

SPECIFIC PLAN UPDATE PROGRAM

*Planning Commission Study Session
March 12, 2025*



OUR PASADENA
PUTTING THE PLAN IN MOTION

Specific Plan Update Program

In 2018, the City initiated the Our Pasadena – Putting the Plan in Motion program to update the Specific Plan

- 5 Specific Plans have been adopted by the City Council: Lincoln Avenue (2021), East Colorado (2021), South Fair Oaks (2022), Central District (2023), and Lamanda Park (2024)
- Staff is actively working on the North Lake Specific Plan and expects to return to the Planning Commission later this Spring
- Work has begun on the Fair Oaks Orange Grove Specific Plan
- Next, staff is expected to begin work on the East Pasadena Specific Plan this Fall



★ Lincoln Avenue



★ East Colorado



★ South Fair Oaks



★ Central District



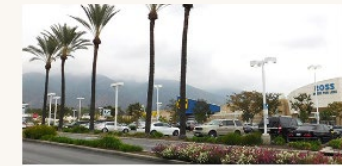
★ Lamanda Park



North Lake



Fair Oaks/
Orange Grove



East Pasadena

Specific Plan Update Program

Implement the General Plan Land Use Element

- Refine and establish new goals and policies within Specific Plan areas
- Revise existing development standards and establish new development standards within the private realm (e.g., building setback and height)
- Establish new requirements within the pedestrian zone (e.g., minimum sidewalk width and street trees)



Program Focus



PUBLIC REALM

**PEDESTRIAN
ZONE**

PRIVATE REALM

Specific Plan Document

Table of Content

- Chapter 1: Introduction
- Chapter 2: Background – Existing Conditions and Community/Historic Context
- Chapter 3: Vision, Goals & Policies
- Chapter 4: Zoning & Land Use
- Chapter 5: Public Realm Standards for Sidewalk and Street Trees
- Chapter 6: Private Realm Standards
- Chapter 7: Implementation & Administration

FAIR OAKS ORANGE GROVE

SPECIFIC PLAN UPDATE



OUR PASADENA
PUTTING THE PLAN IN MOTION

Study Session Goals

- Fair Oaks/Orange Grove Specific Plan was adopted in 2002
- Provide information on the Fair Oaks Orange Grove (FOOG) Specific Plan Update
- Seek the Commission's input to guide the preparation of the FOOG Specific Plan

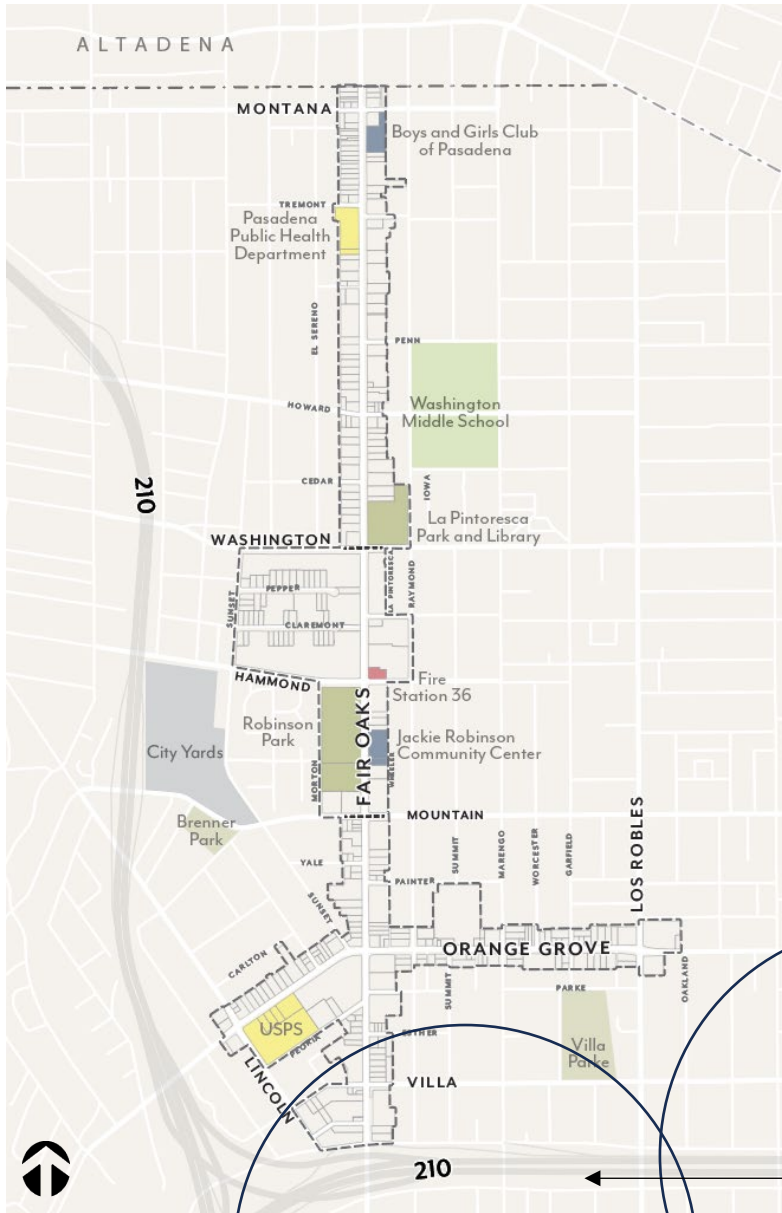


SPECIFIC PLAN AREA CONTEXT



Fair Oaks Orange Grove Specific Plan Area

- Fair Oaks Ave between Montana and Maple Streets
- Orange Grove Blvd between Lincoln and Oakland Aves
- Notable assets include La Pintoresca Park & Library and Robinson Park Recreation Center



La Pintoresca Park & Library



Robinson Park Recreation Center

1/2 mile radius from Memorial Park
Metro A Line Station

General Plan Vision for Fair Oaks Orange Grove

FOOG is envisioned as an active pedestrian-oriented environment that serves as a destination walkable from adjacent neighborhoods where people can shop, dine, live, and meet friends.

- **Neighborhood compatibility** - Support development that provides transitions to adjacent residential neighborhoods and historic districts
- **Improve linkages** - Enhance the pedestrian experience within the area
- **Neighborhood Center** - Create a mixed-use pedestrian-oriented neighborhood centered around the intersection of Fair Oaks Ave and Orange Grove Blvd
- **Enhance employment opportunities** - Preserve existing jobs and encourage light industrial, creative office, and research and development type uses

General Plan Land Use

GOAL 34:

Distinct pedestrian-oriented neighborhoods containing a mix of commercial and housing.



PROGRAM AND COMMUNITY FEEDBACK



Work to Date Summary

Phase 1

- Community open house
- Comprehensive existing conditions analyses (land use, urban form/design, mobility)
- Visioning
- First round of public workshops

Phase 3

- Initial draft objective standards
- Test fit models for prototypical sites
- Design and Northwest Commission review
- Third round of public workshops
- **Draft plan chapters and development and design standards**

Phase 2

- Technical studies (market/proforma, open space, modulation, etc.)
- Past projects and pipeline review
- Preliminary land use/urban design/public realm concepts
- Second round of public workshops

Phase 4

- Refinements to objective standards
- Specific Plan Draft Proposed Plan
- Draft General Plan amendments
- Planning Commission and City Council review and adoption process

Community Feedback



FAIR OAKS/ORANGE GROVE SPECIFIC PLAN DRAFT VISION AND EMERGING THEMES

The emerging themes for Fair Oaks/Orange Grove reflect community feedback gathered to date, helping to build a draft vision for this area. Please take a few moments to read the emerging themes below.

Emerging Themes

- Maintain the low-scale character of Fair Oaks Avenue, north of Washington Boulevard, and its mix of housing, commercial, and supportive services while encouraging uses that better serve the surrounding residents.
- Reinforce the intersection of Fair Oaks and Orange Grove as a key focal point of commercial activity that offers a variety of goods and services along with housing options to foster a stronger sense of place.
- Enhance the Robinson Park District as a center of recreational activity with light industrial uses and creative offices that provides future employment opportunities.
- Continue to provide a variety of new housing opportunities in the East Orange Grove Corridor, including affordable housing.
- Allow building heights that support new development, while providing appropriate transitions adjacent to single-family residential neighborhoods.
- Enhance the aesthetics and design of new development through strengthened design guidelines and development standards.
- Incorporate active ground-floor uses and design treatments along Fair Oaks and Orange Grove that support a more vibrant street atmosphere and better connect surrounding neighborhoods.
- Recognize the importance of the area's historic and cultural resources and utilize them as the basis for strengthening the district's distinct identity.

Questions to Consider

Does the draft vision reflect most of what you would like to see happen on Fair Oaks/Orange Grove?

What is missing?

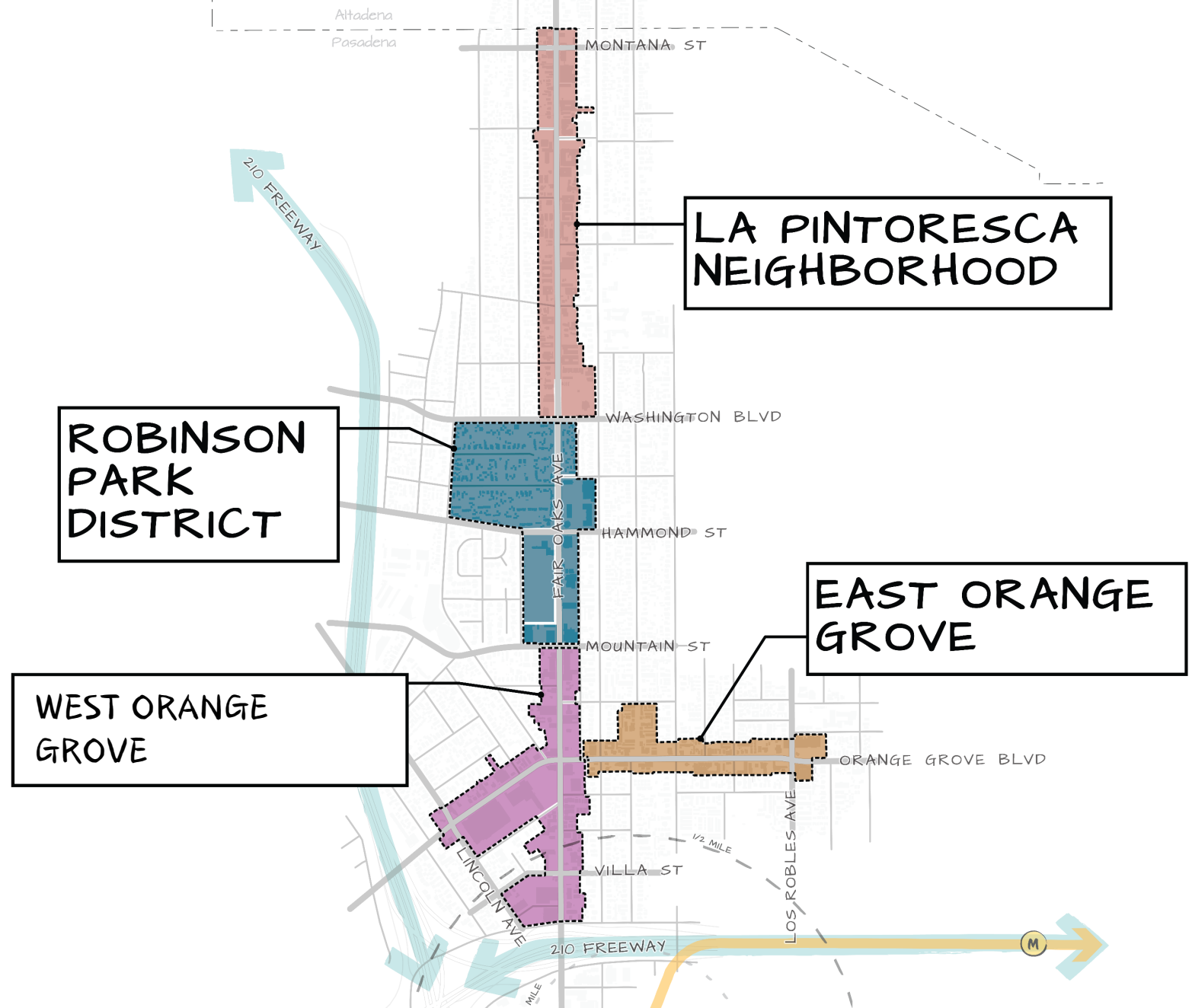
Is there language you would change? What are your suggestions?

PRELIMINARY PLAN CONCEPT



PRELIMINARY CONCEPT

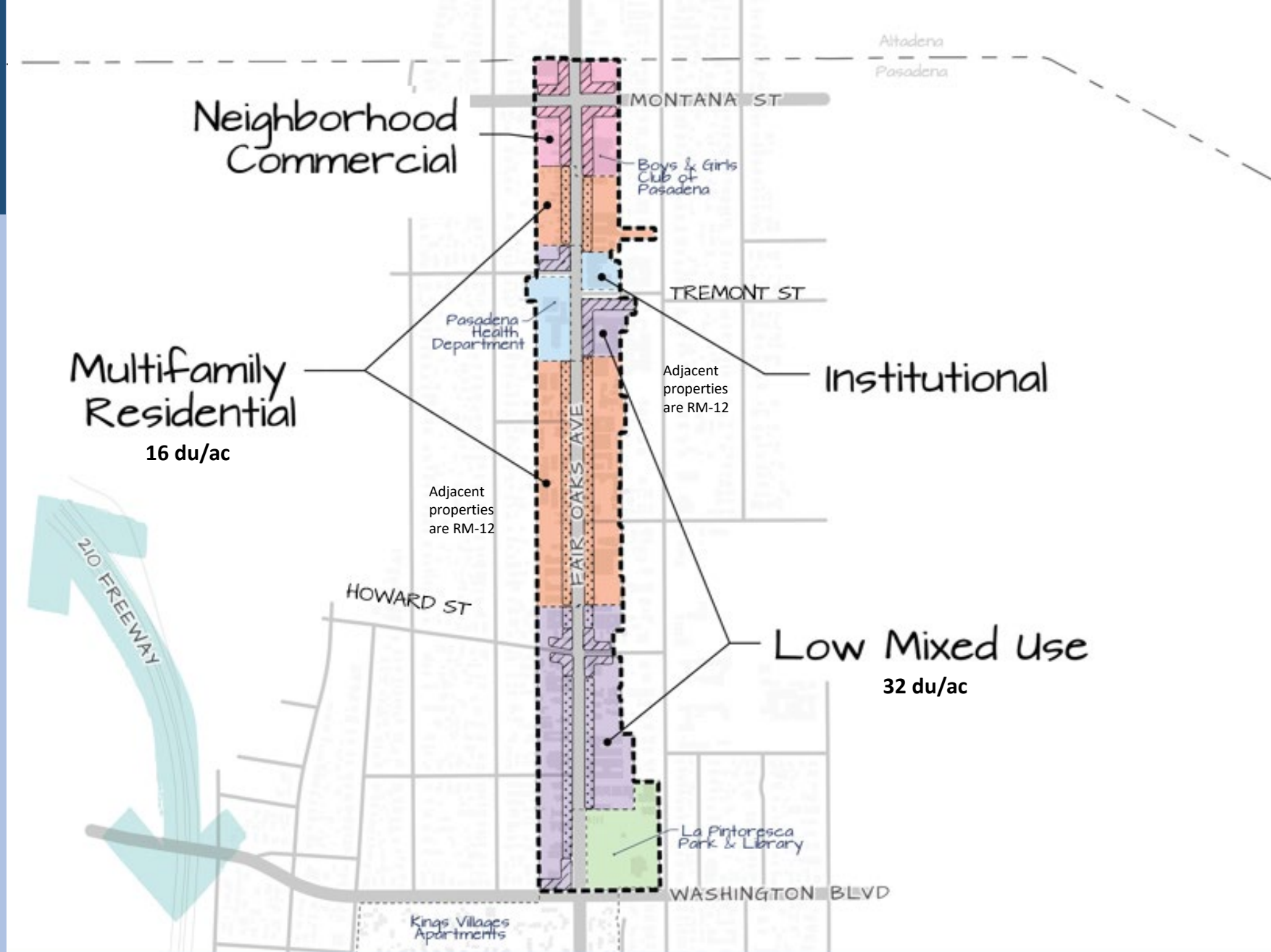
Four Subareas



La Pintoresca Neighborhood

Concept plan:

- Development that maintains the area's residential character
 - Multi-family at 16 DU/acre
 - Low Mixed Use at 32 DU/acre
- Limit buildings to 3 stories
- Encourage neighborhood-serving uses at Montana St, Tremont St, Howard St, and Washington Blvd
- Require active ground floor treatments along Fair Oaks Ave



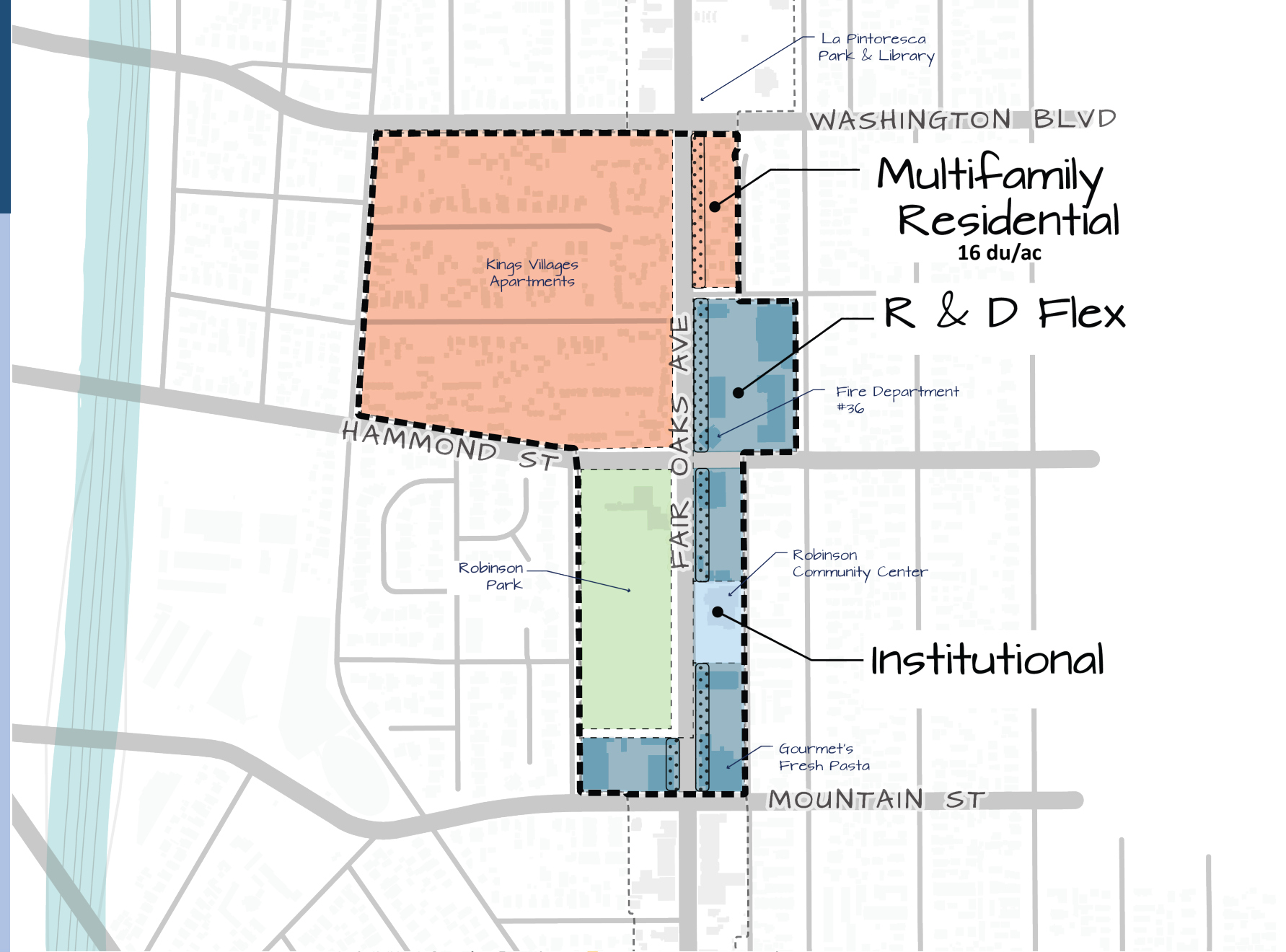
La Pintoresca



Robinson Park District

Concept Plan:

- Support existing housing
- Community hub emphasizing recreational activities, light industrial uses, clean tech, and creative offices
- Require active ground floor treatment along Fair Oaks Ave
- Limit buildings to 3 stories



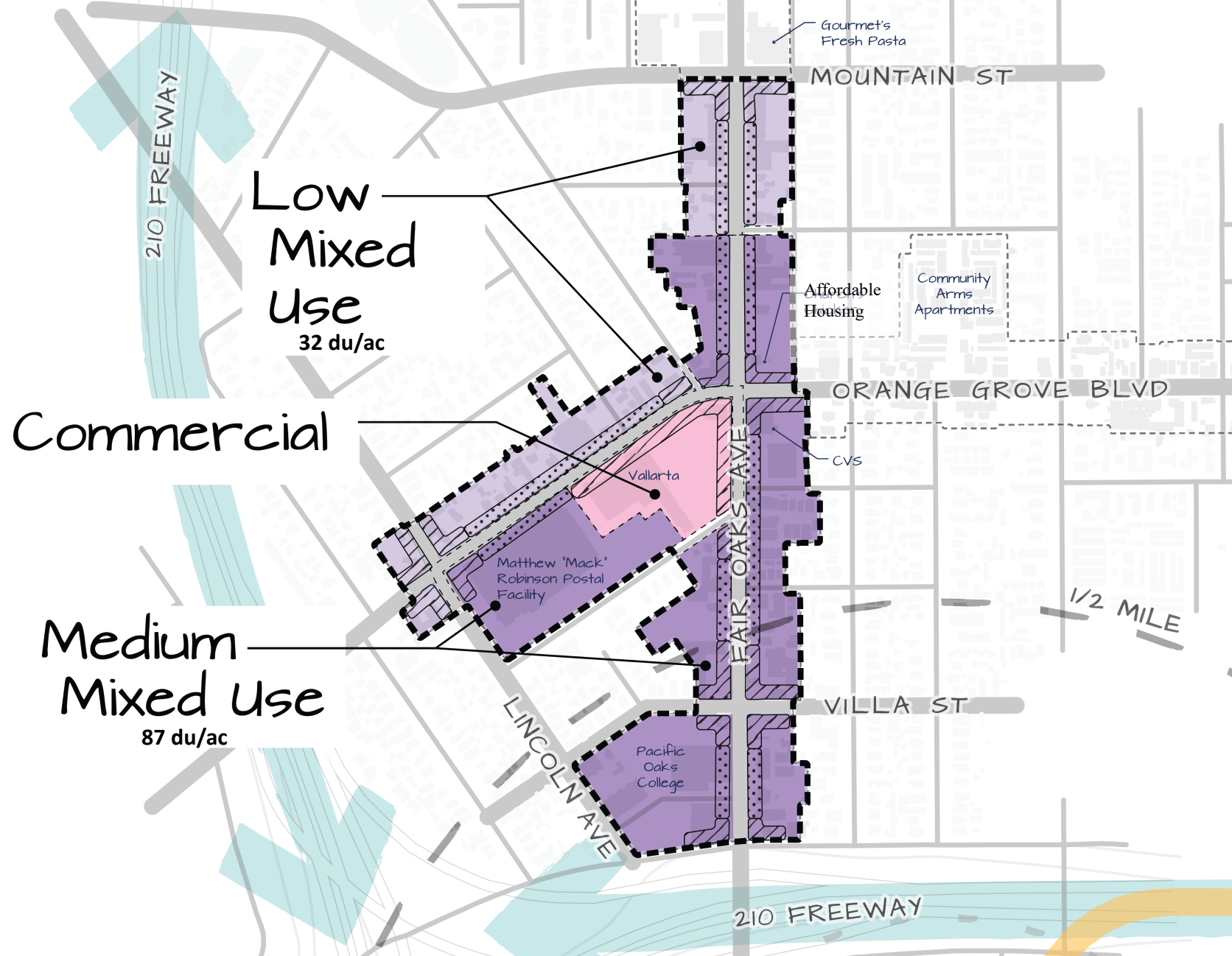
Robinson Park



West Orange Grove

Concept Plan:

- Maintain the existing shopping center as commercial-only, up to 3 stories
- Low Mixed Use at 32 du/ac and 3 stories in areas adjacent to medium scale housing
- Medium Mixed Use at 87 du/ac and 5-stories in areas closer to intersection and freeway
- Require ground floor commercial at key intersections
- Require active ground floor treatments



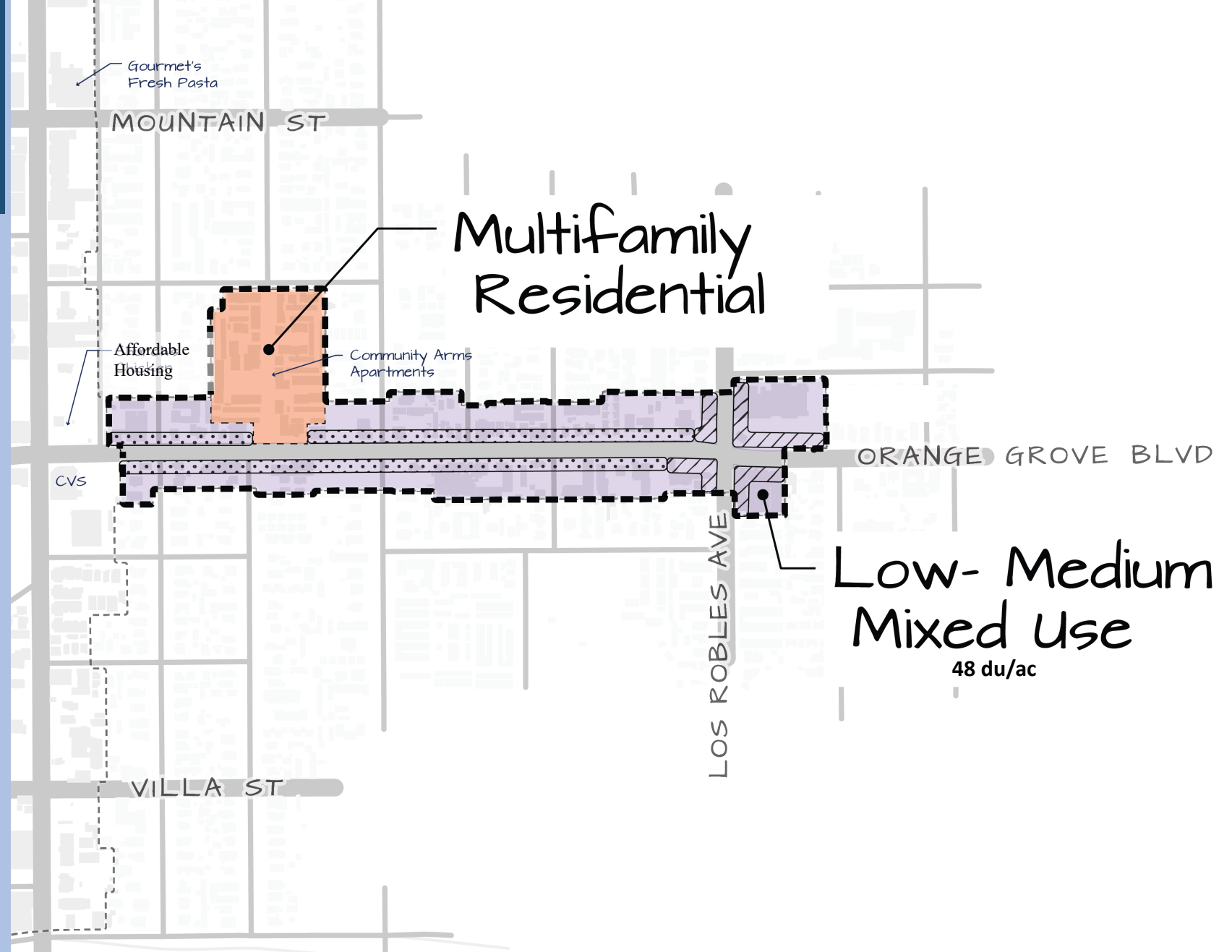
West Orange Grove



East Orange Grove

Concept Plan:

- Maintain existing housing
- Support a mix of residential and commercial uses
- Low-Medium Mixed Use at 48 du/ac and 4 stories
- Ground floor commercial required at the intersection of Orange Grove and Los Robles
- Active ground floor treatment that leverages the area's unique identity



East Orange Grove



OTHER CITY PROJECTS

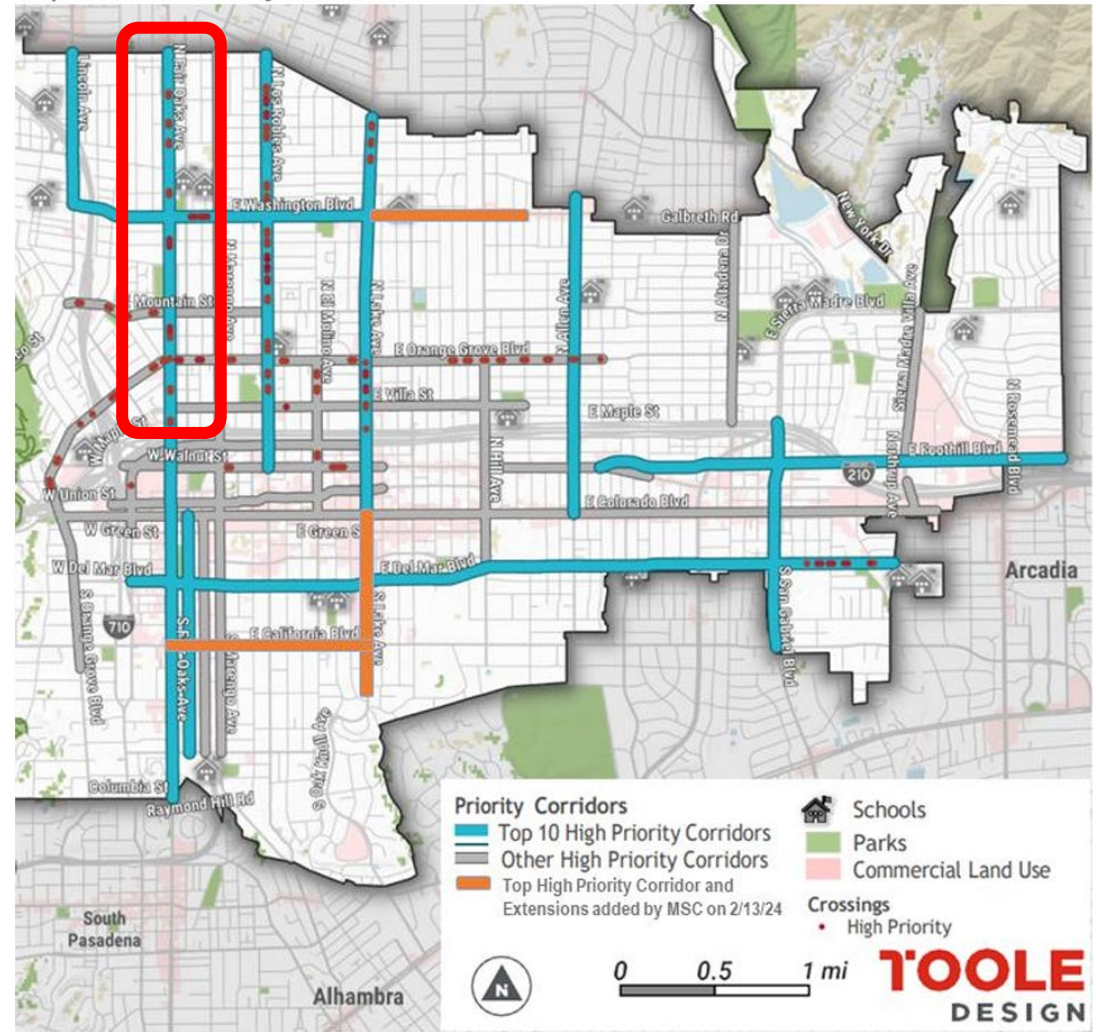


Pedestrian Transportation Action Plan

- Fair Oaks Ave is a pedestrian priority corridor in the City's Pedestrian Transportation Action Plan (PTAP)
- Draft concept plan identifies traffic calming features and enhancements to address safety concerns
- DOT is actively pursuing grants to fund detailed concept design to further define the project, test feasibility, and engage with the community

<https://www.cityofpasadena.net/transportation/transportation-improvements/transportation-safety-improvements-pasadena-pedestrian-transportation-action-plan-revised-2024-2/>

Map 4: Pedestrian Priority Corridors

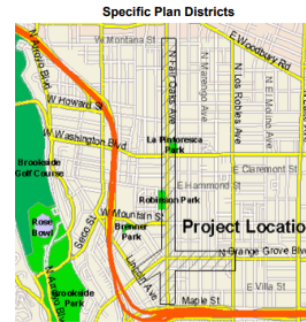


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- Fair Oaks Ave is a pedestrian priority corridor
- Public Works is actively pursuing grants to implement PTAP to address safety and enhance the corridor
- Project description: installation and upgrade of landscaping, lighting, and roadway/pedestrian infrastructure (e.g., curb extensions, signalized intersections) within the FOOG Specific Plan area

FY 2025 - 2029 Capital Improvement Program
Streets and Streetscapes
North Fair Oaks Ave Enhancement Project

Priority	Project No.	Description	Total Estimated Costs	Appropriated Through FY 2024	Adopted FY 2025	Proposed FY 2026	Proposed FY 2027	Proposed FY 2028	Proposed FY 2029 and Beyond
13		North Fair Oaks Ave Enhancement Project							
		Future Unfunded	4,200,000	0	0	0	0	0	4,200,000
		Total	4,200,000	0	0	0	0	0	4,200,000



DESCRIPTION: This project provides for installation and upgrade of landscaping, lighting, and roadway/pedestrian infrastructure along North Fair Oaks Ave. from Maple St. to the North City Limits. Pedestrian improvements will include the following: installation of a curb extension at an existing mid-block signalized intersection between Mountain St. and Hammond St.; and providing decorative crosswalks consisting of interlocking pavers in the following intersections: Fair Oaks Ave. at Montana St., Fair Oaks Ave. at Washington Blvd., Fair Oaks Ave. at Mountain St., Fair Oaks Ave. at Orange Grove Blvd., Orange Grove Blvd. at Lincoln Ave., Orange Grove Blvd. at Los Robles Ave., Orange Grove Blvd. at Garfield Ave., and Fair Oaks Ave. at Maple St. (along I-210 Freeway). Improvements specific to the area from Eureka St. to the North City Limits include the upgrading of existing street lights and installation of in-fill lighting and infrastructure; replacement of non-ADA compliant curb ramps and audible traffic controls; and the planting of trees where gaps exist with minimum 24-inch box specimens. In addition, the sewer system between Hammond St. and Orange Grove Blvd. will be upgraded.

JUSTIFICATION: The Fair Oaks/Orange Grove Specific Plan is one of seven specific plans cited in the 1994 Land Use Element of the General Plan for areas of the City designated for future growth.

SCHEDULE: This project will be completed when funds are identified.

RELATIONSHIP TO GENERAL PLAN: The Fair Oaks/Orange Grove Specific Plan was identified in the General Plan. The Specific Plan combines the economic development, mobility, historic preservation, and neighborhood protection elements of the General Plan into a comprehensive document which will guide private and public investment in the future.

IMPACT ON THE NORTHWEST: This specific plan is located in Northwest Pasadena, which is an area that has been targeted for revitalization.

HISTORY: This project was created in FY 2003 and initially funded in FY 2004. Phase I and II were completed in FY 2010 and 2016, respectively. This phase of the project was created in FY 2011 and is currently unfunded. In FY 2023, this project was moved from future projects and the project name was changed from "Fair Oaks/Orange Grove Specific Plan - Transportation Enhancements."

www.cityofpasadena.net/public-works/wp-content/uploads/sites/29/17-Future-Projects-2.pdf

CIP Project: North Fair Oaks Roadway Reconfiguration & Multimodal Enhancements

- Fair Oaks Ave is a pedestrian priority corridor
- Public Works is actively pursuing grants to implement PTAP to address safety and enhance the corridor
- Project description: lane reconfiguration from 4 to 3 lanes with pedestrian amenities and traffic calming features along Fair Oaks Ave from Washington Blvd to northern city limit

FY 2025 - 2029 Capital Improvement Program
Transportation

North Fair Oaks Roadway Reconfiguration and Multimodal Enhancements - Concept Study

Priority	Project No.	Description	Total Estimated Costs	Appropriated Through FY 2024	Adopted FY 2025	Proposed FY 2026	Proposed FY 2027	Proposed FY 2028	Proposed FY 2029 and Beyond
50		North Fair Oaks Roadway Reconfiguration and Multimodal Enhancements - Concept Study							
		Future Unfunded	300,000	0	0	0	0	0	300,000
		Total	300,000	0	0	0	0	0	300,000

North Fair Oaks Ave



DESCRIPTION: This project provides for the reconfiguration of, and multimodal enhancements on, North Fair Oaks Ave. from Washington Blvd. to the North City Limit. The current four lane undivided configuration will be changed to a three lane corridor with pedestrian amenities and traffic calming features; two of the lanes will have continuous two-way left turn lanes.

JUSTIFICATION: The North Fair Oaks Corridor from Washington Blvd. north to the Pasadena border is distinct from the corridor south of Washington Blvd.; with small apartment complexes, density, and churches with vestiges of a once-thriving business district. It is not uncommon to witness residents dashing across the street between speeding vehicles to catch the bus because there is no crosswalk. Some of the group homes even have residents and shared programs on both sides of Fair Oaks Ave. The community has indicated that they want neighborhood green pedestrian-friendly walkability, small pocket parks at intersections, more green shade trees, perennial flowers, benches, bike racks, and speed monitors.

SCHEDULE: This project will begin when funds are identified.

RELATIONSHIP TO THE GENERAL PLAN: This project is consistent with the following Mobility Element Policies: 1.4 (develop system management strategies that elevate accessibility, livability and a healthy community); 1.10 (continuously evaluate the operation of the City's transportation system to manage the speed of travel at or below the speed limit, manage queues at intersections and develop improvements to increase safety of all transportation services); 1.11 (design streets to reflect the mobility needs of the adjacent land use context to support healthy activities such as walking and bicycling); and 1.12 (apply traffic management measures to manage vehicular speeds as a function of designated street type to ensure safe and orderly movement of all modes of travel). This project is also consistent with the Land Use Element Policy 10.19 (Sustainable Transportation Network) by implementing an integrated network of transit, bike facilities, and pedestrian improvements as specified by the Mobility Element to reduce automobile trips and commute lengths, with corresponding reductions in energy consumption, pollution, and GHG emissions.

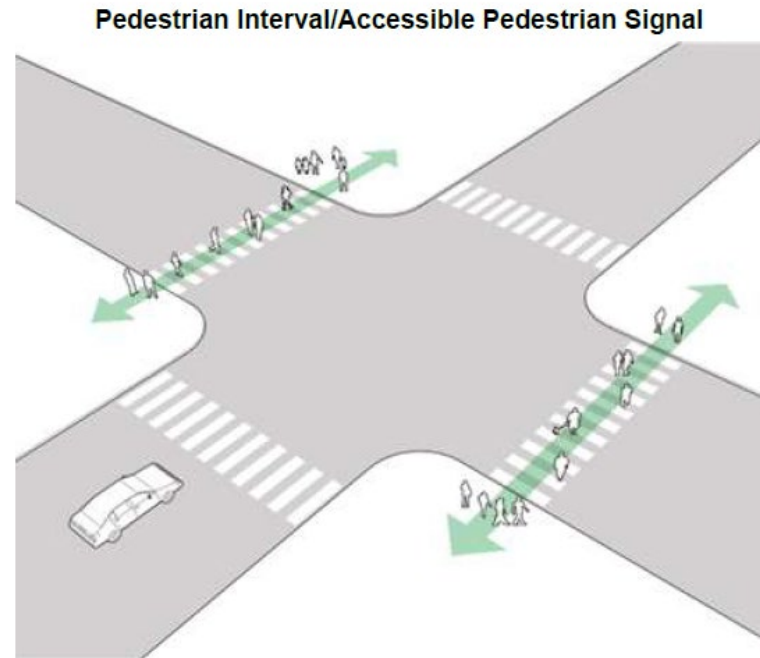
IMPACT ON THE NORTHWEST: This project is located in Northwest Pasadena, which is an area that has been targeted for revitalization.

HISTORY: This project was created in FY 2023 and is currently unfunded.

www.cityofpasadena.net/public-works/wp-content/uploads/sites/29/17-Future-Projects-2.pdf

Other Improvements

- Jackie Robinson Community Center Improvements
- Citywide Parks Maintenance, with the Northwest being a targeted area for revitalization
- Citywide Complete Streets Program, with the Northwest being a targeted area for revitalization
- Pedestrian Interval/Accessible Pedestrian Signal, with the Northwest being a targeted area for revitalization



Public Art Project



Robinson Park Recreation Center Public Art Project

Project Summary

2 Permanent Public Artworks

Each budgeted at \$200K, to be sited at the Recreation Center

2 Selected Public Artists

Carla Jay Harris and Deborah Aschheim

Phase 1: Project Development (August 2023 – present)

Artists Deborah Aschheim and Carla Jay Harris have met with a wide range of community members, subject-matter experts and local organizations to learn more about the complex history of Northwest Pasadena and the lived experiences of its residents.

Arts & Culture Commission held a meeting in May 2024, where artists Deborah Aschheim and Carla Jay Harris presented updates about their ongoing research and work with the Northwest community as part of the Robinson Park Recreation Center Public Art Project

Link to Presentation: [2024-05-08 AC Meeting Presentation](#)

Link to Survey: <https://bit.ly/RobComSurvey>



Community Portrait: Joyce Miles

A lifelong resident of Altadena/Pasadena and a retired social worker. She attended John Muir High School, a place that holds a special spot in her heart.



Bobby Ota
I am the son of the original owners of Johnny's, Johnny and Ito Ota. Johnny and his family were shopkeepers in retail. They had a market serving the Japanese community in Los Angeles. Then, after they came back from the war, they settled in Pasadena. They started a Japanese store on the corner of Lincoln and Washington.

The store sold groceries, they sold everything. My grandmother would import a lot of foods from Japan that you couldn't find anywhere in the United States. That's why the market was well known to everyone.

Danny Parker

A Pasadena native, corporate attorney Danny Parker graduated from Muir High School and has degrees from Stanford University. He is deeply involved with Pasadena civic life.



nema 21 on Washington.
...rca 1980s

Pasadena Historian Roberta H. Martinez:
In the late 1970s, Cinema 21's format changed to Spanish language features. Many newcomers to Pasadena spoke Spanish. Being able to go to the theater and reconnecting with their cultural heritage made Pasadena feel a bit more like home.



Vanessa Guzman, artist

When I first moved to Pasadena, I wondered if I would find my tribe or ever feel at home. One night while walking near Villa-Parke, I saw a big truck with its sliding door open full of Mexican candy, nearby a lady was selling tamales—I felt immediately at home.



Barbara Bowman Wright
One of the first three graduates of Occidental College. After graduating, she taught in the Pasadena Unified School District for 19 years, starting in second grade before switching to kindergarten.*

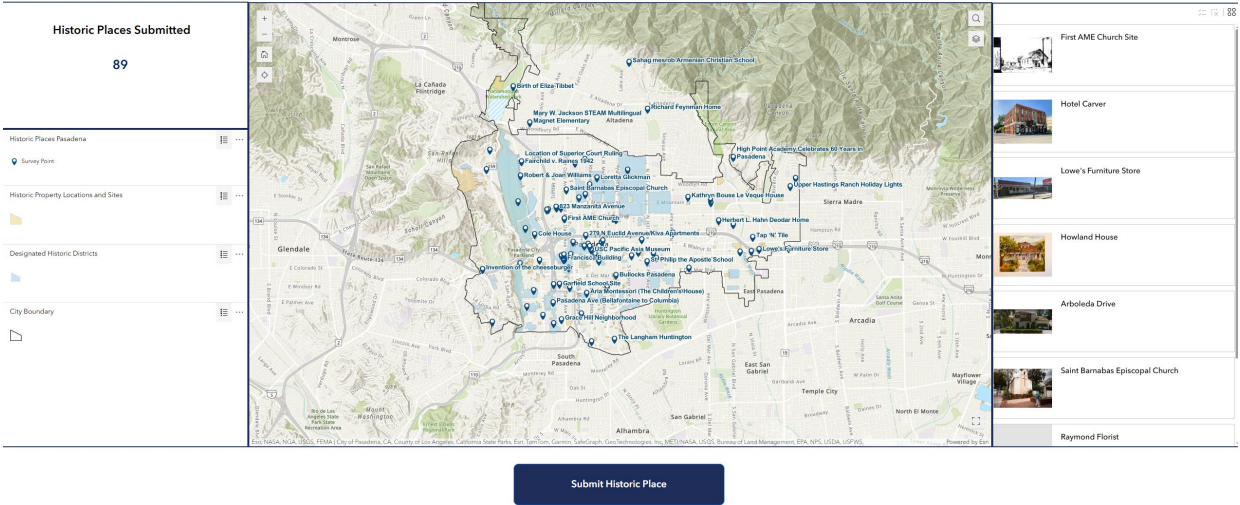


Historical Portrait: Leroy Boger

Historic Places Pasadena



Story Map and Submission Portal



- Citywide Historic Context Statement will be released in late March/early April 2025 for public review
- Next, the team will start the reconnaissance survey phase, where potential areas and properties will be identified for further research and evaluation



<https://experience.arcgis.com/experience/2f7bc71ddcec4b6ba3b3046b55a2a1c5>

RECENT COMMUNITY FEEDBACK



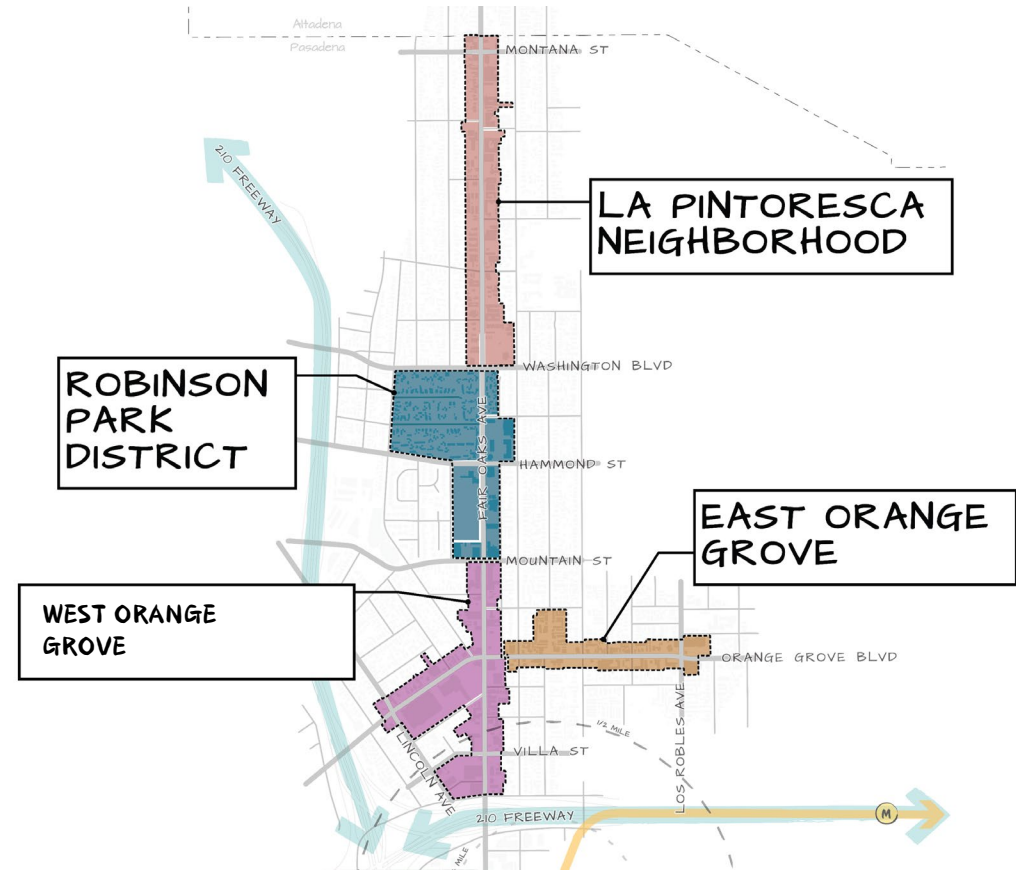
Recent Community Feedback

La Pintoresca Neighborhood

- Consider allowing housing near Montana St and increase density to 48 du/ac north of Washington Blvd
- Consider Work/Live and artist community uses
- Consider additional pedestrian crossings
- Consider more traffic calming measures such as medians and bulb-outs
- Consider creating Washington Elementary School as an additional community hub

Other Overall Comments

- More traffic calming measures on Fair Oaks Ave
- More street-tree/tree canopies



Recent Community Feedback

Community Plans

- The vision plan by the Arroyo Group and Making Housing & Community Happen is available using the following link:
<https://makinghousinghappen.net/wp-content/uploads/2024/01/north-fair-oaks-vision-plan-1.pdf>
- The vision plan by landscape architecture students from CalPoly Pomona is available using the following link:
[LA_PINTORESCA_VISION_PLAN_BOOKLET_CPP.pdf - Google Drive](#)

NEXT STEPS



Next Steps

- Feedback received will guide the preparation of the FOOG Specific Plan update
- A draft proposed plan will be presented to the Planning Commission for additional feedback this summer
- Stakeholders may provide feedback during the Planning Commission Hearing process by emailing OurPasadena@CityofPasadena.net

THANK YOU

