

# **SOUTH FAIR OAKS**

## **SPECIFIC PLAN AREA**

*May 24, 2018*



**OUR PASADENA**

**PUTTING THE PLAN IN MOTION**

# WELCOME



# Workshop Agenda



## Introduction

Provide information about the program and introduce the team



## Background Information

Share information about the South Fair Oaks Specific Plan area



## Small Group Discussion

Engage in a conversation with the community about the future

# BACKGROUND

*The 2015 General Plan*



# Pasadena's General Plan

Sets forth a long-term vision and plan for how the City should grow and develop



## Elements

Land Use

Mobility

Housing

Noise

Open Space  
and Conservation

Safety

Green Space,  
Recreation and Parks

## Guiding Principles



Target growth to  
enhance quality  
of life



Preserve historic  
resources



Promote  
economic  
vitality



Balance all areas  
of sustainability



Make car-free  
circulation  
possible



Be a leader in  
the region

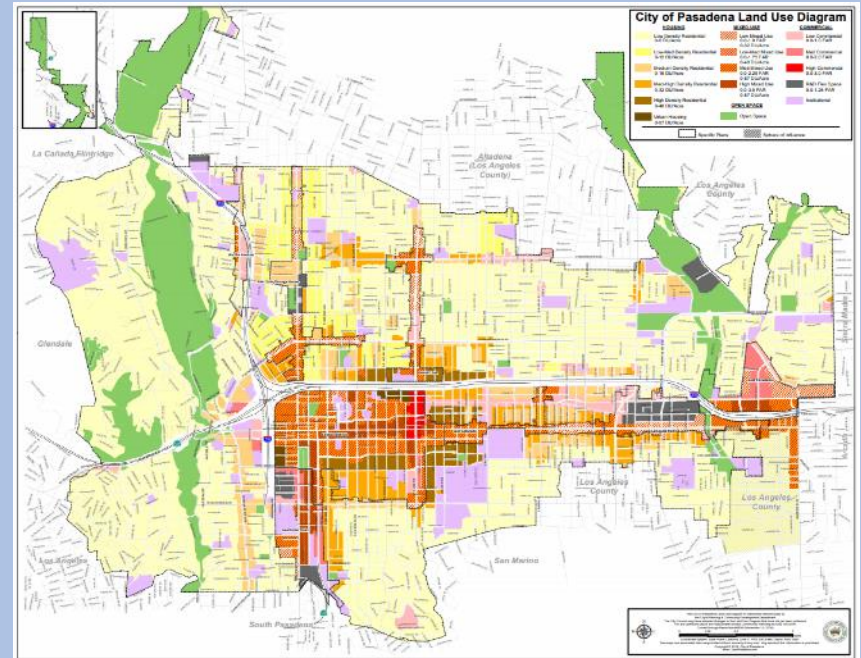


Welcome  
community  
participation



Commit to  
diverse  
education

## Land Use Diagram



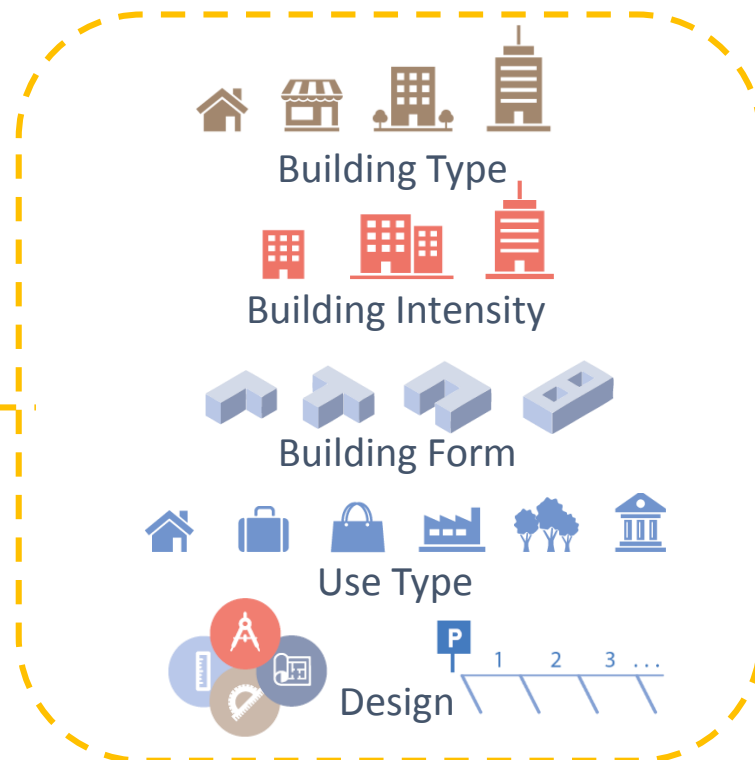
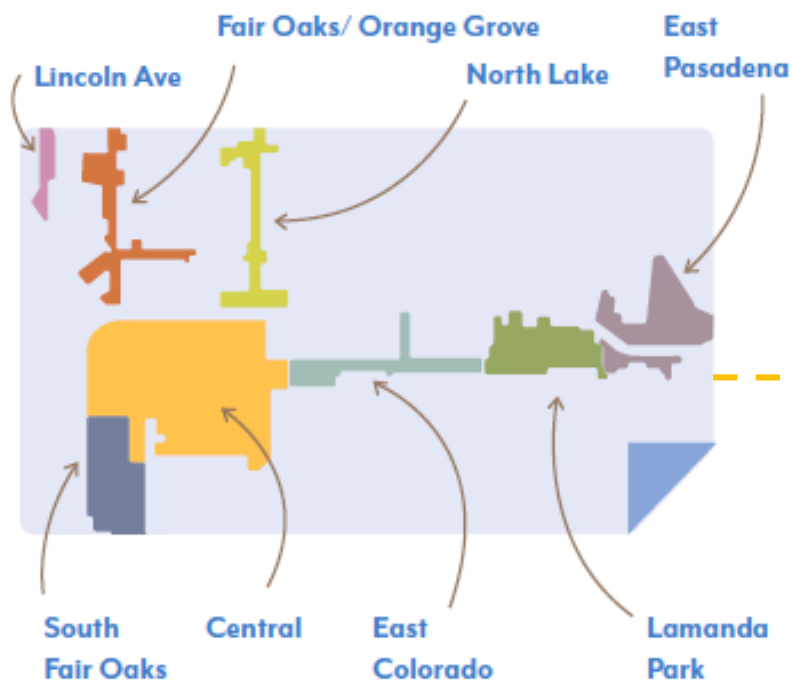
## Development Capacities

*“Policy 1.3 Development Capacities. Regulate building intensity and population density consistently with the designations established by the Land Use Diagram.”*

# Regulating Development

## Specific Plans and the Zoning Code

### Implementation



# PUTTING THE PLAN IN MOTION

*What is 'Our Pasadena'?*



# Updating Existing Rules



Central  
District



East  
Colorado



East  
Pasadena



Fair Oaks/  
Orange Grove



Lamanda  
Park



Lincoln  
Avenue



North  
Lake



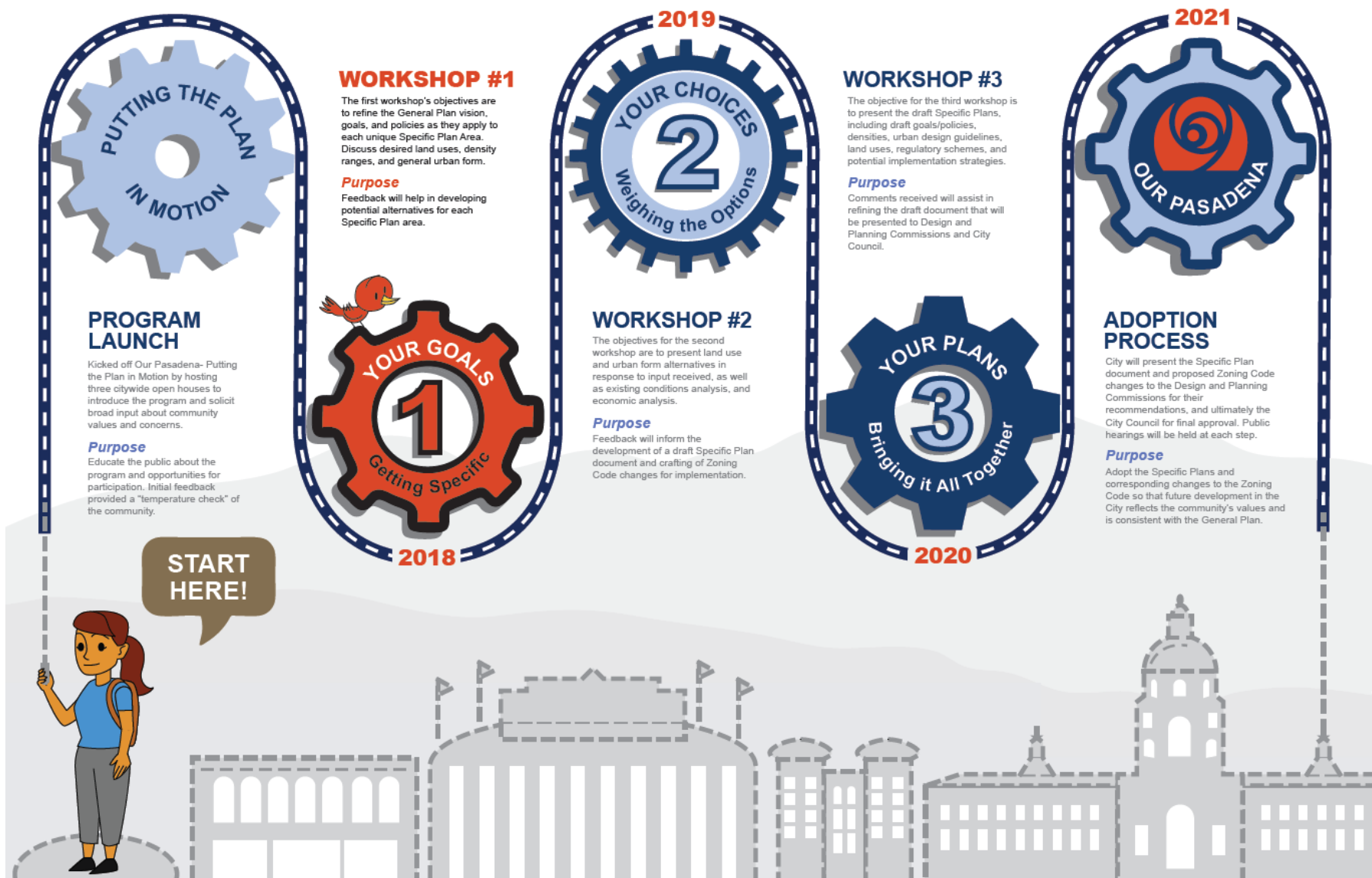
South  
Fair Oaks

## Program objectives

- Create **tailored development regulations** to address building form, uses, and density that reflect community values
- Create **new Zoning Districts** to correspond with the new Land Use Designations (e.g., Mixed-Use and R&D Flex)
- Create concise and **understandable rules and regulations**



# Program Timeline



# **SOUTH FAIR OAKS SPECIFIC PLAN AREA**

*Getting specific*



# SOUTH FAIR OAKS



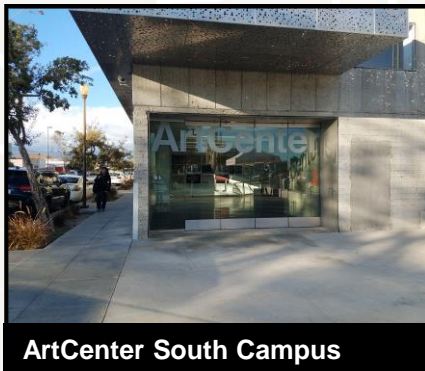
Huntington Memorial Hospital



Metro Fillmore Station



Blair High School

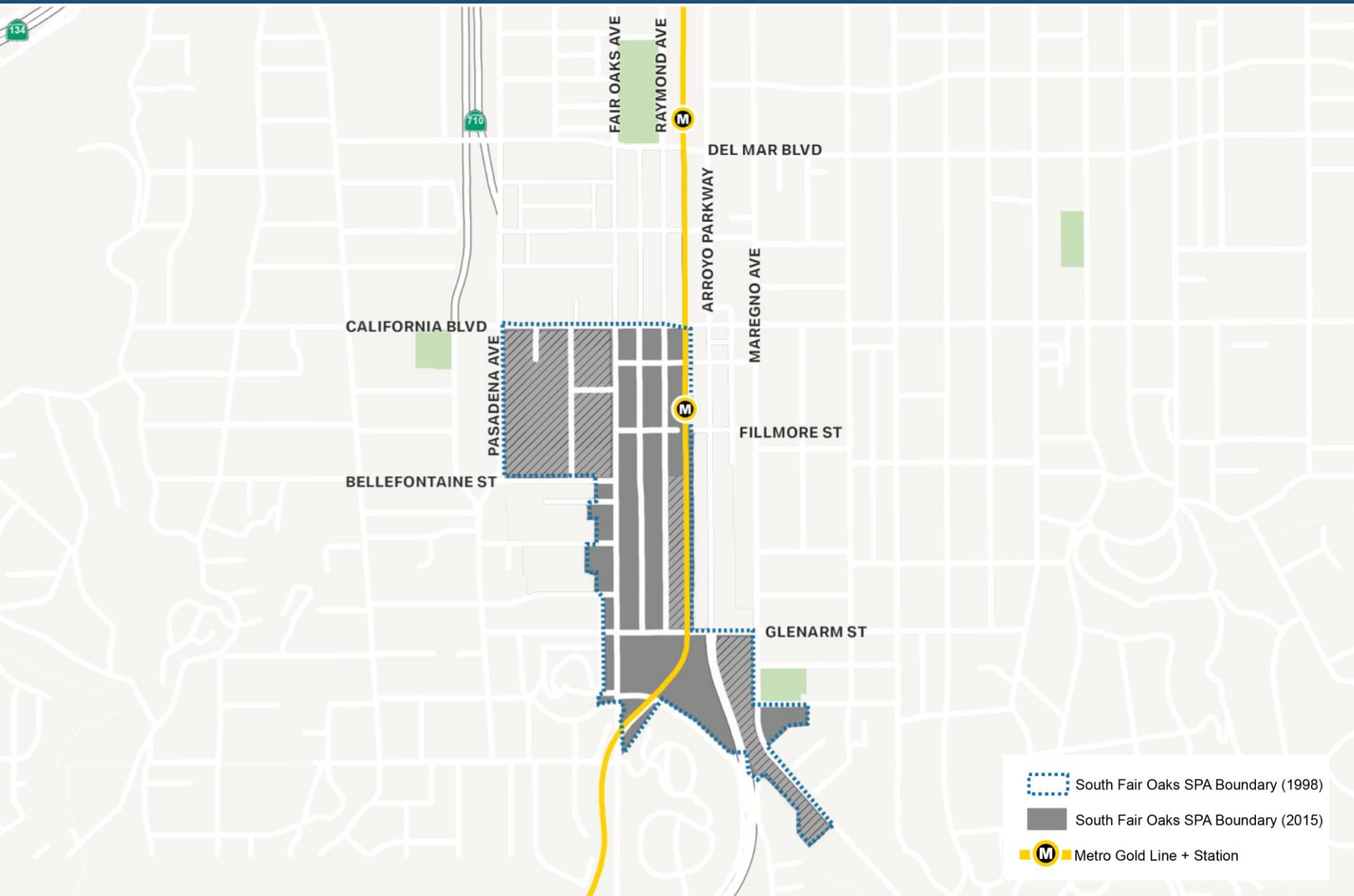


ArtCenter South Campus



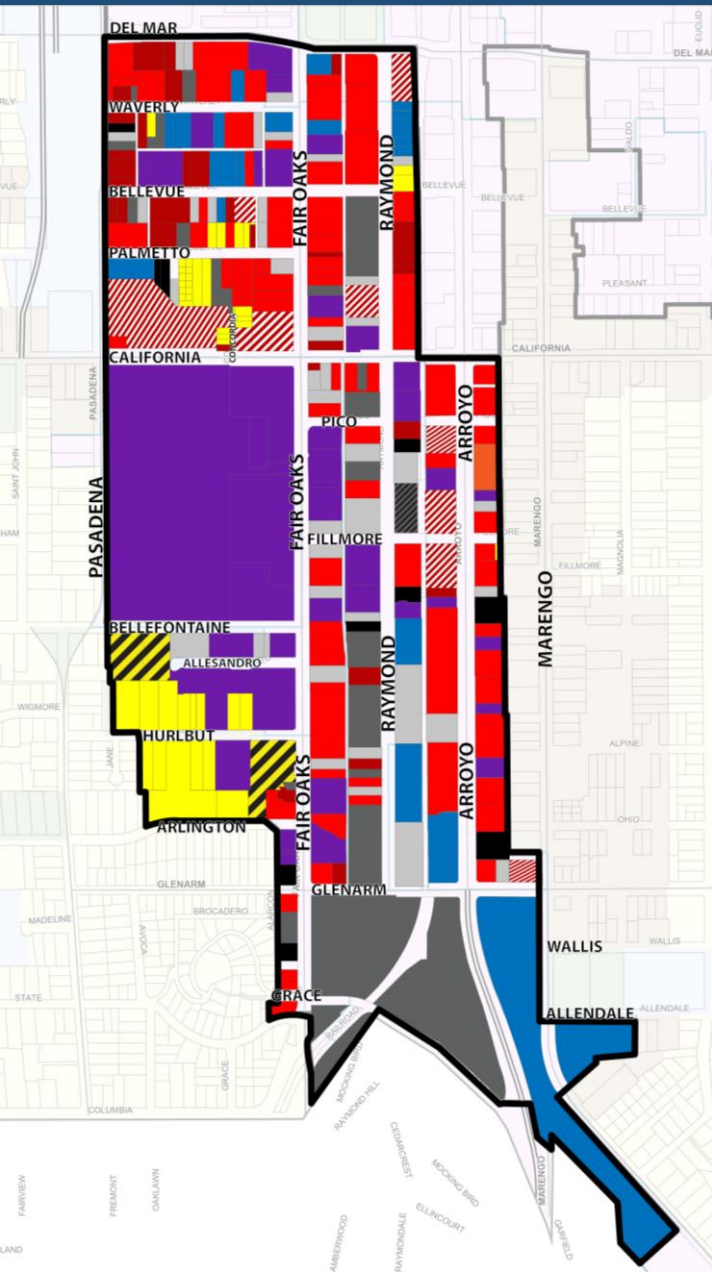
- South Fair Oaks SPA Boundary (1998)
- South Fair Oaks SPA Boundary (2015)
- Metro Gold Line + Station

# SOUTH FAIR OAKS

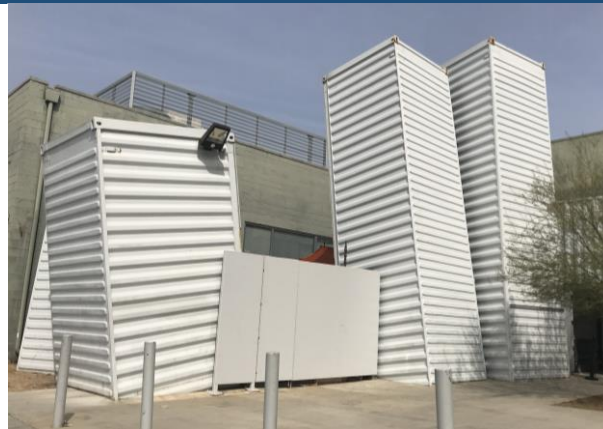




# LAND USE



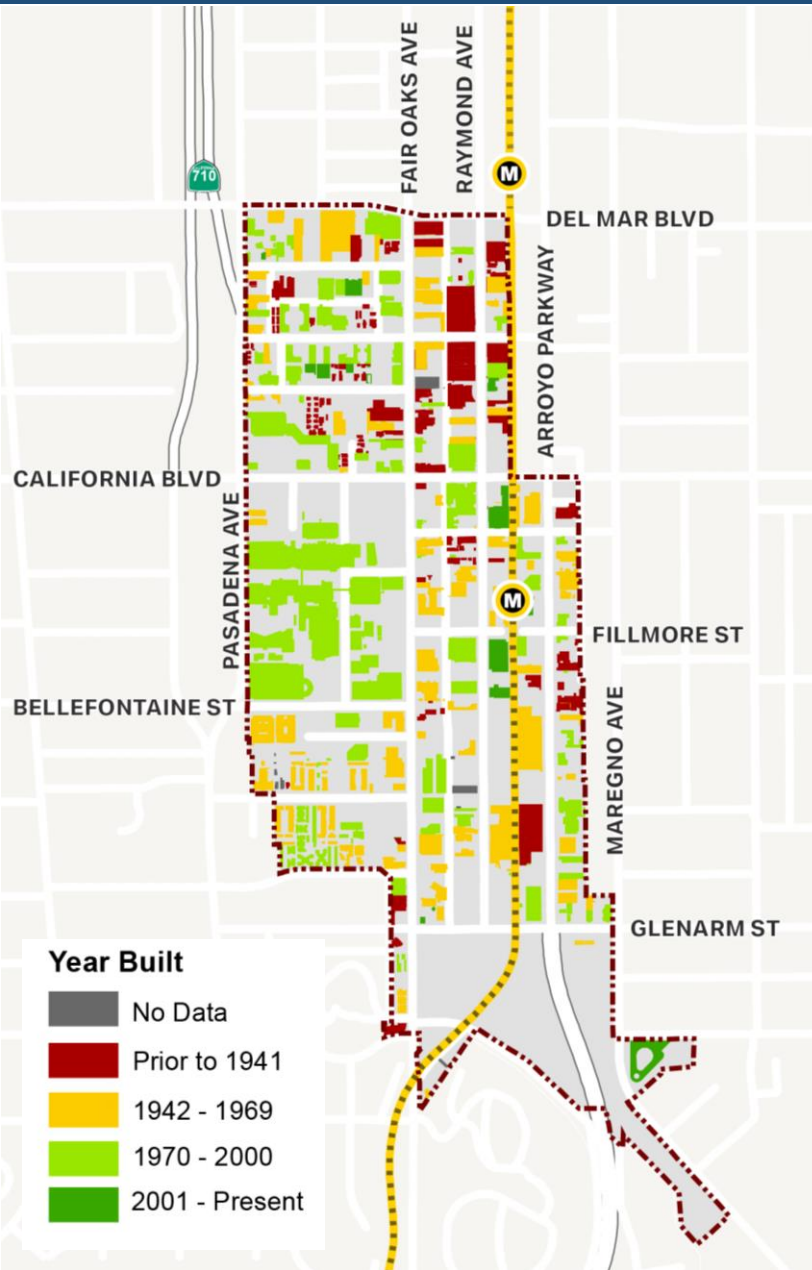
# BUILDING CHARACTER



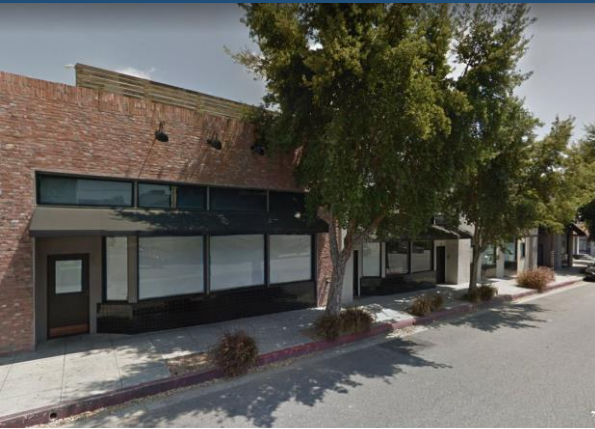
- Creative, contemporary architecture
- Warehouse adaptive reuse
- Modern medical facilities



# HISTORIC BUILDINGS



# BUILDING HEIGHT



- 1 to 6 stories
- 2 to 4 stories most common

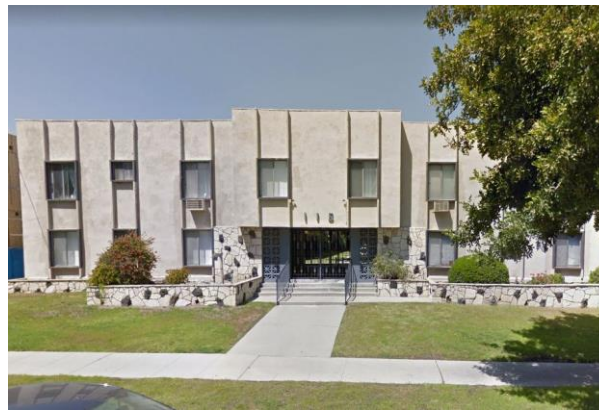




# BUILDING SETBACKS

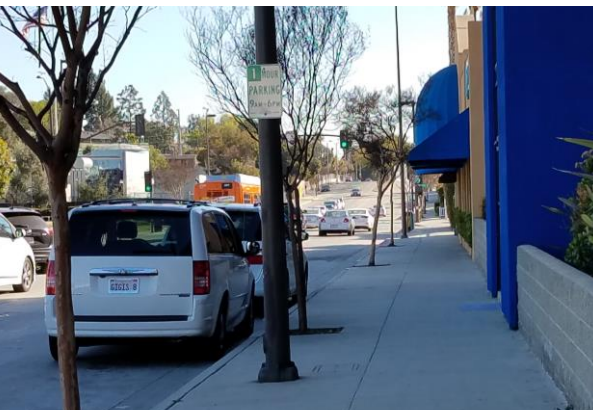


- Zero foot setback common
- Five foot setbacks also observed
- Larger residential setbacks





# PARKING



- Largely on-site parking
- Mix of surface, structured, and on-street parking
- Roughly 25% of land area devoted to parking

# PUBLIC REALM

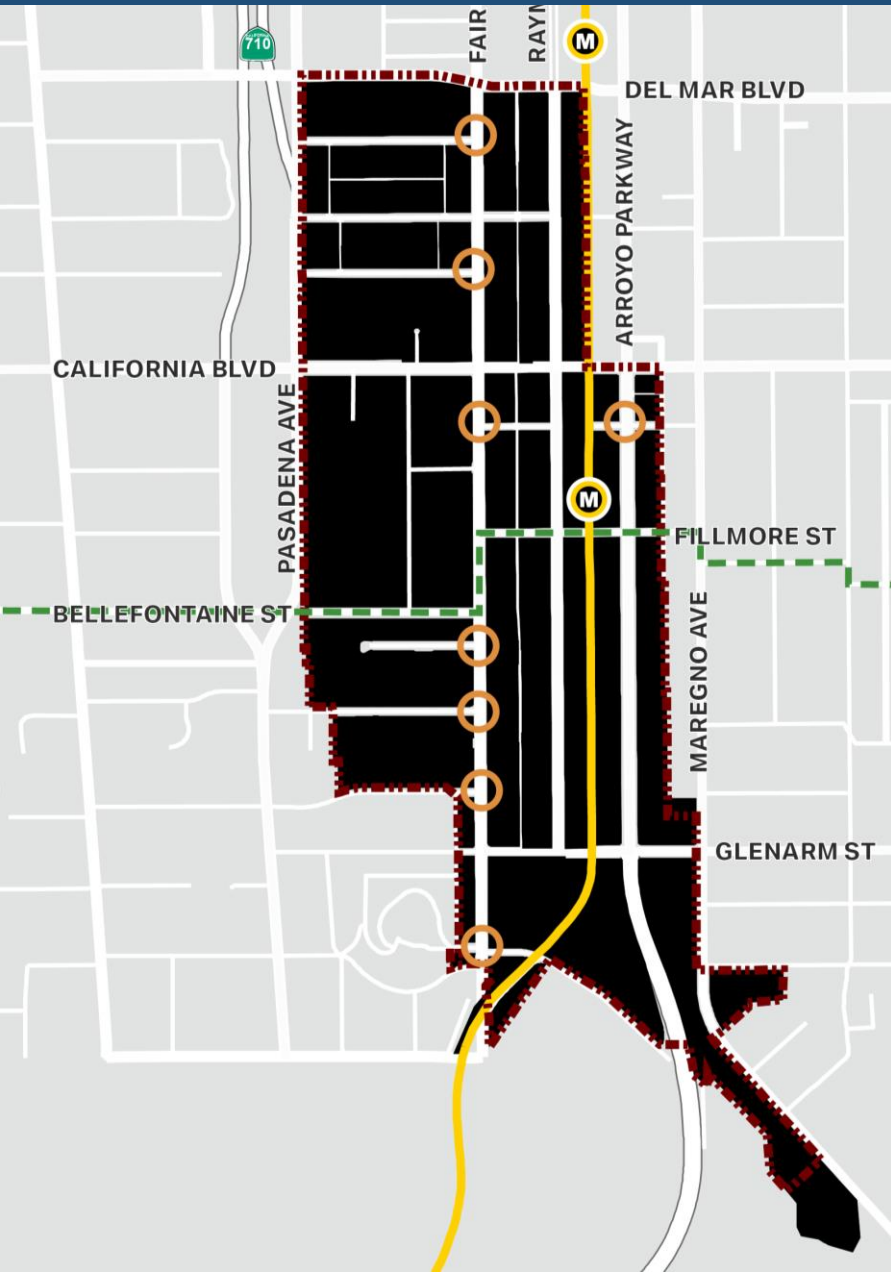


- Streetscape reflects auto-orientation
- Narrow sidewalks
- Inconsistent tree canopy
- Limited public space





# MOBILITY



- Excellent rail and bus transit access
- Pedestrian challenges
  - Long block lengths
  - Lack of crossing opportunities
  - Minimal shade
  - Gold Line creates barrier
- Limited bike facilities

# PLANNING FOR TOMORROW

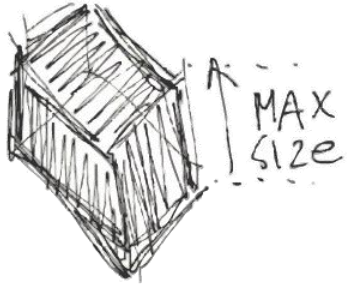
*What is envisioned for this area?*



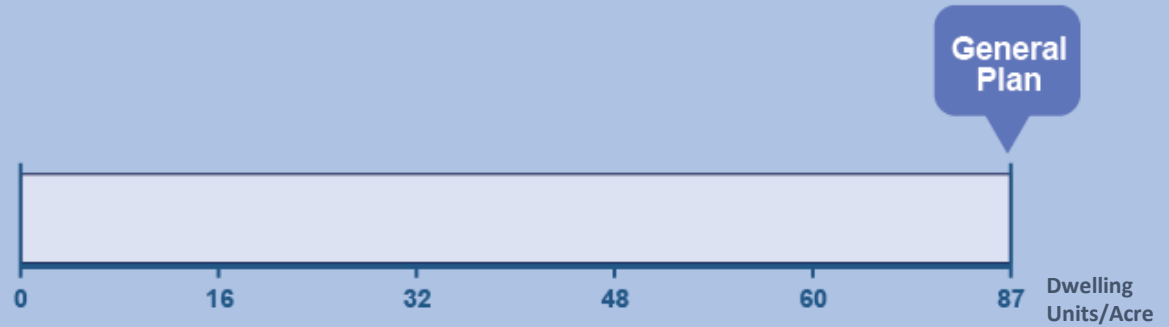
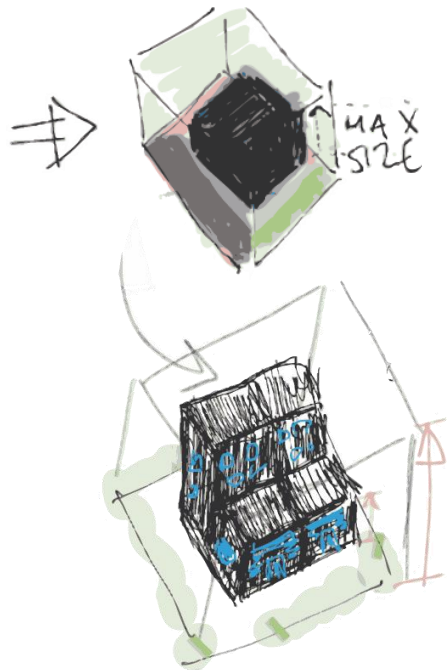


# Refining the Vision

General Plan: *Housing*



Specific Plan: *Mid-Rise*



# SMALL GROUP DISCUSSION

*Let's talk about the details*





# Discussion Objectives



- Share thoughts, opinions, aspirations for the area
- Gather feedback about land uses, development, public space, and mobility
- Explore ideas for the neighborhood's future
- Listen and learn

# CONCLUSION

*What's next?*



# Other Upcoming Workshops

## EAST PASADENA

**May 17, 2018**

6:00 - 8:00 p.m.

**Armenian General  
Benevolent Union**  
2495 East Mountain Street  
Pasadena, CA 91104

## SOUTH FAIR OAKS

**May 24, 2018**

6:00 - 8:00 p.m.

**Tonight's  
Meeting**  
**College of Music**  
370 South Fair Oaks Avenue  
Pasadena, CA 91105

## LINCOLN AVENUE

**June 14, 2018**

6:00 - 8:00 p.m.

**Lincoln Avenue  
Baptist Church**  
1180 Lincoln Avenue  
Pasadena, CA 91103

## NORTH LAKE

**June 21, 2018**

6:00 - 8:00 p.m.

**Lake Avenue Church**  
393 North Lake Avenue  
Pasadena, CA 91101

## CENTRAL DISTRICT

**June 26, 2018**

6:00 - 8:00 p.m.

**Senior Center**  
85 East Holly Street  
Pasadena, CA 91103

## FAIR OAKS/ ORANGE GROVE

**July 12, 2018**

6:00 - 8:00 p.m.

**Fair Oaks Renaissance  
Plaza, Community Room**  
649 N. Fair Oaks Avenue, #203  
Pasadena, CA 91103

## EAST COLORADO

**July 17, 2018**

6:00 - 8:00 p.m.

**Pasadena Community  
College, Creveling Lounge**  
1570 East Colorado Boulevard  
Pasadena, CA 91106

## LAMANDA PARK

**July 26, 2018**

6:00 - 8:00 p.m.

**Pasadena Christian Church**  
789 North Altadena Drive  
Pasadena, CA 91107

Workshop dates and locations are subject to change, please visit us online or follow us on social media to get the most updated information.

  @ourpasadena

[ourpasadena.org](http://ourpasadena.org)

**THANK YOU**

