

Fair Oaks / Orange Grove Specific Plan

Preliminary Concept Plan

LA PINTO RESCA NEIGHBORHOOD

Multifamily Residential

- 16 du/ac
- 2-3 Stories
- Enhance design treatment requirements
- Height transitions adjacent to single-family residential

Neighborhood Commercial

- 2-3 Stories
- Active ground floor uses required
- Appropriate parking standards

Institutional

Low Mixed Use

- 32 du/ac
- 2-3 Stories
- Ground floor commercial required with focus on neighborhood serving uses at key intersections
- Ground floor residential allowed
- Height transitions adjacent to single-family residential

ROBINSON PARK DISTRICT

Multifamily Residential

- 16 du/ac
- 2-3 Stories
- Enhance design treatment requirements

R & D Flex

- 2-3 Stories
- Emphasis on light industrial, creative office, and recreation related uses

Institutional

MIXED USE NEIGHBORHOOD

Low Mixed Use

- 32 du/ac
- 2-3 Stories
- Ground floor commercial required at key intersections
- Ground floor residential allowed

Commercial

- 2-3 Stories
- Focal point of commercial activity
- No residential permitted

Medium Mixed Use

- 65-87 du/ac
- 4-5 Stories
- Ground floor commercial required at key intersections
- Ground floor residential allowed

EAST ORANGE GROVE

Multifamily Residential

- 16 du/ac
- 2-3 Stories

Low-Medium Mixed Use

- 48 du/ac
- 3-4 Stories
- Ground floor commercial required at Los Robles intersection
- Ground floor residential allowed

CONCEPTUAL DESIGN STANDARDS



BUILDING FORM AND PLACEMENT

- Setbacks that enhance the public realm ☺☺
- Street wall and building form articulation or breaks ☺☺
- Pedestrian-oriented site design standards ☺☺



STREETSCAPES AND OPEN SPACE

- Active ground floor treatments along Fair Oaks Ave. & Orange Grove Blvd. ☺☺
- Enhance street tree and landscaping coverage for ☺☺ pedestrian comfort
- Accessible and usable public or private open space

LEGEND

- Active Ground Floor Uses *
- Active Ground Floor Treatments *
- Specific Plan Area Boundary

* Refer to design treatment handout

0 100 200 400 600 800 Feet