5,000 years. This rate suggests a recurrence interval of about 500 years for a 6.5 magnitude event, and 100 years for a 5.6 magnitude event. A seismic event along the Raymond Hill fault has the potential to generate surface rupture that would affect structures on and adjacent to the fault. In addition, a seismic event could generate ground shaking and associated secondary impacts that could affect areas beyond the immediate proximity of the fault.

- **York Boulevard Fault**

The York Boulevard Fault was initially documented by the Department of Conservation, Division of Mines and Geology, in a report prepared in 1970. The fault was believed to have run through the City of South Pasadena south of the Raymond Hill Fault.. The report was later rescinded in 1975 after discovering that it contained erroneous information. Today, the fault is commonly referred to as a parallel extension of the Raymond Hill Fault, and therefore, is not depicted on Figure VIII-1. It has not been designated as an Alquist-Priolo Special Studies Zone.

- **Elysian Park Fault**

The Elysian Park Fault has been identified as a seismically active plane fault buried at a depth of approximately 10 kilometers beneath the City. It underlies most of the City, including the 710 Freeway extension through South Pasadena. Because the Elysian Park Fault is buried and runs horizontally underground, it is not easily depicted on a map. As such, the fault is not included on Figure VIII-1. The Elysian Park Fault is second to the Raymond Fault, only in that since it is buried, ground rupture is not expected. In considerations of earthquake size and activity of the fault, it must be considered at least as significant as the Raymond Fault.

Two independent modelings of the strong ground motions on the Elysian Park Thrust System/93, Sacci/94, Heatman Wall, the behavior of the Thrust System is not well understood. However, if the 1994 Northridge Earthquake, which occurred on a similar structure, is an indication earthquakes and magnitudes of 6.5 to 7.0 range are reasonable.

- **Other Seismic Hazards**

Liquefaction of the soil, occurring during a quake and often caused by high water table, is of secondary concern. The Los Angeles County Safety Element, however, indicates that South Pasadena is at low risk for liquefaction.

Figure VIII-1 – Local Fault Rupture Hazards

Figure VIII-2 – Regional Fault Rupture Hazards

8.2B Unreinforced Masonry Buildings

The principal threat in an earthquake is the potential for injuries or threat to human life due to damage or collapse of structures, such as buildings, freeways, bridges, and other infrastructure. Pursuant to Section 8876 of the California Government Code, cities and counties located within this Seismic Zone 4 are required to identify all potentially hazardous buildings and establish a program for their mitigation. All potentially hazardous buildings and mitigation programs have been reported to the Seismic Safety Commission by January 1, 1990.

Hazardous buildings, according to the General Plan Guidelines, are structure that are hazardous to life in the event of an earthquake because they were constructed prior to the adoption and enforcement of building codes requiring earthquake resistant building design; are constructed of unreinforced masonry; or include features that are not capable of resisting or withstanding a seismic event.

The City of South Pasadena adopted Ordinance 1912, Earthquake Hazard Reduction in Existing Buildings. This Ordinance establishes minimum standards for structural seismic resistance. The Ordinance also provides systematic procedures and standards for the identification and classification of unreinforced masonry buildings. Priorities, time periods and standards are also established under which these buildings are required to be structurally analyzed and anchored. An updated inventory of hazardous buildings was conducted in January 1992. The report identified 12 buildings in the City, including three within the Mission West Historical District, that require structural reinforcement.

According to the 1996 Annual Report, four buildings still remain within the Mission West Historic District that have not been structurally reinforced and six unreinforced buildings in the remainder of the City.

8.2C Runoff and Flood Control

- **Flooding Hazards**

As part of the National Flood Insurance Program, floodplain studies have been conducted for various communities in Los Angeles County, including the City of South Pasadena. The results of these studies are presented on Flood Insurance Rate Maps (FIRM), which identify 100 and 500-year floodplain boundaries.

The City of South Pasadena is located on Panel No. 0650671 of the FIRM maps. The entire City is located within Zone C, which designates areas of minimal flooding. As there are no floodplain areas within the City, there are no pertinent flood hazards.

- **Flood Inundation from Man-Made Structures**

Reservoir or dam failure generally occurs for one of three reasons: as the result of ground shaking from an earthquake in excess of design assumptions; structural instability; or from heavy rains in excess of design capacity. In addition, reservoirs and dams located in seismically active regions may overtop due to seiche during seismic activity or from seismically-induced landsliding. The resulting disaster could affect downstream communities and neighborhoods located in the inundation area.

California Government Code § 8589.5 (1972) requires dam owners to submit to the Office of Emergency Services maps showing inundation zones for catastrophic dam failure. The Office of Emergency Services is responsible for designating areas with potential for loss of life and for reviewing procedures for population control and evacuation below dams in the event of a dam failure.

Devils Gate Dam is located approximately 5 miles north of the northwesterly City boundary. This dam is part of the Los Angeles County Flood Control District and is a concrete gravity dam. The dam has a capacity of 2,709 acres feet, and is 103 feet in height. However, the Dam has not retained its maximum capacity since the 1971

San Fernando earthquake. Extensive retrofitting was completed in early 1998 and approved by the California Department of Water Resources, Division of Safety of Dams.

8.2D Police and Fire Protection

The South Pasadena Police and Fire Departments are the two city agencies responsible for public safety. These services are funded through revenues generated by property tax. The Fire Department has a volunteer group and an auxiliary group which supplement the Fire Department.

- **Fire Services**

The South Pasadena Fire Department provides fire protection and medical emergency response service within the City. Additionally, the Department provides annual business fire inspections, residential fire inspection of three units or more, weed abatement of hazardous brush areas and fire sprinkler inspections. The Department also has a hazardous materials coordinator and a full disclosure program.

The Fire Department operates one fire station located at 817 Mound Avenue. The Department on duty personnel currently consists of nine dual role paramedic/firefighters. Current citywide departmental resources include two front-line triple combination pumpers, one having a 65 foot telesquirt ladder; one back-up paramedic ambulance; one salvage/overhaul vehicle with mobile air compressor; one back-up paramedic squad; and one reserve triple combination pumper.

The City maintains a full service Fire Department, including 24 sworn personnel, one chief, and one fire prevention specialist. Additionally, the Department maintains a volunteer program and an auxiliary program composed of 10 volunteer firefighters and 14 auxiliary firefighters who are trainees intending to pursue a career in fire service.

The majority of the personnel are Urban Search and Rescue (USAR) trained. The Department also maintains a trailer outfitted for USAR operations. Additionally, most of the personnel are trained in Swift Water Rescue which specializes in water related rescue operations.

The emergency response time of the Department ranges from three to six minutes for calls within the City boundaries. The number of personnel responding depends on the type of incident. Types of incidents range from a basic medical call with two responding personnel, to a structure fire call with eight responding personnel. A second station is being considered for the southwestern portion of the City. This station would lower response time, create better freeway access, and provide stronger regional support.

The City of South Pasadena is currently a signatory to automatic aid agreement with the Pasadena Fire Department, City of Los Angeles Fire Department, and San Marino Fire Department. Automatic aid means that the South Pasadena Fire Department, if available, would respond to another jurisdiction as the first due unit, or as part of the first alarm response. In most instances this means that the closest unit responds regardless of jurisdiction. The City also is a signatory to statewide and countywide mutual aid program whereby agencies with depleted resources may call upon others for assistance during major emergencies. The City is a signatory to the Verdugo Dispatch Center in Glendale along with Glendale, Burbank, Pasadena, South Pasadena, and San Marino.

- **Police Services**

The South Pasadena Police Department (SPPD) is a full service police agency serving the community. The Department is currently undergoing a full organizational transformation to a Neighborhood Oriented Policing Philosophy. Under this operating philosophy, the Department and all of its operations will be closely linked to specific neighborhoods throughout the city. All of the Police Department's efforts are coordinated with and developed in cooperation with a very active, committed citizenry.

The Police Department has an authorized strength of 34 sworn police officers and 18 civilian employees. These individuals are deployed in such a way as to provide top quality policing service 24 hours a day, seven days a week to the residents of South Pasadena. In addition to the full time employees, the SPPD has a long standing reserve program. Through this program, the size of the uniformed force is almost doubled, with over 30 individuals volunteering large blocks of time to the Department and the community.

The Department is committed to a high quality of service with a strong emphasis on the traditionally very rapid response to demands for police service (within 3 minutes for in-progress calls, under 10 minutes for most requests for police service) coupled with high quality service once the officers arrive on the scene. There is regular cooperation and coordination with surrounding police agencies (Pasadena, San Marino, Alhambra, LAPD). This offers the best opportunities for apprehension of criminals and reduction of losses and crime in South Pasadena.

8.2E Emergency Preparedness and Disaster Response

The City has an adopted Disaster Response Plan, administered by the City Manager's Office. The Disaster Response Plan, incorporated by reference into the General Plan, details responsibilities and roles of the City staff and supporting entities in the event of a major natural or man-made disaster. The maintenance of the Disaster Response Plan is important to meet the emergency protection needs of the General Plan buildout population. Additionally, the Public Safety Commission has developed a program that complements the Disaster Response Plan by supporting it with the Community Emergency Response Team.

The City's Emergency Operations Center (EOC) is located in the City Hall. The Emergency Operations Activation Procedures set forth responsibilities, personnel, and information necessary to establish the Emergency Operations Center and respond to disasters.

8.2F Violence Prevention

The City currently sponsors and actively supports such programs as D.A.R.E., Neighborhood Watch, the Safety Fair and the Coalition Against Neighborhood Violence. A public health approach considers four elements in violence prevention:

- The HOST of violence or intentional injury -- the at-risk adult or youth who may be injured or who may injure him/herself or another person.
- The AGENT of intentional injury -- usually a gun, knife, blunt object or fist.
- The PHYSICAL ENVIRONMENT -- home, neighborhood, school or work-place.
- The SOCIAL ENVIRONMENT -- shaped by racism, the media, alcohol, other drugs, family disarray and despair.

8.2G Hazardous Waste Storage and “Hazmat” Transport

A material is considered hazardous when it exhibits corrosive, poisonous, flammable and/or reactive properties, and has the potential to harm human health and the environment. Hazardous materials are generally substances used to produce high technological products. In contrast, hazardous wastes are chemical remains. These substances are no longer usable and need treatment and/or disposal. Storage, transport and disposal of these materials require careful and sound management practices.

Hazardous materials are utilized by a number of businesses in South Pasadena, and several facilities are actual hazardous waste generators. Any number of common household products - motor oil, old paints, cleaners, aerosols, and pesticides - contain hazardous materials, potentially destined for disposal in landfills where they could leach through the soil and contaminate groundwater. Current truck routes pass over streets on which are located schools, hospitals and residential areas, perhaps not the most suitable routes for the transport of hazardous materials.

State legislation requires local jurisdictions to do one of the following:

- 1) Adopt a City Hazardous Waste Management Plan containing all of the required elements [per California Health and Safety Code, Section 25135.1(d)] that shall be consistent with the approved County Hazardous Waste Management Plan;
- 2) Incorporate applicable portions of the approved County Plan, by reference, into the City’s General Plan; or
- 3) Enact an ordinance which requires that all applicable zoning, subdivision, conditional use permits and variance decisions are consistent with the portions of the approved County Plan which identify general areas or citing criteria for hazardous waste facilities.

South Pasadena has presently adopted the County of Los Angeles’ Hazardous Waste Management Plan into its plans and processes by reference.

Safe and responsible management of hazardous waste is critical to the protection of the public health and environment and to economic growth. All segments of society generate hazardous waste, including service industries, small businesses, hospitals, medical facilities, schools and households. It is anticipated that the community will continue to produce hazardous waste, and therefore, require continued diligent management of the material or waste.

8.2H Sanitation and Vector Control

Los Angeles County Health Department inspects and/or cites food-service establishments as well as any possibly unhealthful condition within the City that may harbor rodents and disease.

The City of South Pasadena contracts for solid-waste collection and disposal throughout the community. Hazardous waste is collected and disposed through special multiple-city drives. City sewer lines are connected to the City of Los Angeles and County of Los Angeles Sewer System.

The City of South Pasadena has experienced resource limitations with regards to sanitary sewers. In the late 1980’s, the City of Los Angeles imposed a moratorium that directly affected the building potential for multi-family in the west side of the City of South Pasadena. Although there are no current moratoriums on sewer

limitation and hook-ups, the development potential for the City will be directly impacted by the available sanitary sewer resource in the future.

8.2I Noise and the Community

Land use compatibility with noise is an important consideration in the planning and design process. Some land uses are more susceptible to noise intrusion than others, depending on the nature of activities expected with that use. For instance, at educational facilities it is important to concentrate and to communicate. An interior noise level in excess of 50 dBA may interfere with these activities. Similarly, interference with sleep may occur at 45 dBA from external noise sources, so the planning of residential land uses should address this as a standard.

Some land uses are more tolerant. These uses typically include activities that generate loud noise levels or those that do not require verbal interaction, concentration or sleep. Commercial and retail facilities require very little speech communications and therefore are generally allowed in noisier environments. Industrial areas can generate loud noises that would interfere more with communications than any exterior transportation-related noise.

In the future, the community may be exposed to significant unmitigatable noises due to major construction of infrastructures and road improvements. Extensive grading by the use of heavy equipment will present a negative impact to the community during the course of the construction. Although construction projects are considered short term, mitigation measures and monitoring will need to occur in order to extend the greatest level of protection to the community from excessive noise. The City will need to exercise great caution in addressing projects with significant noise impacts to the community.

- **Sound Propagation**

Noise sources may either be a “line source” (e.g. a heavily traveled highway) or a “point source” (e.g. a stationary engine or compressor). Highway traffic noise on high volume roadways simulates a “line source” and the drop-off rate of sound with distance approaches “cylindrical spreading,” wherein a nominal 2.0 dBA drop occurs with each doubling of distance between the noise source and the noise receiver.

Environmental factors such as the wind direction and speed, temperature gradients, the characteristics of the ground (hard or soft) and the air (relative humidity), the presence of grass, shrubbery, and trees, often combine to increase the actual attenuation achieved outside laboratory conditions to 4.5 decibels per doubling of distance. Thus, a noise level of 74.5 decibels at 50 feet from a highway centerline would attenuate to 70.0 decibels at 100 feet, 65.6 decibels at 200 feet, and so forth. This is particularly true where the view of the roadway is interrupted by isolated buildings, clumps of bushes or scattered trees, or the intervening ground is soft or covered with vegetation and the source or receiver is located more than 3 meters above the ground.

In an area which is relatively flat and free of barriers, the sound resulting from a single “point source” of noise spreads in a spherical manner away from the source, and drops by a 6 decibels for each doubling of distance or 20 decibels for each factor of ten in distance. This applies to fixed noise sources and mobile noise sources which are temporarily stationary such as an idling truck or other heavy duty equipment operating within a confined area (such as industrial processes).

Sound attenuation from a train resembles a line source near the railroad tracks and a point source at distances beyond three-tenths of the train length.

- **Motor Vehicle Noise**

Noise levels adjacent to roadways vary with the volume of traffic, the mean vehicular speed and the truck mix. It takes a 26 percent increase in the traffic volumes on a given route to increase the adjacent noise levels by 3.0 dBA.

Changing the vehicle speed or truck mix has a more dramatic effect. Noise from motor vehicles is generated by engine vibrations, the interaction between the tires and the road, and the exhaust system. As vehicle speed increases, so does the noise from these areas of the vehicle. The noise level adjacent to a roadway is highly dependent on vehicle speed, especially at lower speed levels. The highest speeds are typically measured midlink, where traffic lights, stop signs and cross traffic provide less interference. In most areas, the average speed is generally just below the posted speed limit.

- **Significant Noise Sources**

Noise in South Pasadena is primarily generated by vehicular traffic. Traffic noise comes from traffic on surface streets, from truck traffic on truck routes through town and from the Pasadena Freeway. Land uses adjacent to these roadways in the City are affected by motor vehicle generated noise.

Secondary sources of noise in the City are generated by construction and maintenance activities associated with both public and private works and development projects. In the future, the community may be exposed to significant unmitigatable noise due to major construction of infrastructures and road improvements. Extensive grading by the use of heavy equipment will present a negative impact to the community during the course of the construction. Although construction projects are considered short term, mitigation measures and monitoring will need to occur in order to extend the greatest level of protection to the community from excessive noise. A long term source of significant construction noise would result in the event the 710 Freeway extension is approved. While the City has gone on record as opposing the 710 Freeway extension, the City does support the Multi-Mode Low Build alternative that would result in minimal and short term construction noise.

The City will need to exercise great caution in addressing projects with significant noise impacts to the community. South Pasadena has taken a strong proactive position against this type of noise pollution by establishing an ordinance in 1991 to prohibit the use of “gas powered leaf blowers” in the City. Also, noise generated by aircraft, especially hovering helicopters, can be localized and temporary.

Current noise levels were monitored at six “sensitive receptor” locations in the City during a typical weekday in September of 1993, encompassing both single-family and multi-family residential units and a convalescent hospital. Measurements were made during the peak traffic hour to record maximum noise levels or during off-peak conditions and then modified to reflect peak conditions. The “ambient environment” includes noise emanating from the Pasadena Freeway (SR-110) and the local roadway network.

The findings are presented in Table VIII-1. Existing ambient noise levels range from 63.4 dBA to 70.6 dBA. Noise levels exceeded 65 dBA, a typical standard for “sensitive locations”, at four of the six locations monitored.

Table VIII-1 Ambient Noise Levels						
Location	Measured Leq.	Adjusted Leq.	Day	Time	Land Use	Description
1	61.6	63.6	8/19	2:50 p.m.	SFD	East side of Orange Grove, two houses down from Columbia; primarily residential area.
2	63.4	63.4	8/19	2:25 p.m.	SFD	Grevelia at Fremont Avenue, at grade Railroad Crossing; primary source is freeway, which is depressed in this location.
3	68.7	70.6	8/19	2:05 p.m.	Hosp.	Mission near Meridian; convalescent hospital on Mission near rail; high truck mix.
4	64.6	66.3	8/19	3:15 p.m.	MFD	Fair Oaks near Rollin; multi-family area with school opposite.
5	64.3	65.6	8/19	3:45 p.m.	MFD	Huntington near Marengo Avenue; multi-family on both sides.
6	65.9	65.9	8/19	4:05 p.m.	SFD	Alhambra Road: single-family area with park to southwest
Source: The Planning Center: data from September 19, 1993						

Five of the monitoring locations were located at residential sites; one measurement was at a convalescent facility. The residential noise measurement locations consisted of single family residences along major roadways or abutting freeways, with front yards and front doors often facing and at grade with the roadway. The noise level measured at the convalescent hospital on Mission Street was 68.7 dBA in front of patient rooms facing the roadway and therefore, outside the limits considered acceptable for this type of sensitive land use.

The measurement on Fair Oaks Avenue is representative of conditions at the middle school across the street, and the measurement on Alhambra Road is representative of conditions at the park across the street and to the southwest. The noise level measured near schools exceeded 65 dBA, which is not considered an acceptable exterior environment for the playgrounds and classrooms of educational facilities.

8.3 FUTURE CONDITIONS

8.3A Slope Instability

Slope stability is dependent on a number of interrelated factors such as rock type and degree of porousness, and slope characteristics. In addition to geologic processes, climatic conditions, man-induced topographical alterations and earthquakes also trigger failure of unstable slopes.

According to the Los Angeles County Safety Element, landslide areas exist in the Repetto Hills just inside the western City boundary. The Monterey Road Landslide area, in the southwest portion of the City, is a particular area of concern. Although small in geographic extent, the landslide area is extremely unstable in certain portions. The extent of the landslide area is shown in Figure 3 below.

8.3B Structural Failure

Being an older City with numerous historic structures, South Pasadena has the potential for impacts associated with the collapse of unreinforced masonry. A number of the structures are concentrated within the Fair Oaks Corridor and Mission Street Specific Plan area, although a large number of unreinforced masonry residential structures are scattered throughout the City. Many older residential structures also lack adequate foundations and foundation anchorage. Building codes in use in the City need to be assessed to determine if they are sufficient for the level of ground shaking anticipated in proximity to major faults.

8.3C Flood and Inundation

Because of the City's situation on a sloping plateau above the Arroyo Seco, no real concern exists about flooding on any significant scale. Heavy runoff from rain in hillside areas will continue to occasion localized flooding and soil erosion.

There is a risk of dam inundation in the Arroyo Seco Valley in the event of the failure of the Devil's Gate Dam. Some consideration should also be given to the impact on homes below should the City's water tower and reservoirs be damaged in a seismic event.

8.3D Civil Commotion

The South Pasadena Police Department has long-standing operational procedures for dealing with civil commotions of either a localized or widespread nature. For purposes of this document, a civil commotion can be defined as any unlawful civil disruption or criminal disorder requiring the response of the majority of the available on-duty police force.

Local civil commotions can generally be handled through the use of on-duty police personnel. For protracted situations, including those that might extend beyond the city's boundaries, the South Pasadena Police Department has mutual aid agreements with neighboring cities (Pasadena, San Marino, Alhambra and Los Angeles), or the South Pasadena Police Department has a plan for the organization to be divided in two and placed on 12 hour shifts until the end of the civil commotion.

Figure VIII-3 - Community Protection Areas

8.3E Brush and Urban Wildfire

- **Brush Fires**

The major potential sources of wildland fire in South Pasadena are the Monterey Hills and Repetto Hills and the natural brushlands of the Arroyo Seco. The steeper slopes of the San Gabriel Mountains on the north of Pasadena and the vegetated Puente Hills slopes on the south pose a secondary threat to the City in that windborne embers may travel long distances in the wind and ignite rooftops and/or areas of dry grasses.

The threat of wildland fire to the City is generally low. A small portion of the southwestern corner of the City is identified in the Los Angeles County General Plan as having a high wildland fire hazard potential.

- **Urban Fire**

Urban fire is always a potential threat to property and life. Certain development patterns pose more difficult fire problems. These include multi-story, wood frame, high density apartment development; multi-story research development; large continuous developed areas with combustible roofing materials; and facilities that use and/or store hazardous materials. These situations exist in the City.

Features that affect fire control include type and use of structure, area of building, number of stories, roofing materials, and exposure to the building.

8.3F Community Evacuation

The City has enjoyed a relatively risk-free past from severe natural or man-made catastrophes where community evacuation has not been required. On a yearly basis, the City continues its participation with area wide and county earthquake preparedness drills that would generate the greatest possible potential for community wide mobilization. The primary agencies within the City that would be responsible for this task would be the Police and Fire Departments, in conjunction with any local or state agencies that may be mobilized after the episode.

The Fire Department has particular concern regarding the evacuation of the older part of the Monterey Hills from brush and structure fires. Due to the limited width of certain streets, effective community evacuation in that area would be hindered. The City will need to explore various means of increasing the accessibility of resident evacuation and emergency vehicle response.

8.3G Pollution Prevention and Disease Control

The primary threats of pollution that effect the City come in air and water pollution. Although no major generators of air pollution exist within the City, its geographic location in relationship to the Southern California air basin places the area in a non-attainment area. Pollution from industrial thick sources and mobile sources will be the continuing air quality issues in the future. The City will need to take every and all available efforts to reduce the admissions of air pollution caused by mobile sources.

The City draws its primary water sources from the upper San Gabriel water basin that historically has had acceptable water quality. Increased urbanization and sub-surface discharge of contaminants will ultimately have an effect on the groundwater supply. Isolated instances of groundwater pollution have been experienced within South Pasadena (i.e., removal of gas stations and appropriate remediation processes have occurred). The City does have a cooperative agreement with the Metropolitan Water District to acquire additional water upon demand.

In conjunction with other county and state services, the City will need to be vigilant regarding its living environment so as to not foster the spread of contagious disease. Controlling the internal and external conditions that perpetuate vermin and unsanitary conditions will greatly assist in accomplishing this goal. Programs to facilitate community awareness of personal hygiene and proper food preparation will greatly reduce

the health risk. In the future, the City should consider adding a community-health component to its Public Works Department to provide the oversight that is continually required.

8.3H Noise Impacts and Mitigations

Noise impacts on the South Pasadena of the future will be largely the same as today.

Based upon the empirical data provided by noise measurements, the highway traffic noise prediction model developed by the Federal Highway Administration (RD-77-108) was used to evaluate existing noise conditions in the study area. This model utilizes various parameters including the traffic volume, vehicle mix and speed, and roadway geometry, to compute typical equivalent noise levels during daytime, evening and nighttime hours. The restaurant noise levels are then weighted and summed over 24 hourly periods to determine the CNEL value. Contours are derived through a series of computerized iterations to provide the 60, 65, and 70 CNEL locations. These contour locations can be used as a planning tool to locate noise sensitive receptors away from major noise generations. They apply only to first line receptors, as receptors set back further from the noise source will benefit from the shielding provided by intervening land uses. The contours do not assume the presence of any sound walls or barriers. In addition, the contours do not account for the fact that the Pasadena Freeway is depressed throughout the City. However, it can be assumed that the depression would result in a dBA reduction from levels identified in the table.

Land uses sensitive to noise will continue to include residences, schools, libraries, hospitals and convalescent homes, and recreational receptors. Certain areas in the City will continue to be subject to noise levels higher than is considered appropriate for these sensitive uses. For example, noise measurements showed that noise levels currently exceed 65 dBA at South Pasadena Middle School on Fair Oaks Avenue, which is considered only conditionally acceptable for outdoor classroom areas. A number of residential areas and perhaps some hospital facilities will likely remain subject to higher than optimal noise levels as a result of traffic on adjacent streets.

The light rail system of the Blue Line may eventually replace the terminated Santa Fe rail service, a previously significant noise source. Residential areas exist along the Blue Line's route through the City, however, and residences along the rail right-of-way may still experience noise levels in excess of acceptable levels. For these reasons, the future noise contours would look the same as the existing noise contours.

Table VIII-2

Impact of Pasadena Freeway (SR-110)

The City of South Pasadena is impacted by noise from the Pasadena Freeway (State Route 110). The freeway is located adjacent to primarily residential areas in the northern portion of the City of South Pasadena. With a daily

traffic volume of 81,000¹ vehicles, the 65 dBA contour is projected to be located 343 feet from the centerline of the freeway with noise modeling. The noise measurement indicated 63.4 in proximity to the freeway in a residential area.

- **Impact of Designated Truck Routes**

Truck routes are so designated to direct large trucks onto roadways constructed for that purpose. In South Pasadena, local and regional growth patterns over time have directed trucks into these routes. Recently-approved projects have taken the additional noise into account; older development may not be constructed to appropriately attenuate the higher noise levels.

Truck routes within the City of South Pasadena have been designated for the following roadways:

- Pasadena Avenue (West City limits to Mission Street)
- Mission Street (Pasadena Avenue to Fair Oaks Avenue)
- Fair Oaks Avenue (North City limits to Huntington Drive)
- Huntington Drive (South City limits to Garfield Avenue)
- Fremont Avenue (Huntington Drive to South City limits)

Traffic noise generation varies according to the number and types of trucks as a percentage of the total vehicles using the roadway on a daily basis. Approximately 6 percent of the traffic along these routes are trucks, of which 50 percent are medium trucks. Medium-duty trucks are those with two axles and heavy-duty trucks are those with three or more axles. Since heavy-duty vehicles create much higher noise levels during a pass-by, the percentage of these trucks of the total mix is equally important.

Truck circulation is an important component of traffic flow in a City's street network and provision of adequate, well placed truck routes is essential to maintaining the smooth circulation of traffic flow. Truck routes should be located such that truck travel on streets near residential areas is minimized, while facilitating the efficient transport of commodities throughout the City.

- **Noise Standards**

New development within the existing fabric can be subject to new noise standards. The following discussions address those standards.

¹ Caltrans, 1990 Traffic Volumes on California State Highways.

- **City of South Pasadena**

The City of South Pasadena developed a Noise Element for its General Plan (1975) for use in local project planning. The goal of the Noise Element is to identify present noise levels and set forth a program for the control of noise levels that would be harmful to the health, safety and general welfare of the community. Some general objectives of the Element include limiting the noise levels within residential areas, establishing compatible land use adjacent to transportation facilities, and maintaining an ambient noise level within the City that will not be physically or psychologically detrimental to the residents of South Pasadena. Lastly, it is the objective of the element to establish appropriate standards and criteria for desirable sound levels and the identification of means available to achieve the sound levels in the community.

The League of California Cities has suggested that community ambient (average noise level of all background sounds) noise levels stay below the following levels identified in Table VIII-3.

Table VIII-3 Community Ambient Noise Levels			
Zone	Time	Quiet	Slightly Noisy
R-1 & R-2	10:00 p.m. - 7:00 a.m.	45 dBA	50 dBA
	7:00 a.m. - 7:00 p.m.	55 dBA	60 dBA
	7:00 p.m. - 10:00 p.m.	50 dBA	55 dBA
R-3	10:00 p.m. - 7:00 a.m.	50 dBA	55 dBA
	7:00 a.m. - 10:00 p.m.	55 dBA	60 dBA
Commercial	10:00 p.m. - 7:00 a.m.	55 dBA	60 dBA
	7:00 a.m. - 10:00 p.m.	60 dBA	65 dBA
Industrial	anytime	70 dBA	75 dBA
Source: League of California Cities, Technical Papers.			

The City of South Pasadena has a noise ordinance that provides noise guidelines and standards for significant sound generators. Chapter 19A of the South Pasadena Municipal Code, Noise Regulations, limits building construction activities including the operation of any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist between the hours of 7 p.m. and 8 a.m. on Mondays through Saturdays, and on Sundays before 10 a.m. and after 7 p.m. within a residential zone or within a radius of 500 feet therefrom. These standards are provided to limit noise during sensitive time periods.

- **State of California**

Land Uses deemed noise sensitive by the State of California include schools, hospitals, rest homes, long-term care and mental care facilities. Many jurisdictions consider residential uses particularly noise sensitive because families and individuals expect to use time in the home for rest and relaxation, and noise can interfere with those activities. Some variability in standards for noise sensitivity may apply to different densities of residential development, and single family uses are frequently considered the most sensitive. Jurisdictions may identify other uses as noise sensitive such as churches, libraries, day care centers, hospitals and parks.

Table VIII-4 - Noise/Land Use Compatibility Matrix

Land uses that are relatively insensitive to noise include office, commercial and retail developments. There is also a range of insensitive noise receptors that include uses that generate significant noise levels or uses where the level of human occupancy is typically low.

Table VIII-4 diagrammatically identifies “normally acceptable,” “conditionally acceptable,” “normally unacceptable” and “clearly unacceptable” noise levels for various land use types. As shown therein, multiple family residential land use is “normally acceptable” in exterior noise environments up to 65 CNEL and “conditionally acceptable” up to 70 CNEL. Single family residential areas are “normally acceptable” up to 60 CNEL and “conditionally acceptable” up to 70 CNEL. Schools, libraries and churches are “normally acceptable” up to 70 CNEL, as are office buildings and business, commercial and profession uses. Recreational uses, such as water recreation, are “normally acceptable” up to 75 CNEL and “normally unacceptable” from 70 to 80 CNEL.

A “conditionally acceptable” designation implies that new construction or development should be undertaken only after a detailed analysis of the noise reduction requirements for each land use type is made and needed noise insulation features are incorporated in the design. By comparison, a “normally acceptable” designation indicates that standard construction can occur with no special noise reduction requirements.

8.3I Metro Blue Line Safety Impacts

The proposed MetroBlue Line extension through South Pasadena has potential safety impacts. The pending construction of the rail line along the MTA right-of-way will run from Union Station in downtown Los Angeles through South Pasadena to a terminus in east Pasadena. As a result, the South Pasadena Police and Fire Departments have determined that there may be public safety issues that may arise should the rail line proposal be implemented.

The MTA plans permanent street closures on Fairview Avenue and Magnolia Avenue. Street closures are expected to slow down the response time of the Fire Department by approximately 90 seconds, from an average 3 minute to 4.5 minute response time.

The proposal to construct a Blue Line rail station on Mission Street will result in a 90 second traffic blockage on Mission Street during transition periods when trains are concurrently operating en route from Pasadena to Los Angeles and to Pasadena from Los Angeles. During this time period, safety vehicles will not be able to cross on Mission Street and must use alternative routes to cross the right-of-way.

8.4 ISSUES

The primary public safety and noise issues of concern in South Pasadena are:

8.4A Seismic and Geological Hazards

The City of South Pasadena is located within a seismically active region. South Pasadena is likely to experience a strong earthquake sometime within the next 30 years which will be many times more powerful than the recent Whittier and Sierra Madre quakes. Faults shown in Figure 1, addressing local and regional seismicity, should be evaluated and a determination made of limitations to be imposed on any development in these areas. Although few of these faults are within the City boundaries, in the event of major seismic activity the City has the potential for landslides and severe ground shaking.

Land uses, such as hospitals, schools, fire stations and large auditoriums are most critical from a safety standpoint, and may warrant high levels of planning precaution. Secondary consequences such as slope instability, soil erosion, subsidence and groundwater contamination can impact hillside development.

8.4B Unreinforced Masonry Buildings

Being an older City containing a historic fabric, South Pasadena has the potential for impacts associated with the collapse of hazardous structures. Unreinforced masonry commercial buildings, as well as residential structures with unreinforced foundations or inadequate foundation anchorage, are scattered throughout the City. Building codes in use in the City need to be assessed to determine if adequate protection exists for the level of ground shaking anticipated in proximity to major faults.

8.4C Brush and Urban Wildfires

Brush and urban wildfires and adequate fire protection are matters of concern in both hillside areas, where dry brush can abound, and the balance of the City, where natural wood roofs and compact conditions are common.

8.4D Community Protection and Disaster Preparedness

Police and fire protection is vital to a resident's feeling of well being in a community. Residents in the community pride themselves on the safe environment of their City. This environment is maintained by the adequate provision of police and fire personnel, proper and maintained equipment and well-located facilities.

8.4E Violence Prevention

Preventing violence is vital to creating and securing a nurturing community for every person, regardless of age. Violence in America is a major public health problem with alarming rates of rape, abuse, suicide and homicide being recorded annually, both nationwide and in our neighboring cities of Los Angeles and Pasadena. In the majority of reported cases, firearms are the instruments of death and youth are the main victims. Hand guns are the leading cause of death among California's youth -- more than drugs, car crashes, or any single disease. We must deal with youth violence in South Pasadena through a proactive public health approach rather than by relying exclusively on a reactive criminal justice-oriented strategy.

8.4F Hazardous Waste Storage and "Hazmat" Transport

Hazardous materials are utilized by a number of businesses in South Pasadena every day. Large amounts of hazardous materials are transported over California's highways. Any number of common household products contain hazardous materials. Serious environmental problems occur when hazardous and household chemicals are improperly disposed and these hazardous substances can leach through the soil to contaminate groundwater. Storage, transport and disposal of these materials require sound management practices at all levels.

8.4G Noise Considerations

The planning process has not traditionally been concerned with noise. In many instances, noise problems have been identified only after the noise sources have been allowed to establish in a community. It is now evident that these situations can be avoided by considering noise generators and sensitive noise receptors as part of the comprehensive planning process.

8.4H Community Wellness

The City of South Pasadena's authority over public safety also includes public health.

City government should become observant of unhealthful conditions and be responsible for reporting them to proper authorities for verification and possible correction.

Community wellness is improved whenever local governments and community organizations actively develop positive relationships with county, state, and federal public health services, as well as with nearby emergency rooms, established clinics and hospitals.

Health education for all ages and services for pre-natal care and for adult screening are available through public and private agencies, and should be actively pursued and sponsored by the City.

8.5 GOALS AND POLICIES

GOAL 1: **To minimize personal and property damage resulting from seismic hazards, including earthquakes and landslides.**

Policies:

- 1.1: Closely monitor the geologic special studies zones, which extend 350 feet on both sides of known and suspected faults (see Figure 1). Prior to development in any such zone, continue to require a study by a registered geologist or certified engineering geologist to determine exact location and nature of the fault and the probability and probable extent of earthquake damage.
 - 1.2: Pursue funding and programs to retrofit buildings in need of structural reinforcement.
 - 1.3: Include earthquake preparedness in all regular building inspections by the fire department.
 - 1.4: In all new residential construction, require that water heaters be bolted to the wall. Encourage owners of existing homes to bolt water heaters to the wall and encourage the use of tankless water heaters.
 - 1.5: Review and update the Disaster Response Plan on a regular basis, including incorporation of evacuation routes into the Disaster Response Plan.
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GOAL 2: **To minimize risk to life and property from brushfires.**

Policies:

- 2.1: Map and identify areas of wildfire hazard.
- 2.2: Maintain maximum standards for fuel modification zones between developed areas and natural areas in the Monterey Hills and Arroyo Seco. Fuel Modification Zones shall be maintained at private expense and on private property according to the applicable standards and regulations of South Pasadena Fire Department.
- 2.3: Maintain annual inspection of hillside properties to reduce the potential for wild fire hazards.
- 2.4: Maintain publicly owned properties to the same fuel modification standards as required for private property.

GOAL 3: To ensure the protection of all residents from geologic and groundwater hazards.

Policies:

- 3.1: Encourage critical structures that exist or may be built in the city (e.g., hospitals), to incorporate site-specific seismic design into the structure design.
 - 3.2: Promote opportunities for aquifer recharge, encouraging developers to minimize paved areas in new developments and requiring these areas to be interspersed with landscaping.
 - 3.3: Encourage, where feasible, use of turf block, decomposed granite, grasscrete or similar permeable surfaces rather than conventional pavement.
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GOAL 4: To protect citizens and property from use, transport and disposal of hazardous materials.

Policies:

- 4.1: To the extent required by state and federal law, require an environmental audit for all new commercial and industrial development, including submittal of a site inspection report describing any pre-existing contamination of land, groundwater and structures. The site inspection report shall also specify steps to be taken to correct the problem prior to development.
 - 4.2: Promote informational brochures summarizing hazardous waste management plans, including any updates of the plans and encourage organizations to share the plans with their members.
 - 4.3: Develop programs to inform residents of the types of household hazardous wastes and the proper manner of disposal.
 - 4.4: Explore the feasibility of a City-sponsored household hazardous waste collection program.
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GOAL 5: To adequately protect indoor and outdoor living areas, and noise-sensitive uses such as schools and convalescent homes, from transportation noise impacts.

Policies:

- 5.1: Consider the noise impacts of new projects involving increases in noisy activities or traffic. An increase of 3 dBA or noise in excess of 65 dBA in sensitive areas shall be considered significant.
 - 5.2: Work with neighborhoods affected by high traffic noise levels to determine and implement the appropriate types of noise mitigation.
 - 5.3: Promote programs to enforce the Noise Ordinance. Review the Noise Ordinance for any needed updating on a regular basis.
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GOAL 6: To promote public/community health.

Policies:

- 6.1: Promote wellness of all citizens.
 - 6.2: Promote healthful air-quality and water-supply.
 - 6.3: Ensure adequate disposal of sanitary-waste and solid waste.
 - 6.4: Ensure enforcement of public health law.
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GOAL 7: To continue efforts to protect South Pasadena residents from violence through outreach programs.

Policies:

- 7.1: Create a secure and nurturing community for all age groups.
 - 7.2: Work with community organizations and institutions to empower and mobilize the community by educating residents concerning the roots of violence, and by advocating strategies that reverse the cycle of violence within families, neighborhoods and the community as a whole.
 - 7.3: Stimulate and support innovative programs patterned on strategies that have succeeded in reducing youth violence in other communities through proactive public health approaches instead of relying on reactive criminal-justice approaches only.
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GOAL 8: To provide and sustain the highest quality public safety facilities and services consistent with sound economic and fiscal responsibility.

Policies:

- 8.1: Continue financial support of police and fire services to maintain up to date and sufficient levels of personnel.

8.6 IMPLEMENTATION

8.6A The Safety Hazards and Noise Component

8.6B Strategies

POLICY 1: Minimize personal and property damage resulting from seismic hazards, including earthquakes and landslides.

Strategies:

- 1.1: Require all development in a geologic special studies zone to be setback 50 feet from each side of a mapped active fault trace.
 - 1.2: Require structural reinforcement of all inventoried unreinforced masonry structures.
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POLICY 2: Minimize risk to life and property from brushfires.

Strategies:

- 2.1: Require fire-resistant building materials for all structures in hillside areas and encourage use of fire resistant landscaping, such as iceplant.
 - 2.2: Require house sprinklers where determined necessary by the Fire Department.
 - 2.3: Require adequate fire flow and emergency access as a condition of approval for discretionary entitlements within Hillside areas.
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POLICY 3: Ensure the protection of all residents from geologic and groundwater hazards.

Strategies:

- 3.1: Require a full site-specific geologic study of any hillside site within the purview of the hillside ordinance. The study shall adequately address site-specific questions such as slope stability, erosion, subsidence, groundwater effects and earthquakes.
- 3.2: Adopt and maintain regulations controlling grading and geologic study prior to construction.

POLICY 4: Protect citizens and property from use, transport and disposal of hazardous materials.

Strategies:

- 4.1: Enforce the “right-to-know” laws governing the disclosure of hazardous materials used by businesses located in South Pasadena.
 - 4.2: Require that the transport of hazardous materials in the city be restricted to the routes designated for such transport.
 - 4.3: Adopt, by reference, the Los Angeles County Hazardous Waste Management Plan.
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POLICY 5: Adequately protect indoor and outdoor living areas, and noise-sensitive uses such as schools and convalescent homes, from transportation noise impacts.

Strategies:

- 5.1: Coordinate with CalTrans, Los Angeles County and adjacent cities to implement noise mitigating measures associated with the “Multi-Mode/Low Build” Route 710 Alternative and Pasadena’s Traffic Diversion Program.
- 5.2 Requires the inclusion of appropriate noise mitigation measures in the design as a condition of approval for projects involving a significant increase in noise.
- 5.3: Review truck routes for noise impacts on residential areas and sensitive land uses such as schools and hospitals. If changes in truck routes could reduce noise impacts on sensitive receptors, consider changing the routes.
- 5.4: Require the inclusion of appropriate noise mitigation measures in the design of any roadway projects.
- 5.5: Require sound insulation of all new development adjacent to high noise areas, including arterials and the freeway, to reduce interior noise levels to 45 dBA.
- 5.6: Promote the use of technology that minimizes the noise generated by the warning horns on the Blue Line System as it crosses public rights-of-way.

POLICY 6: Promote public/community health.

Strategies:

- 6.1: Create opportunities to all citizens for health education and provide information on free health clinics (or health services).
 - 6.2: Monitor available water-supply periodically for contaminants and participate in regional policies reducing-air pollution.
 - 6.3: Maintain available sanitary-sewer resources and monitor periodically for capacity and deterioration.
 - 6.4: Provide periodic solid waste-collection and disposal.
 - 6.5: Identify unhealthy conditions within the City and pursue enforcement of laws through the Los Angeles County Health Department.
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POLICY 7: Continue to implement community outreach programs related to public safety and awareness.

Strategies:

- 7.1: Work with other community organizations to establish public policies regarding access to alcohol and other drugs which contribute to youth violence.