

# City of South Pasadena Library + Community Center Comprehensive Site Plan

FINAL REPORT | 31 OCTOBER 2025





**GROUP 4**

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SITE PLAN PROJECT TEAM



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**ANDREA GIFFORD**  
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*Job Capitan / Senior Planner*



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**PAGE & TURNBULL**



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Library Park

## INTRODUCTION

The South Pasadena Library and Community Center Comprehensive Site Plan project envisions a renewed civic campus where learning, wellness, and community come together. Rooted in the city's historic Library Park, the project blends heritage and innovation to create an inclusive, sustainable destination for all generations.

### PROJECT PURPOSE

The City of South Pasadena is reimagining the Library, Senior Center, and Library Park to meet current and future community needs. Existing facilities are outdated, undersized, noncompliant with current codes, and unable to support the demand for programs and services.

### PROJECT SCOPE AND INTENT

The City of South Pasadena initiated this project to develop a comprehensive site plan for "Library Park" in South Pasadena that will provide a sustainable, dynamic, and implementable new vision for a future intergenerational library and community center campus. The future new facility at Library Park should house a 21st century library and community center space to meet the community's learning, engagement, gathering, quality of life, resource, and other needs. The vision for the park and its facilities should incorporate best practices for contemporary library, community, and senior center design and programming so that they can serve South Pasadena residents for generations to come.



PROJECT BACKGROUND

The site is a square block in the heart of downtown South Pasadena, just south of the Mission Street business district and near the Gold Line metro light rail station that opened in 2003. Designated “Library Park,” the block is abutted by a primarily residential neighborhood on three sides (Fairview Avenue, Diamond Avenue and Oxley Street), and on the fourth by mixed-use development (El Centro Street). The South Pasadena Public Library and the Senior Center, which is overseen by the Community Services Department, are in the center of the park, and consist of a historic library building (approximately 3,000 sq. ft.) that faces the mixed-use development and is used as a meeting and event space, and the main Library (approximately 19,000 sq. ft.), and Senior Center (approximately 5,700 sq. ft.) buildings, which were constructed in 1982 and face the residences on Oxley Street.



Library



Community Room



Senior Center

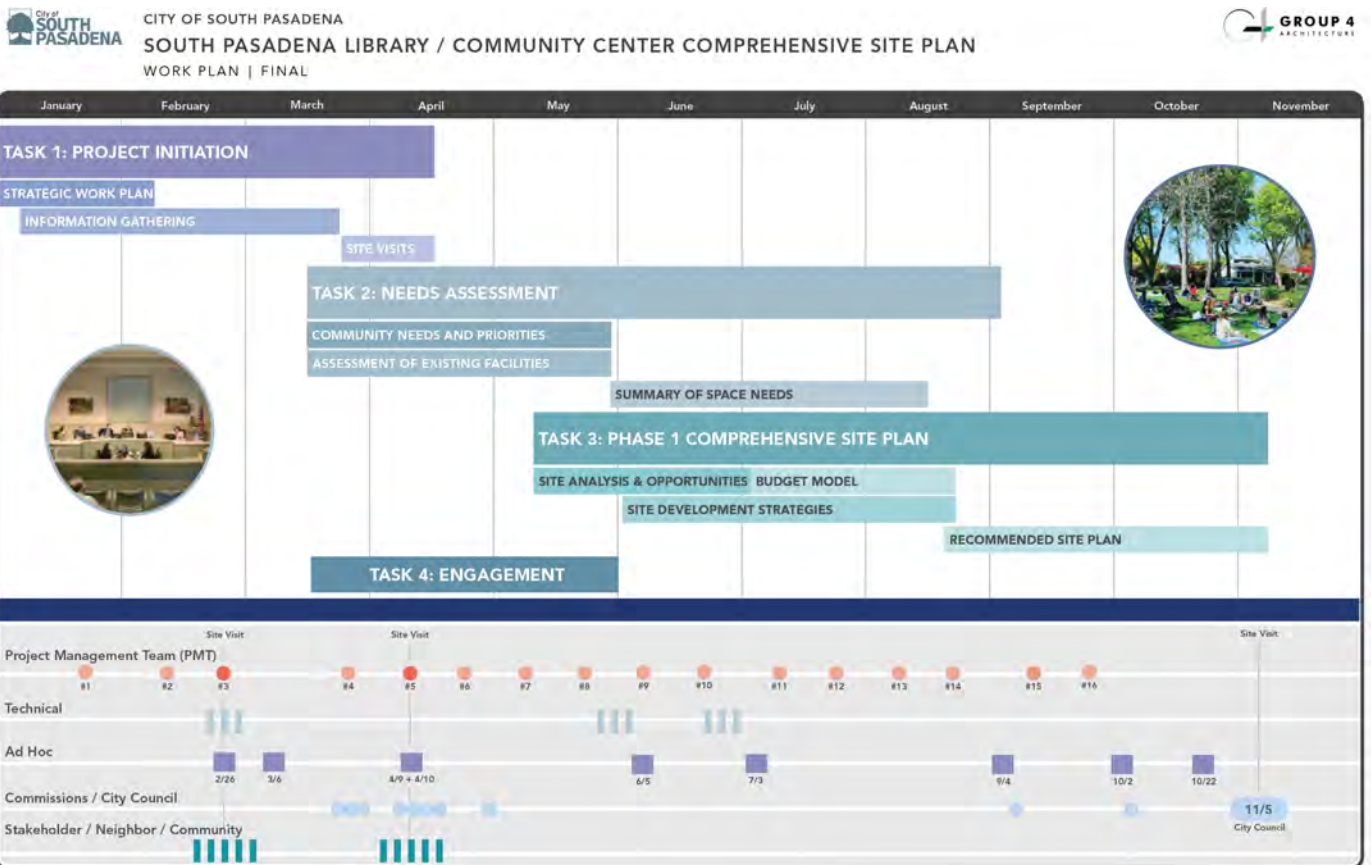
### PROJECT OVERVIEW

A project management team (PMT) oversaw and coordinated the project and the process. The PMT included the Library Director and senior library staff, the Community Services Director and Deputy Director, and Group 4’s Project Manager, Principal-in-Charge, Project Planner, and Job Captain. The PMT met bi-monthly over a 9-month period.

The City of South Pasadena’s ad hoc committee formed for the project is called the Library/Community Center Comprehensive Site Plan Ad Hoc Committee. The City Council established the committee in May 2024 to work closely with City staff and the project consultants to develop a comprehensive plan for the current Library/Senior Center complex. The ad hoc committee met 12 times over 15 months to review the progress of the project and to give input on all phases of the work, including the needs assessment, the site assessment, the site strategies and the recommendations. They also completed two days of tours of newer neighboring community/senior centers and libraries. The committee members include Mayor Janet Braun, Mayor Pro Tem Sheila Rossi, Kristen Dubé from the Friends of the South Pasadena Library, Alexandria Levitt representing the Senior Citizens’ Foundation, Dean Serwin representing the Library Board of Trustees, and eight at-large members: Tom Afschar, Rich Elbaum, Tony Hou, Gene Kim, Bianca Richards, Victoria Rocha, Julia Wang, and Jasmine Wong.

Two rounds of technical meetings were conducted with Library and Community Services staff to review the needs and facility assessments and the proposed program options.

Technical meetings were also conducted with the City Manager and Assistant City Manager and the Community Development Department.



## PROJECT GOALS

The following project goals were crafted from the project intent, the Library's Strategic Plan, and input received from the project Ad Hoc Committee, community, and stakeholders.

- 1. INSPIRING & IMPACTFUL SITE PLAN**  
Maximize community value; integrate historic elements and outdoor spaces with the aspirational new or renovated library and senior center.
- 2. VITAL & MODERN FACILITY**  
Create a multi-generational, inclusive, and transformational hub for library, community recreation, and senior services that can serve as the heart of the community.
- 3. SHARED SPACES**  
Identify opportunities for library, senior, and community functions to share spaces and collaborate where feasible to improve efficiency and maximize value.
- 4. HISTORIC SENSITIVITY**  
Preserve and integrate significant historic features like the 1930s Community Room and Moreton Bay Fig Tree.
- 5. ACCESSIBILITY**  
Achieve full ADA compliance and incorporate convenient parking and multimodal access.



## ASSESSMENTS AND ENGAGEMENT

Existing conditions and planning assessments were conducted of Library Park, the Library and Senior Center facilities, and the surrounding neighborhood, and community members were asked what they would like to do there in the future. The detailed assessment results are provided in this report's appendices.

### NEEDS ASSESSMENT HIGHLIGHTS

#### Library:

- Overcrowded, outdated layout and systems
- Limited quiet and active spaces
- Heavy use of collections compared to peers
- Noncompliant with current codes

#### Senior Center:

- Insufficient and inflexible space for growing programs
- No dedicated lounge space
- Noncompliant with current codes

#### Indoor Recreation Space:

- The city lags behind peers in indoor rec space per resident

### COMMUNITY ENGAGEMENT

Extensive outreach (pop-ups, open houses, and surveys) engaged nearly 3,000 participants about their desires for the site's next evolution.

#### The community's top library use priorities are:

- Books for all ages
- Quiet reading, work and study
- Children's play and learning
- Use of a library of things

#### Top senior/community use priorities are:

- Fitness and wellness
- Games and hobbies
- Senior lounge
- Nutrition and meals

#### Top use priorities for Library Park are:

- Enjoying the trees
- Attending markets and fairs
- Attending community performances and events
- Using walking paths



*The Library is heavily used, overcrowded, outdated.*



*The Senior Center is not well-suited for the range of programs provided today and seniors' interests.*



*Participant at a Community Engagement Event*



*Community Open House and Workshop*



### PREFERRED SITE STRATEGY

After evaluating multiple scenarios, from all-new construction to full renovation options, the Ad Hoc Committee's recommendation is to renovate the historic 1930s Community Room and build a new addition to it that will create a new northeast entrance/plaza, while addressing library and senior needs and safety priorities.

Key considerations include:

- Emergency egress and senior spaces on one floor.
- Kitchen-adjacent senior meals area
- New children's storytime space with amphitheater seating (funded by bequest)
- Clear open-hours and after-hours access points.




### FINAL ROUND OF CONCEPTUAL BUILDING OPTIONS

The range of potential building options for the Library Park facility, based on the preferred site strategy, site capacity, and community desires, was narrowed down to:

- **Option A - Renovation of Existing Facilities.** Total Building Size: 27,510 SF
- **Option B - Renovation of the 1930s Community Room and New Construction of an Integrated, Colocated Library and Senior/Community Center.** Total Building Size: 27,320 SF
- **Option C - Renovation of the 1930s Community Room and New Construction of a Larger Integrated, Colocated Library and Senior/Community Center.** Total Building Size: 40,780 SF (2 Stories)

All options include new furniture and fixtures, ADA/Title 24 compliance, updated building systems, and improved entry, children's, and reading plazas.

COST MODEL SCENARIOS

	<b>A</b> Interior + Site Renovation, Existing Buildings 27,510 SF	<b>B</b> Historical Bldg Reno, New Library + Senior/Community Center 27,320 SF	<b>C</b> Historical Bldg Reno, New Library + Senior/Community Center 40,780 SF
Site	56,900 SF	56,900 SF	56,900 SF
Existing Library	19,000 SF		
Existing Community Room	2,830 SF	2,830 SF	2,830 SF
Existing Senior Center	5,680 SF		
New Construction – Library + Senior/Community Center	0 SF	24,490 SF	37,950 SF
			
	LOW END HIGH END	LOW END HIGH END	LOW END HIGH END
Q2 2025 DOLLARS	\$18,822,000 \$22,641,000	\$32,801,400 \$37,116,850	\$47,541,200 \$53,788,250
Q1 2028 DOLLARS	\$21,016,562 \$25,280,840	\$36,625,898 \$41,444,510	\$53,084,293 \$60,059,721

**FUNDING & COSTS**

- Library-Senior/Community Center conceptual building option costs are estimated at \$21-\$60 million in 2028 dollars.
- Funding plan is under development (bonding, grants, fundraising, potential property tax measure in November 2026).
- Construction escalation was assumed at 4.5% per year; appropriate contingencies are included.

**RECOMMENDED NEXT STEPS**

- Confirm the preferred building option.
- Authorize refinement of the cost model and funding plan.
- Direct staff to advance schematic design and continue engaging the community on the refinement and development of the design.



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# PROJECT OVERVIEW



**Community needs and aging facilities are driving the City to reimagine the Library, Senior Center, and Library Park.**

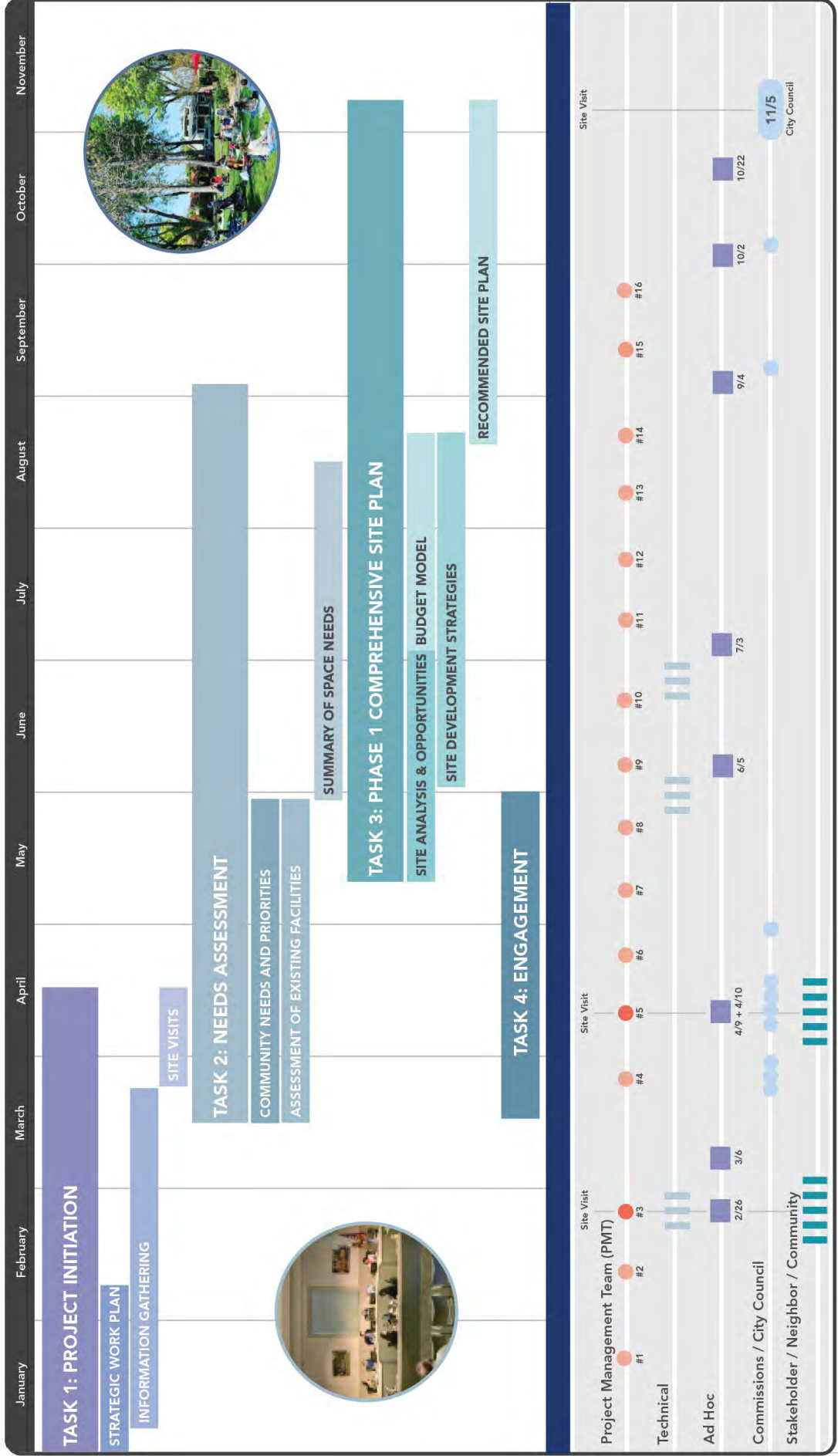
- One-block site in downtown South Pasadena, near Mission Street & Gold Line
- Includes:
  - Historic 1930 Library  
3,000 sf – event space
  - 1982 Main Library  
19,000 sf
  - 1982 Senior Center  
5,700 sf
- Bordered by commercial, residential, and mixed-use neighborhoods





CITY OF SOUTH PASADENA

**SOUTH PASADENA LIBRARY / COMMUNITY CENTER COMPREHENSIVE SITE PLAN**  
WORK PLAN | FINAL



# PROJECT MEETINGS + COORDINATION



## Meetings

- Project Management Team (16 Meetings)
- Library/Community Center Site Plan Ad Hoc Committee (14 Meetings)
- Technical Meetings
  - Library Staff
  - Community Services Staff
  - Community Development + Planning Staff
- Updates to City Boards + Commissions
  - Community Services Commission
  - Cultural Heritage Commission
  - Design Review Board
  - Finance Commission
  - Library Board of Trustees
  - Natural Resources and Environmental Commission
  - Planning Commission
  - Public Arts Commission
- Presentations to Community Stakeholders + Organizations
  - Chamber of Commerce
  - Friends of the S. Pasadena Public Library
  - Senior Citizens' Foundation of S. Pasadena
  - South Pasadena Education Foundation
  - Public Open Houses + Workshops (2)

## Coordination With

- City Manager + Assistant City Manager
- Library Director
- Community Services Director + Deputy Director
- Community Development Director
- Public Works Deputy Director + Arborist
- Parks Comprehensive Plan Consultant

# PROJECT SITE + CONTEXT



- Located near the Mission St. Historic Business District and Fair Oaks Ave.
- Within the Mission West Historic District
- Surrounded by mixed uses on El Centro St. and residential areas
- Good access to transit, pedestrian and bicycle routes, and parking

South Pasadena  
Historic Business  
District / Mission  
West Historic  
District



TRAIN  
 BUS  
 HISTORICAL DISTRICT  
 SITE BOUNDARY

NORTH

# PARKING – CURRENT + FUTURE



- Downtown Specific Plan’s parking vision encourages multimodal transportation, transit, and walkability; partnerships between the City and private development projects; and sensitivity to the needs of businesses, residents, and the area’s unique character.
- South Pasadena Municipal Code Sec. 36.310.040(H) exempts new facility at Library Park (within ½ mile of major transit stop) from on-site parking requirements.
- Under-building parking explored but high cost not supported



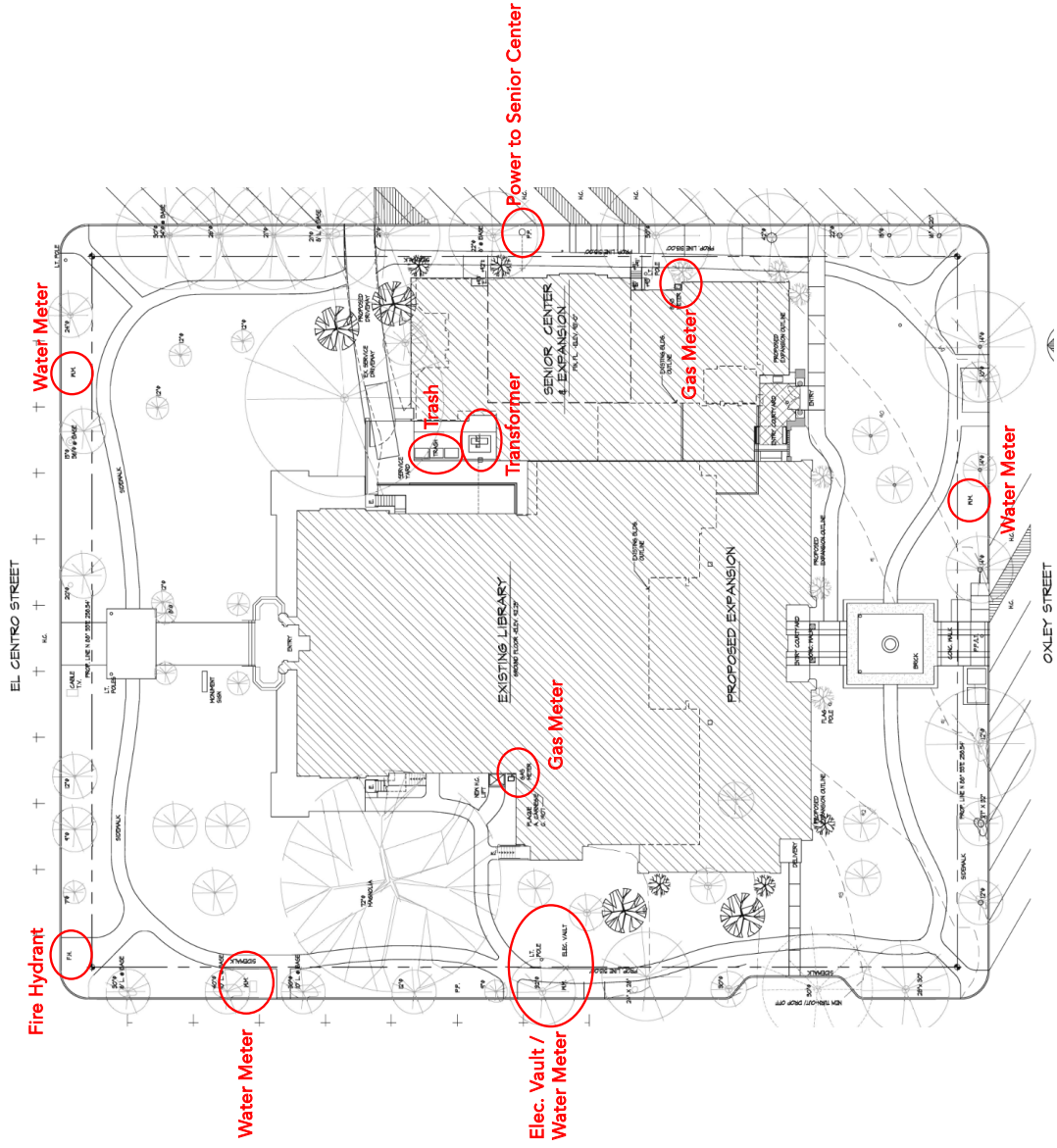
## 1. EXISTING STREET PARKING SUMMARY

Street Parking:	80 spaces
3 Minute	1 space
2 Hour	33 spaces
3 Hour	17 spaces
4 hour	29 spaces (3 ADA)

## 2. OFF-SITE PARKING

1. City Garage	142 spaces
2. Potential Public-Private Partnership	TBD

# SITE UTILITIES CONNECTION AND SERVICE POINTS

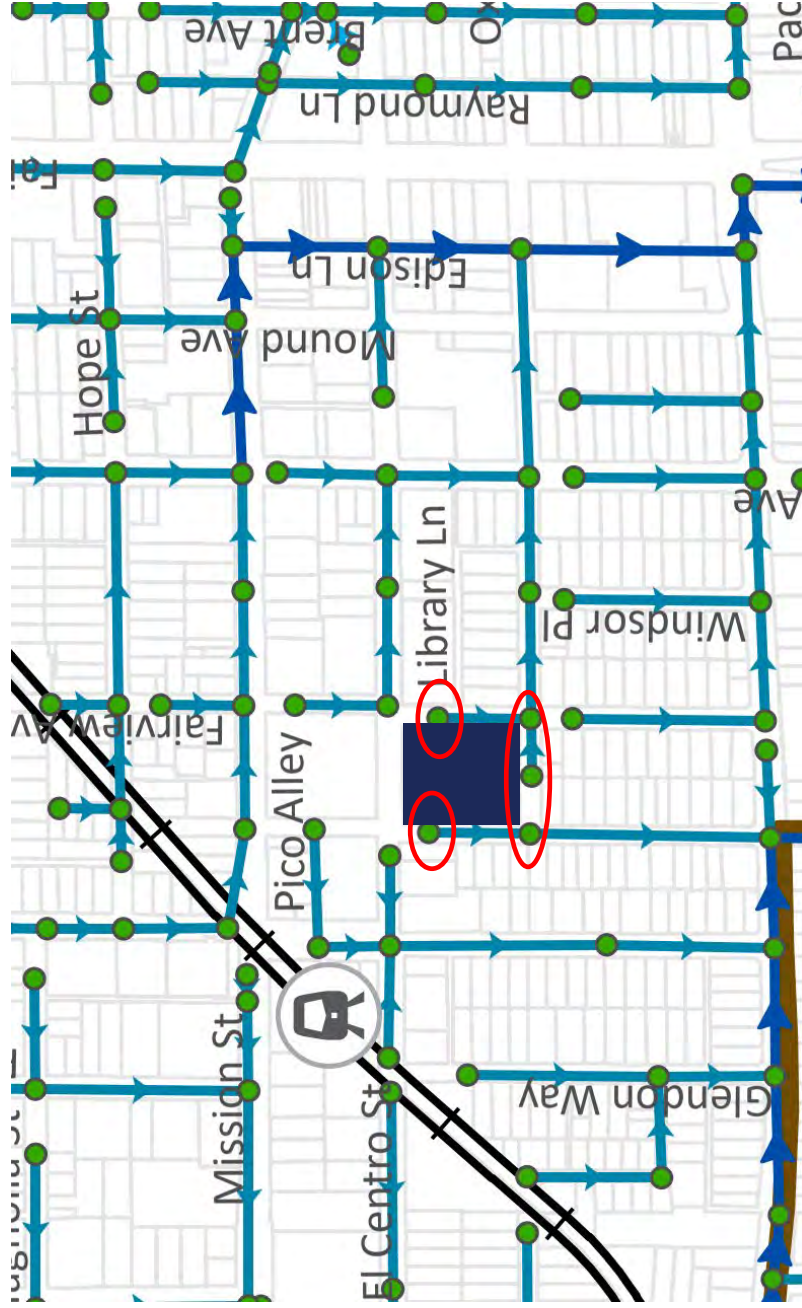


# SITE UTILITIES SEWER



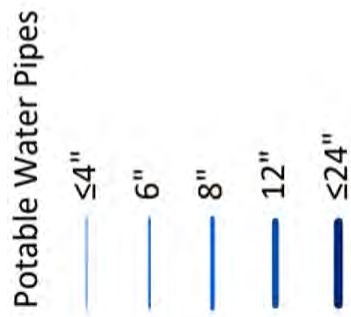
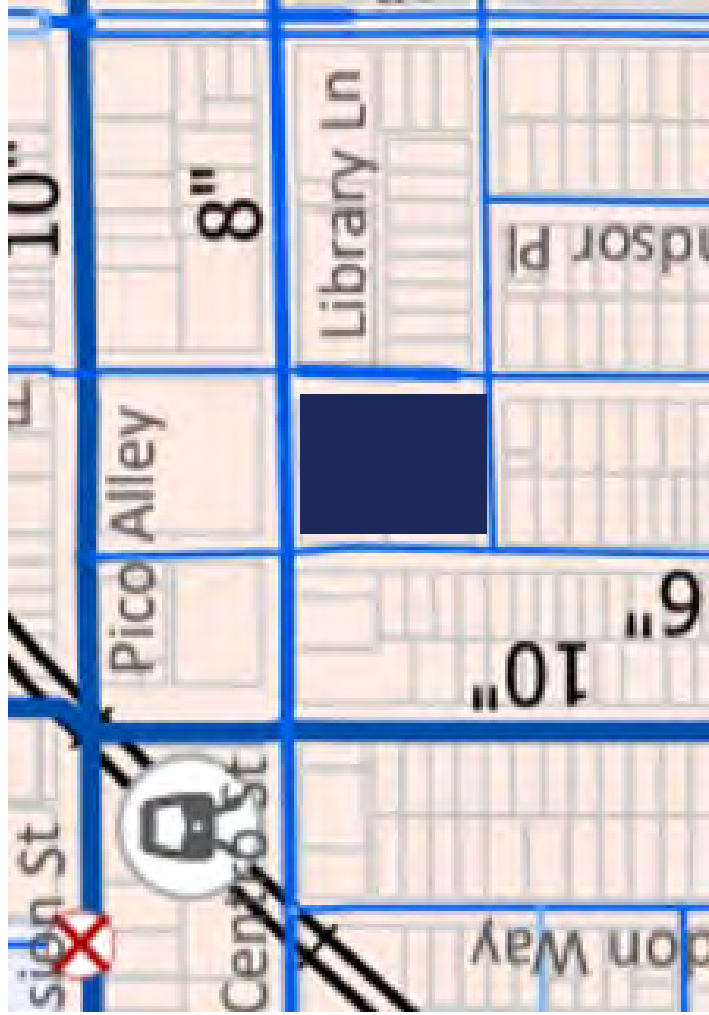
## Legend

- Lift Station
- Sewer System Manholes
- Sewer Main by Diameter**
  - 6-inch
  - 8-inch
  - > 8-inch
- Force Main
- LACSD Interceptor
- City Boundary
- State Route 110
- Mission Street Gold Line Station
- Metro Gold Line
- Arroyo Seco Channel
- Parcel





# SITE UTILITIES WATER



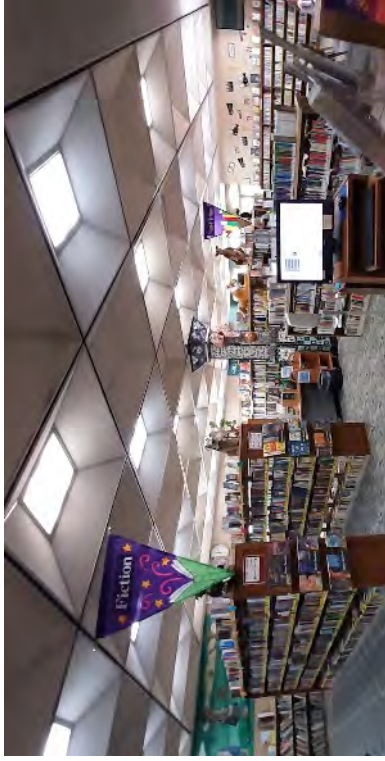


# BUILDING ASSESSMENT HIGHLIGHTS



**Library:** Overcrowded, outdated, and inefficient, with limited flexible space and noncompliant with modern building codes. Though adequately sized, the layout is inefficient and unattractive.

**Senior Center:** Undersized and outdated, with limited flexibility, inefficient layout, and noncompliant with modern building codes.



# LIBRARY BUILDING ASSESSMENT



## LIBRARY

- Complicated two-story layout does not work well for patrons or staff.
- Not enough space for:
  - Quiet activities (remote work, studying, reading)
  - Active uses (gathering, group study, tutoring, collaboration, programs, teens)
  - Collections - they are limited by available space
- Library building is outdated, in poor condition, has little natural light and outdated safety and electrical systems.
- Building does not meet current accessibility, energy or building codes.



# SENIOR CENTER BUILDING ASSESSMENT



## SENIOR CENTER

- Building's size and layout do not support the variety of programs provided today.
- Multipurpose Room:
  - Programs are held at the same time in the Multipurpose Room with just curtain partitions.
  - The space is not large enough to meet demand for Senior Luncheons, some are moved off-site to accommodate attendees, and there is typically a waiting list.
- There is no designated lounge space for seniors to gather and socialize.
- Building does not meet current accessibility, energy or building codes.



# HISTORIC RESOURCES AT LIBRARY PARK



- 1930 Library Community Room – remaining
- 1930 Library Community Room – remaining
- part of 1972 South Pasadena Landmark #10.
- Moreton Bay Fig Tree – South Pasadena Landmark #55.
- Within South Pasadena Historic Business District/ Mission West Historic District (National Register/ South Pasadena Historic District).
- Surrounded by eligible Library Neighborhood Historic District

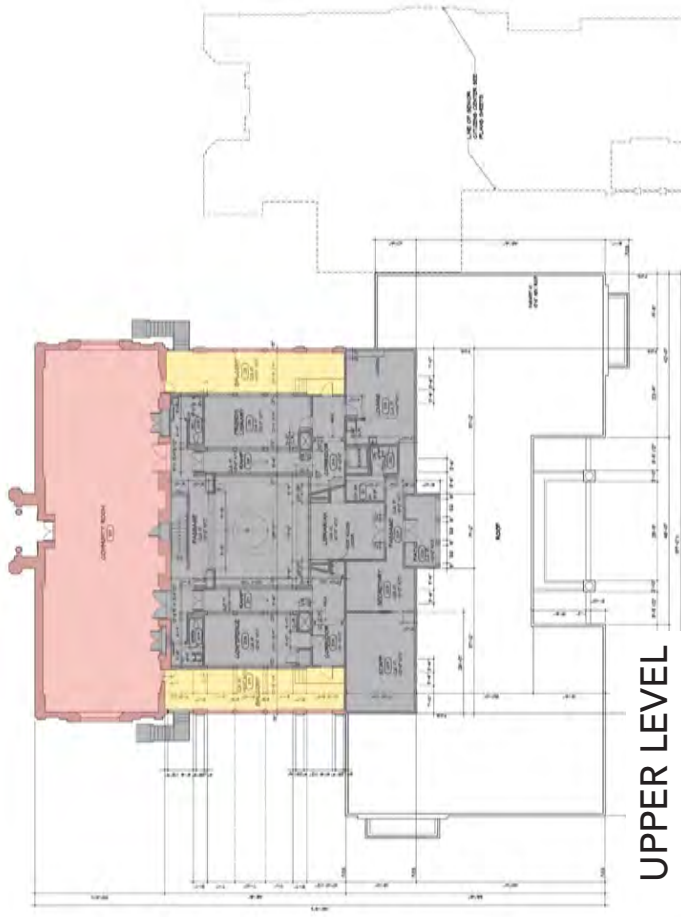
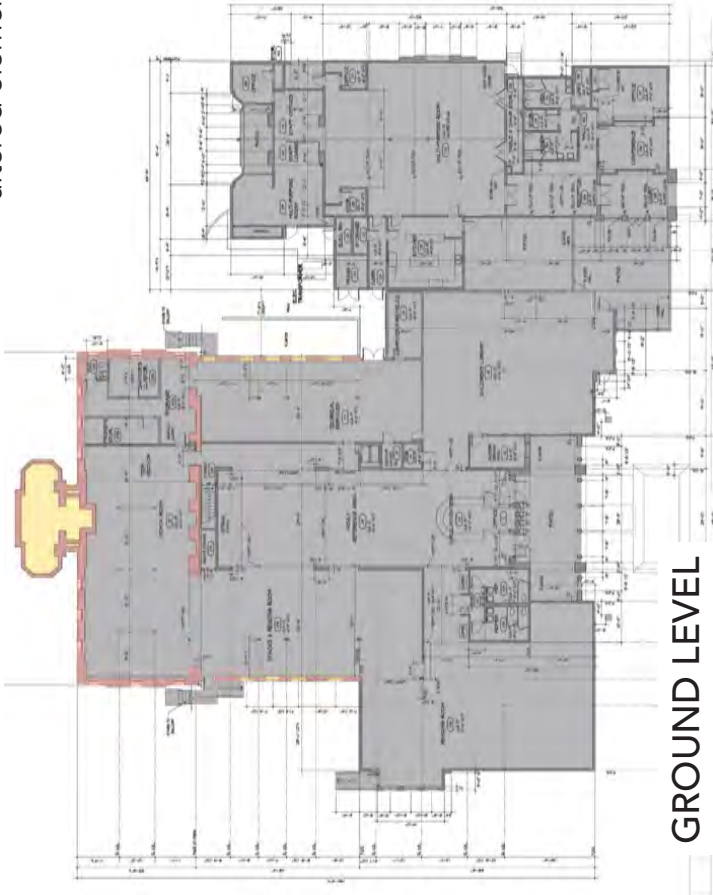
# HISTORICAL SIGNIFICANCE DIAGRAMS



**Primary Significance**  
 Spaces with historic features or materials that are the most significant or intact to the historic period.

**Contributing**  
 Spaces with historic features or materials that are characterized by a lesser degree of significance, were added after original construction, and/or are slightly altered elements.

**Non-Contributing**  
 Spaces with historic features or materials that have been significantly altered, or do not contribute to the overall historic and are not considered historic.

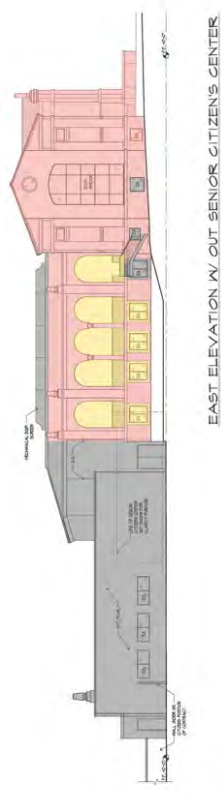
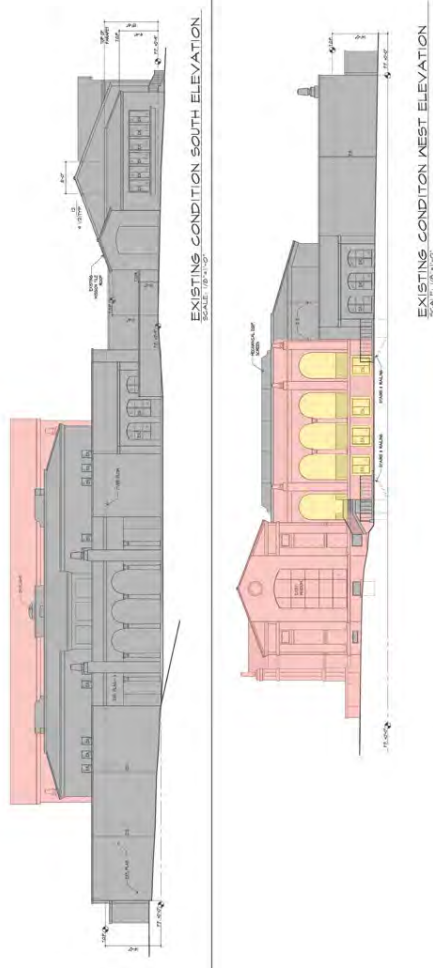


Base Drawings: Ewing Architects, Inc., "S. Pasadena Public Library Renovation," A2.1 Existing Condition Ground Floor Plan (left) and A2.2 Existing Condition Upper Level Plan (right). Nov. 3, 2003.

# HISTORICAL SIGNIFICANCE DIAGRAMS



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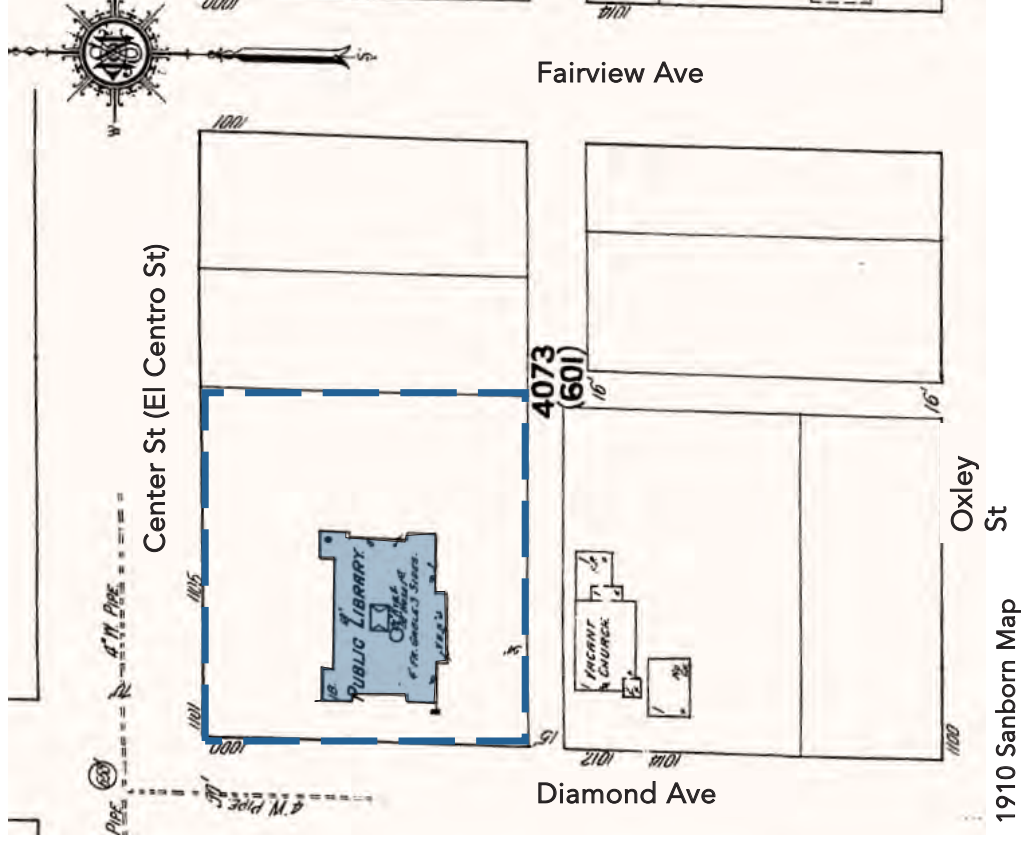
Base Drawing: Ewing Architects, Inc., "S. Pasadena Public Library Renovation," A5.1 Existing Condition Exterior Elevations. Nov. 5, 2003.

# LIBRARY BUILDING EVOLUTION



## Original Construction | 1906-08

- The City of South Pasadena applied for a Carnegie grant in 1902 to construct a library.
- A \$10,000 grant is received in 1906, contingent on South Pasadena providing the land.
- The city trustees was only able to acquire two lots at the southeast corner of the intersection of Center Street (now El Centro Street) and Diamond Avenue.



# LIBRARY BUILDING EVOLUTION



## Original Construction | 1906-08

- The original Carnegie Library had a Classical Revival style with brick veneer.
- It was designed by architect Norman Foote Marsh of South Pasadena.
- The building featured six rooms and a domed skylight.



Ca. 1910, Carnegie Library front (north) façade, facing Center (El Centro) Street.  
Source: Callisphere

# LIBRARY BUILDING EVOLUTION

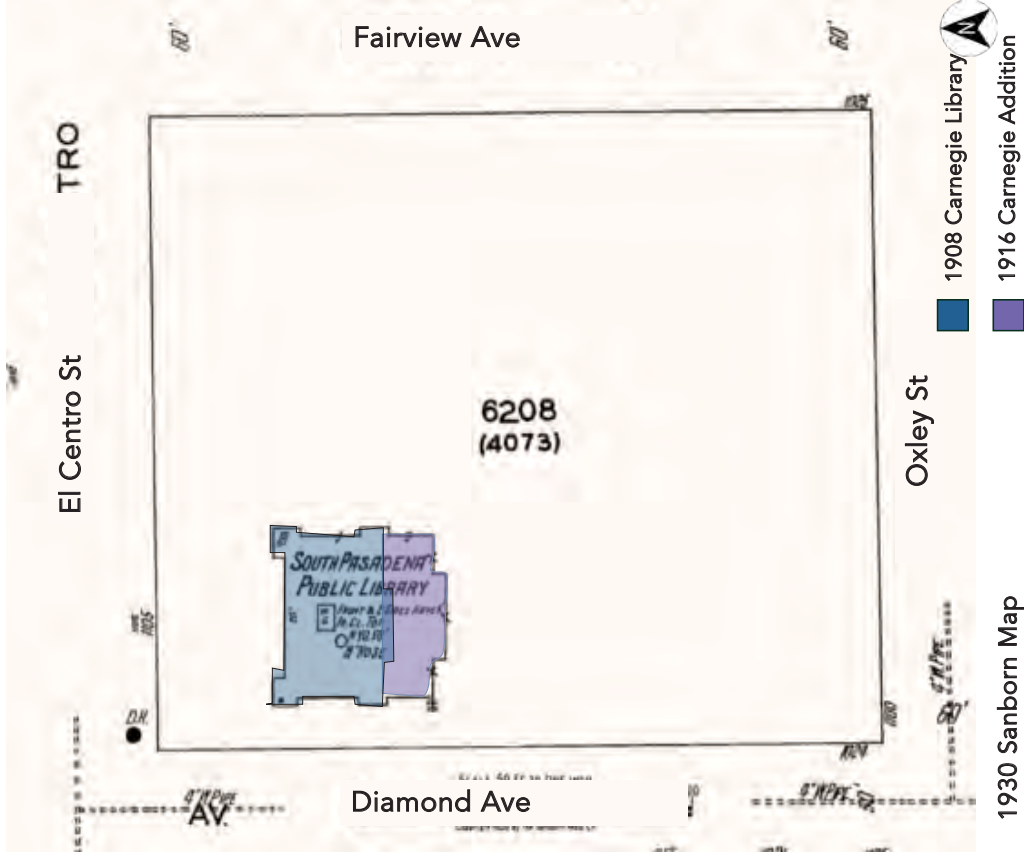


## Site Acquisition & First Addition | 1910s

- 1910 – City acquired the rest of the lots to create Library Park
- 1916 – Another Carnegie grant funded the construction of an addition to the original building's rear (south) side.



1917, south façade with rear (south) addition facing the park. Source: South Pasadena Library.

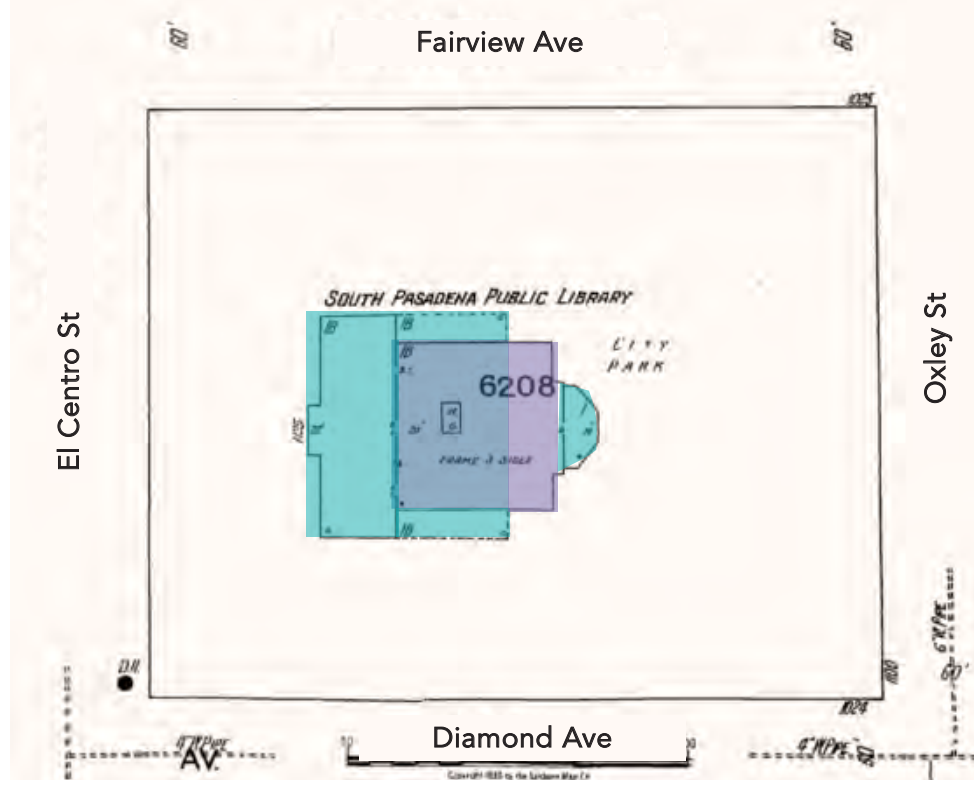


# LIBRARY BUILDING EVOLUTION



## Move & Addition | 1930

- The Carnegie Library with its addition is moved to the center of the lot, according to a June 1930 *South Pasadena Foothill Review* article.
- The original Classical Revival façade appears to have been removed.
- A new front (north) wing is constructed, and open loggias are added to the east and west façades around what remained of the moved Carnegie Library.



1951 Sanborn Map



# LIBRARY BUILDING EVOLUTION



## Move & Addition | 1930

- The new north wing is a general reading and reference room.
- It is designed in a Mediterranean Revival style to complement the new school building across El Centro Street.



1932, north and east facades. Source: Calisphere.

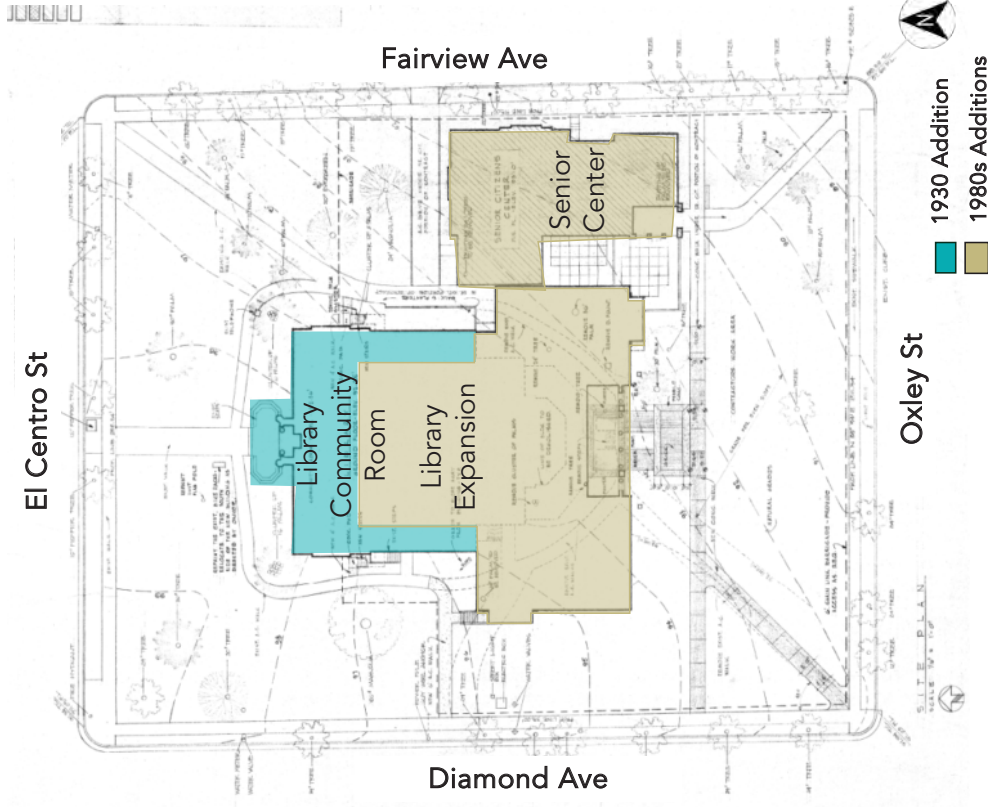
# LIBRARY BUILDING EVOLUTION

## Partial Demolition & Expansion | 1981-82

- Carnegie Library demolished for new library and senior center expansion
- The 1930 addition mostly retained and become Library Community Room.
- The 1980s addition creates a new “front entrance” on the south façade.



1981, Carnegie Library demolished, leaving the 1930 addition. Source: South Pasadena Library.



1980, site plan. Source: Howard H. Morgridge, F.A.I.A and Associates, Inc.



# COMMUNITY ROOM INTERIOR OVER TIME



1946, Interior of Community Room, facing northwest.



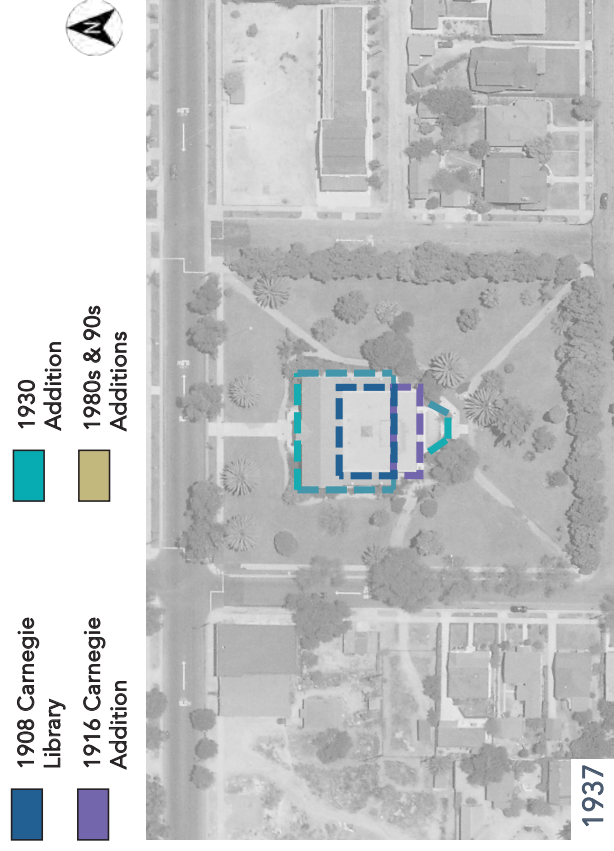
1968, Interior of Community Room, facing northeast.



Interior of Community Room, facing west.

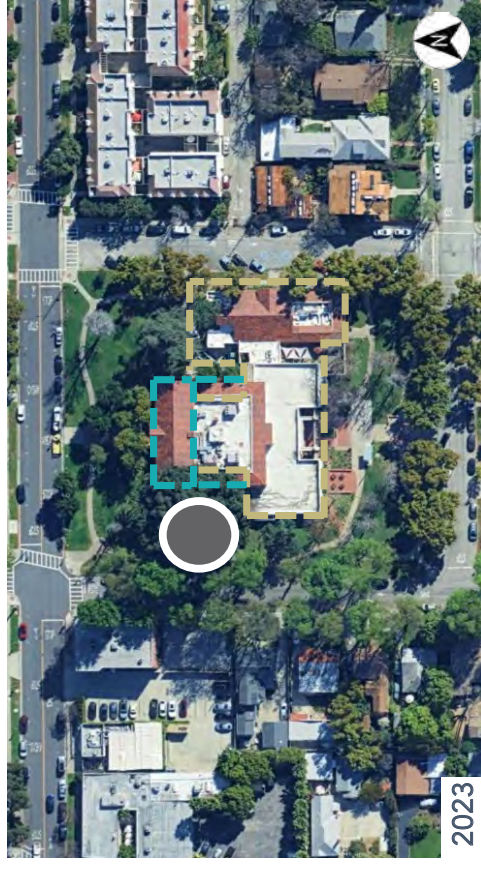
# LANDSCAPE & LIBRARY PARK EVOLUTION

- Library Park had pathways from the corners to the center when first established in 1910s.
- Pattern mostly remained when the library building moved to the center of the park in 1930.

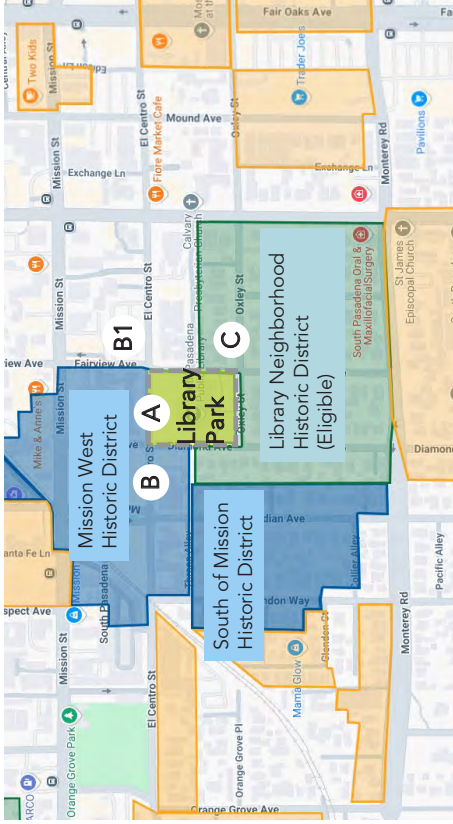


# LANDSCAPE & LIBRARY PARK EVOLUTION

- The 1980s work changed the landscaping, including the pathways and plantings.
- Due to the changes, the park landscape has lost historic integrity.
- The large Moreton Bay Fig Tree (circled) is designated South Pasadena Landmark # 55.
- Other mature trees in the park may be protected.



# LIBRARY PARK HISTORIC SURROUNDINGS

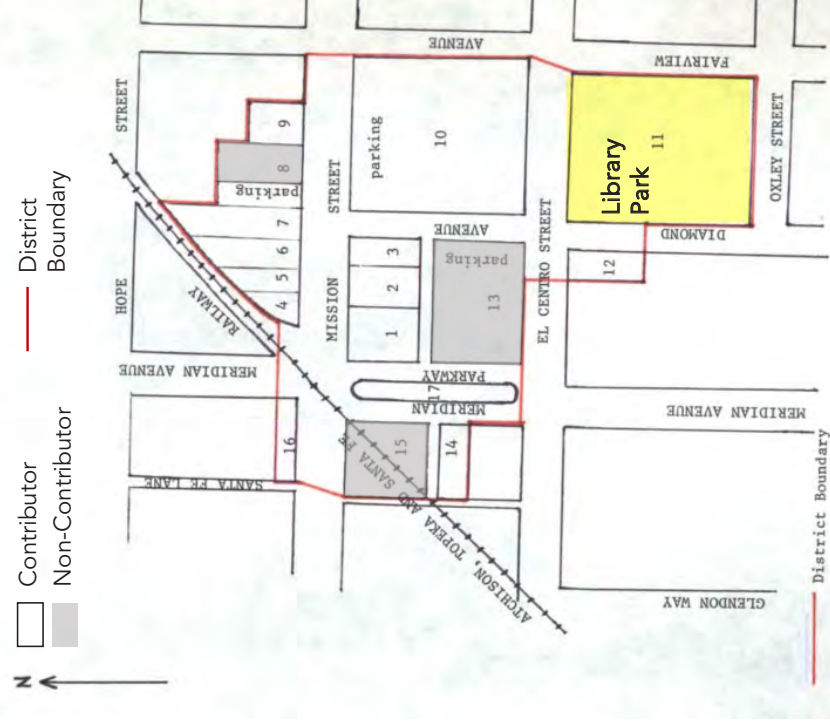


Non-historic building at northeast corner of Fairview Avenue & El Centro Street

- A. Library Park is in Mission West Historic District (Listed)
  - Library Park is one of 14 contributors to the district
- B. Larger commercial and institutional buildings are to the north and northwest, some also in Mission West Historic District (Listed)
  1. Buildings at northeast corner not historic
- C. Smaller-scale residences are to the south, southeast, and southwest in Library Neighborhood Historic District (Eligible)

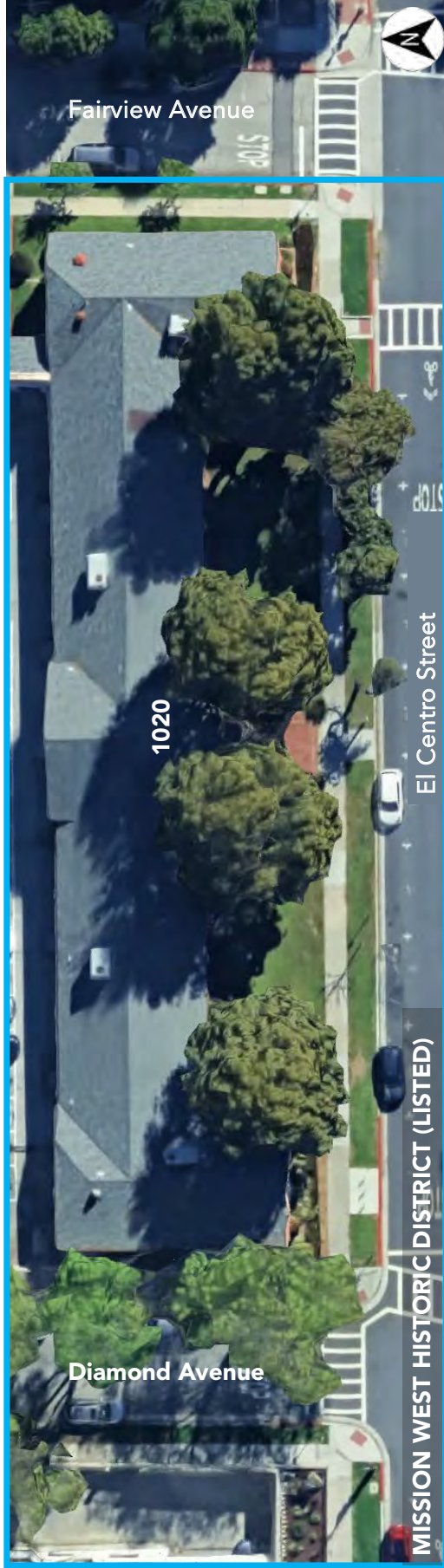
# MISSION WEST HISTORIC DISTRICT (LISTED)

- Also known as the South Pasadena Historic Business District
- Listed on the National Register of Historic Places in 1982.
- Period of Significance: c. 1885 – 1925
- City's original business center fueled by rail stop before streetcar shifted commercial activity east to Fair Oaks.
- District maintains concentration of commercial and institutional buildings reflecting city's early 20<sup>th</sup> century small-town character.
- **Library Park is one of 14 contributors to the district.**



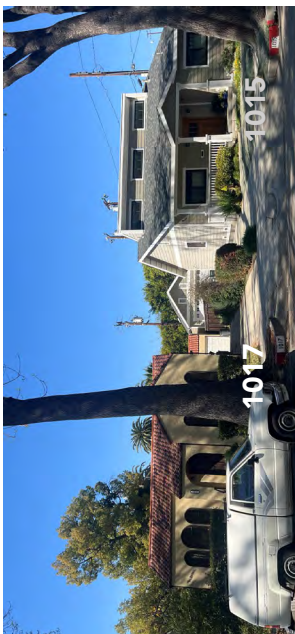
Information from 1977 NRHP Nomination Form South Pasadena Historic Business District (now known as Mission West Historic District)

# NORTH SIDE OF LIBRARY PARK | EL CENTRO STREET



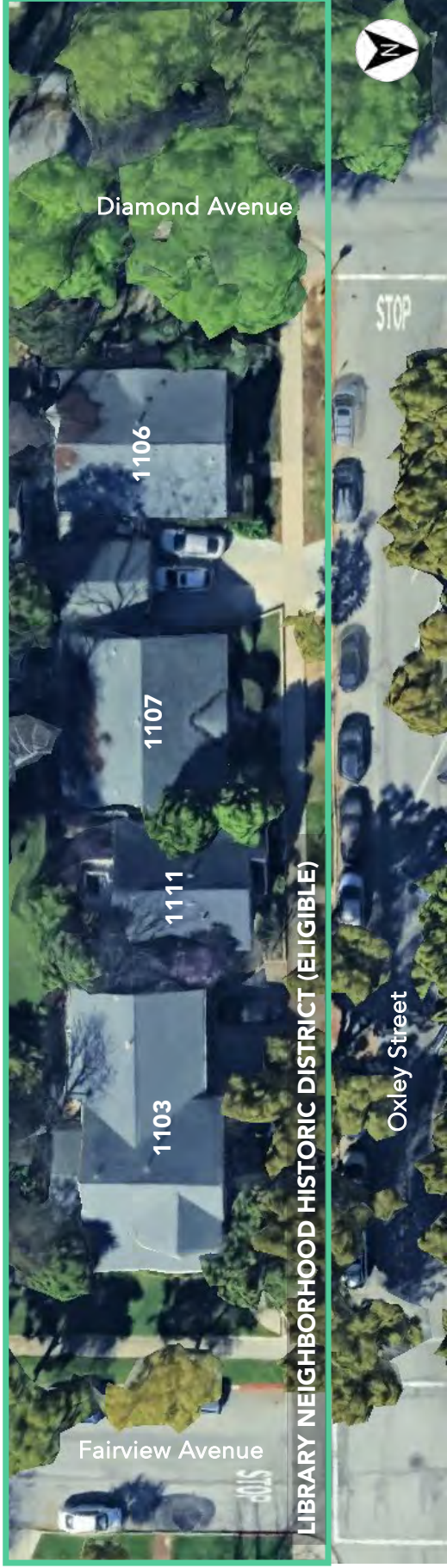
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 0000 = Non-Contributor /  
 Not Historic

# WEST SIDE OF LIBRARY PARK | DIAMOND AVENUE



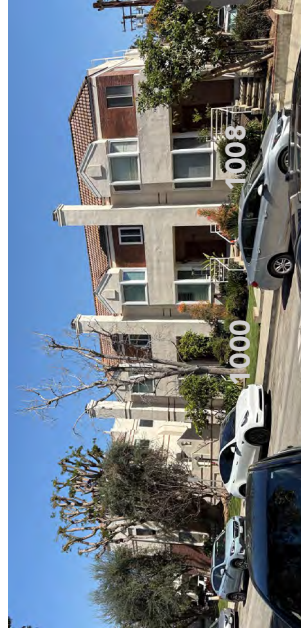
0000 = Contributor  
 0000 = Non-Contributor /  
 Not Historic

# SOUTH SIDE OF LIBRARY PARK | OXLEY STREET



0000 = Contributor
0000 = Non-Contributor / Not Historic

# EAST SIDE OF LIBRARY PARK | FAIRVIEW AVENUE



0000 = Contributor
0000 = Non-Contributor / Not Historic

# EXISTING COMMUNITY FACILITIES

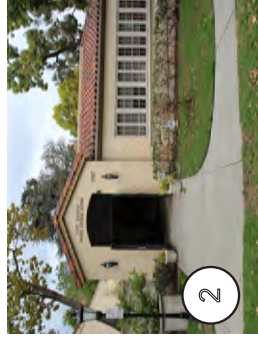


Facility	Program / Meeting Capacity	Approx. Dimensions	Size (SF)
<b>1 Library</b> <ul style="list-style-type: none"> <li>Conference Room</li> <li>Community Room</li> </ul>	<ul style="list-style-type: none"> <li>18 seated</li> <li>394 standing/180 seated</li> </ul>	23x14 33x93	21,830 SF* 322 SF 2,830 SF
<b>2 Senior Center</b> <ul style="list-style-type: none"> <li>Activity Room</li> <li>Multipurpose Room</li> <li>Kitchen</li> <li>Outdoor Patio</li> </ul>	<ul style="list-style-type: none"> <li>16 classroom/20 seated</li> <li>96 seated/80 banquet</li> </ul>		5,680 SF 350 SF 1,500 SF 300 SF 400 SF
<b>3 Orange Grove Rec. Center</b> <ul style="list-style-type: none"> <li>Conference Room</li> </ul>	<ul style="list-style-type: none"> <li>30 seated</li> </ul>		3,200 SF 900 SF
<b>TOTAL EXISTING LIBRARY + COMMUNITY FACILITIES SPACE: 30,710 SF</b>			
<b>Rental-Only Facilities</b>			
<b>4 War Memorial Building</b> <ul style="list-style-type: none"> <li>Main Room</li> <li>Lobby</li> <li>Legion Room</li> <li>Kitchen</li> </ul>	<ul style="list-style-type: none"> <li>120 -150 banquet (with/without entertainment), 200 seated</li> </ul>	40x60 20x40	4,800 SF 2,400 SF 800 SF
<b>5 Arroyo Seco Golf Course Clubhouse</b> <ul style="list-style-type: none"> <li>Small Banquet Room</li> </ul>		40x20	4,800 SF 800 SF
<b>6 Eddie Park House</b> <ul style="list-style-type: none"> <li>Main Room</li> <li>Kitchen</li> </ul>	<ul style="list-style-type: none"> <li>50 seated/30 banquet</li> </ul>	24x30	800 SF 650 SF
<b>7 Garfield Park Youth House</b> <ul style="list-style-type: none"> <li>Main Room</li> </ul>	<ul style="list-style-type: none"> <li>36 seated</li> </ul>		855 SF 500 SF

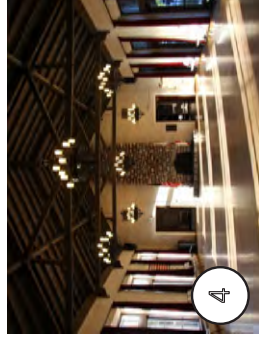
\*Includes 19,000 SF Library and 2,830 SF Community Room



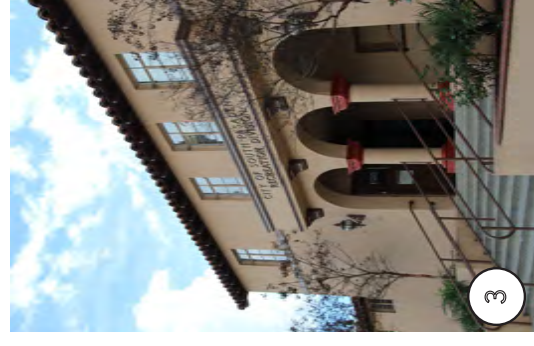
1



2



4



3



5



6



7

# EXISTING FACILITIES + PROGRAMS



	CITY-OWNED							NON-CITY			
AGE											
Tots – 3-5 Years Old	●			●				●			
Youth – 5-13 Years Old	●		●	●	●	●			●		
Teen – 14-18 Years Old	●	●	●	●	●	●			●	●	
Adult – 18 and Up	●	●		●						●	●
Seniors – 55 and Up	●	●		●							
AMENITIES											
Small Group – 4-6											
Conference – 6-12											
Conference – 12-30	●		●								
Classroom – Hard Floor		●									
Classroom – Carpeted											
Community Meeting – 50-200	●										
Multi-Purpose – 30-50											
Multi-Purpose – 50-200		●		●							
Gymnasium											
Outdoor Patio		●									
Kitchen		●		●							

DRAFT

# EXISTING FACILITIES + PROGRAMS - ATTENDANCE



	CITY-OWNED							NON-CITY		
	Library	Senior Center	Orange Grove Rec Center	War Memorial Building	Garfield Park Youth House	Eddie Park House	Arroyo Seco Golf Course Clubhouse	Payke Gymnastics Academy (Alhambra)	Swords Fencing Studio (Pasadena)	Pointe by Pointe Studio
AGE	Tots – 3-5 Years Old									
	Youth – 5-13 Years Old		4							
	Teen – 14-18 Years Old									
	Adult – 18 and Up									
	Seniors – 55 and Up		2-100		90-120					
	General Interest	Avg. 67								
AMENITIES	Small Group – 4-6									
	Conference – 6-12									
	Conference – 12-30	Used 27x / sample wk.		Piano - 4						
	Classroom – Hard Floor					2-20				
	Classroom – Carpeted									
	Community Meeting – 50-200	Fitness – 7-20								
	Multi-Purpose – 30-50					36				
	Multi-Purpose – 50-200		Movies – 10-20 Fitness – 12-20 Games/Activ. – 15-20 Learning – 12-30 Lunch – 30 Sr. Banquets – 90 – 96		Dance/Fitness – 3-20 Mtg/Training – 60-80 Private Renter – 100 Sr. Banquets – 100 – 150		20			
	Gymnasium									
	Outdoor Patio		Coffee + Treats							
	Kitchen									

**DRAFT**

# PEER COMPARISONS

## LIBRARY



### Visits Per Capita

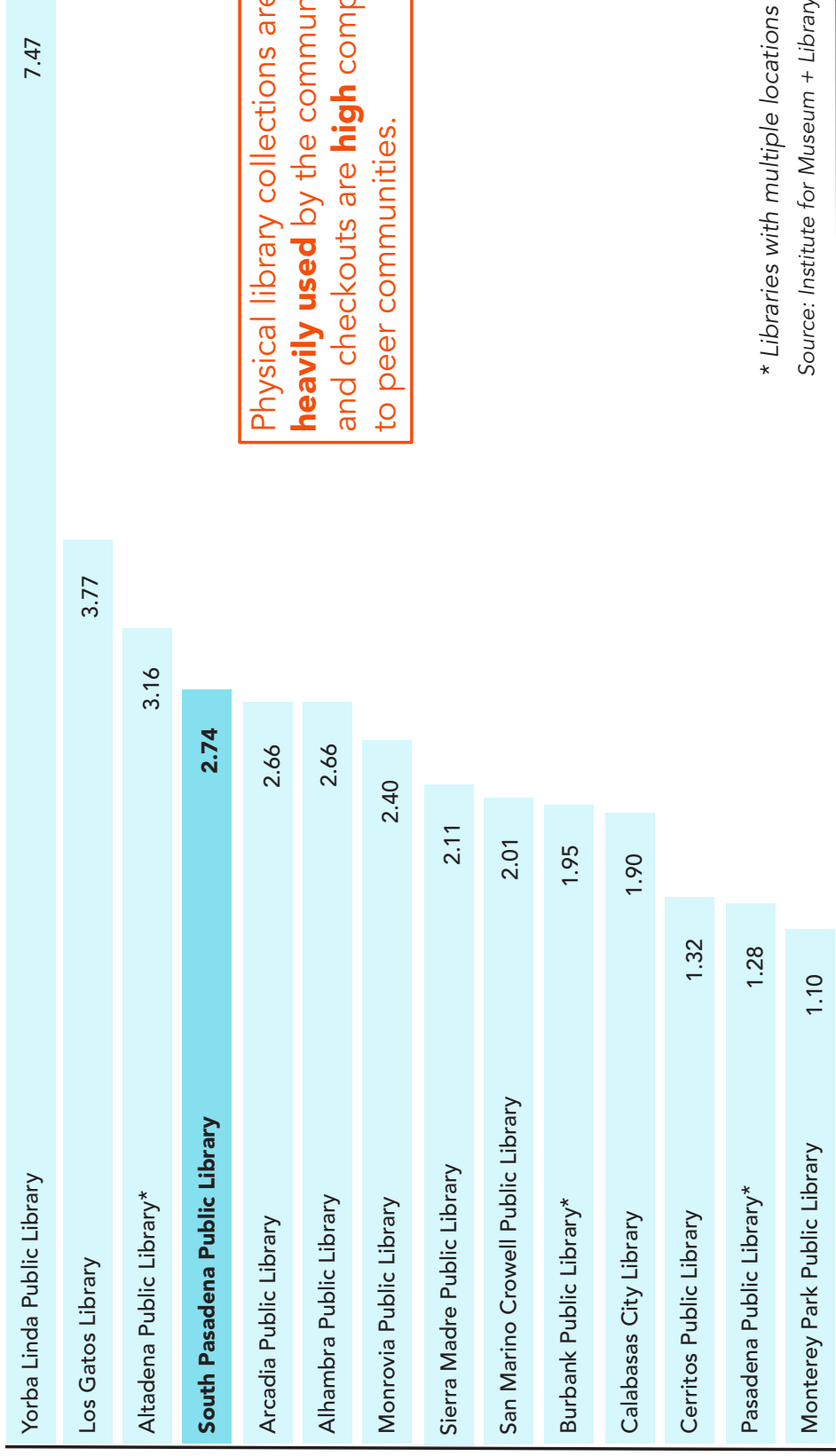


Visits per Capita

# PEER COMPARISONS LIBRARY



## Materials Checkout Per Collection Item



Physical library collections are **heavily used** by the community and checkouts are **high** compared to peer communities.

\* Libraries with multiple locations  
Source: Institute for Museum + Library Services

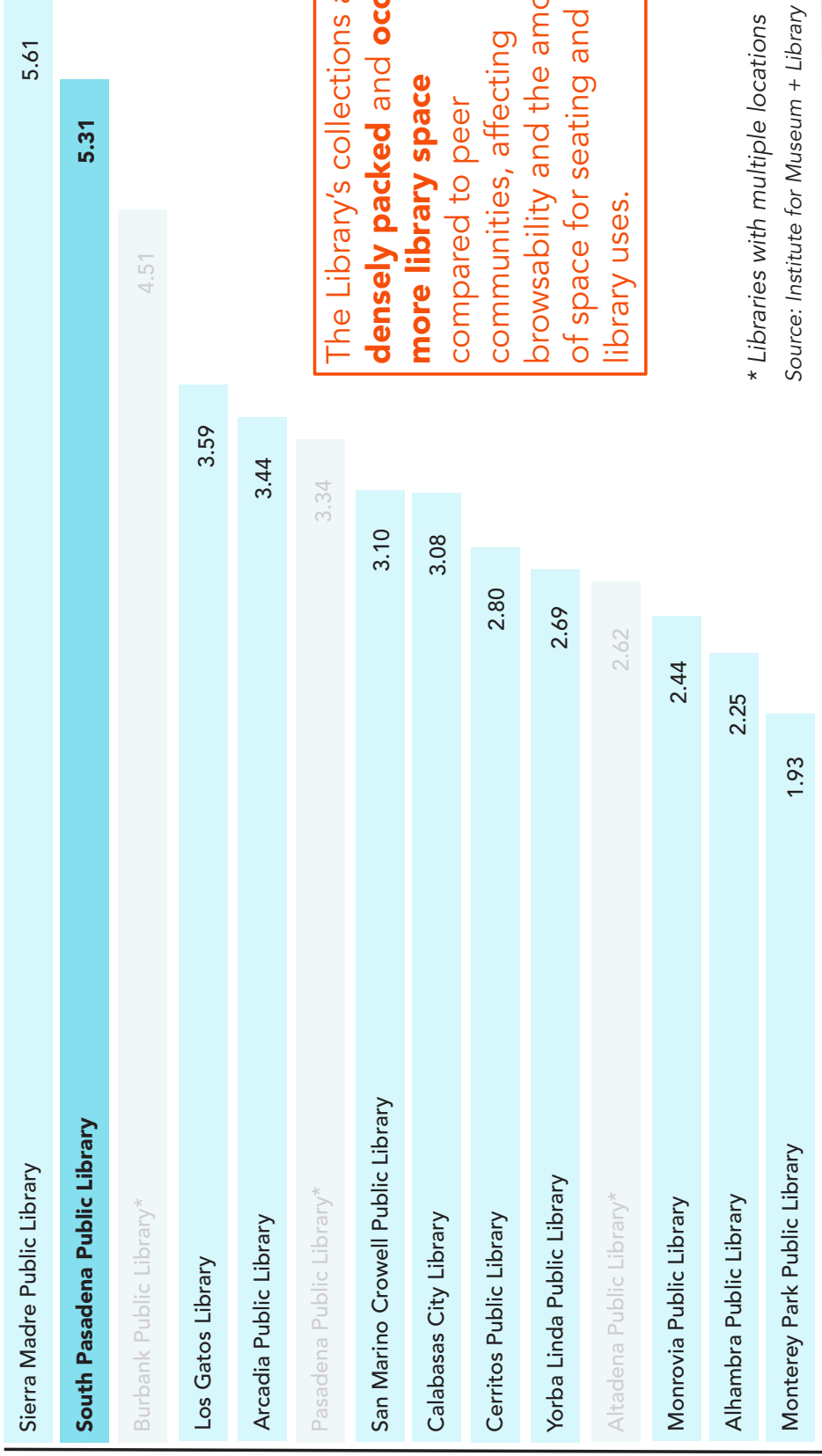
Checkout Rate

# PEER COMPARISONS

## LIBRARY



### Library Materials Per SF of Library Space



Materials Per Library Sq. Ft.

# PEER COMPARISONS LIBRARY



## Library Square Feet (SF) Per Resident - 2020



The Library has a **moderate amount of library space per resident** compared to peer communities.

\* Libraries with multiple locations  
Source: Institute for Museum + Library Services

# PEERS + COMPARISONS



## RECREATION

Peer Cities	2020 Pop.	2045 Pop.	Indoor Facilities SF/ Resident 2020	Indoor Facilities SF/ Resident 2045	Indoor Facilities Total SF	Community Center	Recreation Center	Senior Center	Youth Center	Nature Center	Rental-Only Space
S. Pasadena	26,943	30,000	0.33	0.30	8,880		3,200 SF	5,680 SF			11,255 SF
Alhambra	82,868	91,200	0.80	0.73	66,500	25,000 SF (in planning)	27,800 SF <sup>+</sup>	9,400 SF	4,300 SF		
Arcadia	56,681	62,200	0.54	0.49	30,500	28,500 SF				2,000 SF	
Pasadena	138,699	155,500	0.85	0.76	117,900	19,000 SF <sup>+</sup>	95,800 SF <sup>+</sup>	Non-city facility	3,100 SF		2,700 SF
Monterey Park	61,096	75,442	1.17	0.95	71,500	37,000 SF <sup>+</sup>	12,500 SF	22,000 SF			
San Gabriel	39,568	50,000	0.30	0.24	12,000	*	4,500 SF*	7,500 SF			
San Marino	12,513	13,600	2.80	2.57	35,000	35,000 SF <sup>+</sup>					1,800 SF
<b>Other Cities</b>											
Duarte	21,727	25,100	1.97	1.71	42,900	9,400 SF <sup>+</sup>	8,500 SF	16,000 SF	9,000 SF		
Monrovia	37,931	42,100	0.86	0.78	32,700	20,000 SF			11,500 SF	1,200 SF	1,700 SF
Temple City	36,494	42,300	0.55	0.47	20,000	20,000 SF <sup>+</sup>					
Rosemead	51,185	60,300	1.14	0.97	58,500	45,000 SF <sup>+</sup>	9,000 SF		4,500 SF		
Diamond Bar	55,072	64,700	0.54	0.46	30,000	30,000 SF <sup>+</sup>					
Laguna Beach	23,032	24,300	2.61	2.47	60,000	60,000 SF <sup>+</sup> *	*	*			
Laguna Niguel	64,355	69,700	2.25	2.08	144,900	144,900 SF <sup>+</sup> *		*			
Yorba Linda	68,336	70,600	1.05	1.02	71,900	41,500 SF <sup>+</sup>	30,400 SF <sup>+</sup>				

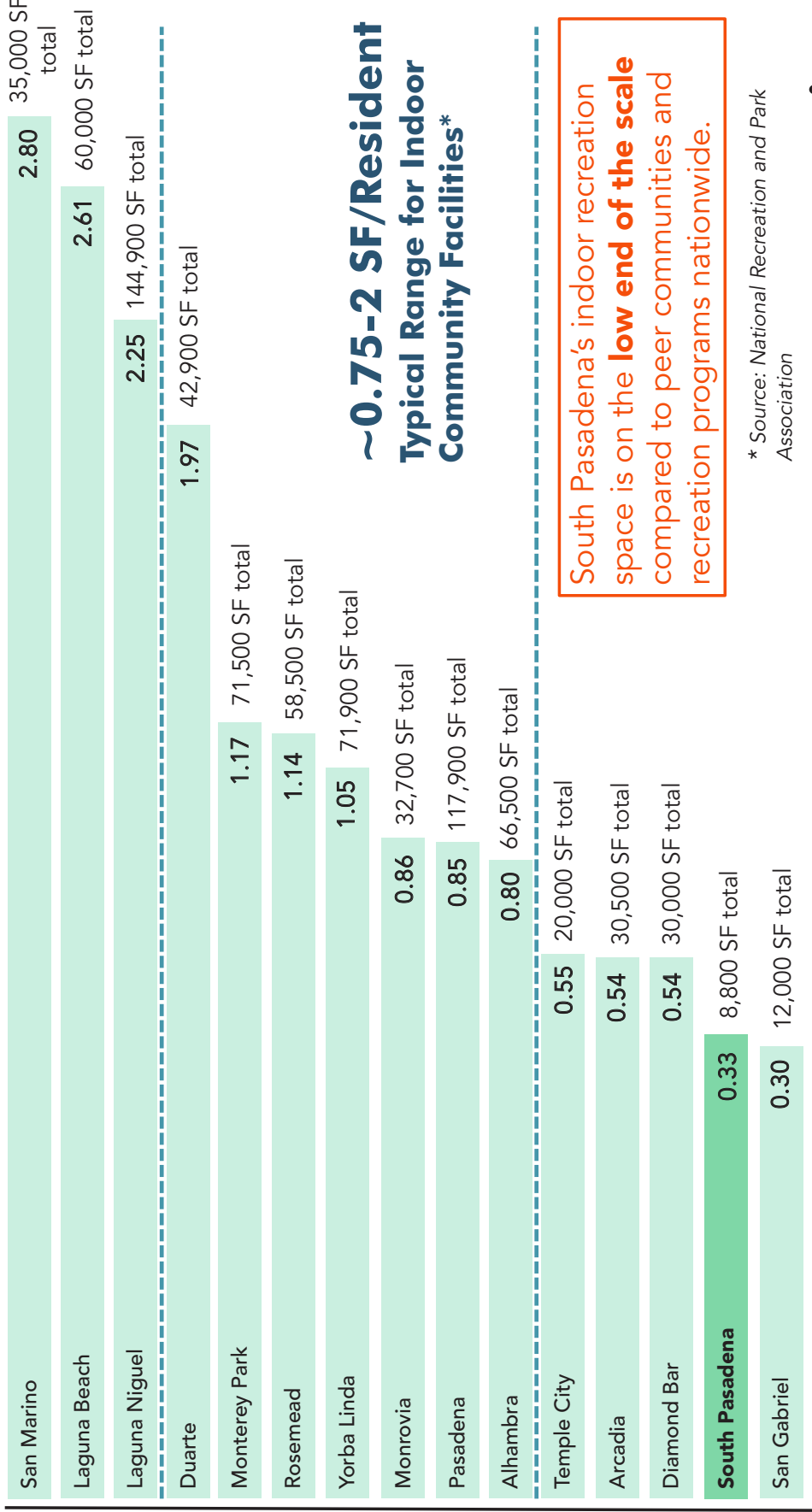
<sup>+</sup> multiple facilities

\* combined facility

# PEER COMPARISONS RECREATION



## Indoor Recreation Square Feet (SF) Per Resident - 2020



Square Feet per Capita

# LIBRARY + REC SPACE: PROJECTED NEEDS



## Future Projected Population

- A 2045 city population of 30,000 is used for planning purposes, based on SCAG projections and consideration of potential redevelopment projects over the next 10 years.

## Co-located Facilities

- If library and recreation spaces are co-located in a single facility, **total projected space needs can be reduced** because of shared space use opportunities.
- Community Room is currently shared by the Library and Senior Center.

## Library Space Needs

- Based on current **high levels of library use** and community **library needs**, recommendation for South Pasadena is for a **modern full-service library** that supports community-responsive collections, services, spaces, and programs.
- Based on needs assessment analysis, the recommended size for a **stand-alone library** to serve the South Pasadena community would be in the **range of 20,000 SF – 30,000 SF**.

# LIBRARY + REC SPACE: PROJECTED NEEDS



## Recreation Needs

- Based on National Recreation and Park Association planning standards for indoor recreation facilities (rec, community, and senior) and local rec programs, needs, and context, the recommendation for South Pasadena is 0.75 – 1.0 SF/capita.
- Existing Orange Grove Recreation Center and Senior Center currently support rec needs.

SOUTH PASADENA				2045 NEEDS		
Existing Orange Grove Rec Center SF	Existing Senior Center SF	Current Population 2020	Current Rec SF/ Resident 2020	Population 2045	Rec SF/ Resident 2045	1.0 SF/ Resident
3,200 SF	5,680 SF	26,943	0.33	30,000*	0.30	30,000 SF
Reduction for existing Orange Grove Rec Center						<3,200>
Recreation/Senior Space (planned dedicated + shared space) at Library Park - see page 52						<7,320>
<b>Balance of Unmet Recreation Space Need</b>						<b>11,980 SF</b>
						<b>16,020 SF</b>

\*Projection for planning purposes based on SCAG projections and consideration of potential redevelopment projects over the next 10 years.

# LIBRARY + REC SPACE PLANNING RECOMMENDATIONS @ LIBRARY PARK



## Co-located, Shared Facility

Space Uses	Existing Facilities	2045 Needs Low	2045 Needs High
Library	19,000 SF	20,000 SF	30,000 SF
Recreation/Senior Space Available*	5,680 SF	5,680 SF	5,680 SF
Shared Spaces	2,830 SF	4,070 SF	7,500 SF
Subtotal:		29,750 SF	43,180 SF
Reduction for Shared Use (~5-10%)		<2,400 SF>	<2,400 SF>
<b>Library Park Facility Program Options</b>	<b>27,510 SF</b>	<b>27,320 SF</b>	<b>40,780 SF</b>

\* Recreation/Community Center SF is based on replacing existing square feet at the Senior Center and as noted on page 51 is only meeting part of the overall community need for space for recreation/community programming.

# COMMUNITY ENGAGEMENT



## Community Pop-Ups



## Open Houses + Workshops



## Community Survey Online + Paper Format

### Library

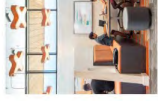
What would you like to do at the new library? Please select at least one option. You can select as many options as you want.



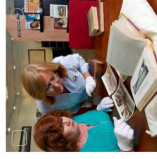
Find Books for All Ages



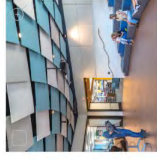
Quiet Reading, Work + Study



Group Study, Tur Collaborati



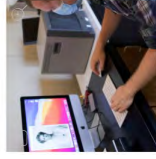
Find Local History



Visit Children's Storytime + Performance Space



Get Reading + L Support



Use a DIY Digitization Lab



Use a Library of Things



Get Research + Inf

## Ad Hoc Committee Public Meetings

### Members

- Janet Braun (Mayor, City of South Pasadena)
- Sheila Rossi (Mayor Pro Tem, City of South Pasadena)
- Kristen Dubé (Board member, Friends of the South Pasadena Public Library)
- Dean Serwin (Library Board of Trustees)
- Leslie Albe Field (Member, Community Services Commission)
- Alexandria Levitt (President, Senior Citizens' Foundation of South Pasadena)
- Tom Afschar (At-Large Member)
- Rich Elbaum (At-Large Member)
- Tony Hou (At-Large Member)
- Gene Kim (At-Large Member)
- Bianca Richards (At-Large Member)
- Victoria Rocha (At-Large Member)
- Julia Wang (At-Large Member)
- Jasmine Wong (At-Large Member)



# COMMUNITY ENGAGEMENT



## Topics:

- Library/Senior Center Site Assessments
- Library, Senior + Community Recreation Programs and Services
- Site Needs

## Engagement Efforts:

- Survey - Mid-March through June 1
  - Available in multiple languages
- Kiosks in Library lobby
- Community Open Houses + Workshops, 4/9 + 4/10
- Pop-Up Outreach at events in April + May 2025

# COMMUNITY ENGAGEMENT



## Questions asked included:

- What would you like to do at the new library?
- What senior and community recreation activities would you like to do at the reimaged campus?
- What would you like to do at the reimaged community facility in shared-use spaces?
- What would you like to do at the library park campus?
- Demographics questions

# COMMUNITY ENGAGEMENT



## OUTREACH COMPLETED:

- ✓ Open House & Community Workshops
- ✓ Online + Paper Survey
- ✓ Farmer's Market 4/3 + 5/8
- ✓ Eggstravaganza
- ✓ Eclectic Music Festival
- ✓ Library Lobby Kiosk ~6 weeks



## OUTREACH RESULTS

Survey (March 15 - May 30) – 672 responses

**TOTAL PARTICIPANTS (in person + online) ~2,966!**

# ENGAGEMENT RESULTS | TOP PRIORITIES



## LIBRARY

1



**BOOKS FOR ALL AGES**  
(28.1%)

2



**QUIET READING, WORK, STUDY**  
(27.2%)

3



**CHILDREN'S PLAY + LEARNING**  
(19.5%)

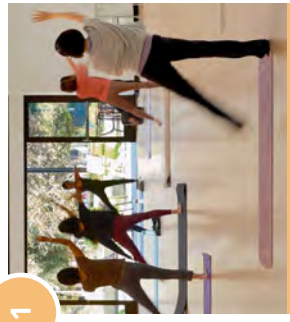
4



**USE A LIBRARY OF THINGS**  
(17.0%)

## SENIOR + COMMUNITY

1



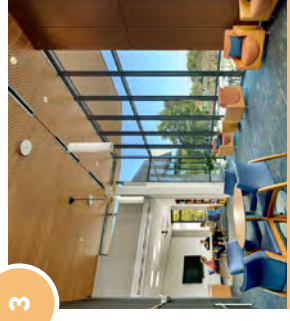
**FITNESS + WELLNESS**  
(24.4%)

2



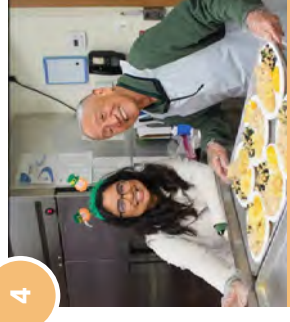
**GAMES + HOBBIES**  
(19.0%)

3



**SENIOR LOUNGE**  
(16.2%)

4



**NUTRITION + MEALS**  
(15.9%)

# ENGAGEMENT RESULTS | TOP PRIORITIES



## SHARED-USE SPACES

1



WATCH MOVIES,  
PERFORMANCES + MUSIC  
(23.8%)

2



VISUAL + CREATIVE  
ARTS  
(18.2%)

3



LIFELONG LEARNING  
+ CLASSES  
(18.1%)

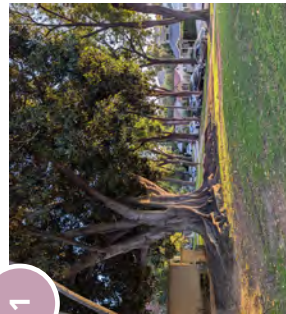
4



COOKING CLASSES  
(18.0%)

## LIBRARY PARK CAMPUS

1



ENJOY THE  
EXISTING TREES  
(31.4%)

2



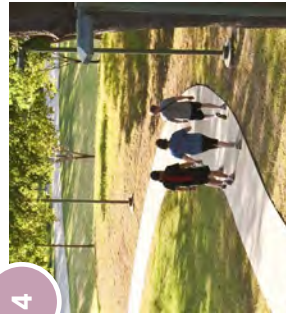
ATTEND MARKETS +  
FAIRS  
(29.2%)

3



ATTEND COMMUNITY  
PERFORMANCES +  
EVENTS  
(24.3%)

4



WALK AROUND  
THE SITE  
(23.7%)



# SURVEY RESULTS

WHAT SENIOR AND COMMUNITY RECREATION ACTIVITIES WOULD YOU LIKE TO DO AT THE REIMAGINED CAMPUS?



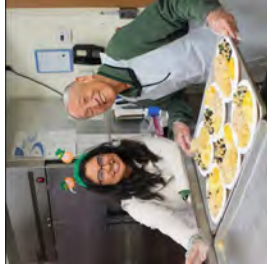
**1. Fitness + Wellness (24.4%)**



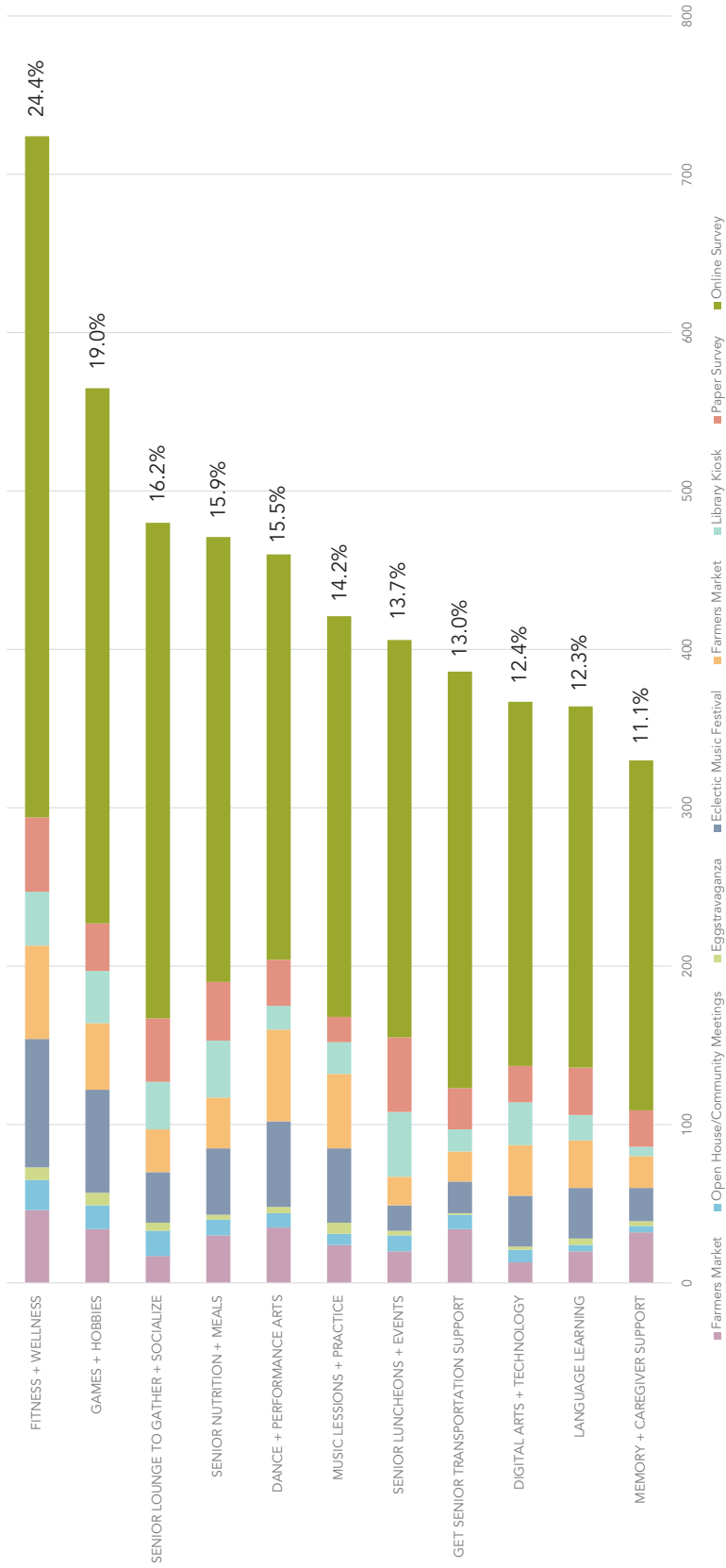
**2. Games + Hobbies (19.0%)**



**3. Senior Lounge to Gather + Socialize (16.2%)**

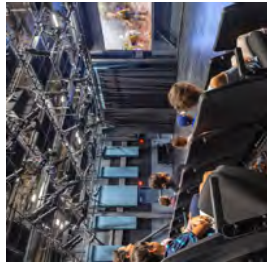


**4. Senior Nutrition + Meals (15.9%)**



# SURVEY RESULTS

## WHAT WOULD YOU LIKE TO DO AT THE REIMAGINED COMMUNITY FACILITY IN SHARED-USE SPACES?



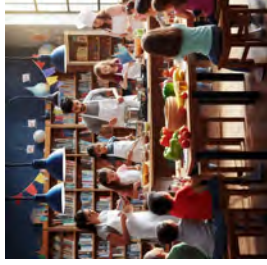
**1. Watch Movies, Performances + Music (23.8%)**



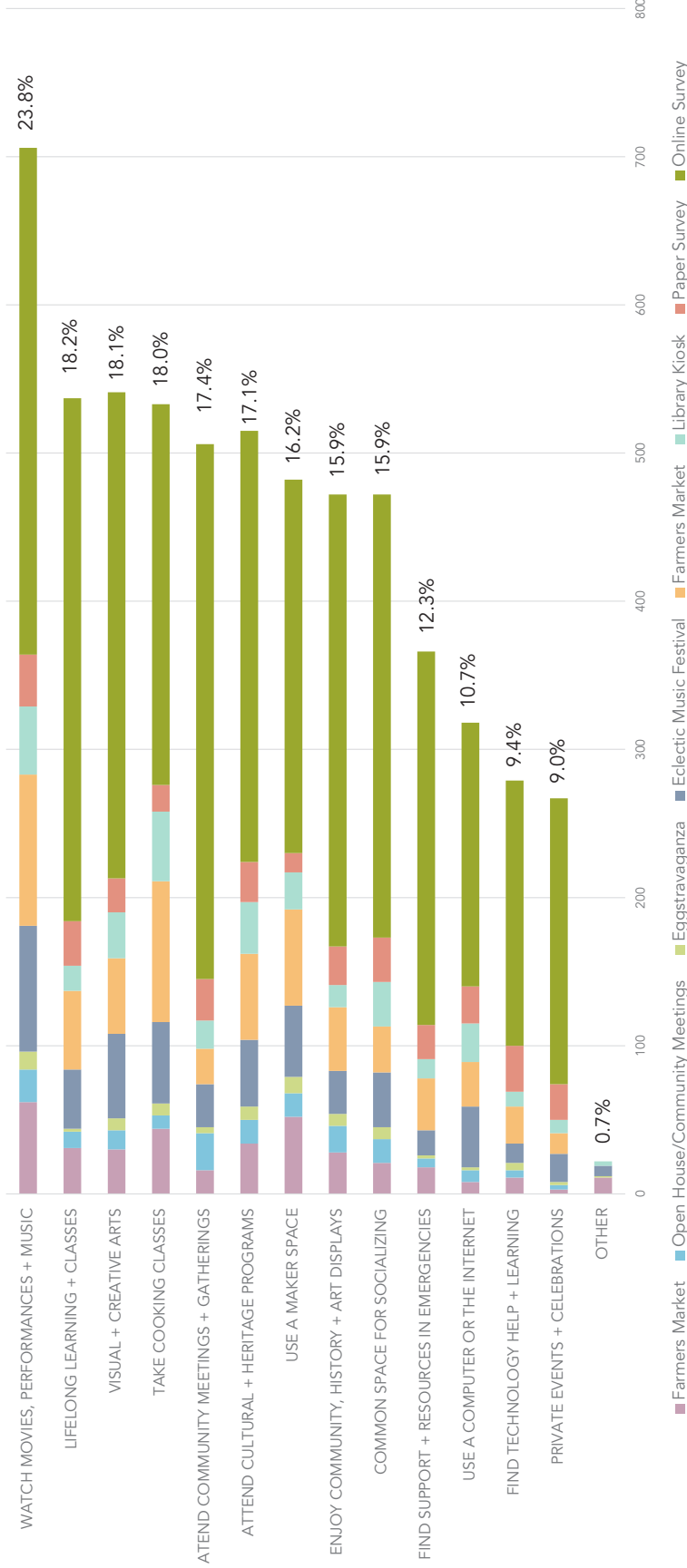
**2. Visual + Creative Arts (18.2%)**



**3. Lifelong Learning + Classes (18.1%)**



**4. Take Cooking Classes (18.0%)**



# SURVEY RESULTS |

WHAT WOULD YOU LIKE TO DO AT THE LIBRARY PARK CAMPUS, IN ADDITION TO FONDING ACCESSIBLE, WELL-LIT PARK WITH BICYCLE PARKING?



**1. Enjoy the Existing Trees (31.4%)**



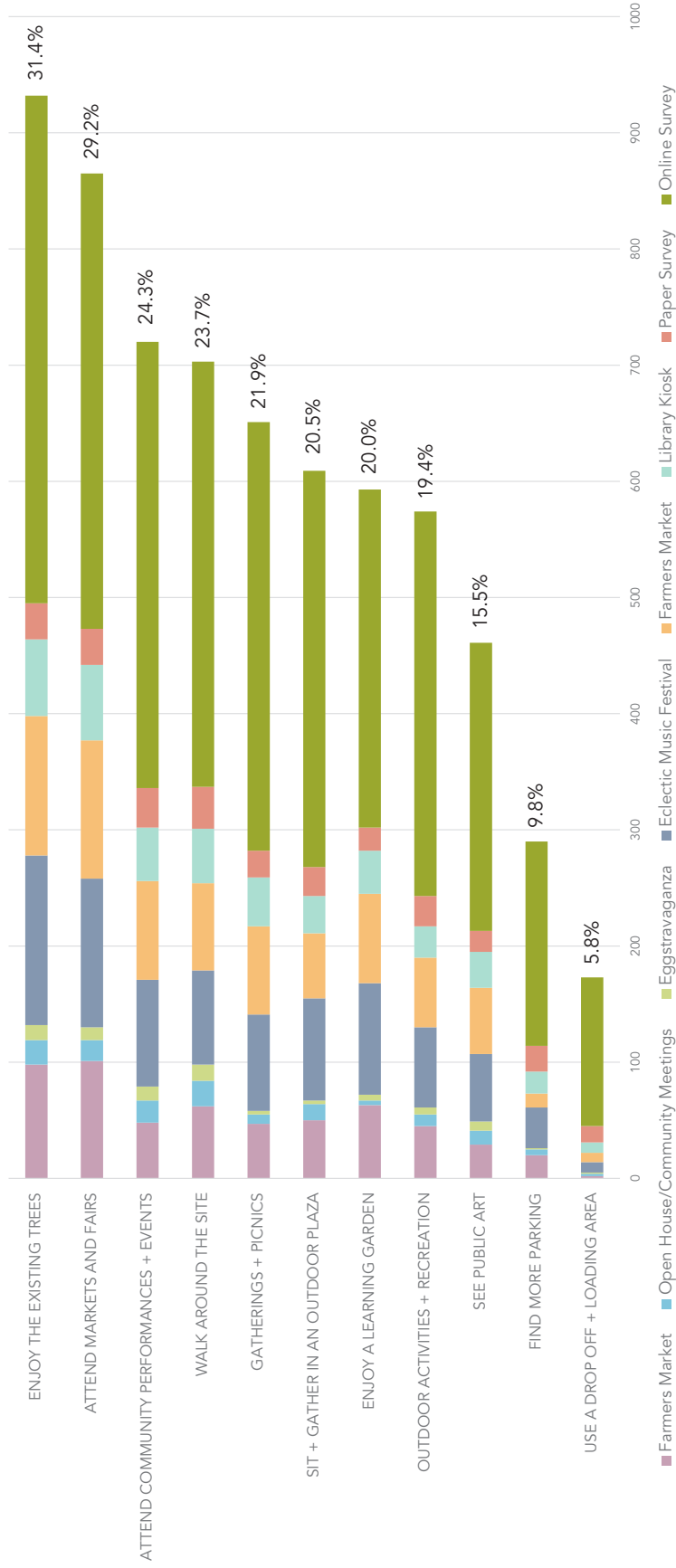
**2. Attend Markets + Fairs (29.2%)**



**3. Attend Community Performances + Events (24.3%)**



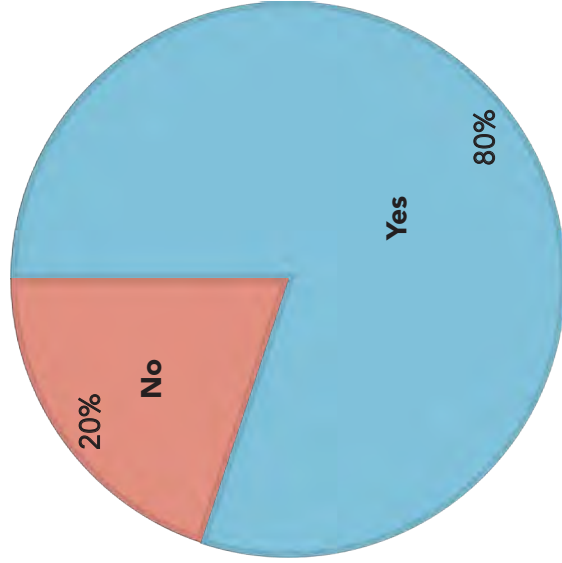
**4. Walk Around the Site (23.7%)**



# WHO'S VOTING?

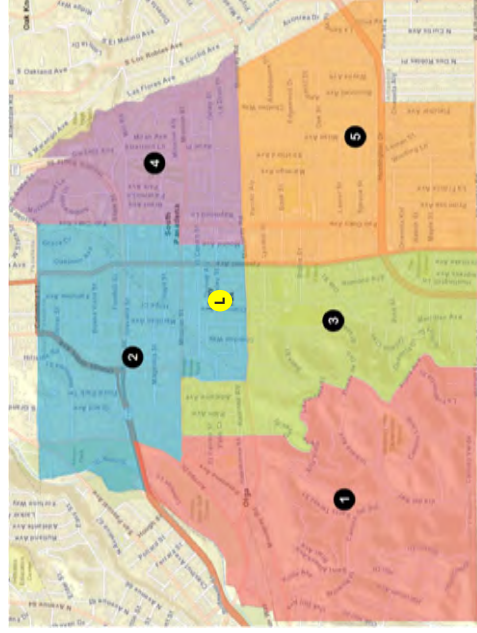
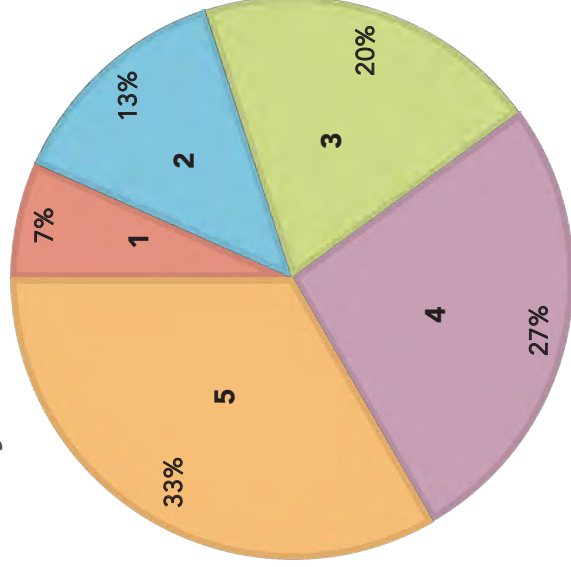


*Are you a Resident?*



**Online Survey Participants:**  
**~613 out of 2,966 total votes**

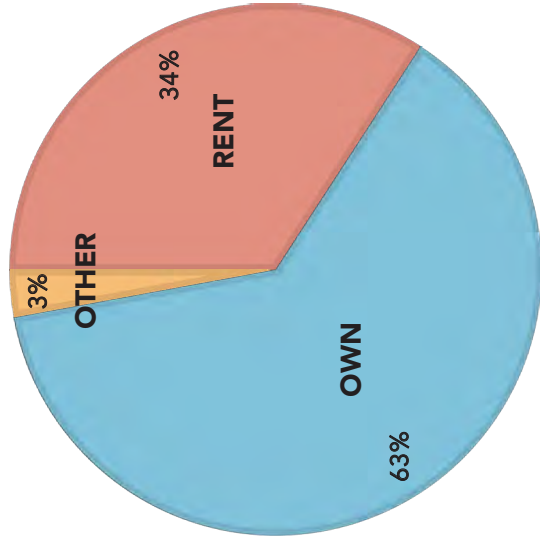
*What Area do you live in?*



# WHO'S VOTING?

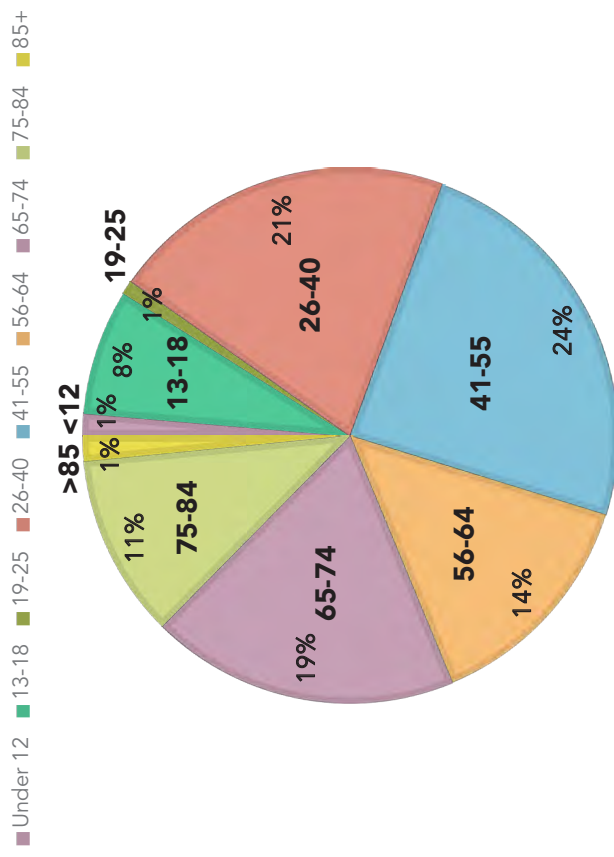


*Do you Rent or Own?*



**Online Survey Participants:  
~613 out of 2,966 total votes**

*What is your Age Group?*

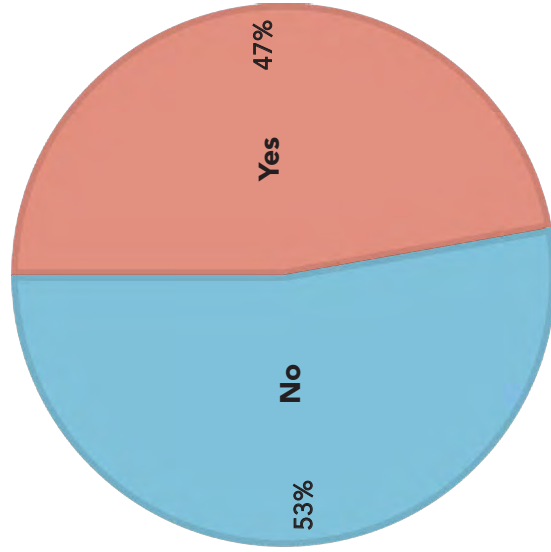




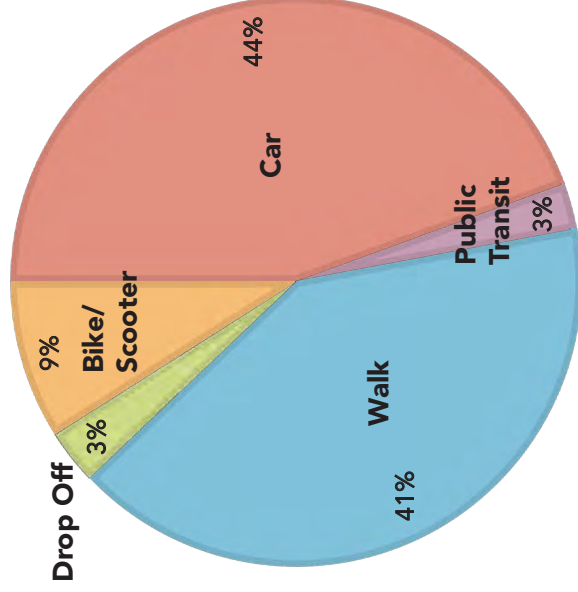
# WHO'S VOTING?



*Does your household include children?*



*How do you get to the site?*



**Online Survey Participants:  
~613 out of 2,966 total votes**

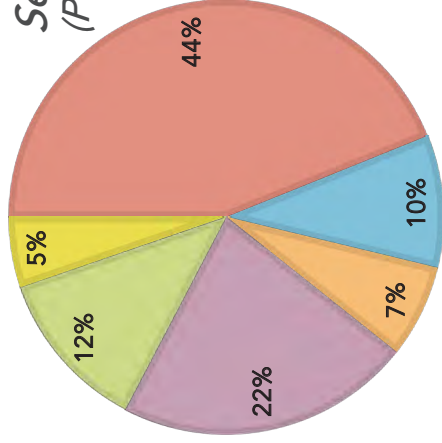
# WHO'S VOTING?

HOW OFTEN DO YOU VISIT THE...

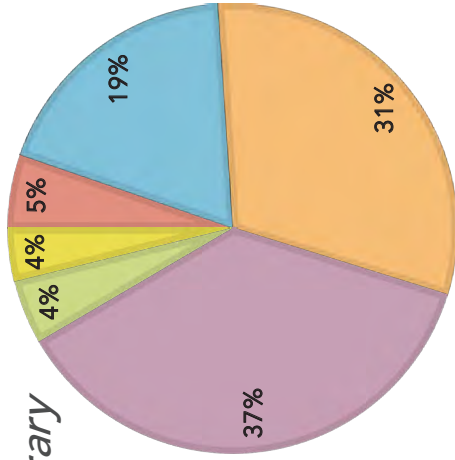


■ NEVER  
 ■ QUARTERLY  
 ■ MONTHLY  
 ■ WEEKLY  
 ■ DAILY  
 ■ UNSURE

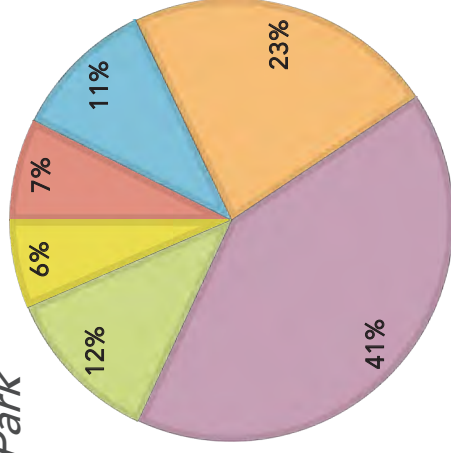
*Senior Center  
(Participants Aged 55+)*



*Library*



*Library Park*



**Online Survey Participants:**

**~613 out of 2,966 total votes**

## SITE PLANNING TERM DEFINITIONS



**Site development:** Improvement of (changes to, or keeping existing elements of) a site, including building(s) and natural elements.

**Site strategy:** Approach for placing a building on a site considering the site's physical and environmental characteristics and context.

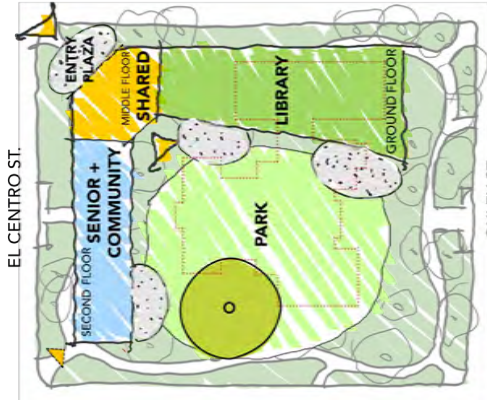
**Building program:** A list of the functional and space requirements of a building construction project.

**Building strategy:** Preliminary building sizing, massing, and layout concept considering the site strategy and conceptual building program.

# SITE STRATEGY OPTIONS (ROUND 1 CONCEPTS)

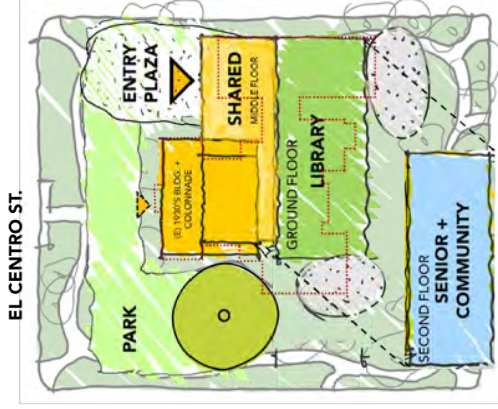
A first round of concepts (below) for how a new facility could be shaped and placed to relate to the site's park space were presented to the Ad Hoc Committee for review and direction. This feedback informed a second round of more detailed concepts.

## Option A: Demolish All Buildings

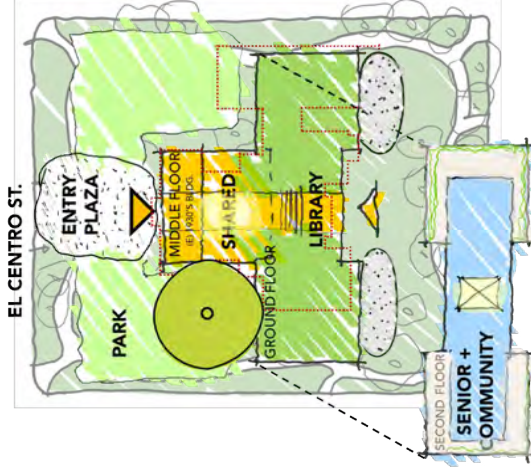


**A1**

## Option B: Retain 1930s Building



**B1** w/ colonnade



**B2** w/o colonnade

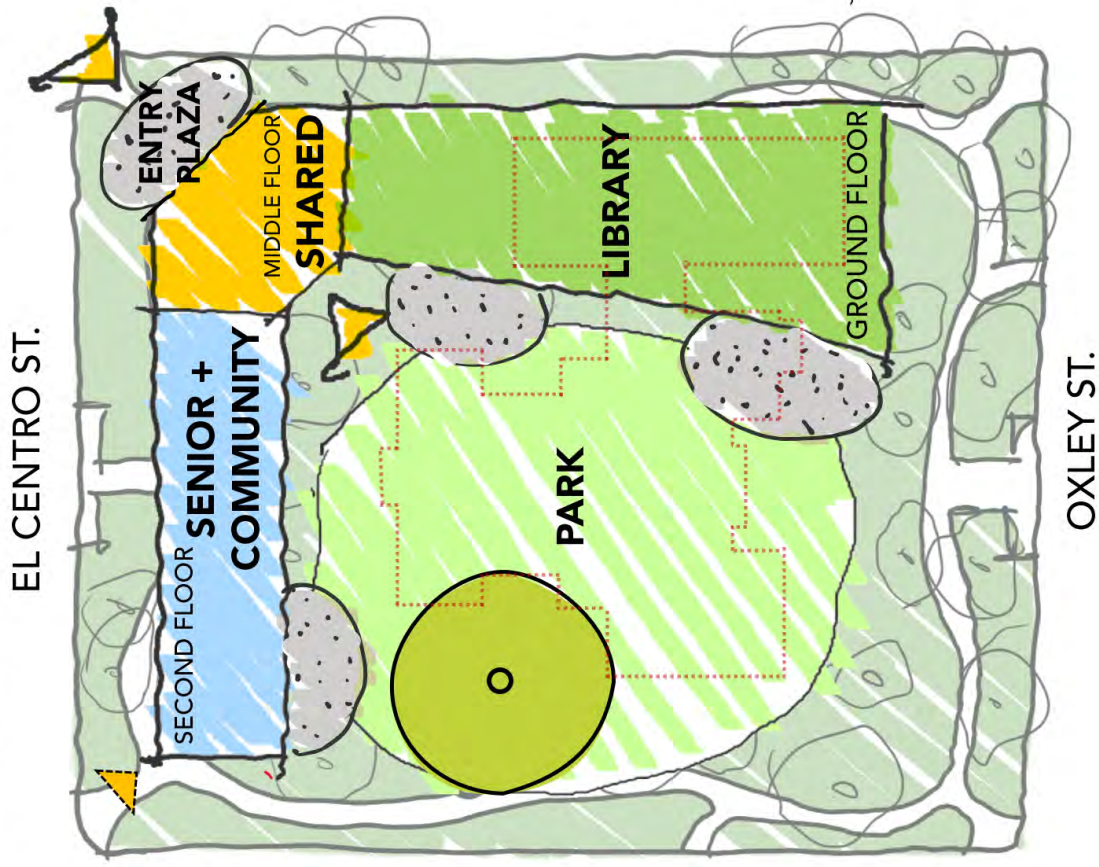
## SITE STRATEGY OPTIONS (ROUND 1 CONCEPTS)

The criteria below, developed based on the project goals, were used in the evaluation of the first round of building/site concepts.

### EVALUATION CRITERIA

- Allows 21st Century Services and Operations
- Aligned with City's Downtown Specific Plan
- Cost-Effective Improvements
- Retains SoPas Heritage and Character
- Retains Civic Presence of Building
- Enhances Library Park
- Enhances Residential Neighborhood
- Enhances Business Neighborhood
- Other

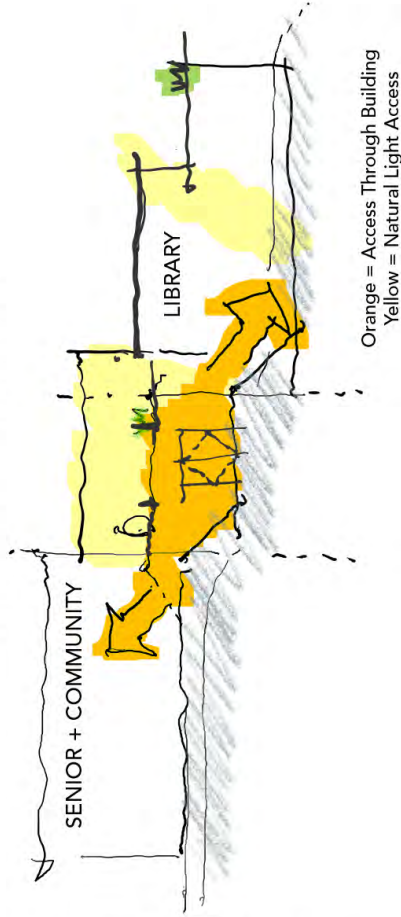
# SITE OPTION A1: DEMOLISH ALL BLDGS.



## Strategy:

- Create a new L-shaped facility that is placed closer to El Centro Street, consistent with the development to the east and west and the School District building across the street, which allows the park space to be consolidated to provide more flexibility for activities.
- The building has entrances from El Centro Street and from the park, and park-adjacent patios support indoor-outdoor activities.

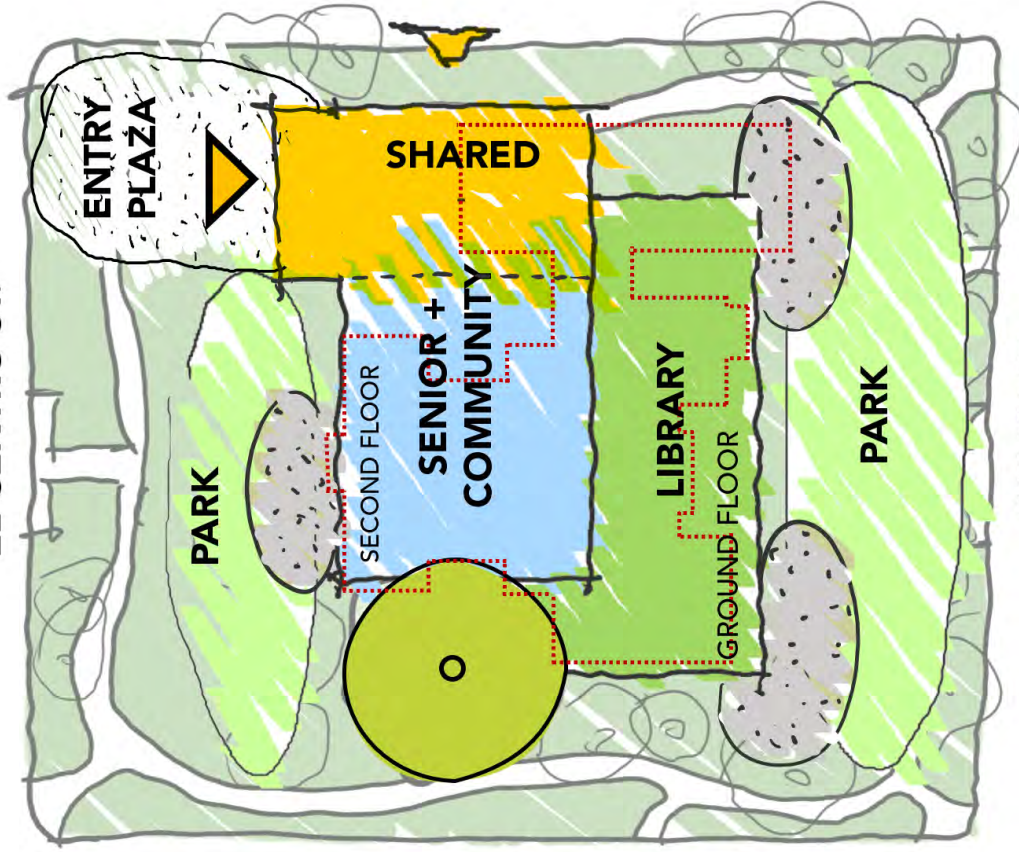
Conceptual Building Cross-Section



# SITE OPTION A2: DEMOLISH ALL BLDGS.



EL CENTRO ST.

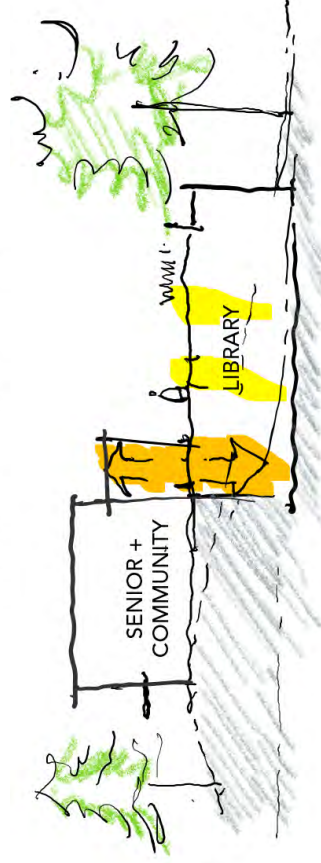


OXLEY ST.

## Strategy:

- Create a new facility in the center of Library Park that maintains the existing arrangement of park space at the north and south ends of the site. Patios on the north and south ends of the building support indoor-outdoor connections.
- The building has a single entrance and a welcoming entry plaza at the northeast corner of the site.

Conceptual Building Cross-Section

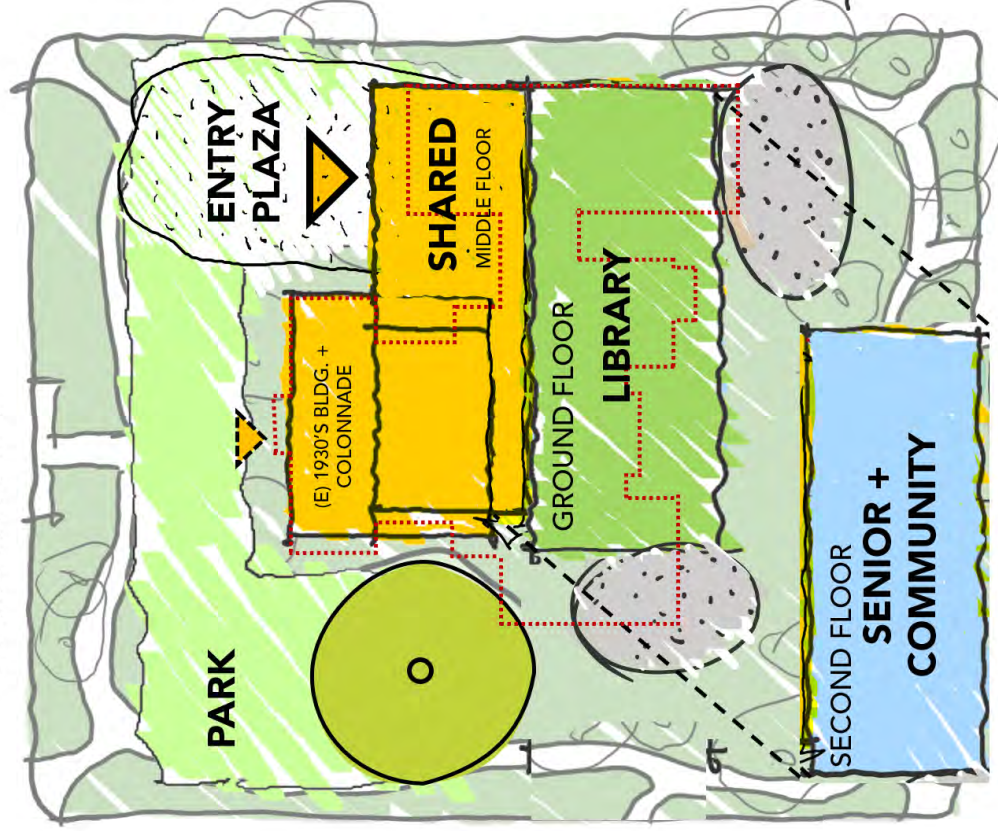


Orange = Access Through Building  
Yellow = Natural Light Access

# SITE OPTION B1: RETAIN 1930s BLDG.

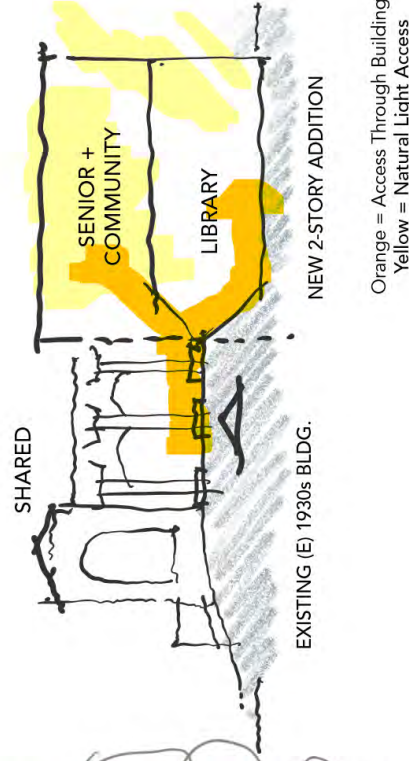


EL CENTRO ST.

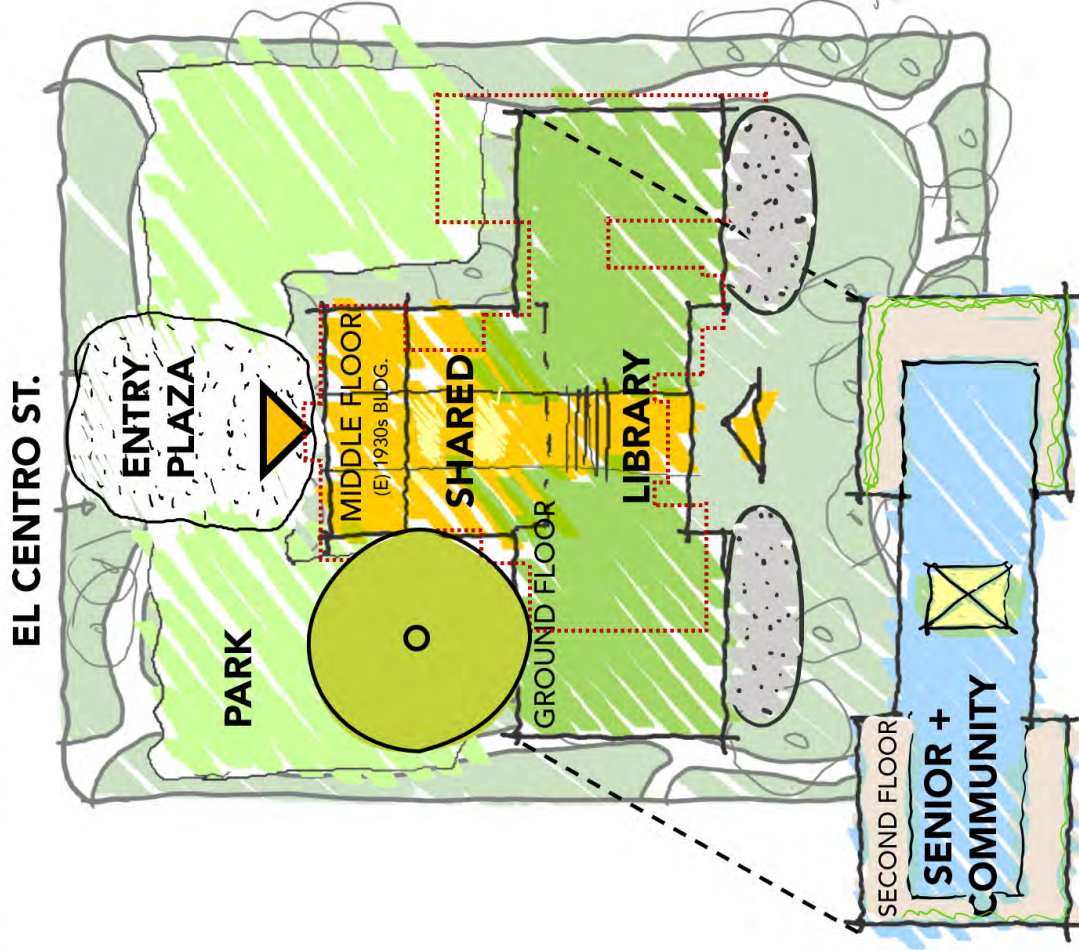


**Strategy:**

- Renovate and re-use historical 1930s building, demolish 1980s building, build new two-story addition to the 1930s that utilizes the grade on the site to accommodate a “through lobby” and a more open first floor experience that connects the El Centro entrance to the Oxley St. entrance.
- Historical entry on El Centro to be improved to include ADA access.



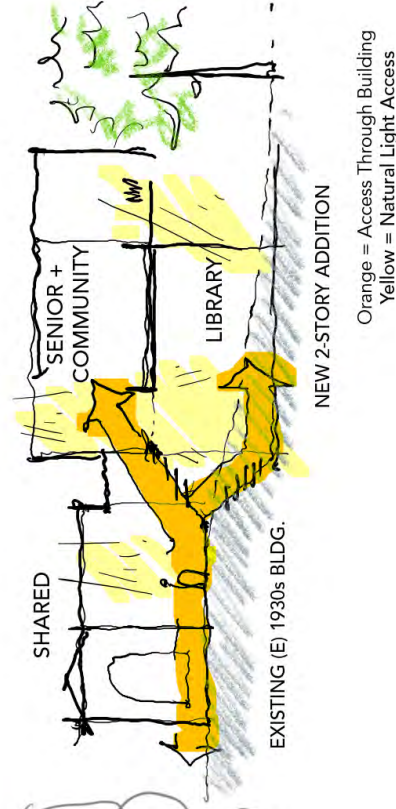
# SITE OPTION B2: RETAIN 1930s BLDG.



**Strategy:**

- Renovate and re-use historical 1930s building, demolish 1980s building, build new two-story addition to the 1930s that utilizes the grade on the site to accommodate a “through lobby” and a more open first floor experience that connects the El Centro entrance to the Oxley St. entrance.
- Historical entry on El Centro to be improved to include ADA access.

Conceptual Building Cross-Section



Orange = Access Through Building  
Yellow = Natural Light Access

# SITE STRATEGY (ROUND 1 CONCEPTS) REVIEW



## EVALUATION CRITERIA

EVALUATION CRITERIA	A1 ALL NEW	A2 ALL NEW	B1 RENO+NEW w/or w/out colonnade	B2 RENO+NEW w/out colonnade
<input type="checkbox"/> Allows 21 <sup>st</sup> Century Services and Operations	✓	✓	○	○
<input type="checkbox"/> Aligned with Downtown Specific Plan Cultural Heritage - National Historic District Goals, Mission West/Historic Business	✗	✗	✓	✓
<input type="checkbox"/> Cost Effective Improvements	✓	✓	✓	✓
<input type="checkbox"/> Retains SoPas Heritage and Character	✗	✗	✓	✓
<input type="checkbox"/> Retains Civic Presence of Building	○	○	✓	✓
<input type="checkbox"/> Enhances Library Park	✓	✓	○	○
<input type="checkbox"/> Enhances Residential Neighborhood	○	○	✓	✓
<input type="checkbox"/> Enhances Business Neighborhood	✓	✓	✓	✓
<input type="checkbox"/> Other			Preferred by Ad Hoc Committee	

# SITE STRATEGY DIRECTION



## Key Site Strategy (Round 1 Concepts) Elements Preferred by the Ad Hoc Committee:

- Retain and Renovate the 1930s Community Room building
- Main entrance and plaza on the northeast corner of the site
- Preserve Moreton Bay Fig tree

## The committee asked that the Round 2 building options developed based on these site strategy elements address the following:

- Emergency egress needs for library patrons and seniors.
- Senior programs and spaces should be easily accessible and on one floor.
- Identify senior meals space with adjacent kitchen.
- Identify a new children's storytime space with amphitheater seating for which the Library has received a bequest.
- Identify open-hours and after-hours entrances.

## City Staff Direction:

- Provide a renovation-only building option for the Library and Senior Center buildings.

# BUILDING STRATEGY (ROUND 2) OPTIONS



- A. **Renovation** of the existing Library, Senior Center, and historic 1930s Community Room (~27,000 SF)
- B. **New construction** of a co-located Library and Senior/Community Center **and renovation** and integration of the historic 1930s Community Room
  - ~27,000 SF option (1 story)
- C. **New construction** of a co-located Library and Senior/Community Center **and renovation** and integration of the historic 1930s Community Room
  - ~40,000 SF option (2 stories)

# CONCEPTUAL BUILDING PROGRAMS – SPACES

	Existing	Reno A 27K SF	New B 27K SF	New C 40K SF
Entry	1,000	1,000	950	1,380
Browsing	1,790	1,790	1,760	2,150
Group Study Rooms	-	480	480	720
Adult	7,000	5,000	5,000	6,120
Children	2,270	3,790	4,200	5,430
Teen Center	580	580	550	1,040
Library Staff Spaces	3,250	3,250	2,700	2,740
<b>Library Subtotal</b>	<b>15,890</b>	<b>15,890</b>	<b>15,640</b>	<b>19,580</b>
Community/Senior Center Entry	450	450	120	120
Fitness + Wellness	-	-	-	1,440
Senior Enrichment	3,050	3,050	1,890	1,980
Community Staff Spaces	1,070	1,070	1,030	1,540
<b>Community/Senior Center Subtotal</b>	<b>4,570</b>	<b>4,570</b>	<b>3,040</b>	<b>5,080</b>
Shared Entry	-	-	600	1,900
Shared Community Spaces	2,830	2,830	3,150	4,050
Shared Meeting Rooms	350	350	320	400
Shared Creative Arts Rooms	-	-	-	1,150
<b>Shared Subtotal</b>	<b>3,180</b>	<b>3,180</b>	<b>4,070</b>	<b>7,500</b>
Support Spaces	1,080	1,080	1,160	2,820
Walls + Circulation	2,790	2,790	3,410	5,800
<b>Building Total</b>	<b>27,510 SF</b>	<b>27,510 SF</b>	<b>27,320 SF</b>	<b>40,780 SF</b>



# BUILDING OPTIONS SUMMARY – SEATS





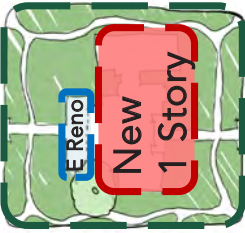
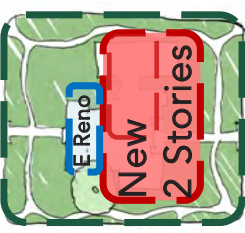
S = Shared, L = Library, S/C = Senior/Community

	EXISTING 27,510 SF	A RENOVATION 27K SF	B RENO 1930s + NEW 27K SF	C RENO 1930s + NEW 40K SF
	# of seats	# of seats	# of seats	# of seats
S	0 Seats	10 Seats	10 Seats	20 Seats
S	X	✓	✓	✓
L	0 Seats	24 Seats	28 Seats	36 Seats
L	34 Seats	68 Seats	80 Seats	116 Seats
L	52 Seats	18 Seats	20 Seats	20 Seats
	<i>86 Seats</i>	<i>110 Seats</i>	<i>128 Seats</i>	<i>172 Seats</i>
L	28 Seats	20 Seats	48 Seats	96 Seats
L	30 Seats	50 Seats	80 Seats	100 Seats
L	X	✓	✓	✓
	<i>58 Seats</i>	<i>70 Seats</i>	<i>128 Seats</i>	<i>196 Seats</i>
L	28 Seats	12 Seats*	12 Seats*	29 Seats*
L	X	16 Seats	16 Seats	20 Seats
L	X	✓	✓	✓
	<i>172 Seats</i>	<i>208 Seats</i>	<i>284 Seats</i>	<i>417 Seats</i>
S/C	X	X	X	30 Seats
S/C	16 Seats	16 Seats	30 Seats	30 Seats
S/C	96 Seats	96 Seats	30 Seats	30 Seats
	<i>112 Seats</i>	<i>112 Seats</i>	<i>60 Seats*</i>	<i>90 Seats*</i>
S	180 Seats	180 Seats	250 Seats	350 Seats
S	X	X	X	30 Seats
S	18 Seats	18 Seats	18 Seats	20 Seats
S	X	X	X	30 Seats
S	X	X	X	✓
	<i>198 Seats</i>	<i>208 Seats</i>	<i>278 Seats</i>	<i>450 Seats</i>
TOTAL	482 Seats	528 Seats	622 Seats	957 Seats

\*Teens are anticipated to use the Group Study Rooms as well as the Teen Space, and Library, Senior, and Community users are anticipated to use the Shared spaces.

# BUILDING OPTIONS – FEATURES/ELEMENTS



Building Feature/Element or Issues Addressed	EXISTING 27,510 SF 	A RENOVATION 27K SF 	B RENO 1930s + NEW 27K SF 	C RENO 1930s + NEW 40K SF 
New Construction		Limited minor addition/subtraction of interior walls	24,490 SF	37,950 SF
Functional Integration of Community Room		X	✓	✓
Increase in Interior Square Footage		X (Functional improvements to existing)	X	13,270 SF
Improved Ease of Access from Street		X	✓	✓
Shared Lobby, Program, and Meeting Spaces		X	✓	✓
Entry Plaza/Outdoor Event Space		✓	✓	✓
ADA Compliant (Including Restrooms, Stairs, Elevators, Doors)		✓	✓	✓
Children's Storytime Performance Space		✓	✓	✓
Outdoor Children's Storytime Garden		✓	✓	✓
Reading Garden		Limited renovations	✓	✓
New Furniture, Fixtures, Equipment		✓	✓	✓
New Interior Finishes		✓	✓	✓
Title 24 Compliant		✓	✓	✓
HVAC		Updated	New	New
Electrical and Lighting		Limited renovations	New	New
Fire Protection Systems		Updated	New	New

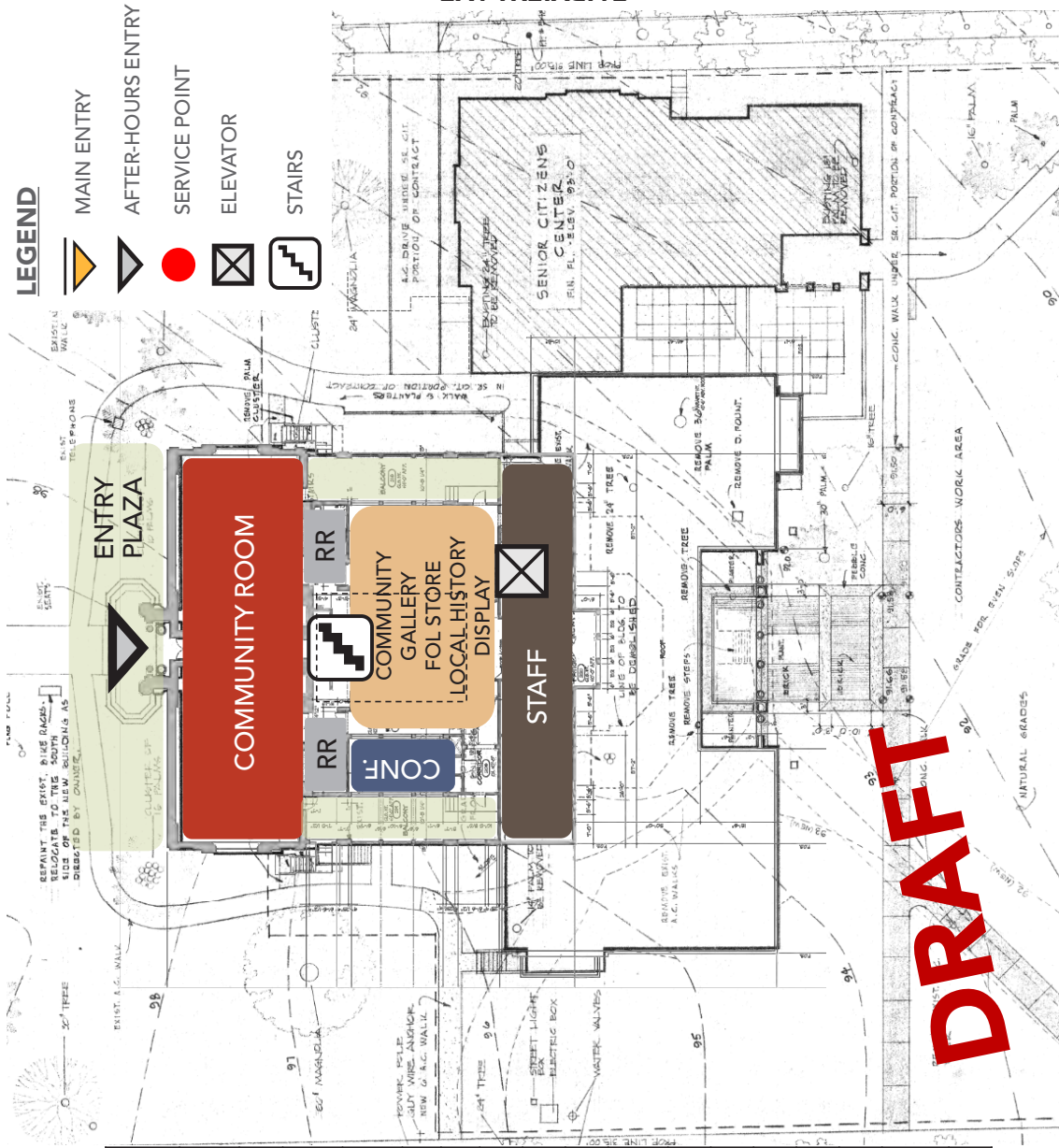
# BUILDING OPTION A – RENOVATION EXISTING 27,510 SF



## EL CENTRO LEVEL

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	10 seats
Library Browsing incl. FOTL Store	24 seats
Library Adult Space Quiet Reading Room	68 seats 18 seats
Library Children Space Storytime Performance*	20 seats 50 seats
Library Teen Space	12 seats
Library Study Rooms (4)	16 seats
Dance & Fitness Studio	X
Senior Lounge/Game Room	16 seats
Senior Classroom	96 seats
Community Hall Event Space* with Kitchen	180 seats
Multi-Use Classroom	X
Conference Room	18 seats
Maker/Create Lab	X
Outdoor Event/Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children's Storytime Garden	✓
Outdoor Terrace	X

\*Lecture style seating



### LEGEND



MAIN ENTRY



AFTER-HOURS ENTRY



SERVICE POINT



ELEVATOR



STAIRS

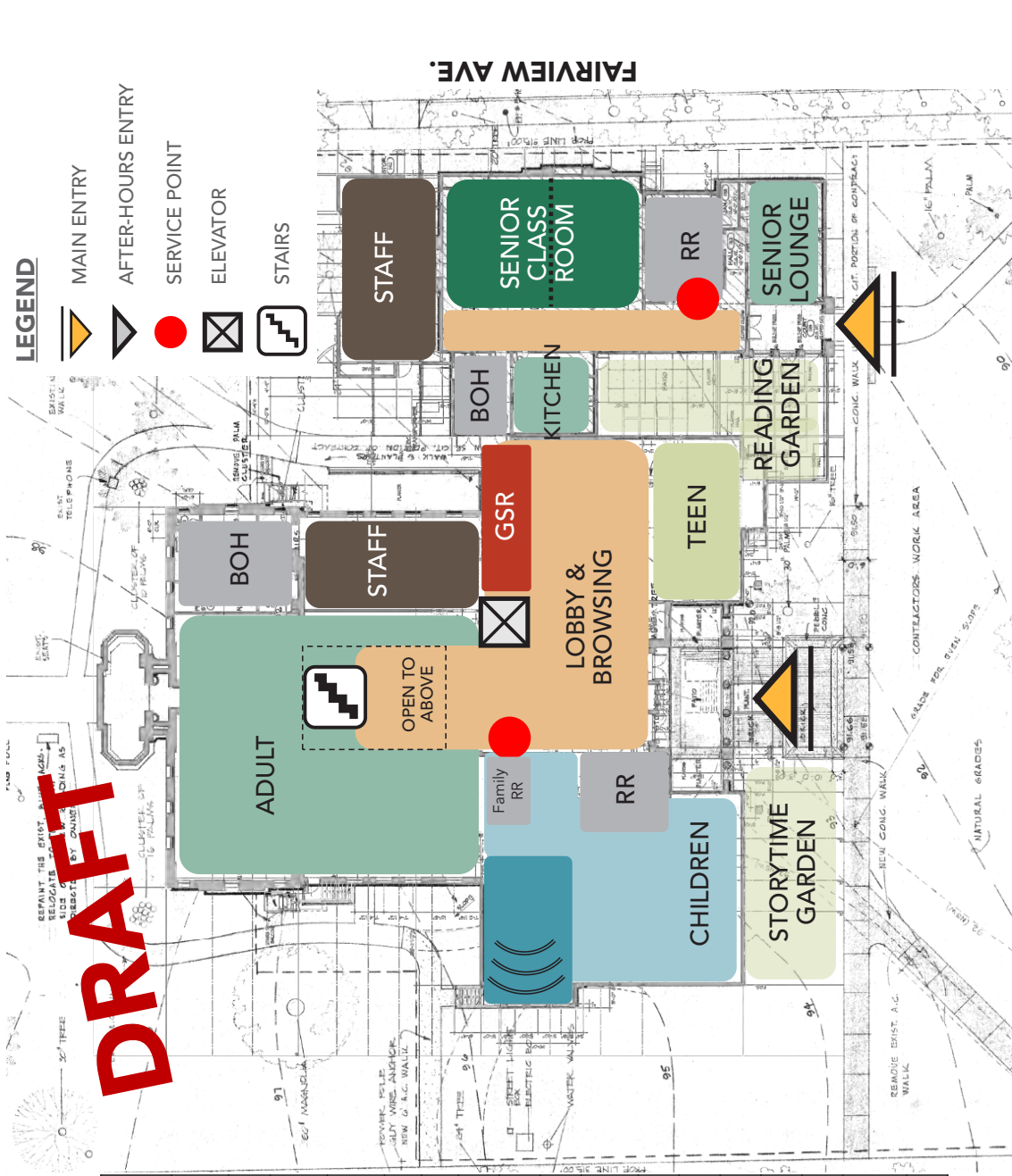
# BUILDING OPTION A – RENOVATION EXISTING 27,510 SF



## OXLEY LEVEL

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	10 seats
Library Browsing incl. FOTL Store	24 seats
Library Adult Space Quiet Reading Room	68 seats 18 seats
Library Children Space Storytime Performance*	20 seats 50 seats
Library Teen Space	12 seats
Library Study Rooms (4)	16 seats
Dance & Fitness Studio	X
Senior Lounge/Game Room	16 seats
Senior Classroom	96 seats
Community Hall Event Space* with Kitchen	180 seats
Multi-Use Classroom	X
Conference Room	18 seats
Maker/Create Lab	X
Outdoor Event/Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children's Storytime Garden	✓
Outdoor Terrace	X

\*Lecture style seating



### LEGEND



MAIN ENTRY



AFTER-HOURS ENTRY



SERVICE POINT



ELEVATOR



STAIRS

STAFF

SENIOR CLASS ROOM

TEEN

LOBBY & BROWSING

ADULT

CHILDREN

STORYTIME GARDEN

SENIOR LOUNGE

READING GARDEN

FAIRVIEW AVE.

**DRAFT**

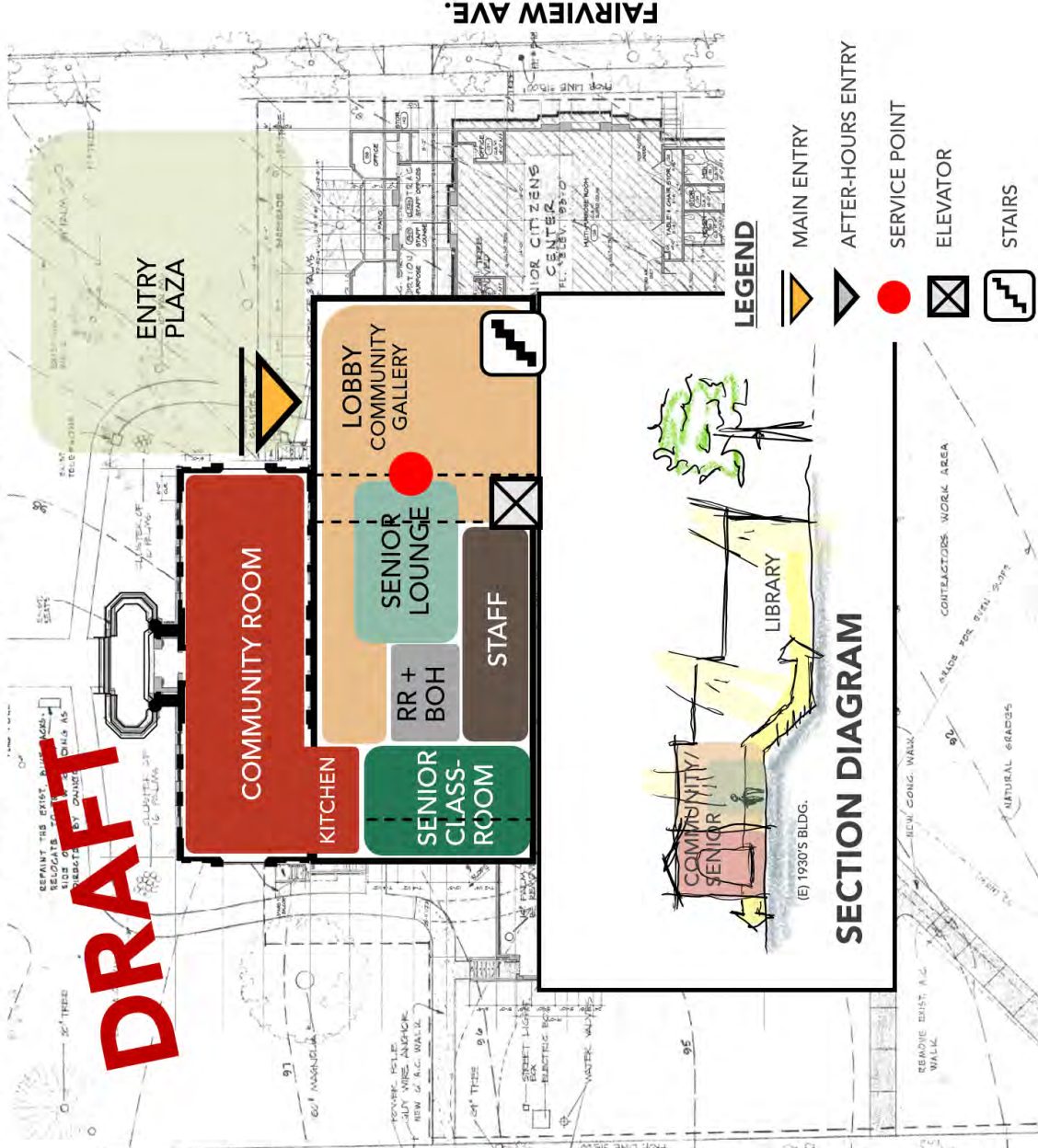
# BUILDING OPTION B – RENO 1930s + NEW 27,320 SF BUILDING



## EL CENTRO LEVEL

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	10 seats
Library Browsing incl. FOTL Store	28 seats
Library Adult Space Quiet Reading Room	80 seats 20 seats
Library Children Space Storytime Performance*	48 seats 80 seats
Library Teen Space	12 seats
Library Study Rooms (4)	16 seats
Dance & Fitness Studio	X
Senior Lounge/Game Room	30 seats
Senior Classroom	30 seats
Community Hall Event Space* with Kitchen	250 seats
Multi-Use Classroom	X
Conference Room	18 seats
Maker/Create Lab	X
Outdoor Event/Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children's Storytime Garden	✓
Outdoor Terrace	X

\*Lecture style seating

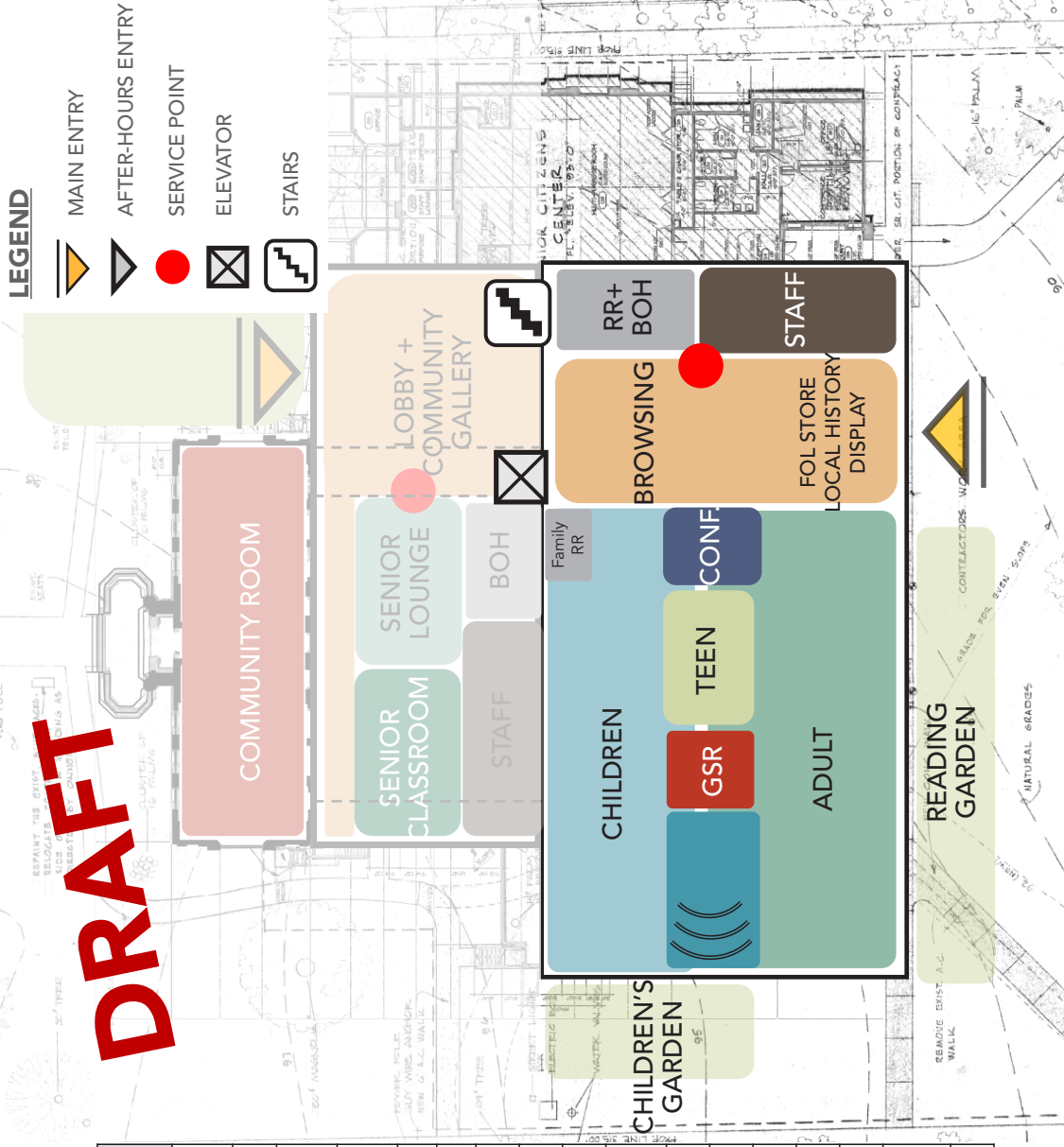


# BUILDING OPTION B – RENO 1930s + NEW 27,320 SF BUILDING



## OXLEY LEVEL

**DRAFT**



Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	10 seats
Library Browsing incl. FOTL Store	28 seats
Library Adult Space Quiet Reading Room	80 seats 20 seats
Library Children Space Storytime Performance*	48 seats 80 seats
Library Teen Space	12 seats
Library Study Rooms (4)	16 seats
Dance & Fitness Studio	X
Senior Lounge/Game Room	30 seats
Senior Classroom	30 seats
Community Hall Event Space* with Kitchen	250 seats
Multi-Use Classroom	X
Conference Room	18 seats
Maker/Create Lab	X
Outdoor Event/Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children's Storytime Garden	✓
Outdoor Terrace	X

\*Lecture style seating

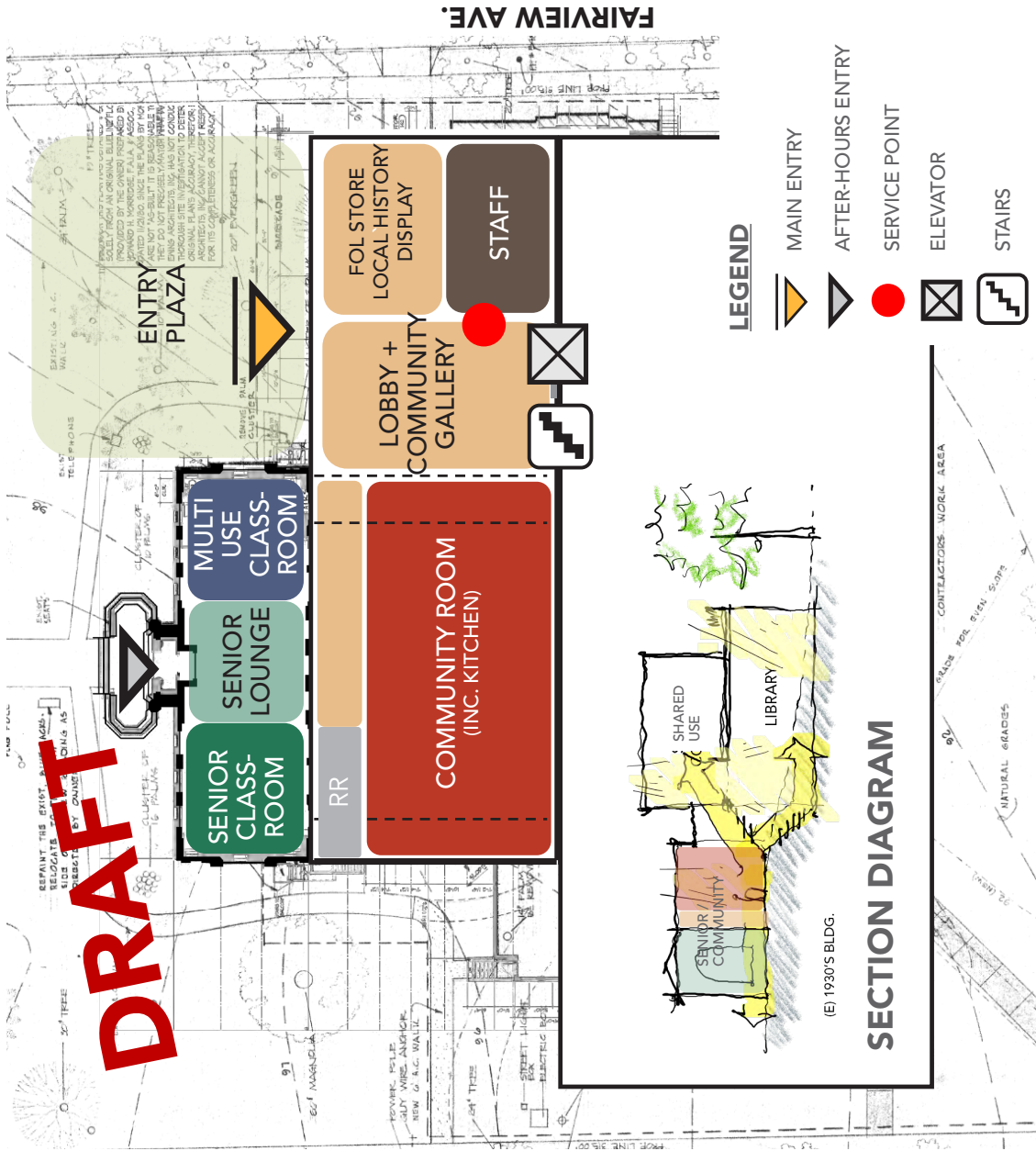
# BUILDING OPTION C – RENO 1930s + NEW 40,780 SF BUILDING



## EL CENTRO LEVEL

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	20 seats
Library Browsing incl. FOTL Store	36 seats
Library Adult Space Quiet Reading Room	116 seats 20 seats
Library Children Space Storytime Performance*	96 seats 100 seats
Library Teen Space	29 seats
Library Study Rooms (5)	20 seats
Dance & Fitness Studio	30 seats
Senior Lounge/Game Room	30 seats
Senior Classroom	30 seats
Community Hall Event Space* with Kitchen	350 seats
Multi-Use Classroom	30 seats
Conference Room	20 seats
Maker/Create Lab	30 seats
Outdoor Event/Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children's Storytime Garden	✓
Outdoor Terrace	✓

\*Lecture style seating



**DRAFT**



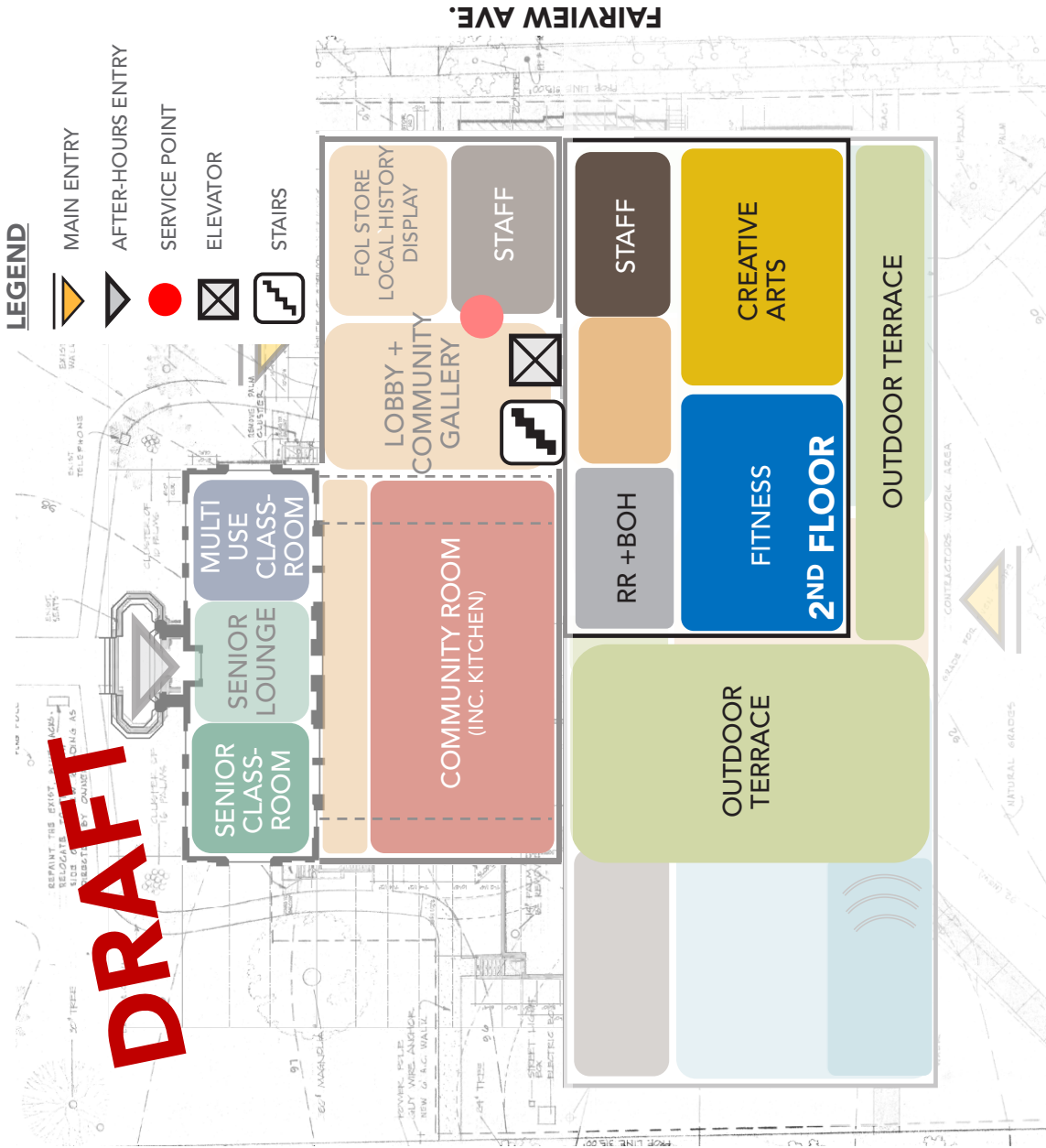
# BUILDING OPTION C – RENO 1930s + NEW 40,780 SF BUILDING



## SECOND FLOOR

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	20 seats
Library Browsing incl. FOTL Store	36 seats
Library Adult Space Quiet Reading Room	116 seats 20 seats
Library Children Space Storytime Performance*	96 seats 100 seats
Library Teen Space	29 seats
Library Study Rooms (5)	20 seats
Dance & Fitness Studio	30 seats
Senior Lounge/Game Room	30 seats
Senior Classroom	30 seats
Community Hall Event Space* with Kitchen	350 seats
Multi-Use Classroom	30 seats
Conference Room	20 seats
Maker/Create Lab	30 seats
Outdoor Event/Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children's Storytime Garden	✓
Outdoor Terrace	✓

\*Lecture style seating



# VISION FOR THE LIBRARY PARK CAMPUS



- Building and spaces should be flexible and sustainable.
- Value green space and integrate the historical Moreton Bay Fig tree as a focal point of the park.
- Respect the 1930s historical Community Room building – refurbish it, make it accessible, and integrate it into the facility.
- Any new construction of a combined-use facility should provide a 21st-century library and community center community hub that integrates best practices in library, recreation, and senior design.
- A renovated or new facility should be in the size range of 27,000-40,000 sf, depending on the funding capacity of the City and possible fundraising, to ensure long-term community value, flexibility, and accessibility.
- Prioritize the needs identified by the community, including:
  - Books
  - Spaces for quiet reading, work and studying
  - Children’s play and learning (including Carlyle bequest storytime space)
  - A library of things
  - Fitness and wellness
  - Games and hobbies
  - Senior lounge
  - Nutrition and meals
  - Performance space, indoor and outdoor
  - Space for lifelong learning activities

# AD HOC COMMITTEE RECOMMENDATIONS



- Recommended Building Option - “B+”:
  - Approximately 10-20% larger than Building Option B (approximately 30,000-33,000 sf)
    - Would allow for flexibility given unpredictable needs for service evolution to meet community demand over the potential 50+ year lifespan of the facility, given population density increases and need for climate and disaster resilience (cooling centers, emergency shelters).
    - Would provide adequate flexible multi-use classroom space which could be used for dance and fitness, arts and crafts, maker space lab, and many other uses.
- Other Recommendations:
  - The Ad Hoc Committee supports putting a bond measure before the voters and beginning the process of hiring a firm to develop design documents while refining cost models and exploring other funding sources.
  - The Ad Committee recommends that for the next phase of the project a new Ad Hoc Committee should be established, and that the members of the current Committee—which this staff report recommends be dissolved, as it has fulfilled its charge—be given first priority to serve on it, which would provide important continuity and make the best use of the knowledge members have gained over more than a year of intense engagement with reimagining the Library Park as a campus that is a community hub with a state of the art facility for library and senior services and community gathering.

# FUNDING CAPACITY / FINANCIAL OVERLAY



1. FY 25-26 Operating/Capital Budget Adopted August 20, 2025
  - a. CIP funding for streets falls off after FY 26-27
  - b. \$75-\$80M necessary for the next 10 years
  - c. Property Tax Measure being considered for November 2026
2. Library Options Requested
  - a. Options range from \$21-\$60M in 2028 dollars
  - b. Proposed funding plan needs to be developed
    - i. Bond funding
    - ii. Bond funding + fundraising + grants
3. Property Tax Measure
  - a. Survey community this fall/early winter to assess tolerance for bond measure
    - i. Streets Only?
    - ii. Streets/Library Mix?

# COST MODELS



## **Hard Cost**

Includes cost for General Contractors Overhead (site requirements, jobsite management, insurance, bonding, profit), and construction cost for the building and sitework. A cost range (low end to high end) is provided at this initial planning stage.

## **Soft Cost**

Includes cost for purchasing the building and sites furnishings, fixtures, and equipment that are not “built-in.”

## **Escalation**

Escalation is currently highly unpredictable. Typical escalation is estimated in the 3-5% range, in the last 3 years escalation has ranged from 4-7% per year. This estimate utilizes **4.5%** escalation per year.


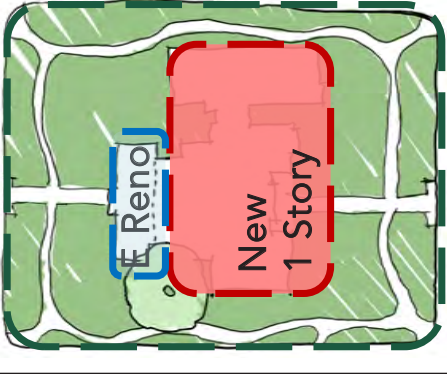
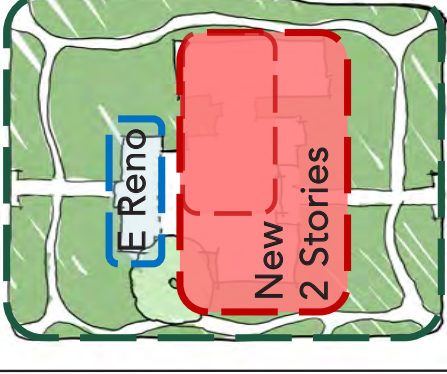
## **Contingency**

Contingencies are included in the project budgets appropriate for this phase of planning and include:

- Design Contingency is included in the construction hard cost.
- Construction Contingency of **10%** is included in the project budgets for new construction and furniture, fixtures + equipment and **15%** for historical renovation.
- Soft Cost contingency of **10%** is included in the project budgets.

# COST MODEL SCENARIOS



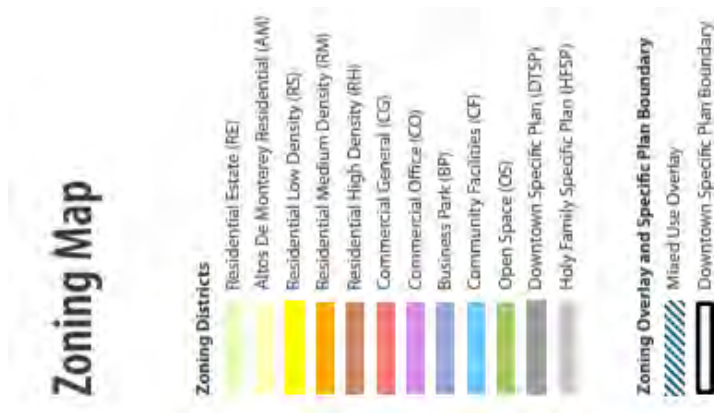
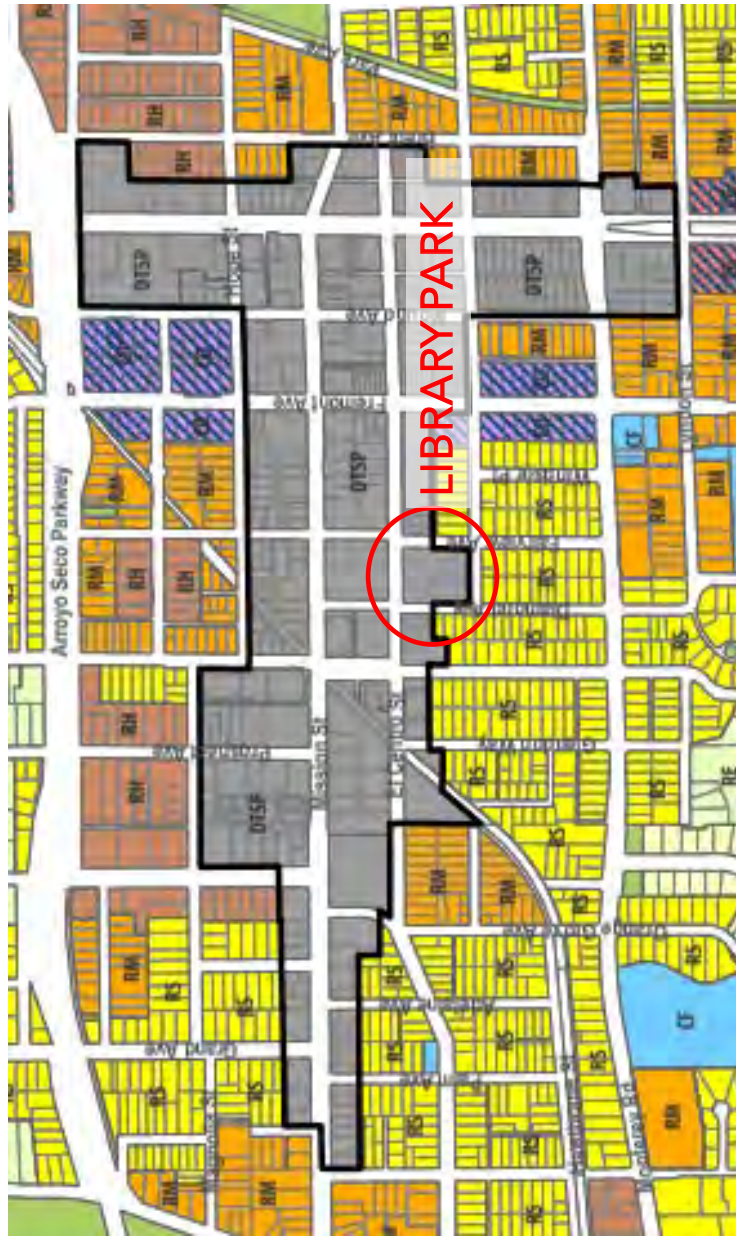
	<b>A</b> Interior + Site Renovation, Existing Buildings 27,510 SF	<b>B</b> Historical Bldg Reno, New Library + Senior/ Community Center 27,320 SF	<b>C</b> Historical Bldg Reno, New Library + Senior/ Community Center 40,780 SF
Site	56,900 SF	56,900 SF	56,900 SF
Existing Library	19,000 SF		
Existing Community Room	2,830 SF	2,830 SF	2,830 SF
Existing Senior Center	5,680 SF		
New Construction – Library + Senior/Community Center	0 SF	24,490 SF	37,950 SF
			
	<b>LOW END</b>	<b>LOW END</b>	<b>LOW END</b>
	\$18,822,000	\$32,801,400	\$47,541,200
	<b>HIGH END</b>	<b>HIGH END</b>	<b>HIGH END</b>
	\$25,280,840	\$41,444,510	\$53,788,250
<b>Q2 2025 DOLLARS</b>			
<b>Q1 2028 DOLLARS</b>			
Including escalation @4.5% per annum			
	\$21,016,562	\$36,625,898	\$53,084,293
			\$60,059,721

NOTES: 1) Conceptual budgets are for planning purposes only. They have been developed on a general cost per square foot basis without detailed site or building conditions. Depending on project specifics, actual project costs can vary dependant on market and economic factors.

2) Conceptual budgets are not necessarily comprehensive and may not include all costs, such as land purchase, demolition of existing structures, structured parking, temporary facilities, etc.



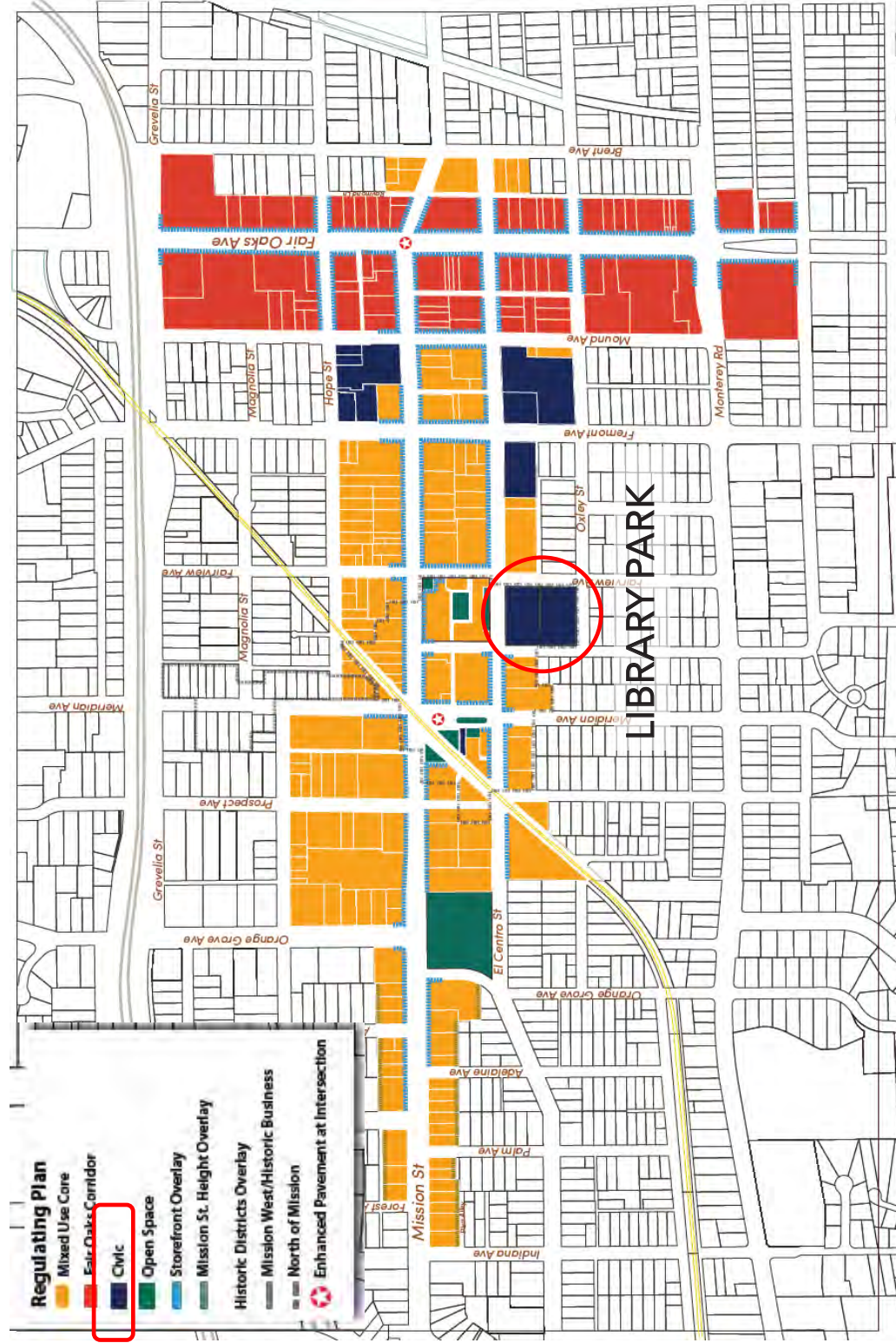
# CITY PLANS + CODES ZONING





# CITY PLANS + CODES

## DOWNTOWN SPECIFIC PLAN



# CITY PLANS + CODES

## DOWNTOWN SPECIFIC PLAN



Figure C2.2. Summary of Zoning District.

Zoning District	Mixed-use Core Zone	Fair Oaks Corridor Zone	Civic Space Zone
<b>Intent</b>	 <p>Mission Street is South Pasadena's traditional Main Street with smaller-scale cultural, civic, retail, and transit-oriented mix of uses.</p>	 <p>Fair Oaks Avenue is a wider street with larger format retail and office uses, including neighborhood serving shopping centers into a walkable urban format.</p>	 <p>The zone consists of a variety of civic uses such as city hall, library, museum, community centers, post office, and other civic assembly facilities.</p>
<b>Desired Form</b>	<p>New buildings are block scale, up to four stories in height with a two-story massing setback on Mission Street. Buildings are close to property line with active ground floor commercial activities on key streets.</p>	<p>New buildings are block scale, up to four stories in height, buildings close to property line, and active ground floor commercial activities on key streets.</p>	<p>Building types vary according to their public purpose, and are programmed for their specific sites, and therefore are not coded by the Downtown code.</p>
<b>Streetscape and Public Realm</b>	<p>Active streetscapes providing continuity with adjacent areas. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees encourage an interesting, safe, and comfortable walking environment.</p>	<p>Fair Oaks Avenue is envisioned to be configured as a grand tree-lined street with commercial frontages, wide sidewalks, four travel lanes, two protected bicycle lanes and parallel parking on both sides.</p>	<p>The streetscape is urban, emphasizing shading street trees in sidewalk tree wells, and in landscaped public plazas.</p>
<b>Parking</b>	<p>Recommend parking includes on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided.</p>	<p>Recommend parking includes on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided.</p>	<p>Recommend parking includes on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided.</p>
<b>General Use</b>	<p>Buildings are occupied with ground floor retail, cultural, entertainment, and office activity. Upper floors and the floor area behind shopfronts is flexible for a wide variety of office, lodging, or housing uses.</p>	<p>Buildings are occupied with ground floor commercial, retail, and office activity. Upper floors and the floor area behind shopfronts is flexible for a wide variety of office, lodging, and housing uses.</p>	<p>The presence of civic buildings complement, support, and reinforce the public nature of the space.</p>

# CITY PLANS + CODES

## DOWNTOWN SPECIFIC PLAN



- Northern portion of site (containing Community Room) is within Mission West Historic District.

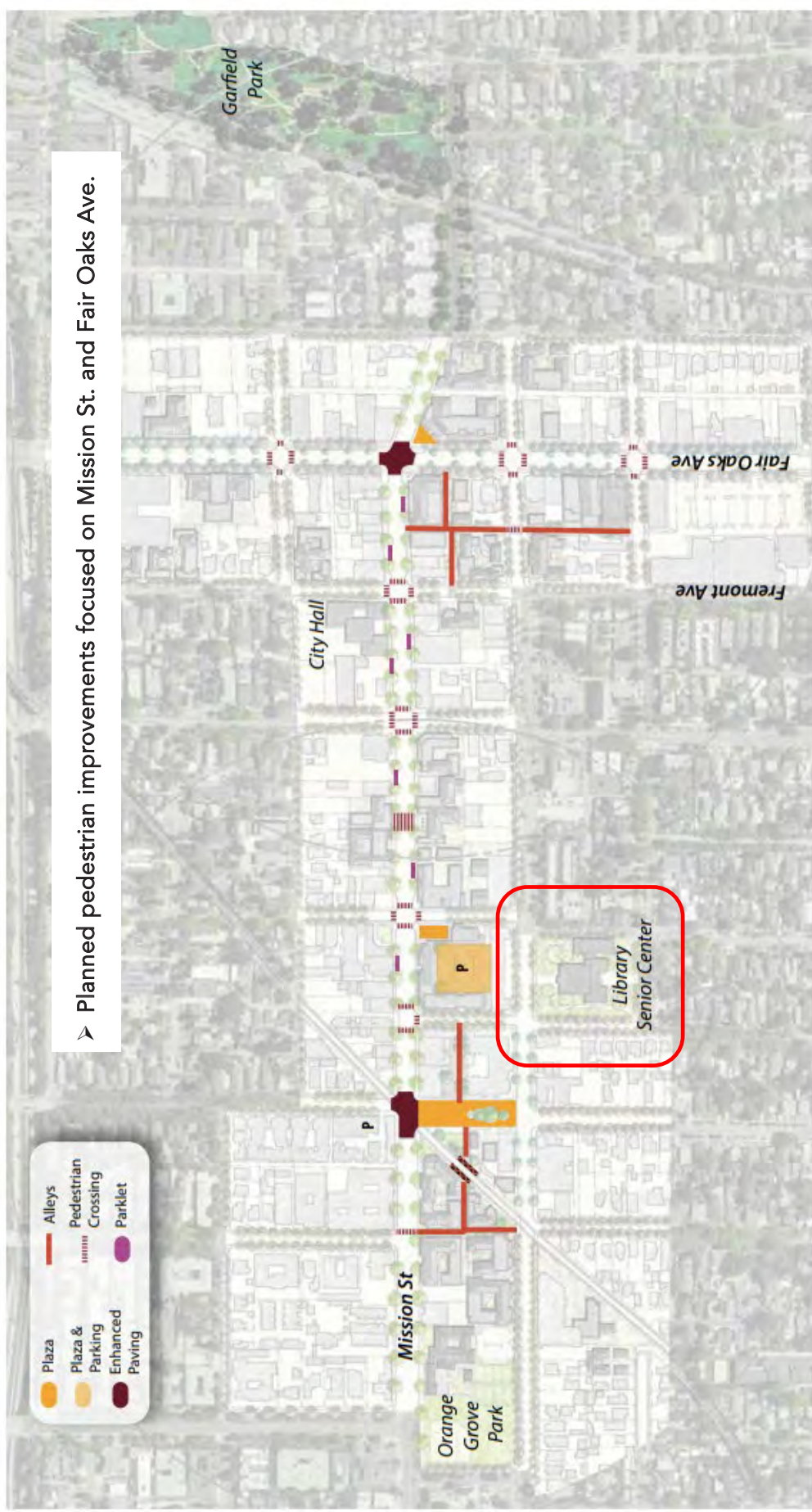


Figure A2.3 Open Space and Amenity Map.

# CITY PLANS + CODES

# ZONING CODE



Zoning – CF (Community Facilities) District

- 36.240.020(A): CF (Community Facilities) District. ...The CF zoning district is consistent with the Civic land use designation of the General Plan.

Land Uses – CF District

- 36.240.030(A):
  - Libraries and Community Centers are permitted with:
    - Planning Clearance
    - Building Permit
  - Parking facilities/vehicle storage do not require a CUP when accessory to a primary use (Article 7 36.700.020(P)).

Development Regulations – CF District

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

TABLE 2-7. ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE ZONING DISTRICTS	P	Permitted Use	
		Conditional Use Permit required	Administrative Use Permit required
LAND USE (1)		CF (2)	OS
<b>AGRICULTURE &amp; OPEN SPACE USES</b>			
Community gardens		CUP	CUP 36.350.230
Hiking trails		—	P
Nature preserves and accessory uses (e.g., interpretive centers)		—	P
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>			
Community centers		P	AUP
Equestrian facilities		—	AUP
Libraries, museums, galleries		P	—
Schools, private		AUP	—
Outdoor recreational facilities		P	AUP
Parks and playgrounds		P	AUP
Religious institutions		CUP	—
<b>SERVICES</b>			
Medical services – Hospitals		CUP	—
<b>TRANSPORTATION &amp; COMMUNICATIONS</b>			
Parking facilities/vehicle storage		CUP	—
Telecommunications facilities		CUP	CUP 36.350.210

Notes:

- See Article 7 for land use definitions.
- Residential development with a density between 20 and 30 dwelling units per acre is allowed on Assessor Parcel No. 5314-003-083 pursuant to the 2021-2029 (6th Cycle) Housing Element. Any project on this parcel that includes at least 20 percent of the residential units reserved for lower income households shall (a) be processed through a ministerial approval process, (b) qualify for priority processing as compared to other projects processed by the Community Development Department, and (c) be exempt from and not subject to the Public Art Program and Public Art Development requirements of SPMC 36.390 and 36.395.

(Ord. No. 2108 § 1; Ord. No. 2127 § 1; Ord. No. 2197 § 4, 2009; Ord. No. 2379 § 5 (Exh. A), 2023; Ord. No. 2388 § 8, 2024.)



### Height Limitations - 36.300.040:

1. (A): Maximum height of structures. No structure shall exceed the height limit established by the applicable zoning district in Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards).
  - No Zone-Specific Standards for CF District – Case-by-Case Evaluation?
2. (A): Citywide building height limit of 45 feet for Commercial, Office, Manufacturing, or Residential buildings.
  - Not applicable to Community Facilities / Civic buildings?
3. (C): Height limitations at intersections/sight visibility. A structure or landscaping, excluding existing trees, shall not exceed a height of 36 inches in areas where vehicular or pedestrian traffic lines of sight may be impacted, as established by the Public Works Director.
  - Driveways and street corners?

# CITY PLANS + CODES      ZONING CODE



## Setbacks - 36.300.030(A)(1):

1. Setback requirements. All structures shall comply with the setback requirements of the applicable zoning districts established by Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards), and with any special setbacks established for specific land uses by this Zoning Code.
  - No Zone-Specific Standards for CF District – Case-by-Case Evaluation

## Floor Area Ratio (FAR):

- No Zone-Specific Standards for CF District – Case-by-Case Evaluation

# CITY PLANS + CODES

## TREE REGULATIONS



Note: Tree Ordinance currently under review by City.

- SPMC Chapter 34: “Protected tree” means a heritage tree, mature oak tree, mature native species tree, significant tree, or protected shrub.
- “Heritage tree” means a tree of historical value because it is a South Pasadena historical landmark. A heritage tree may be located on private or public property.
- “Mature tree” means any variety of tree that has a caliper of at least four inches or more.
- “Native species tree” means any species of tree native to Southern California as defined by ordinance or resolution adopted by the city council.
- “Oak tree” means species of tree of the genus *Quercus*.
- “Protected shrub” means a woody plant that is over 16 feet in height, which has one or more trunk(s) equal to or greater than a four-inch diameter.
- “Significant tree” means any variety of tree that has a caliper of one foot or more.



# CITY PLANS + CODES

## TREE REGULATIONS



*Note: Tree Ordinance currently under review by City.*

- No grading shall occur within the drip line of a protected tree. All work conducted within the protected drip line area should be accomplished only with hand tools and all activity within this area should be kept to a minimum to minimize soil compaction.
- No structure shall be located nor shall any construction requiring a permit occur within six feet of the trunk of a protected tree. No building, structure, wall or impervious paving shall be constructed within the drip line of any mature oak tree.
- Any required trenching should be routed to minimize root damage and cutting of roots should be avoided by placing pipes and cables above or below uncut roots.

# CITY PLANS + CODES

## TREE REGULATIONS



Note: Tree Ordinance currently under review by City.

- 34.6 Procedure for consideration of tree trimming/removal applications. Any person applying for a tree removal permit shall file with the director an application in writing on a form furnished by the director. The application shall contain the following information: *[selected requirements shown here]*
  - A description of the proposed work including the reason for tree removal;
  - A tree removal and replacement plan in accordance with this chapter;
  - The proposed development plan depicting the actual and proposed location of structures, topography and existing trees, whether to be retained or proposed for removal;
  - Site plan with elevations showing before and after sight lines of the properties landscaping and trees;
- Tree removals associated with development shall only be conditionally approved subject to the applicant receiving their development building permit, paying all fees associated with the tree removal as established by resolution of the city council, and paying a deposit for the required replacement trees, in an amount sufficient to cover the cost of all required replacement trees, as determined by the city's arborist.

# CITY PLANS + CODES

## TREE REGULATIONS



*Note: Tree Ordinance currently under review by City.*

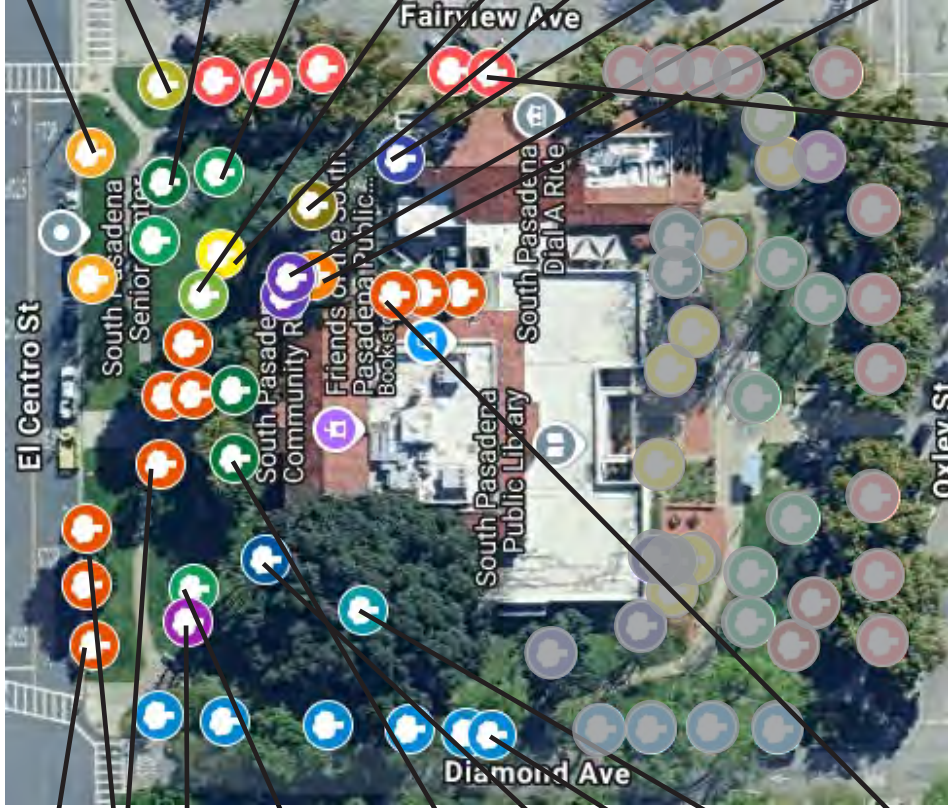
- The director may refer any tree removal permit to the Natural Resources and Environmental Commission for decision for any of the following reasons:
  - The applicant is proposing to remove three or more healthy nonnative significant trees; or
  - The applicant is proposing to remove any healthy significant oak trees or significant native species trees; or
  - The applicant is proposing to remove any heritage tree; or
  - The city receives reasonable objections during the [public] notification period; or
  - An appeal of the director's decision has been filed in accordance with this chapter; or
  - At the discretion of the director.
- 34.11 Criteria for approving tree removal permit applications. Subject to the imposition of conditions pursuant to subsection (b) of this section, a tree removal permit may be issued in any one of the following instances:
  - ....
  - Where, upon taking into account the size, shape, topography and existing trees upon the lot, the denial of the permit would create an unreasonable hardship on the property owner. Redesign of any proposed development as an alternative to removal of an existing protected tree does not create an unreasonable hardship.
  - ....
  - For the removal of a significant or mature tree, where the proposed replacement tree(s) are of greater value or provide greater benefits than the tree proposed for removal.
- A tree removal permit may be conditioned upon the replacement or transplanting of the tree either on or off site.
- 34.12-5 Replacement tree requirements. The number of replacement trees is determined by the size of the existing tree(s) approved for removal, unless otherwise determined by the director in accordance with this chapter.

# UNDERSTANDING

## EXISTING TREES – NORTH SIDE



- Cupaniopsis anacardioides / Carrotwood Trees  
7" dia.; **Significant: 13-18" dia. (4), 31+ " dia. (1)**
- Liquidambar styraciflua 'Rotundiloba' / Sweetgum Tree – 0-6" dia.
- Liquidambar formosana / Liquidambar Tree – **Significant: 13-18" dia.**
- Jacaranda mimosifolia / Jacaranda Tree (2) – **Significant: 13-19", 19-24" dia.**
- Phoenix reclinata / Senegal Palm – **Significant: 25-30" dia.**
- Street Trees: Fraxinus udhei / Shamel Ash – **Significant**
- Ficus macrophylla / Moreton Bay Fig Tree – **Heritage tree**
- Cupaniopsis anacardioides / Carrotwood Trees (3) – **Significant: 13-18.5" dia.**

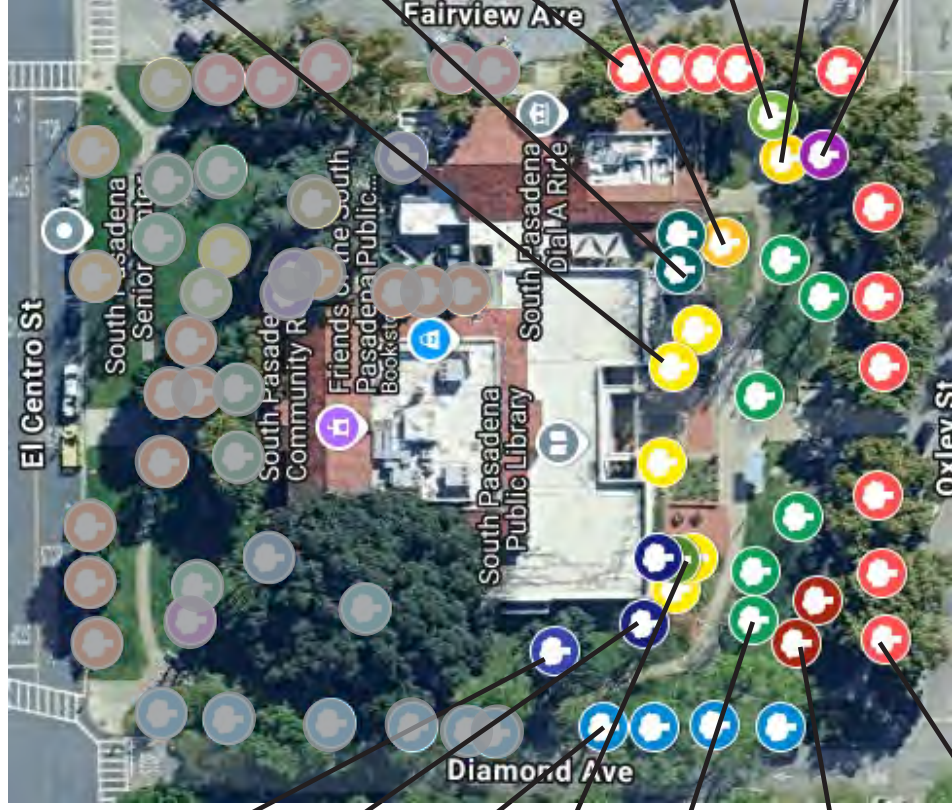


- Pistacia chinensis / Chinese Pistache Tree (2) – 6.5" dia.
- Quercus engelmannii / Engelmann Oak Tree – **Mature native oak species tree: 4.5" dia.**
- Jacaranda mimosifolia / Jacaranda Tree – 0-6" dia.
- Liquidambar formosana / Liquidambar Tree (2) – **Significant: 19-24" dia.**
- Bauhinia x blakeana Hong Kong Orchid Tree – 3" dia.
- Lagerstroemia indica / Crape Myrtle Tree – 0-6" dia.
- Cedrus deodara / Deodar Cedar Tree – **Significant: 31+ " dia.**
- Magnolia grandiflora / Southern Magnolia Tree – **Significant: 19-24" dia.**
- Arbutus unedo / Strawberry Tree (2) – 0-6" dia.
- Magnolia x soulangiana / Chinese (Saucer) Magnolia Tree – 0-6" dia.

Street Trees: Cinnamomum camphora / Camphor Tree – **Significant**

# UNDERSTANDING

## EXISTING TREES – SOUTH SIDE



Magnolia grandiflora / Southern Magnolia Tree – **Significant: 25-35" dia.**

Ceiba speciosa / Silk Floss Trees (2) – **Significant: 19-24" dia.**

Street Trees: Fraxinus udhei / Shamel Ash – **Significant**

Ginkgo Biloba tree  
0-6" dia.

Liquidambar formosana / Liquidambar Trees (5) – 0-6" dia. (1); **Significant trees (4)**

Lophostemon confertus / Brisbane Box Trees (2) – 0-6" dia.

Lagerstroemia indica / Crape Myrtle Trees (5) – 4.5" dia. (3 on west side) **Significant: 12+ " dia. (2 on east side)**

Platanus x hispanica / London Plane Trees (2) – **Significant: 19-24" dia.**

Street Trees: Cinnamomum camphora Camphor – **Significant**

Acer palmatum / Japanese Maple Tree – 1" dia.

Bauhinia x blakeana Hong Kong Orchid Tree – 3" dia.

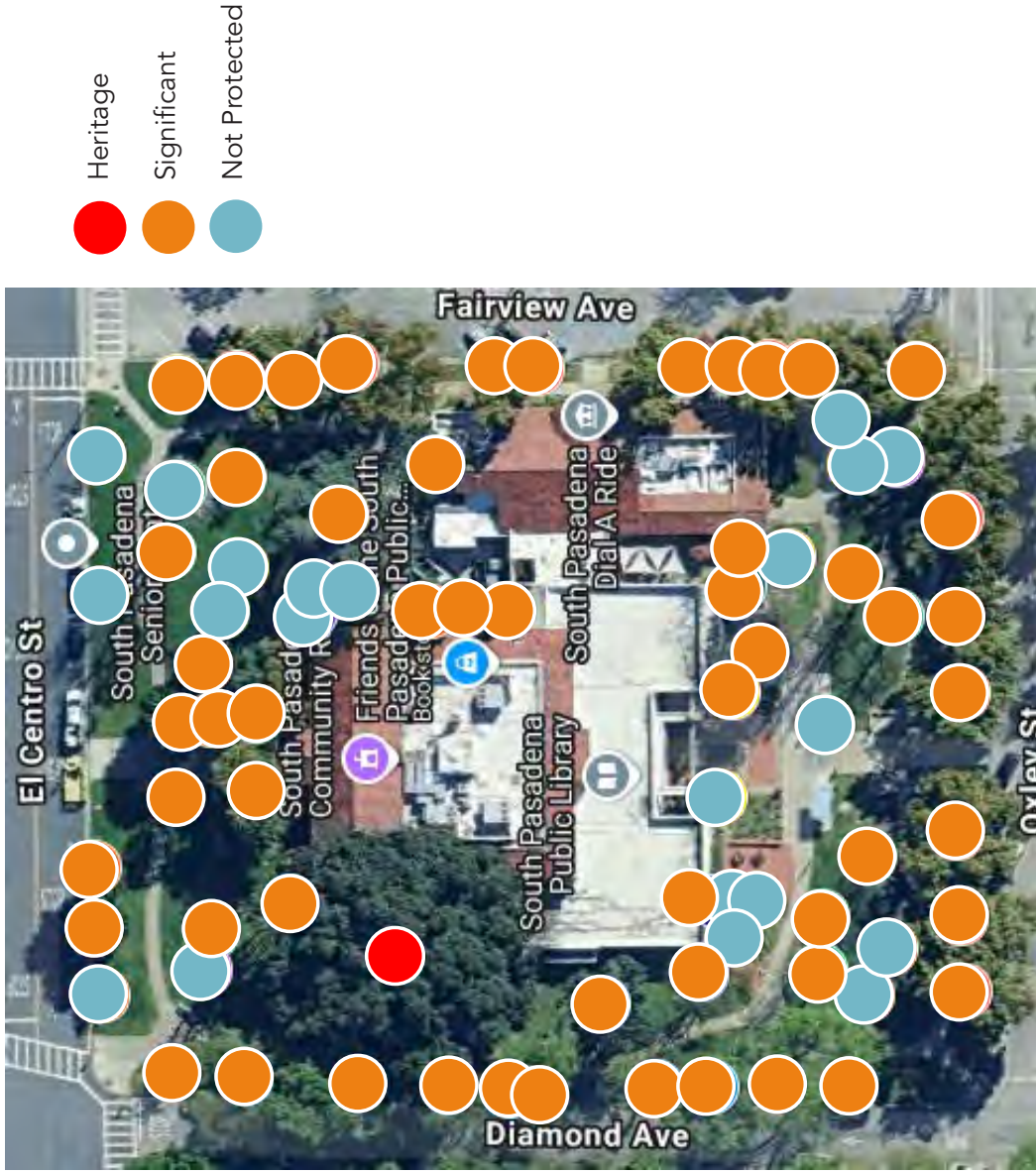
Olea europaea / Fruitless Olive Tree 0-6" dia.

Liquidambar styraciflua 'Rotundiloba' / Sweetgum Tree 0-6" dia.

Street Trees: Cinnamomum camphora / Camphor – **Significant**

# UNDERSTANDING

## PROTECTED TREES



# INFORMATION + DOCUMENTS CONSULTED

- South Pasadena planning + zoning resources:
  - General Plan (2023, Amended 2025): <https://www.southpasadenaca.gov/Your-Government/Department-Service-Areas/Community-Development/Planning-Division/General-Plan>
  - Downtown Specific Plan (2023, Amended 2025): <https://www.southpasadenaca.gov/Your-Government/Department-Service-Areas/Community-Development/Planning-Division/Downtown-Specific-Plan-DTSP>
  - Zoning Map: <https://www.southpasadenaca.gov/files/assets/public/v1/community-development/documents/zoning-map-092723.pdf>
  - South Pasadena Housing Element 2021-2029 (May 2023), Table VI-3 Historic Population Estimates and Future Projection 1970 – 2045 (page 49): <https://www.southpasadenaca.gov/files/assets/public/v1/community-development/documents/final-approved-housing-element-may-2023.pdf>
  - Information on “pipeline” (in approval or construction process) residential and mixed-use developments near Library Park
  - Bicycle Master Plan Update (2011): [https://www.southpasadenaca.gov/files/assets/public/v1/public-works/documents/bicycle-master-plan-2011\\_1.pdf](https://www.southpasadenaca.gov/files/assets/public/v1/public-works/documents/bicycle-master-plan-2011_1.pdf)
  - Municipal Code – Chapter 36, Zoning: <https://www.codepublishing.com/CA/SouthPasadena/#!/SouthPasadena36/SouthPasadena36.html>
  - Municipal Code – Chapter 34, Trees and Shrubs: <https://www.codepublishing.com/CA/SouthPasadena/#!/SouthPasadena34.html>

# INFORMATION + DOCUMENTS CONSULTED

- Library Park and Facilities Existing Conditions resources:
- South Pasadena Public Library Facility Condition Assessment (2023)
- ADA Assessment of City Library and Senior Center (2006)
- Red Cross Facility Use Agreement for South Pasadena Facilities (2019)
- Public Works Department street stormwater, water, and sewer utility drawings
- Public Works Department Tree Inventory and Tree Map for Library Park
- South Pasadena Public Library Tree Map for Library Park:  
[https://www.google.com/maps/d/edit?mid=121KIhdC3heBNHfYWLE5SL\\_AIYtgdvvmWC](https://www.google.com/maps/d/edit?mid=121KIhdC3heBNHfYWLE5SL_AIYtgdvvmWC)
- Historic resources information
- South Pasadena Historic Landmarks and Districts Map:  
<https://www.google.com/maps/d/viewer?mid=1dm23cgvlj8POhXeCICth5hZb6YSNDKuc&ll=34.10821193318982%2C-118.14696089962088&z=17>
- South Pasadena Public Library (Community Room) Landmark Nomination Form (1972)
- Library Tree (Moreton Bay Fig Tree) Cultural Heritage Landmark Nomination (2018)
- Sanborn maps, historic aerial photos, and historic images from Calisphere
- South Pasadena Community Center Feasibility Study:
- Existing Conditions and Program Analysis Report (2014)
- Summary and Recommendation (2016)
- City Council Study Session Report (2016)

# INFORMATION + DOCUMENTS CONSULTED

- South Pasadena Public Library resources:
  - Strategic Plan:  
<https://www.southpasadenaca.gov/files/assets/public/v/2/library/documents/strategicplan/2023-2027librarystrategicplan.pdf>
  - Organizational chart (2025)
  - FY2023-2024 California Public Libraries Survey information submission to the California State Library
  - Library collections and shelving information
  - Library Community Room use information
- Community Services Department and recreation resources:
  - Organizational and Operational Assessment Report of the South Pasadena Community Services Department (2023)
  - Senior Center programs and attendance information
  - Recreation programs and attendance information
  - Recreation facilities size and room capacity information
- Peer cities information:
  - Institute for Museum and Library Services library data
  - Recreation facility information for peer communities in Southern California from city websites

# INFORMATION + DOCUMENTS CONSULTED

- Existing facility plans
  - 1958 remodel/alterations plans
  - 1980 Library/Senior Center construction plans
  - 1991 Senior Center addition plans
  - 2003-2004 proposed Library/Senior Center expansion plans (never constructed)
  - 2010 Library Community Room ramp plans

# PROJECT MEETINGS + COORDINATION



## Meetings

- Project Management Team:
  - 1/23/2025
  - 2/12/2025
  - 2/26/2025
  - 3/26/2025
  - 4/9/2025
  - 4/23/2025
  - 5/7/2025
  - 5/21/2025
  - 6/4/2025
  - 6/18/2025
  - 7/8/2025
  - 7/23/2025
  - 8/6/2025
  - 8/20/2025
  - 9/10/2025
  - 9/24/2025
- Library/Community Center Site Plan Ad Hoc Committee:
  - 8/1/2024
  - 9/5/2024
  - 11/7/2024
  - 1/2/2025
  - 2/6/2025
  - 2/26/2025
  - 3/6/2025
  - 4/9/2025
  - 4/10/2025
  - 6/5/2025
  - 7/3/2025
  - 9/4/2025
  - 10/2/2025
  - 10/22/2025

# PROJECT MEETINGS + COORDINATION



## Meetings

- Technical Meetings
  - Library Staff – 2/27/2025, 4/30/2025, 6/25/2025
  - Community Services Staff – 2/26/2025, 6/25/2025
  - Community Development + Planning Staff – 5/1/2025
- Updates to City Boards + Commissions
  - Community Services Commission – 9/8/2025
  - Cultural Heritage Commission – 4/17/2025
  - Design Review Board – 5/1/2025
  - Finance Commission – 3/27/2025
  - Library Board of Trustees – 10/9/2025
  - Natural Resources and Environmental Commission – 3/25/2025
  - Planning Commission – 4/8/2025
  - Public Arts Commission – 3/31/2025
  - Public Safety Commission – 4/14/2025
  - Public Works Commission – 4/9/2025

# PROJECT MEETINGS + COORDINATION



## Meetings

- Presentations to Community Stakeholders + Organizations
  - Chamber of Commerce, Shoptalk Event – 5/6/2025
  - Friends of the South Pasadena Public Library – 2/26/2025
  - Public Open Houses + Workshops – 4/9/2025, 4/10/2025
  - Senior Citizens' Foundation of South Pasadena – 2/27/2025
  - South Pasadena Education Foundation, Parti Gras Event – 5/17/2025

## Coordination With

- City Manager + Assistant City Manager
- Library Director
- Community Services Director + Deputy Director
- Community Development Director
- Public Works Deputy Director + Arborist
- Parks Comprehensive Plan Consultant