



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: APRIL 22, 2026

TO: PLANNING COMMISSION

FROM: JENNIFER PAIGE, AICP, DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: PROPOSED FAIR OAKS ORANGE GROVE SPECIFIC PLAN

RECOMMENDATION:

It is recommended that the Planning Commission:

1. **Recommend** that the City Council consider an Addendum to the 2015 Pasadena General Plan Environmental Impact Report (EIR), along with the EIR, and find that the Addendum properly discloses only minor technical changes or additions to the EIR, and none of the conditions triggering a subsequent or supplemental EIR are present, as set forth in State CEQA Guidelines Section 15164; and
2. **Recommend** that the City Council make the Findings for Approval for the General Plan Map Amendment, Specific Plan Adoption, and Zoning Code Map and Text Amendments (Attachment A) and approve the proposed Fair Oaks Orange Grove Specific Plan (Attachment B).

BACKGROUND:

The proposed Fair Oaks Orange Grove (FOOG) Specific Plan is the seventh Specific Plan to be presented to the Planning Commission, following the adoptions of Lincoln Avenue (2021), East Colorado (2022), South Fair Oaks (2022), Central District (2023), Lamanda Park (2024), and North Lake (2025). The final Specific Plan to be updated is East Pasadena.

The proposed FOOG Specific Plan builds on the General Plan, the Northwest Community Plan, and other City documents. Staff also reviewed two community-driven plans for potential incorporation:

- La Pintoresca Vision Plan (December 2024) – The plan was prepared by a class of Cal Poly Pomona Landscape Architect students, and it outlines improvements to streetscape, parks, schools, churches, homes, and gardens that will create a resilient, inclusive, and healthy community.
- North Fair Oaks Vision Plan (February 2025) – The plan was prepared by the Arroyo Group and Making Housing & Community Happen. It calls for restoration of the corridor, which it describes as a middle road between gentrification and disinvestment.

Community-guided revitalization would include the development of affordable housing, community entrepreneurship, and tenant protection. The plan also aims to promote restorative justice by recreating the main street that once existed and protecting what remains of Northwest Pasadena's African-American community.

Key elements of those plans were incorporated into the proposed FOOG Specific Plan, including renaming the subareas, expanding residential density, and enhancing the streetscape.

As part of the update process, the Planning Commission held two Study Sessions in 2025 that covered the following topics:

- Study Session #1: March 12, 2025 – Plan background, plan vision, and subarea concepts; for more information, go to <https://www.ourpasadena.org/FOOG-PC-SS-031225>. At that meeting, the Planning Commission directed staff to study increasing permitted residential density north of Washington Boulevard.
- Study Session #2: October 22, 2025 – Plan background, plan vision, subarea concepts, residential density, development standards, and public realm; for more information, go to <https://www.ourpasadena.org/FOOG-PC-SS-102225>. A specific discussion was held to increase the permitted density and height north of Washington Boulevard.

Following the Planning Commission Study Sessions, the Northwest Commission held an informational meeting in November 2025 to discuss the update to the FOOG Specific Plan. The discussion focused on the Plan vision, street safety enhancements, residential density, and changes to the subarea names.

The proposed FOOG Specific Plan (Attachment B) will replace the 2002 FOOG Specific Plan. For a summary of the community engagement process and public and commission feedback, refer to Attachment C.

PROPOSED FAIR OAKS ORANGE GROVE SPECIFIC PLAN:

Plan Area

The proposed FOOG Specific Plan generally covers Fair Oaks Avenue, between Montana and Maple Streets, and Orange Grove Boulevard, between Lincoln and Oakland Avenues (Refer to Map 1). Notable assets in the Specific Plan area include La Pintoresca Park and Library, the Pasadena Public Health Department, Robinson Park Recreational Center, and the Jackie Robinson Community Center.

The plan area features various uses, including residential, multi-family, commercial, research and development, and institutional. The area uniquely houses several churches, small independent stores and restaurants, and a concentration of the city's convalescent homes. It also has one of the highest bus ridership rates in the City. The FOOG Specific Plan is a gateway to Pasadena from Altadena to the north and connects the area to the Central District Specific Plan area to the south.

The FOOG boundary is proposed to be modified from the 2002 FOOG Specific Plan. The four sets of parcels recommended for addition include:

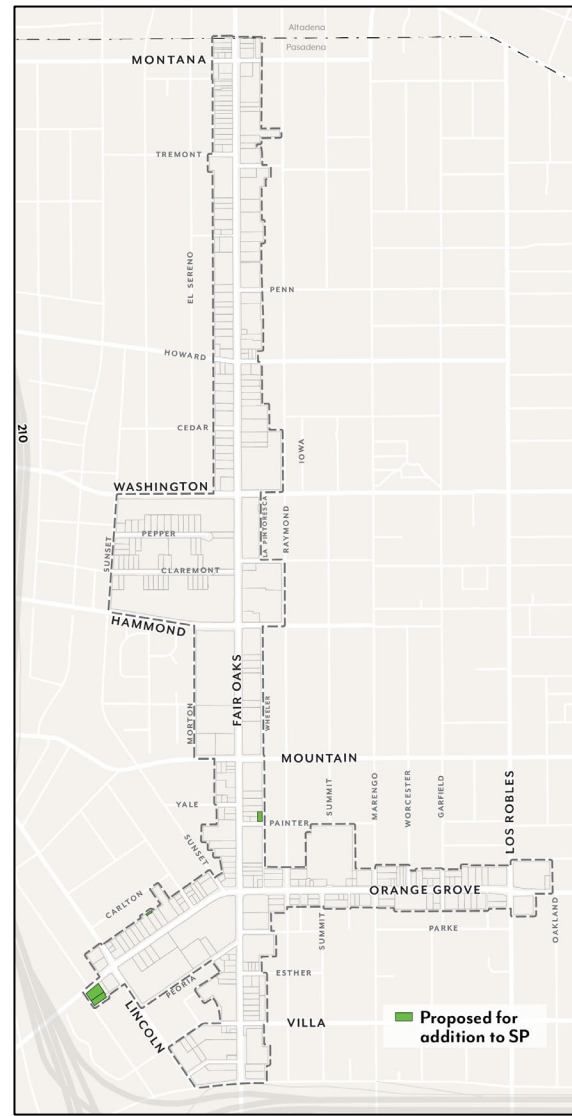
- 27 Painter Street (AIN 5725-001-001),
- 823 N. Orange Grove Boulevard (AIN 5726-018-095),
- 690 N. Orange Grove Boulevard (AIN 5729-010-042), and
- 556 Cypress Avenue (AIN5729-010-041).

Plan Context

The FOOG Specific Plan area is home to some of the earliest subdivisions in the city and contains the site of one of the first houses built in the city. In the early twentieth century, the area was a flourishing working-class neighborhood with a racially and ethnically diverse population, including Latino, Asian, and Black residents. The FOOG Specific Plan area faced many challenges due to policies like ‘redlining’ from the 1930s to 1960s by the Home Owners’ Loan Corporation (HOLC) investment risk-grading documents. The explicitly racist and discriminatory HOLC documents identified, mostly communities of color, as “high risk” and caused long-term impacts on housing, policing and access to services including banking, insurance, and healthcare with racially and economically marginalized communities throughout the United States. The City’s General Plan at the time was also influenced by HOLC’s documents.

Between the late 1960s and 1970s, a large amount of displacement occurred due to the construction of Interstate 210 (I-210), resulting in further forced relocation of residents. Additionally, in the 1960s, the City instituted a “Redevelopment Plan” which was aligned with the overarching policy landscape that also led to the construction of the freeway, contributing to additional displacement in the FOOG area. The initial redevelopment plan (also known as the “Pepper Street Redevelopment Project”), was not supported by residents. Despite their decade-long resistance, the plan moved forward in 1968 with the construction of Kings Villages (313 units, constructed in 1971) and the La Pintoresca Housing Complex (64 units, constructed in the 1970s). The construction of these projects caused the displacement of many Black, Asian, and Latino residents and closure of local businesses.

Map 1: Proposed Plan Area



Following the passage of the Fair Housing Act of 1968, residents of the FOOG community that had previously experienced housing discrimination and who were barred from living in particular areas due to racist housing restrictions, were able to relocate to other areas like Altadena. Additional policies in the later part of the century ended the development of multi-family dwellings in the area, creating further housing challenges.

Today, the area continues to be home to many community-focused organizations including local churches and places of worship, community-serving locally owned businesses, and longstanding community gathering places including the Boys and Girls Club, La Pintoresca Library, the Robinson Park Recreation Center, and Jackie Robinson Community Center. Additionally, several historical businesses are still operating in the area including Woods-Valentine Mortuary and Berry & Sweeney Pharmacy.

Pasadena's 1994 General Plan identified the FOOG Specific Plan, and in 2002, the City Council approved the FOOG Specific Plan, which framed the area by three key themes: economic development, quality of life, and neighborhood beautification.

Plan Vision

The bases for the proposed FOOG Specific Plan are stated in the 2015 General Plan Land Use Element; below includes Goal #34 and related Policies:

Goal #34:

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

Policy 34.1 Economic Vitality. *Transform North Fair Oaks Avenue from a low-density strip commercial corridor to a series of distinctive low- to medium-density, pedestrian oriented, mixed use villages where residents and visitors can live, shop, work and be entertained.*

Policy 34.2 Pedestrian-Orientation. *Promote the inclusion of pedestrian-oriented plazas and amenities establishing a "village-like" environment where people shop, dine, meet friends, and actively use public places.*

Policy 34.3 Development Scale and Transitions. *Require that the types of uses, densities, building massing and heights, and design development along Fair Oaks Avenue and Orange Grove Boulevard assure compatibility and accessibility with adjoining residential neighborhoods.*

Policy 34.4 Business Expansion and Growth. *Preserve existing and create a variety of new job opportunities through catalytic projects that create interest, identity and a focal point and neighborhood serving businesses located within larger Neighborhood Villages.*

Policy 34.5 Special Study Area. *Conduct a planning process involving local residents for the reuse of the Matthew "Mack" Robinson postal facility should the facility be vacated to consider potential uses, amenities, and design standards that assure compatibility with adjoining residential neighborhoods.*

Policy 34.6 Linkage of the Central District. *Establish and maintain pedestrian walkways that provide access between the Central District and the Fair Oak and Orange Grove area to encourage people to move freely between the two areas.*

These Goals and Policies informed the proposed FOOG Specific Plan, and combined with the community outreach process, a clear Vision Statement for FOOG was crafted. These are supported by eight key Vision Objectives.

FOOG Specific Plan Vision Statement

Fair Oaks Avenue and Orange Grove Boulevard will offer a variety of housing options and flexible commercial, recreational, and community-building services around active, people-oriented corridors that celebrate the neighborhood's rich history.

FOOG Specific Plan Vision Objectives

1. *Complete Neighborhood*
A mix of different uses that will provide residents with their daily needs with convenient connections around the city.
2. *A Sense of Place*
Placemaking through new and existing gathering spaces, public art and community events that build on the area's identity.
3. *New & Affordable Housing*
High-quality housing that works for modern households, affordable to people at various income levels and sized to fit families of all sizes.
4. *Walkable Streets*
Safe and comfortable mobility options for those getting around without a car, with streets shared by all modes of transportation.
5. *Local Business*
Locally owned and operated businesses that add to the economic vibrancy as well as the historic character of the neighborhood.
6. *Activity Center*
Lively intersections along the primary boulevards with neighborhood destinations, including retail, restaurants and public green space.
7. *Green Community*
A lush public realm with mature shade trees and landscaping that fosters sustainability, cooling, and climate resilience.
8. *Environmental Justice*
Equal access, fair treatment and meaningful involvement for all people, especially minority populations and vulnerable communities.

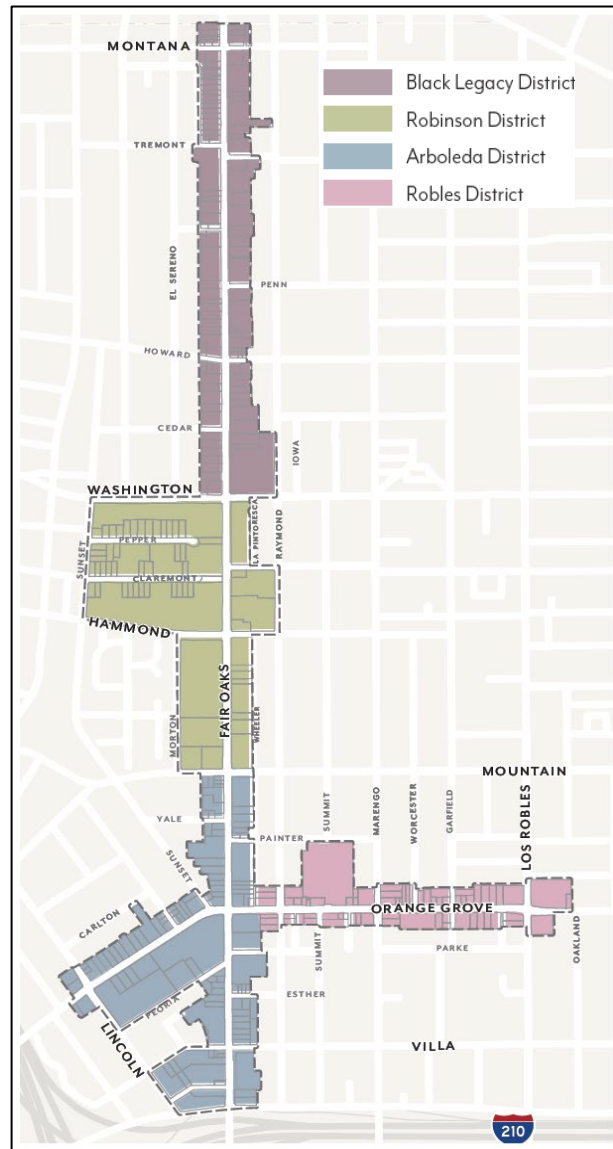
The Vision Statement, combined with the Vision Objectives, form the basis for all Goals and Policies in the FOOG Specific Plan, providing guidance and direction for the allowed land uses, private realm development and design standards, and public realm standards and improvements.

Subareas and Vision Concepts

The FOOG Specific Plan consists of four subareas, as described below (Refer to Map 2) along with the proposed naming of each subarea. Staff received a large amount of public comment around the naming of some of the subareas which is further discussed below.

- Black Legacy District - In response to significant community feedback and to honor the area's documented Black history, the La Pintoresca Subarea has been renamed the Black Legacy District. This name was proposed by the Community and staff recommends this as the subarea name.
- Robinson District - The Robinson District subarea honors the accomplishments made by Mack and Jackie Robinson and the name remains as proposed at the last Planning Commission meeting.
- Robles District – Honoring the Latino community of the area, as well as one of the City's native trees, the East Orange Grove District subarea has been renamed to the Robles District. Robles means Oak in Spanish, paying homage to oak trees in the area and the Latino heritage of the area.
- Arboleda District – Continuing on this theme, the West Orange Grove District subarea has been renamed to the Arboleda District. Arboleda means tree grove in Spanish. These subareas transition into one another west to east along Orange Grove. The theme of Latino heritage and native trees also transitions between the subareas.

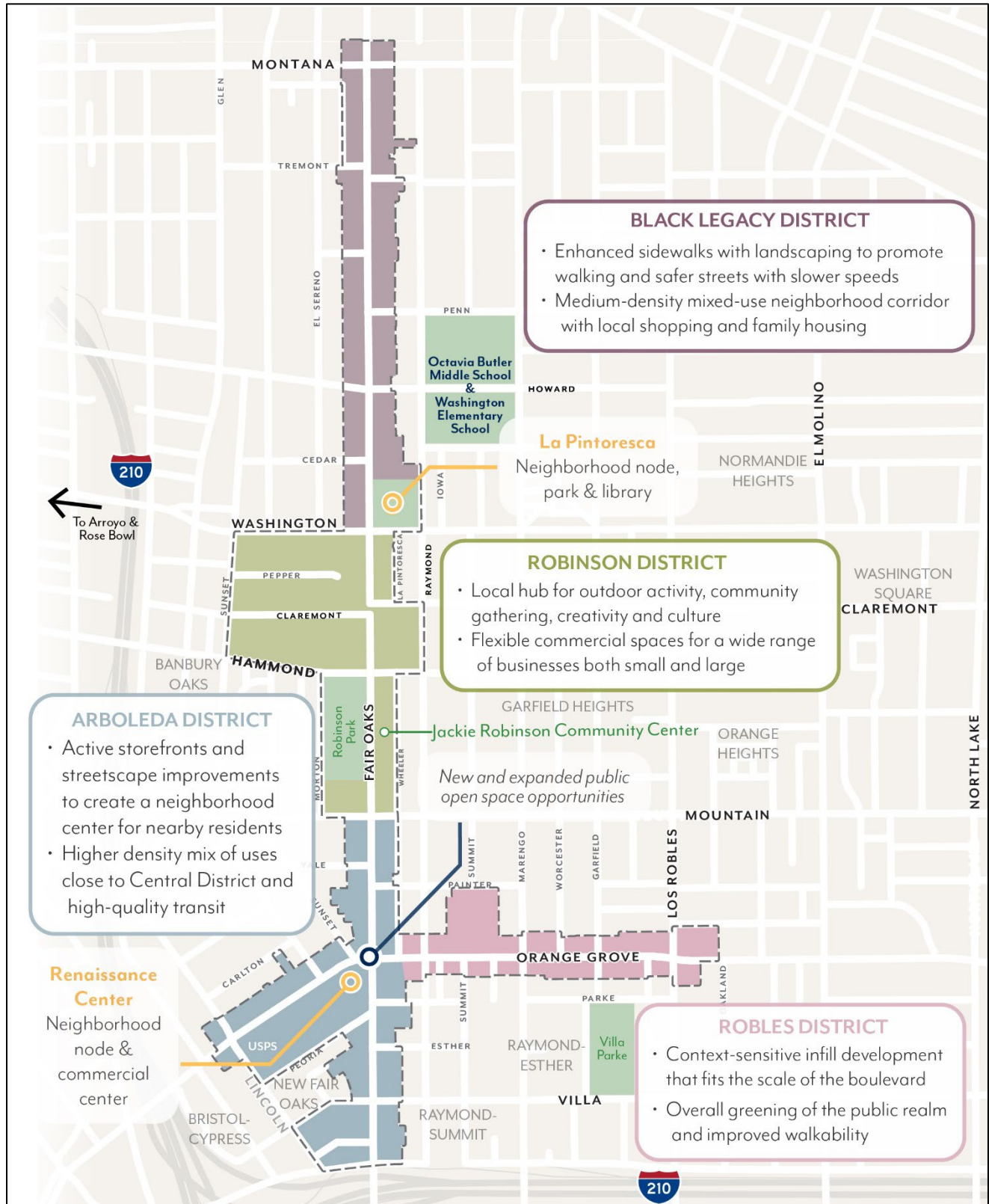
Map 2. Subareas



As shown in Map 3, the FOOG Specific Plan area is envisioned as a vibrant, community-serving hub anchored by locally owned businesses, neighborhood nodes, and gathering spaces. Building on recent traffic-calming interventions along northern Fair Oaks Avenue, the plan aims to further enhance the public realm with landscaped sidewalks and multi-modal improvements identified in the Department of Transportation's Pedestrian Transportation Action Plan.

The following section describes the concept in greater detail for each subarea.

Map3. Vision Concept



Black Legacy District

The Black Legacy District acts as the northern entrance to the City of Pasadena and the FOOG Specific Plan area, extending along Fair Oaks Avenue from the FOOG Specific Plan area's northern boundary at the Altadena/Pasadena border (Montana Street) to Washington Boulevard. The subarea contains many community-serving uses that reflect the area's history, including places of worship, community gathering places such as La Pintesca Park and Library and the Boys and Girls Club of America. The area also includes historic, locally owned businesses such as Berry & Sweeney Pharmacy. There is a high concentration of multifamily housing and medical and institutional uses along North Fair Oaks Boulevard, including offices, clinics, assisted living facilities, and transitional and supportive housing.

The goal of the subarea is to enhance the area's vibrant, mixed-use neighborhood with community gathering spaces, amenities, and resources that celebrate the area's cultural identity and history. The goal is also to create a lively northern gateway to the Fair Oaks corridor with neighborhood-serving amenities, an engaging and pedestrian-friendly public realm, and flexible housing options. In addition, there was a request by the community to increase multifamily housing opportunities.

The rendering below showcases a mixed-use building anchoring the northwest corner of Fair Oaks Avenue and Washington Boulevard (across from La Pintesca Park) with street-lined trees, bulb-outs at intersections, continental crosswalks, a bike lane, and a landscaped median.

Figure 1. *Black Legacy District Concept*



Robinson District

The Robinson District subarea is bounded by Washington Boulevard to the north, Sunset Avenue to the west, Raymond Avenue to the east, and Mountain Street to the south. The northern portion of the subarea is characterized by multifamily residential development and commercial development built between the 1960s and 1990s as a part of the Fair Oaks Redevelopment Plan, including Kings Villages Apartments, La Pintoresca Apartments, and Fair Oaks Business Park. Between Hammond Street and Mountain Street, a grouping of neighborhood-serving recreational and educational facilities surrounds Robinson Park and Recreation Center, including the Jackie Robinson Community Center and the Families Forward Learning Center. The subarea also includes Pasadena Fire Station 36, along with several other institutional, recreational, and R&D office uses.

The goal of the subarea is to establish an active and walkable mixed-use area offering high-quality community spaces, recreational facilities, and employment opportunities in tech, research, and creative industries for residents of the surrounding neighborhood and the broader region.

The illustration below shows an existing building at the northeast corner of Fair Oaks and Mountain Avenues with façade improvements and art for visual interest, along with a planned bikeway.

Figure 2. *Robinson District Concept*



Robles District

The Robles District subarea comprises parcels surrounding the Orange Grove Boulevard corridor between Wheeler Lane to the west and Los Robles Avenue to the east. The subarea is characterized by a mix of commercial uses and residential uses, including affordable housing, moderate/low-income multi-family housing, and condominiums. Buildings reflect various eras of development, with some clusters built in the early and mid-20th century, and more recent development built in the early 2000s and 2010s. Residential and commercial buildings are predominantly one to two stories, with some buildings reaching three or four stories. Residential uses include larger, more recent, infill, affordable, and mixed-use development such as Summit Grove, an affordable condominium complex, and other affordable development projects, including the 456 Flats and Orange Grove Gardens, which are all three stories.

The goal of the subarea is to create a residential corridor supported by vibrant local businesses serving community needs with an active public realm and public art celebrating the neighborhood's identity.

The rendering below shows a new residential multifamily development at the southeast corner of Orange Grove Boulevard and Marengo Avenue, showcasing more greenery and the already existing bike lane on Marengo Avenue.

Figure 3. *Robles District Concept*



Arboleda District

The Arboleda District subarea is the southernmost subarea in the FOOG Specific Plan, bounded by Mountain Street to the north, Maple Street to the south, Wheeler Avenue to the east, and Cypress Avenue to the west. The subarea is adjacent to the Central District Specific Plan area, though the connection between the two areas is not pedestrian-friendly. The subarea is comprised of commercial and industrial uses, concentrated along North Fair Oaks Avenue, with residential uses interspersed throughout the corridor along Orange Grove Boulevard.

The goal of the subarea is a higher-density, pedestrian-oriented neighborhood with community gathering spaces, green streets, a walkable commercial core, and connectivity to the rest of the FOOG Specific Plan area and Central Pasadena.

The illustration below shows redevelopment at the northwest corner of Fair Oaks Avenue and Orange Grove Boulevard, highlighting an extended decorated sidewalk. The tree-shaded benches create a place to relax and enjoy this part of Pasadena.

Figure 4. *Arboleda District Concept*



Land Use Regulations

The proposed regulations seek to facilitate and encourage development and improvements to realize the vision for the area, factoring in community, stakeholder, and commission input received throughout the outreach process. The plan will continue to allow for a variety of uses, including mixed-use, commercial flex, residential, and public-semi-public. The proposed regulations are provided in Chapter 4 of the Proposed FOOG Specific Plan; refer to Attachment B.

Private Realm Standards

The proposed standards will regulate intensity, density, size, and site location for new development and are provided in Chapters 5 and 6 of the FOOG Specific Plan; refer to Attachment B. However, it should be noted that under State Density Bonus Law, development standards such as density, height, setbacks, and open space, may be modified based on the amount of affordable units that are proposed. This has been denoted on the proposed maps for height and density.

Residential Density

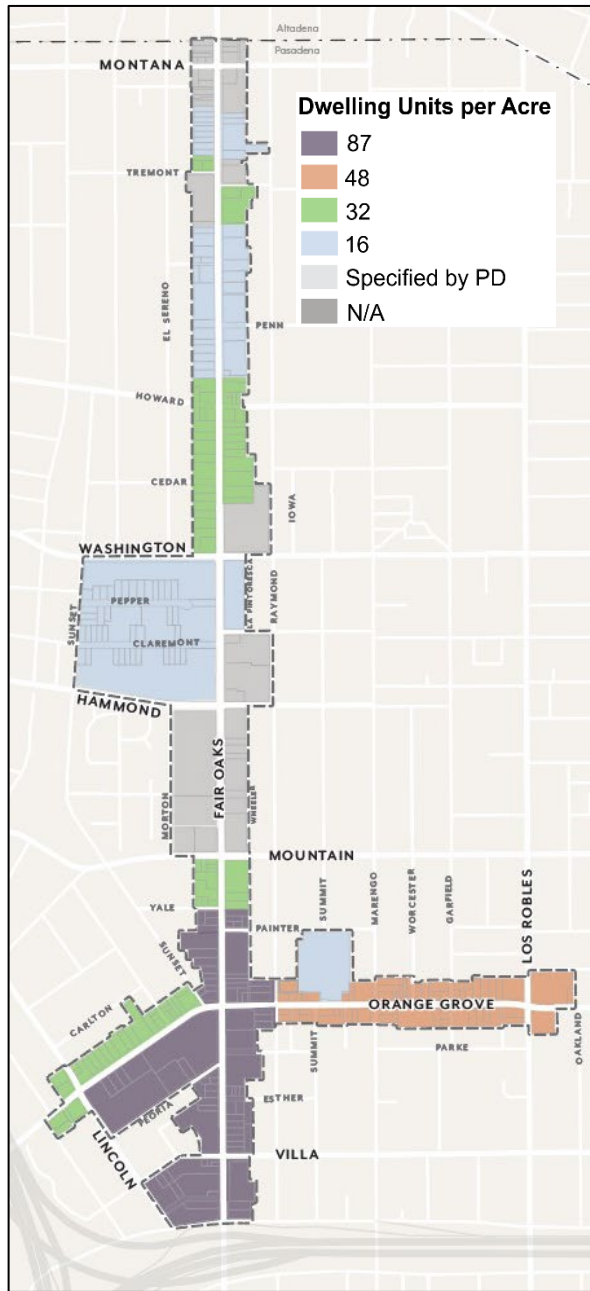
Proposed residential densities reflect community input, prioritizing medium- to higher-density, mixed-use housing along Fair Oaks Avenue and Orange Grove Boulevard.

Based on feedback from the Planning Commission and input from community members during the study sessions, density was increased to 48 dwelling units per acre (du/ac) along Fair Oaks Avenue north of Washington Boulevard (up from 32 du/ac). Density was also increased to 32 du/ac at the southeast corner of Fair Oaks Avenue and Washington Boulevard (up from 16 du/ac), to be more consistent with the existing development's density of 26 du/ac.

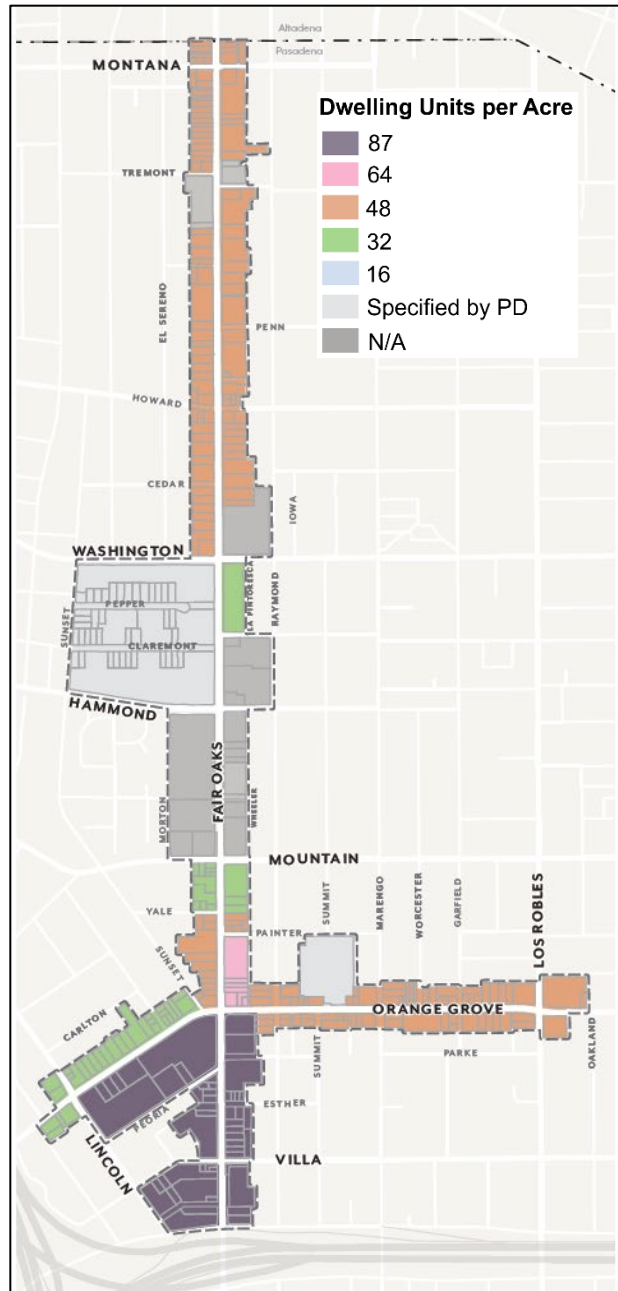
Additional changes in density, that staff is recommending since the last study session, is an increase in density at two key locations to better align with the surrounding context. At the northeast corner of Fair Oaks Avenue and Orange Grove Boulevard, staff suggests raising the limit to 64 du/ac (from the previously proposed 48 du/ac) to match the existing development's density of 63 du/ac. Additionally, staff recommends increasing the density at the northeast corner of Painter Street and Fair Oaks Avenue to 48 du/ac (up from 32 du/ac) to serve as an effective residential transition.

Existing and proposed residential densities are shown in Maps 4 and 5.

Map 4: Existing Residential Density



Map 5: Proposed Residential Density*



**Under State Density Bonus Law, the allowed density can be increased based on the amount of affordability in a project. This would be analyzed when a specific project is proposed,*

Building Heights

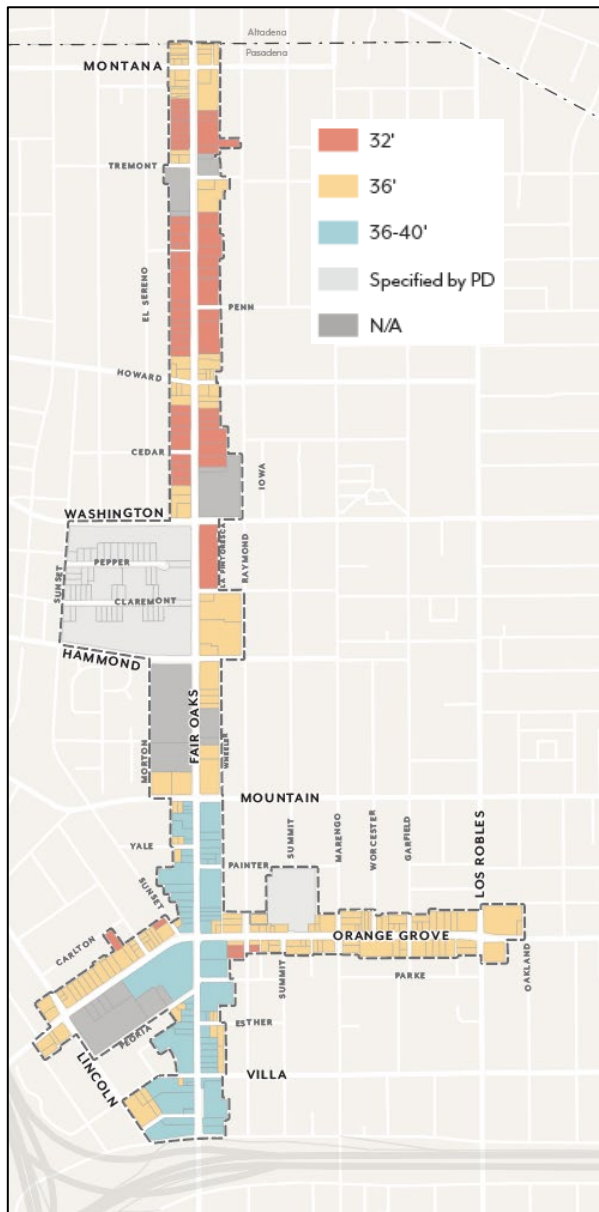
To accommodate the proposed residential densities, staff proposes the following building heights:

- 39 feet on Fair Oaks Avenue, generally between Montana Street and Claremont Street (the existing height limit is 32 or 36 feet);
- 36 feet on Fair Oaks Avenue, between Claremont Street and Mountain Street (no change);
- 39 feet on Orange Grove Boulevard, between Fair Oaks Avenue and Oakland Avenue, the northside of Orange Grove Boulevard between Fair Oaks Avenue and Lincoln Avenue, and Fair Oaks Avenue between Mountain Street and Orange Grove Boulevard (the existing height limit is 36 to 40 feet); and
- 51 feet generally south of the Fair Oaks Avenue and Orange Grove Boulevard intersection (the existing height limit is generally 40 feet).

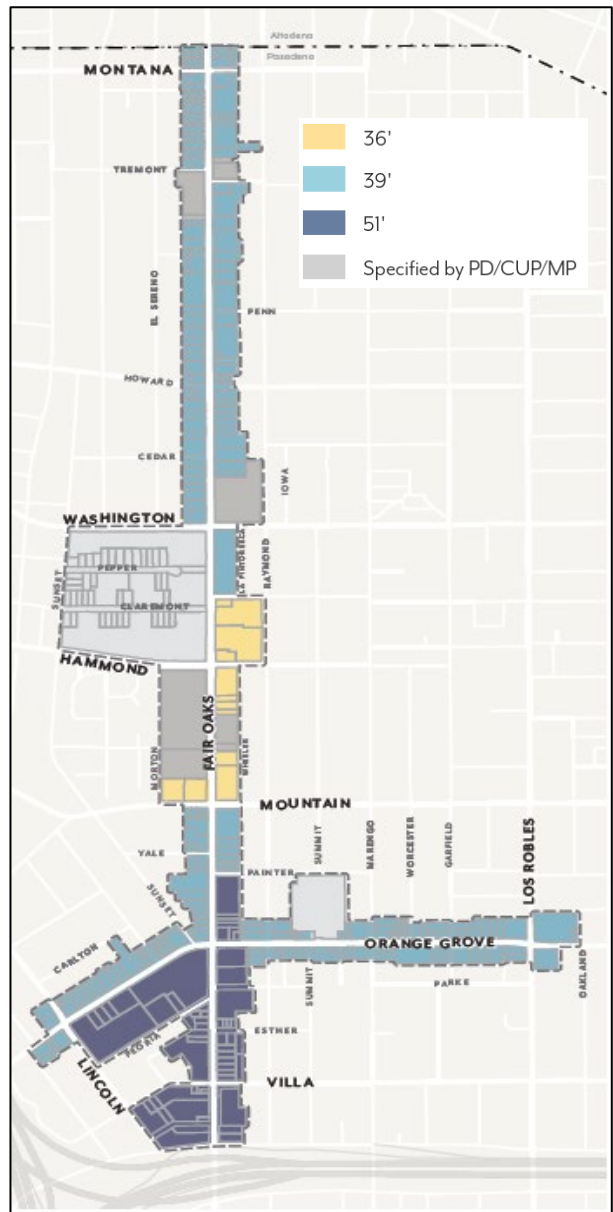
A building height from 36 feet to 39 feet can accommodate a three-story building. The 3-foot difference allows for a 15-foot ground floor and 12-foot upper floors, which is necessary for mixed-use projects. A building height of 51 feet can accommodate a height of four stories. To provide architectural variety throughout the plan area, up to 30 percent of a building's footprint may exceed the established height limit by as much as 12 feet. This allowance is specifically intended to encourage a varied roofline, preventing a "boxy" appearance and creating a more visually interesting skyline. This is a standard that is also in the East Colorado and Lamanda Park Specific Plans.

Existing and proposed building heights are shown in Maps 6 and 7. As noted, housing projects utilizing State Density Bonus Law can exceed the height permitted (the amount of additional height depends on the amount of affordable units provided).

Map 6: Existing Building Heights



Map 7: Proposed Building Heights*



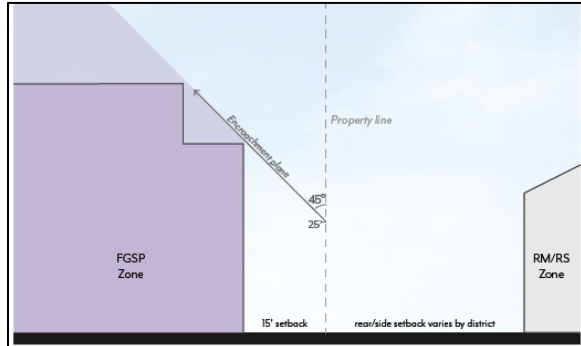
**Under State Density Bonus Law, the allowed height can be increased based on the amount of affordability in a project. This would be analyzed when a specific project is proposed.*

Setbacks and Steppbacks

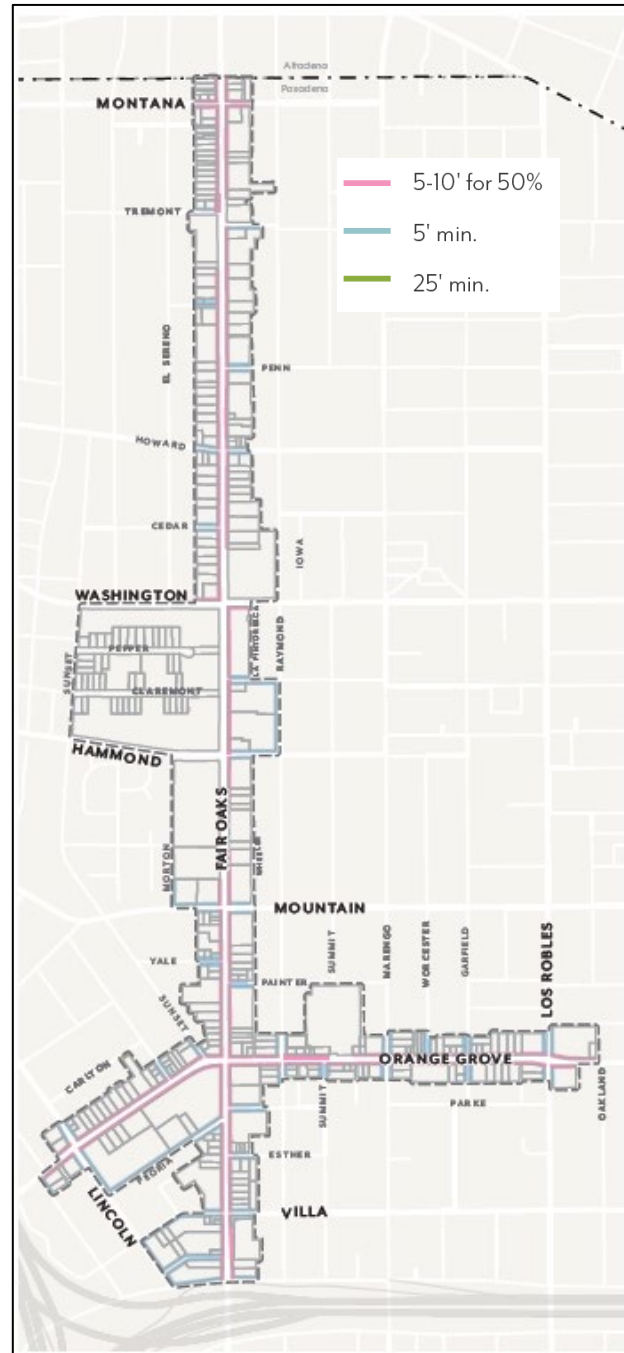
Setbacks for street-facing buildings establish the relationship between a building at the street it faces/interacts with. Smaller setbacks provide for a more direct connection, while larger setbacks allow for more of a buffer between the street and a building. The proposed plan will establish a street setback range of five to 10 feet to improve the pedestrian experience and provide transitions to residential areas.

The proposed interior setbacks (side and rear) would be 15 feet for new buildings on sites adjacent to a lot in an RS or RM zoning district or with a historic resource. The upper floors would 'step back' by not being located within an encroachment plane, sloping upward and inward at a 45-degree angle, beginning 15 feet above the existing grade along the shared property line (Refer to Map 9).

Map 9. Proposed Interior Stepback



Map 8: Proposed Setbacks



Open Space

Open spaces contribute to an active public and private realm, serving a variety of purposes including spaces for private use, relaxation, and community and employee gathering. Open spaces can range from private patios and balconies to useable shared spaces such as plazas and pocket parks with public art. These spaces give residents access to natural light and fresh air and provide spaces for gathering, recreation, and respite. Open space requirements correlate with the number of residents and size of buildings.

Residential projects, including mixed-use projects, will be required to provide a minimum amount of total open space (which is a combination of all private and common open space areas), as a function of number of bedrooms per unit, ensuring adequate open space for residents within each building.

Similar to the recently adopted Specific Plans, there are three types of open spaces being proposed in this Specific Plan.

Private Open Space



Private. Private Open Spaces (e.g. patios and balconies) adjoin a dwelling unit and are reserved for the exclusive use of the resident and their guests.

Common Open Space



Common. Common Open Spaces are usable spaces shared among tenants of a building and often take the form of courtyards and pool areas.

Publicly Accessible



Publicly Accessible. Publicly Accessible Open Spaces (e.g. plazas, pocket parks, and paseos) are privately owned but open to the public and typically include amenities such as seating, landscaping, fountains, and public art.

Publicly Accessible Open Space (PAOS) will be required only for larger projects – those with more than 120,000 square feet of gross floor area. The southwest site at the intersection of Fair Oaks Avenue and Orange Grove Boulevard is an example of where PAOS would be required.

Public Realm Standards and Design Guidelines

The public realm standards and design guidelines in the proposed FOOG Specific Plan (Chapter 5) serve to implement the General Plan vision for the FOOG area and achieve the objectives of the Pasadena Street Design Guide, Pasadena Pedestrian Plan, and Pasadena Master Street Tree Plan. To improve the public realm for users of all abilities, and to provide enough space for simultaneous uses of the sidewalk, these standards and guidelines ensure that new developments contribute to the safety, accessibility, and connectivity of their surrounding streetscape network.

Typical elements in the public realm include the roadway itself, sidewalks, street trees, street lights, street furniture (permanent benches, trash receptacles, etc.) in addition to adjoining public or publicly-accessible open spaces. Collectively, these elements create an outdoor environment – a place for people to circulate, gather, and be outside.

Beyond their contribution to safe and comfortable pedestrian circulation, these standards and design guidelines support the elevation of Fair Oaks Avenue into a dynamic public space that fosters community, supports the local economy, and invites people to stay. A lively streetscape rich with amenities will be critical to realizing the vision of the FOOG Specific Plan.

The public realm vision in the proposed FOOG Specific Plan is robust and builds upon the public realm vision of the North Lake Specific Plan. It prioritizes the creation of a cohesive and inviting streetscape, and the public realm standards outlined in this chapter were developed to support a transformative vision for Fair Oaks Avenue.

Sidewalk Widths

Minimum sidewalk requirements play not only a crucial role in circulation within the plan area, but also have goals of supporting future densities, uses, and pedestrian volumes. Sidewalks also provide space for shade and stormwater capture, through space for street trees and parkways.

Map 10: Proposed Sidewalk Width



The proposed sidewalk widths in the FOOG Specific Plan area range from 10-15 feet (Refer to Map 10). The majority of Fair Oaks Avenue is proposed to have a 12-foot-wide sidewalk. Most of Orange Grove Boulevard is proposed to have a 10-foot-wide sidewalk. Both allow for ample pedestrian space, street trees and bus shelters. The southern corners of Fair Oaks Avenue and Orange Grove Boulevard are proposed to have a 15-foot-wide sidewalk allowing for store-front amenities like tables and chairs.

Street Trees

Street trees are a vital component of the proposed FOOG Specific Plan. Whether part of a new development or a City-led planting effort, all trees must align with the Master Street Tree Plan (MSTP). Recent amendments to the MSTP offer greater flexibility in species selection—including those specifically identified in this Plan—to better address modern environmental challenges. For a detailed guide on existing trees and future selection criteria, refer to Appendix 2. It should be noted that although the MSTP does not apply to street medians, it does provide guidance for future vegetative landscaping on new or existing medians.

Plan Implementation

The proposed FOOG Specific Plan will be primarily implemented through the adoption of the plan's new land use, public realm, and development regulations, which align private sector investment with the plan's vision, goals, and policies. The proposed FOOG Specific Plan includes targeted actions intended to help guide and prioritize the implementation of the plan, and will also provide an overview of existing services, plans, and programs, all of which can be leveraged to help implement the plan.

Examples of implementation actions include developing a streetscape plan for the FOOG Specific Plan area, establishing a place-making program, exploring opportunities for gateway signage to the FOOG Specific Plan area, and analyzing new bike facilities for the FOOG Specific Plan area. The complete list of proposed implementation actions is provided in Chapter 7 of the proposed FOOG Specific Plan. Safety enhancements along North Fair Oaks Avenue are progressing, with several improvements already complete north of Washington Boulevard, including the recent lane reconfiguration (moving from four to a two-lane layout with a center turn lane) and resurfacing to reduce collisions and protect pedestrians.

ENVIRONMENTAL ANALYSIS:

An Initial Study and EIR was prepared for the Pasadena General Plan in compliance with the California Environmental Quality Act (CEQA) and certified by the City Council on August 17, 2015. An addendum to the EIR has been prepared to analyze the new FOOG Specific Plan in compliance with Section 15164 (Addendum to an EIR or Negative Declaration) of the CEQA guidelines (Title 14, Chapter 3, Article 11). The addendum found that the project revisions will not result in any potentially significant impacts not already analyzed in the EIR. Refer to Attachment D for the Addendum to the General Plan EIR. Refer to Attachment E for information on the 2015 General Plan EIR.

CONCLUSION:

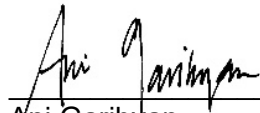
The proposed FOOG Specific Plan will replace the 2002 FOOG Specific Plan. The Specific Plan will define area boundaries, vision, goals, policies, development standards, public right-of-way improvements, and implementation actions. This Specific Plan seeks to facilitate and encourage private development and public improvements, to realize the vision and objectives for the area.

Respectfully Submitted,



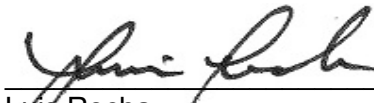
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Reviewed by:



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Attachments: (6)

- Attachment A – Required Findings for General Plan and Zoning Code Amendments
- Attachment B – Proposed Fair Oaks Specific Plan
- Attachment C – Community Engagement and Public Feedback
- Attachment D – Addendum to the General Plan Environmental Impact Report (EIR)
- Attachment E – 2015 General Plan EIR and Appendices
- Attachment F – Recommended General Plan and Zoning Code Amendments