

# Lamanda Park

## SPECIFIC PLAN

*Design Commission  
August 10, 2021*



**OUR PASADENA**  
PUTTING THE PLAN IN MOTION

# Presentation Agenda



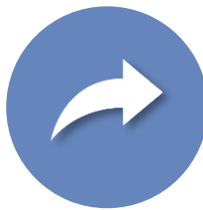
General Plan Overview



Community Outreach

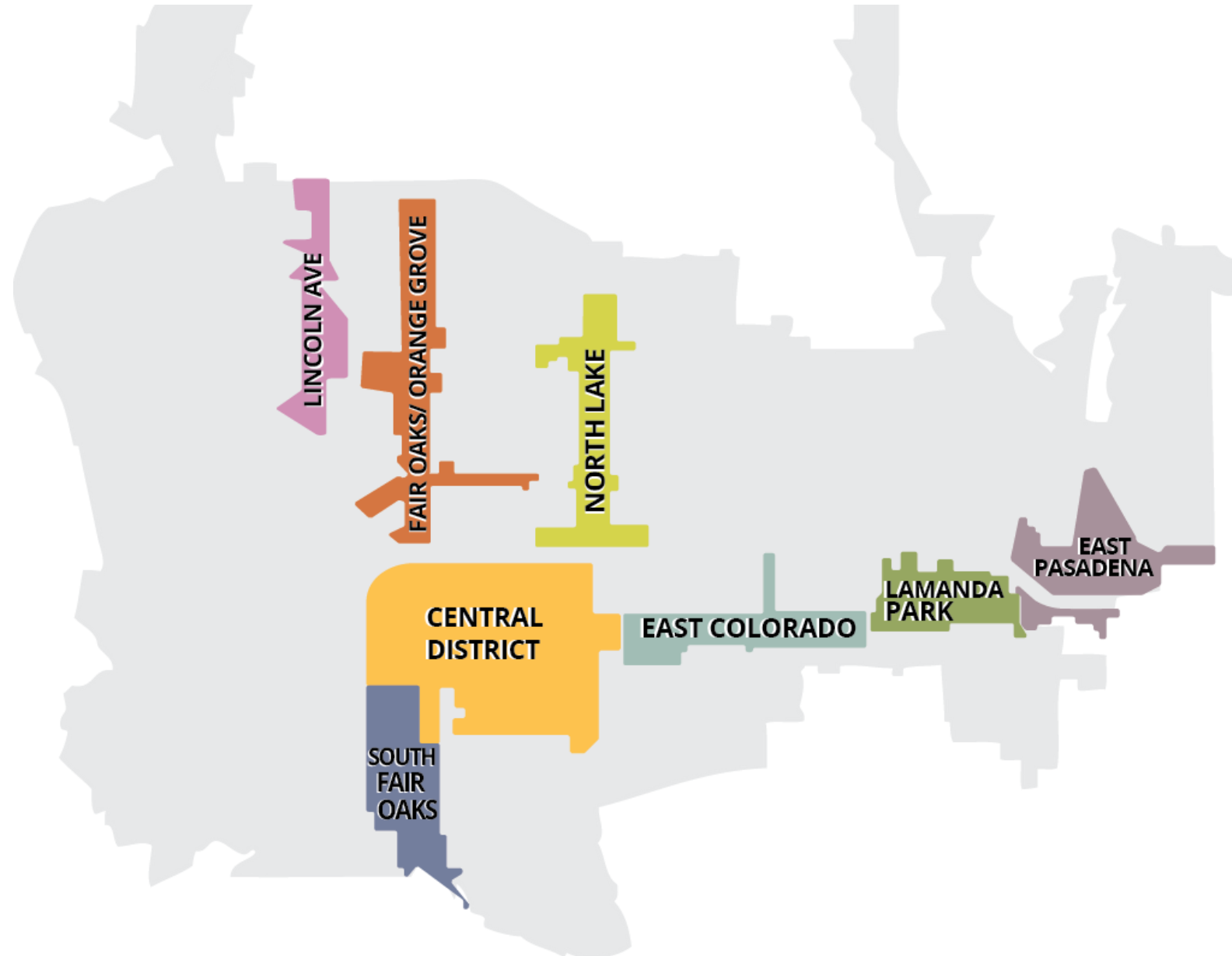


Draft Key Standards + Concept Areas



Next Steps

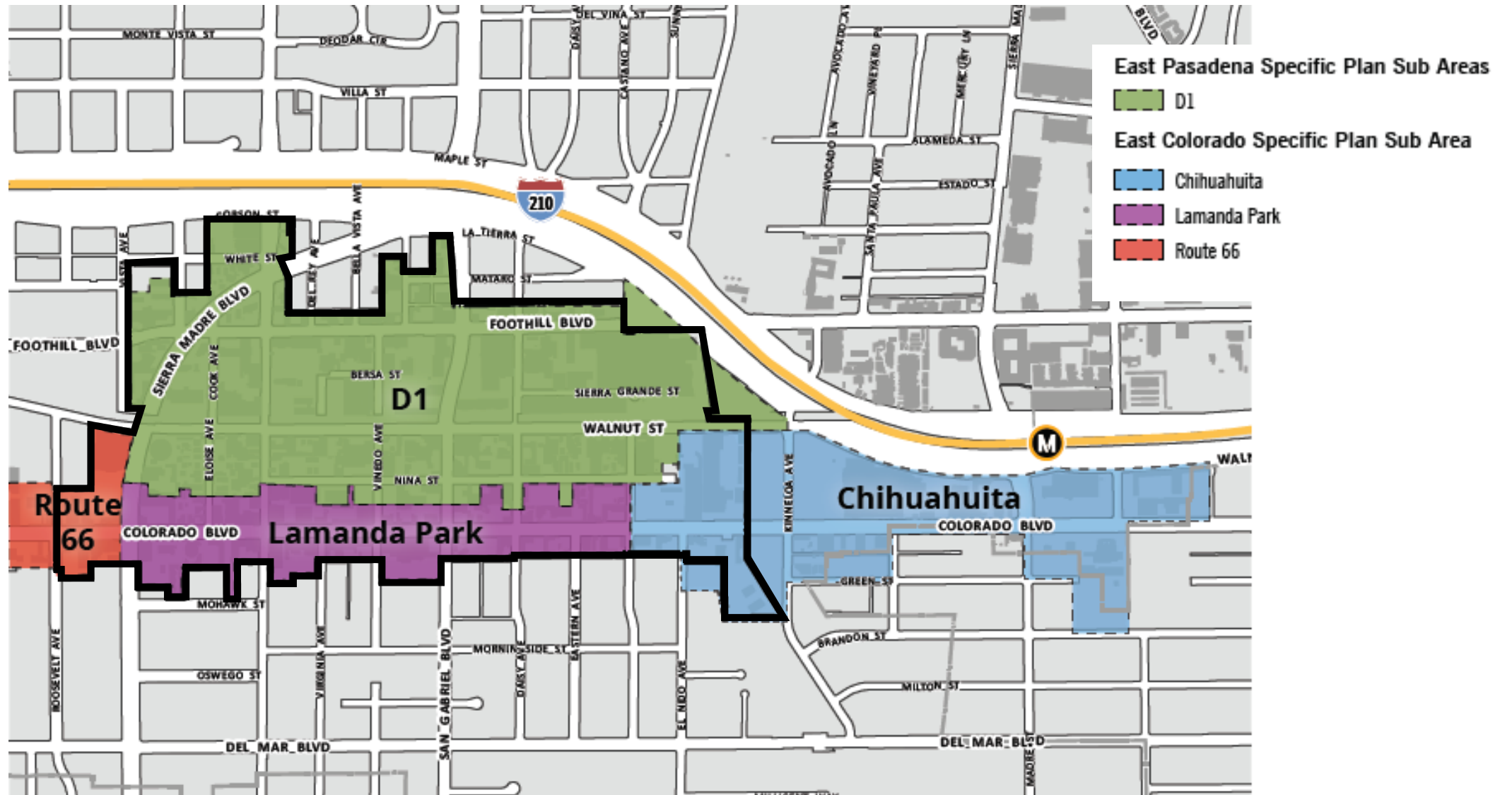
# Specific Plans



# PLAN AREA OVERVIEW

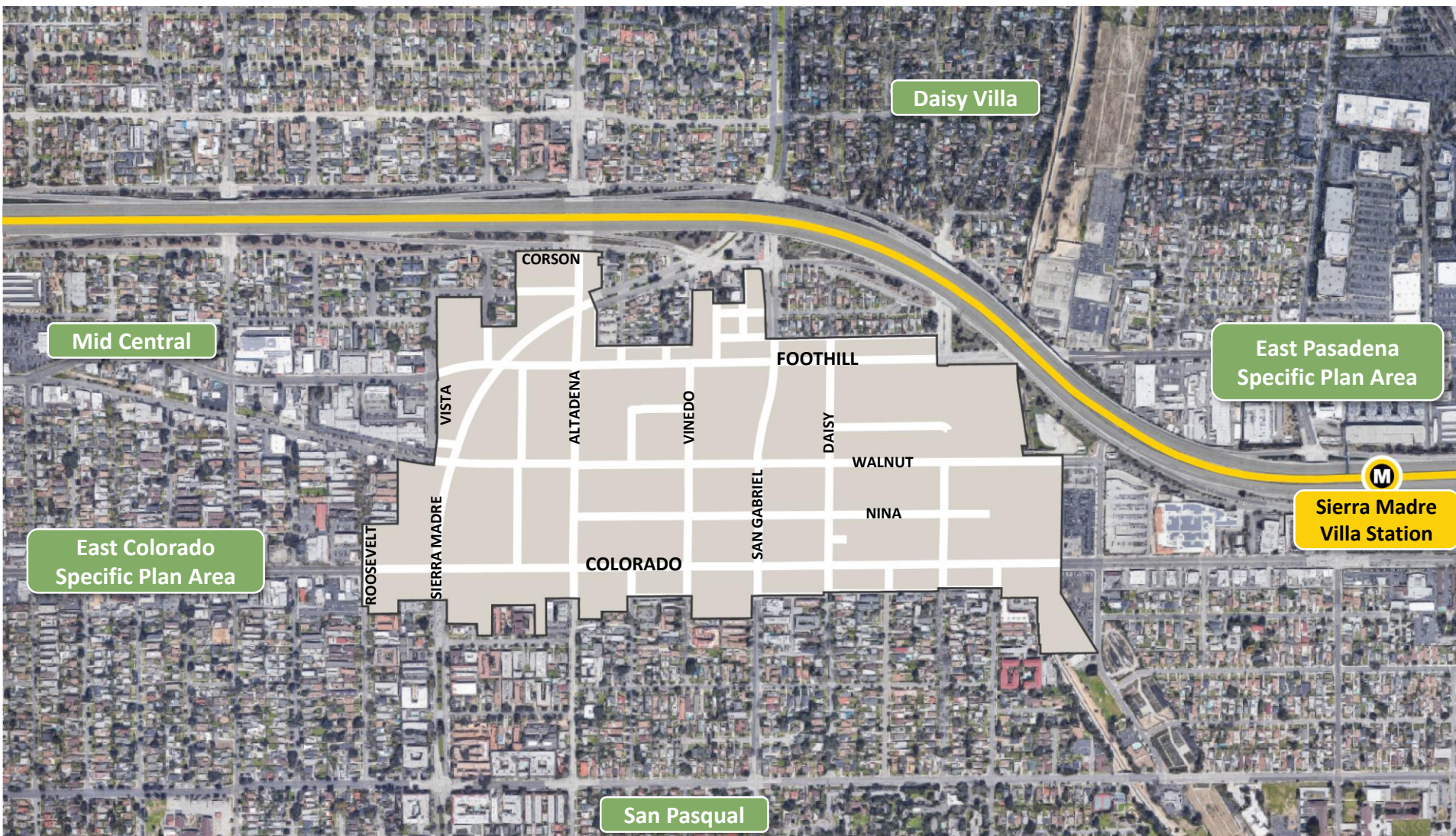


# New Plan Area: Lamanda Park





# Lamanda Plan Specific Plan Area Context



# COMMUNITY OUTREACH





# Outreach Snapshot

- Initial Online Survey
- Round 1 Workshop
- Round 1 Workshop Online Survey
- Round 2 Workshop
- Youth Summit
- Round 3 Virtual Open House & Webinar



Round 1 Workshop



Youth Summit



Community Walking Tour



Round 2 Workshop



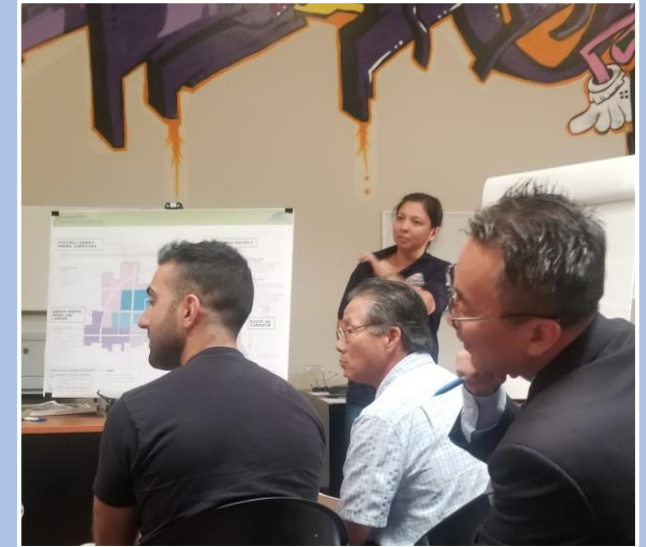
# Round 3 Virtual Open House



- 360-degree virtual room with interactive boards, draft plan, presentation and survey
- Live webinar held January 14, 2021

# What We Heard

- Maintain **employment base** with variety of **light industrial** and **neighborhood-serving commercial uses**
- **Eclectic character** and **flexibility of uses** is valued by community
- Preference for **re-use of older buildings** and smaller scale south of Walnut
- Mixed opinions on scale of new development, with a **preference to allow a variety of building heights** to correlate with adjoining uses
- Complement **industrial areas with green spaces and landscaping**
- Support for **continuing work/live units** in the area that doesn't compromise industry



- Encourage **retail, neighborhood serving uses, and community spaces** along Colorado Blvd, while preserving architectural features that reflect **historic character**
- Colorado can provide the **amenities, services, and housing** for Foothill employment
- **Cluster housing primarily around the intersection of Sierra Madre and Colorado**
- **Improve sidewalk experience and tree canopies** throughout including access to Sierra Madre Villa Station
- Consider adding **fruit trees** (private property) to connect with **history of agricultural production** in Lamanda Park

# **KEY STANDARDS & DRAFT CHANGES**



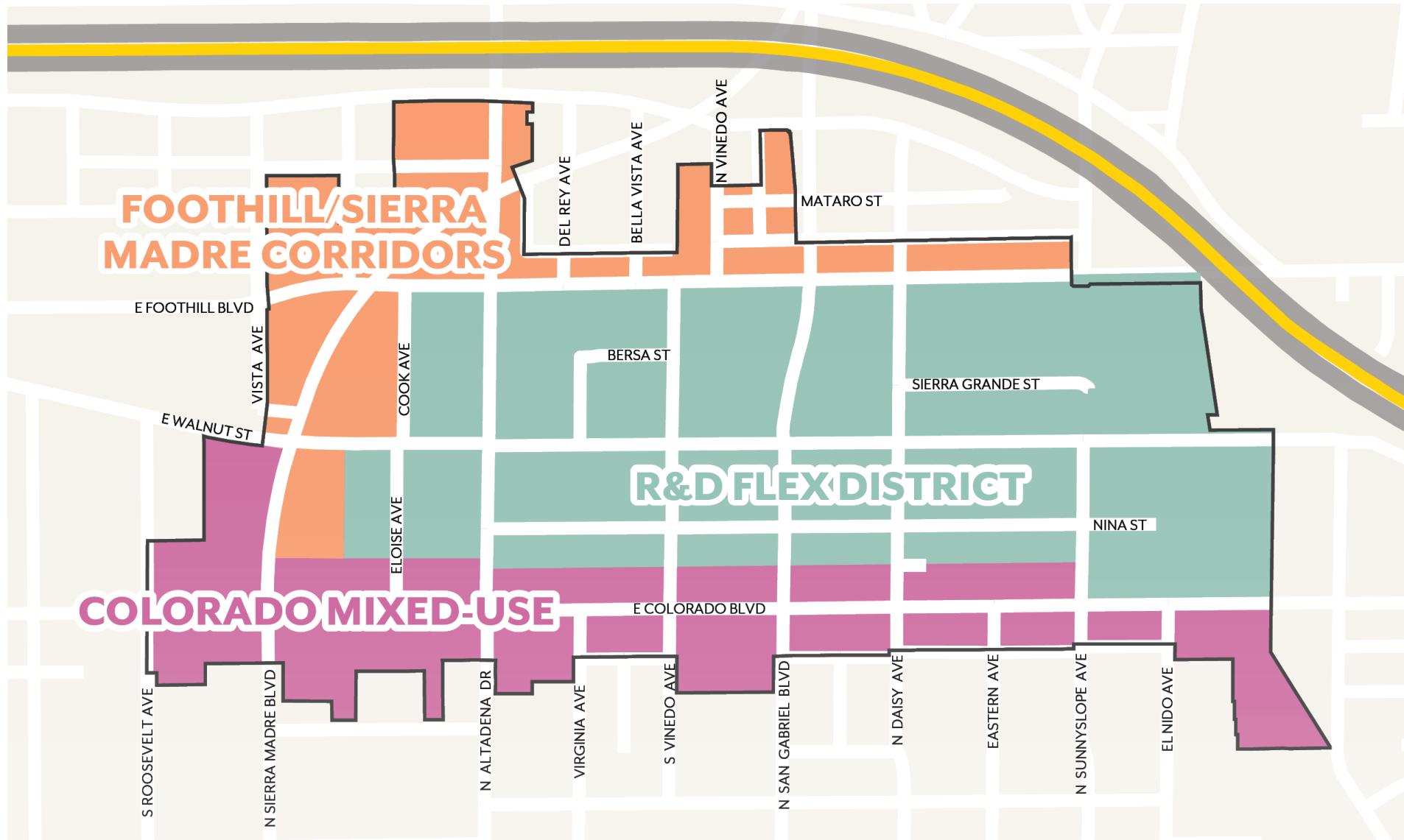
# Subareas + Zoning

*Character and Use Areas*

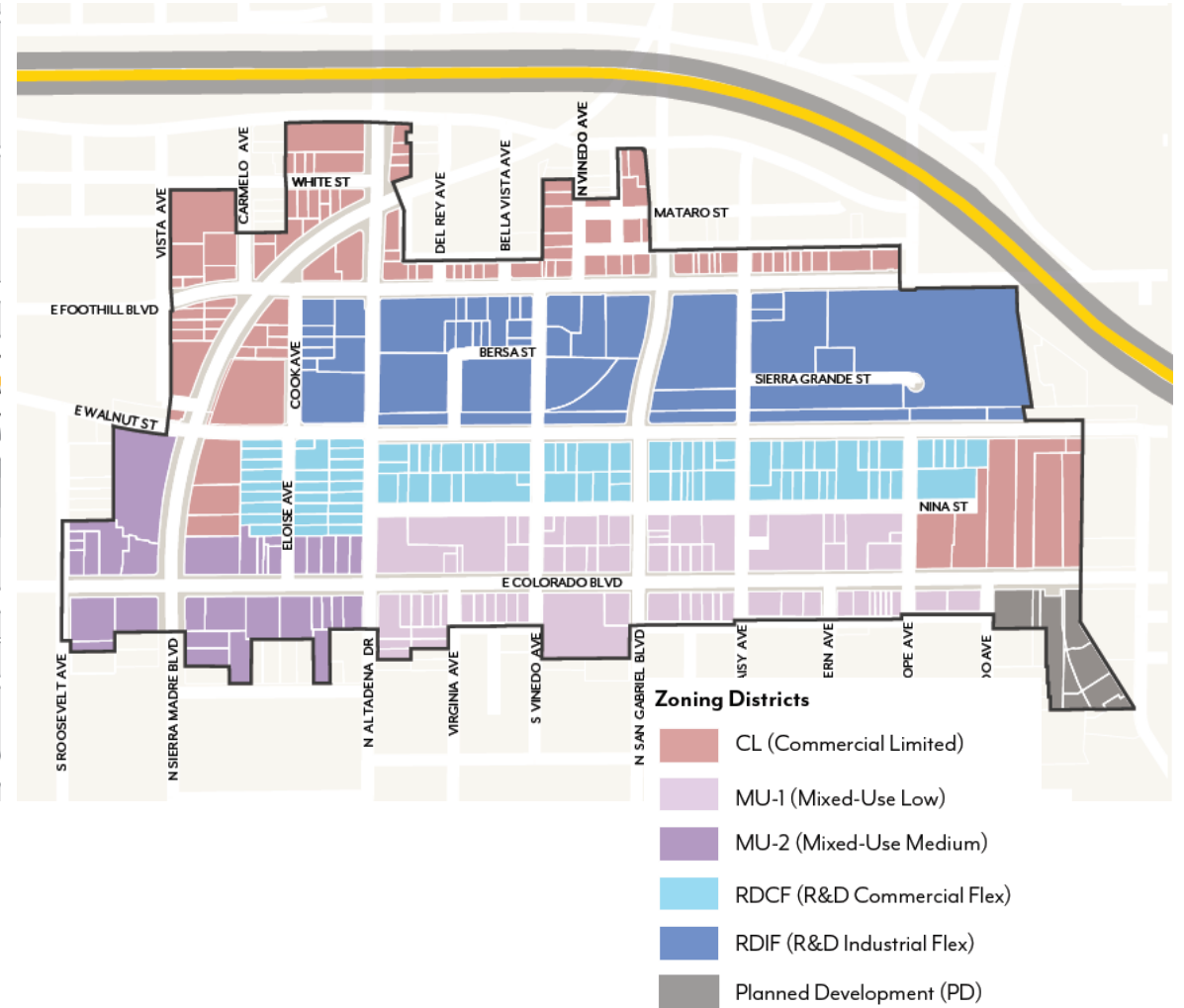
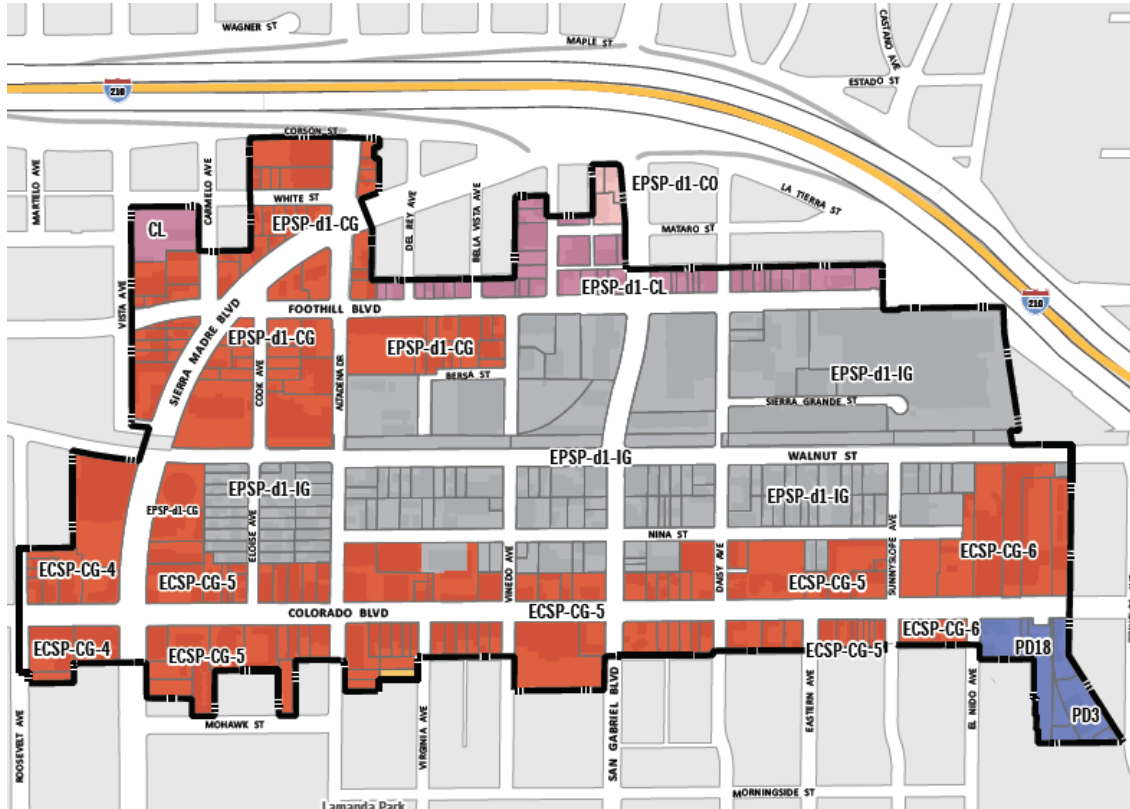




# Lamanda Park : Draft Sub-Areas



# Draft Standards: Zones



## Update Approach

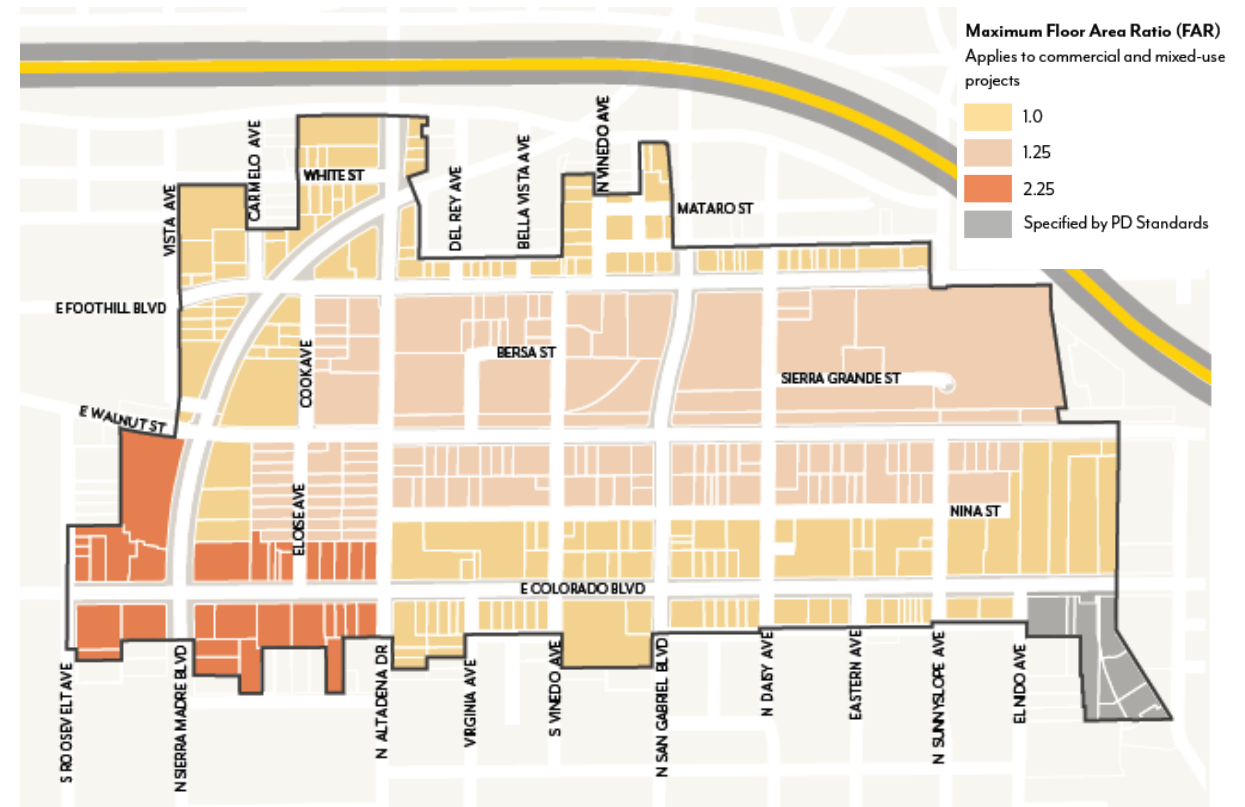
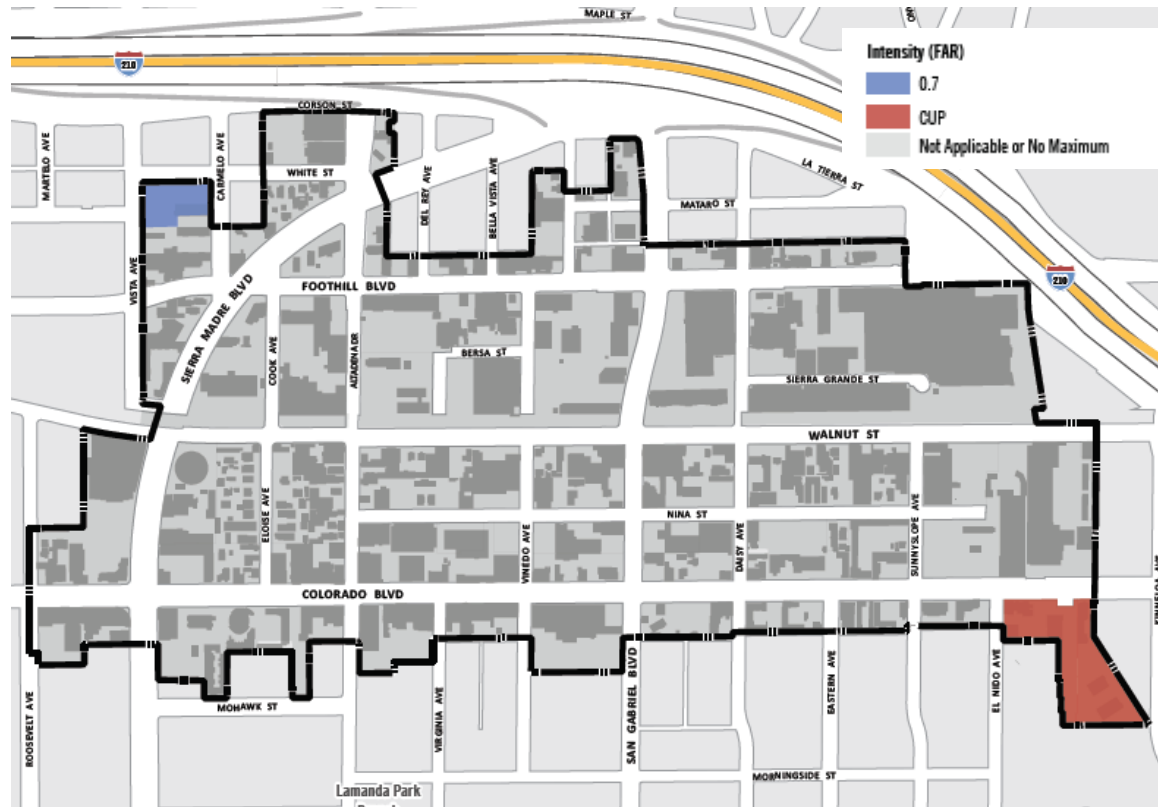
- ✓ Fewer zones for simpler implementation
- ✓ Clear character / use areas

# Built Form

*Intensity and Form of Development*



# Draft Development Standards: FAR



## Updates Needed:

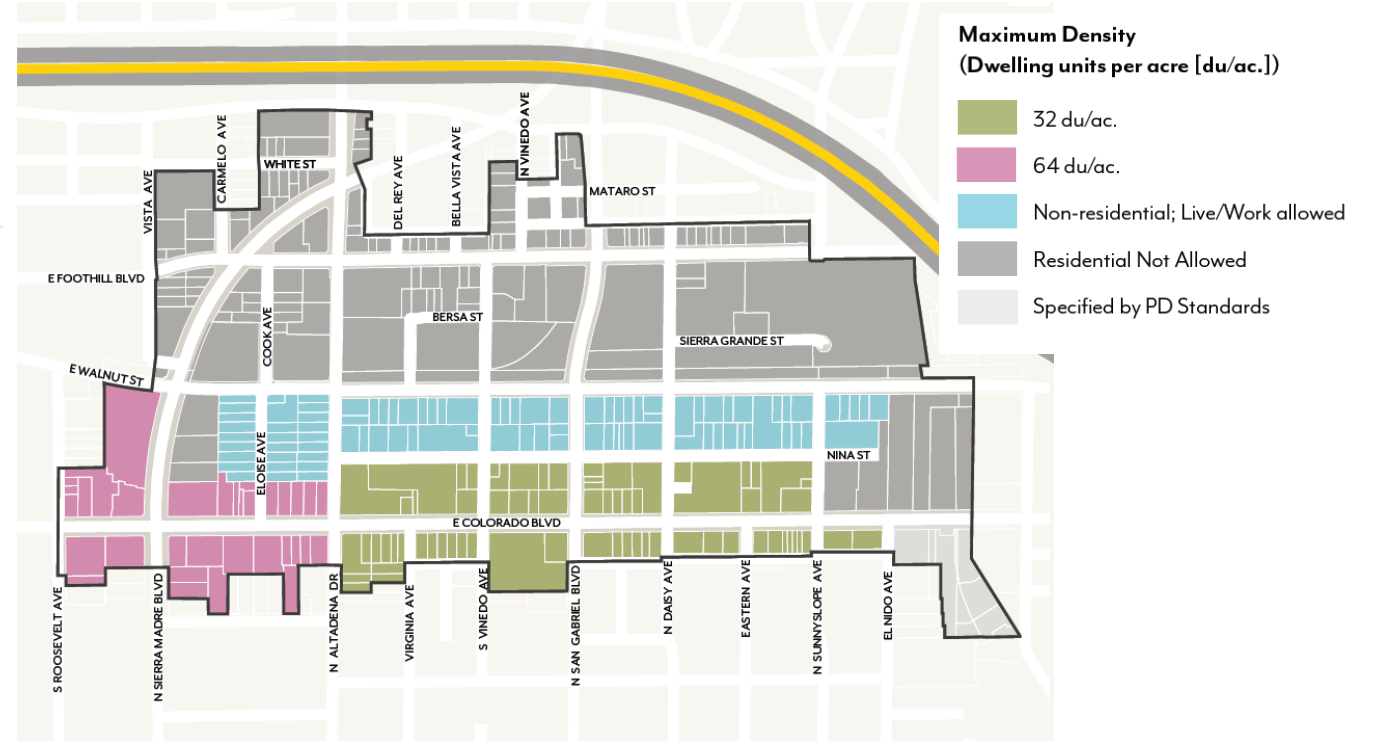
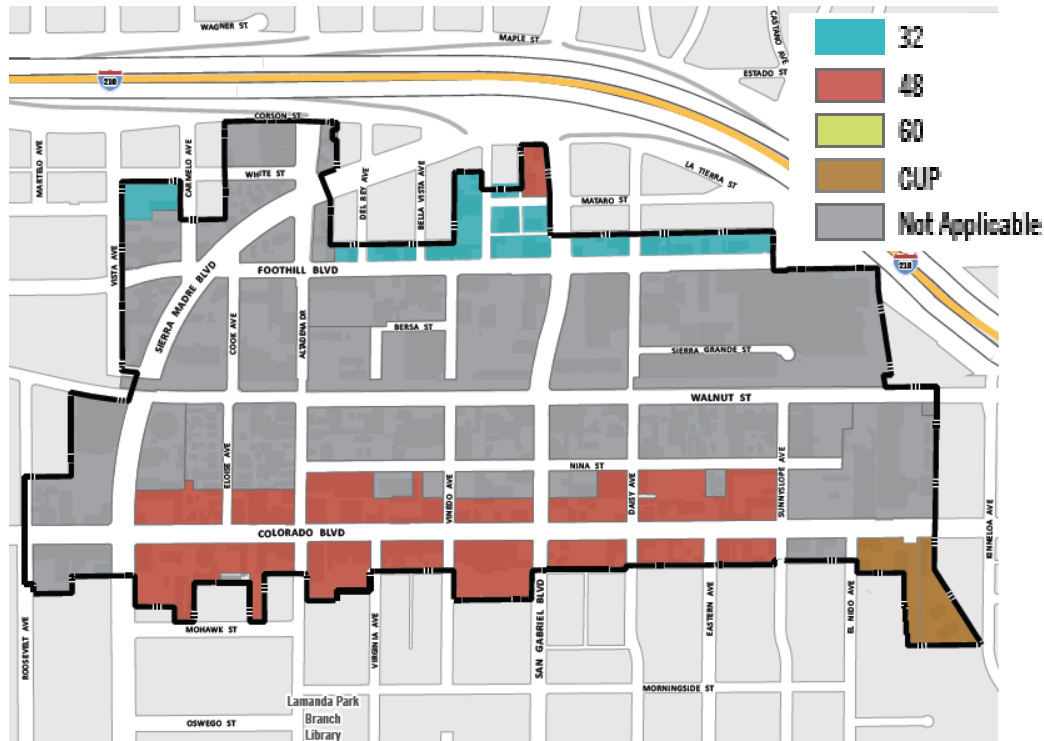
- Consistency with General Plan (GP)
- Clear regulation

## Update Approach

- ✓ Refinements from General Plan
- ✓ Intensity focused at Sierra Madre



# Draft Development Standards: Housing / Density



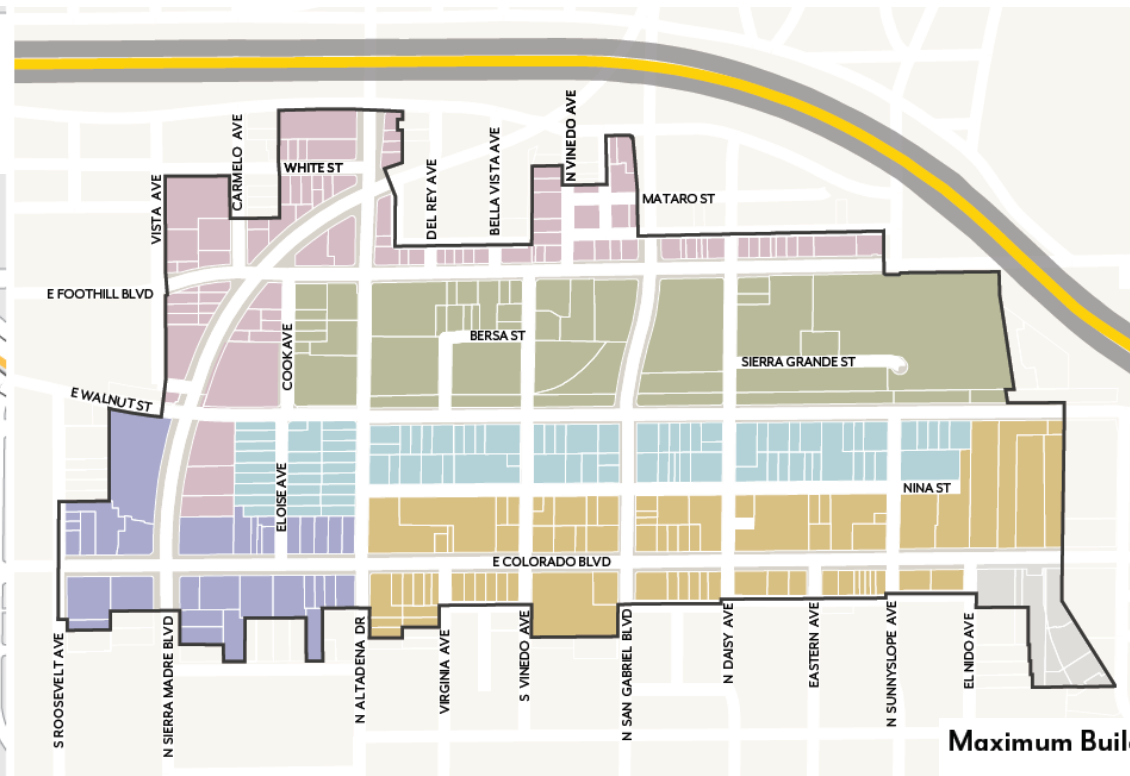
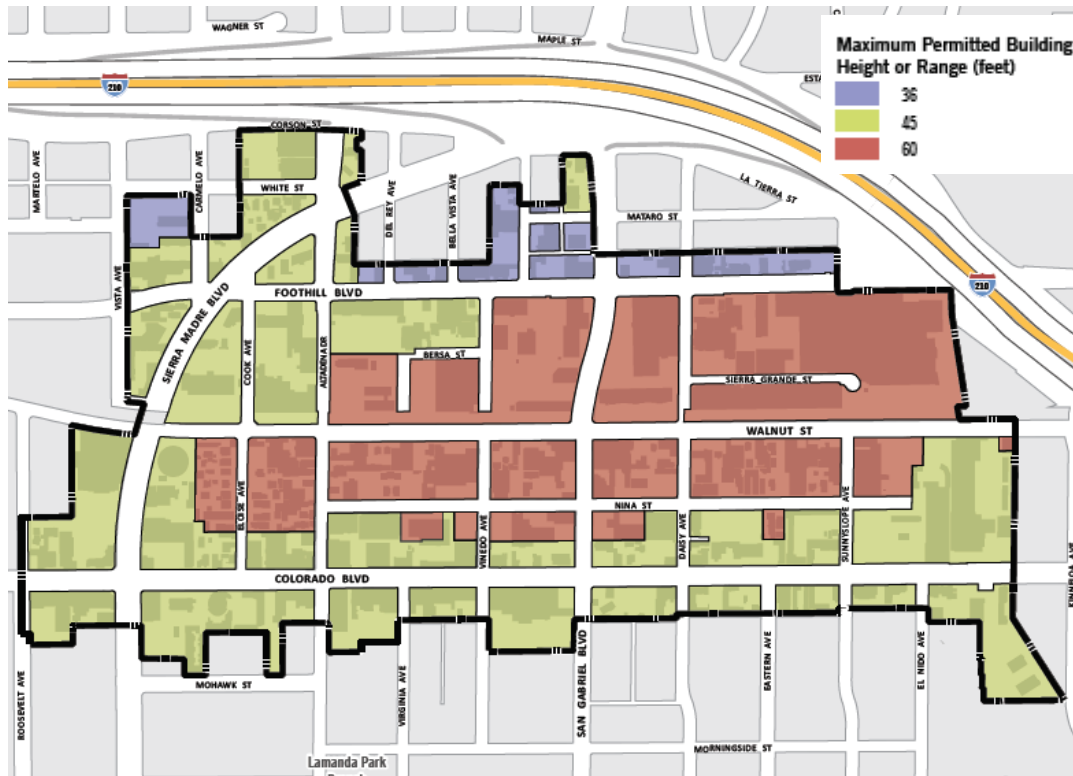
## Updates Needed:

- Consistency with General Plan (GP)
- Clear regulation
- Expanded housing type opportunities

## Update Approach

- ✓ General Plan consistency
- ✓ Commercial-only areas
- ✓ Work/Live within Industrial Flex area

# Draft Development Standards: Building Heights



## Update Approach

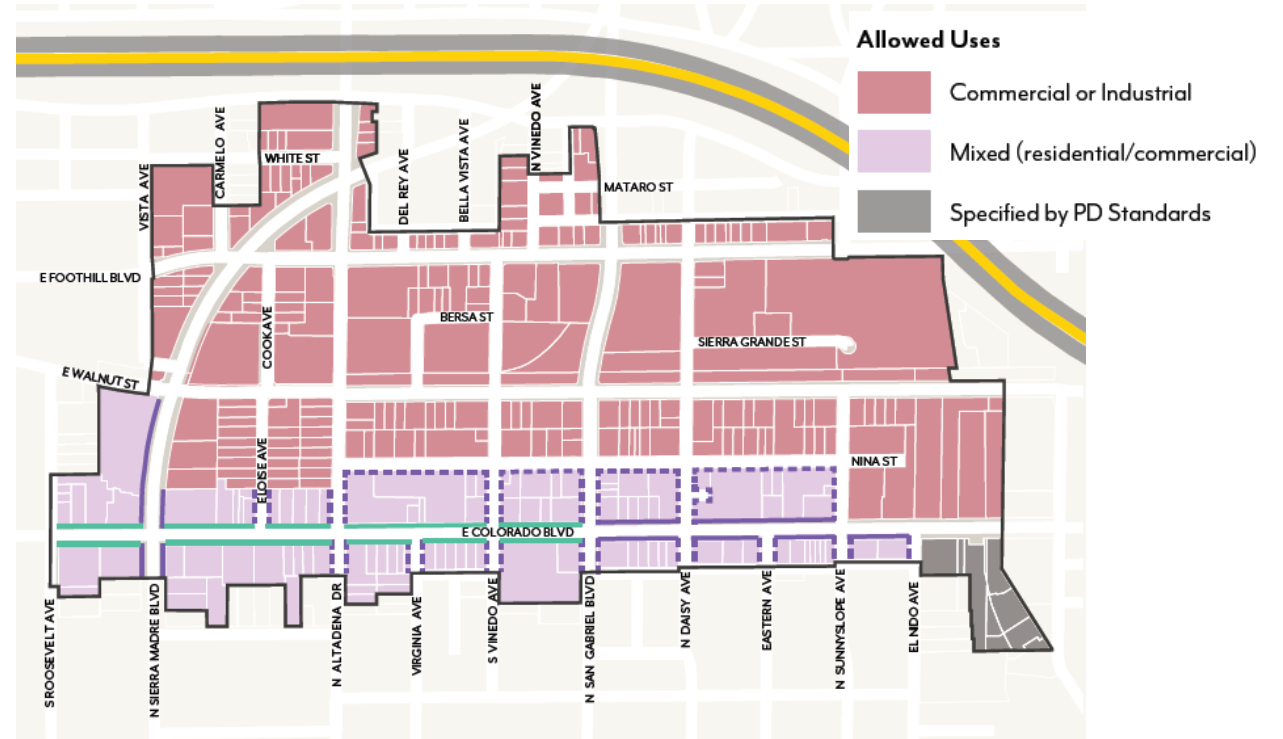
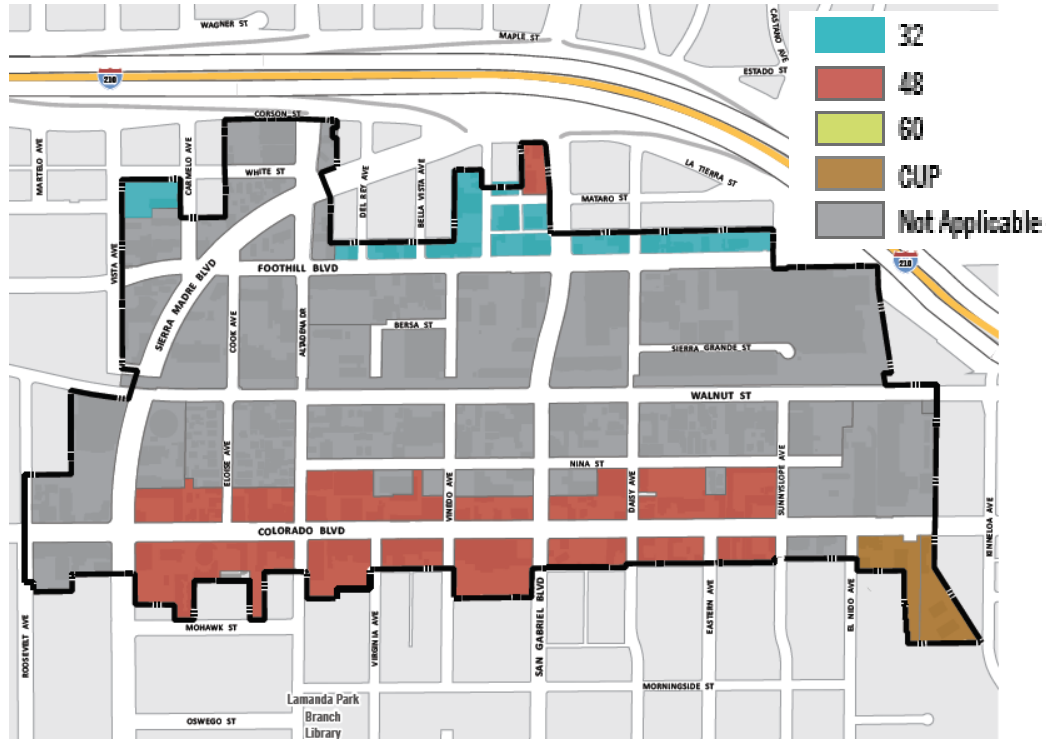
- ✓ Generally lower-height approach
- ✓ Greater consistency & modern building practices
- ✓ Support industrial uses and infill

# Key Standards

*Supporting Industry and Mixed-use*



# Draft Standards: Allowed Uses



## Update Approach

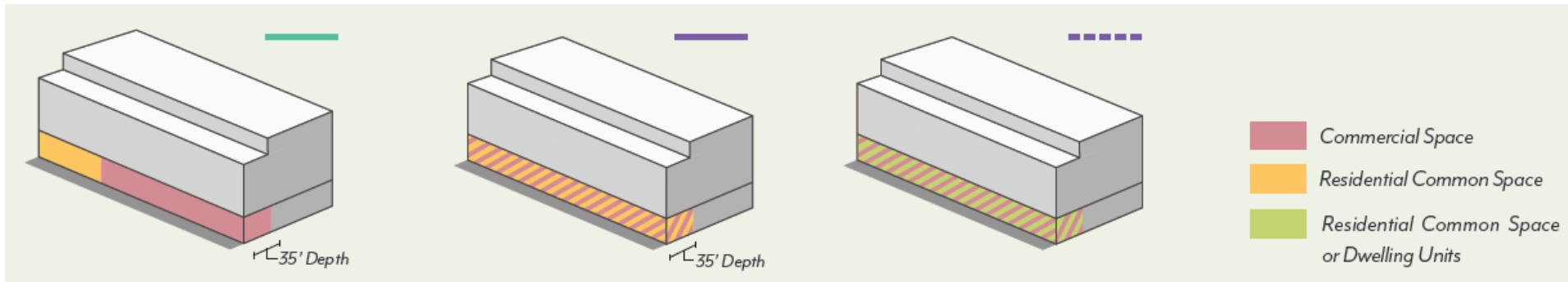
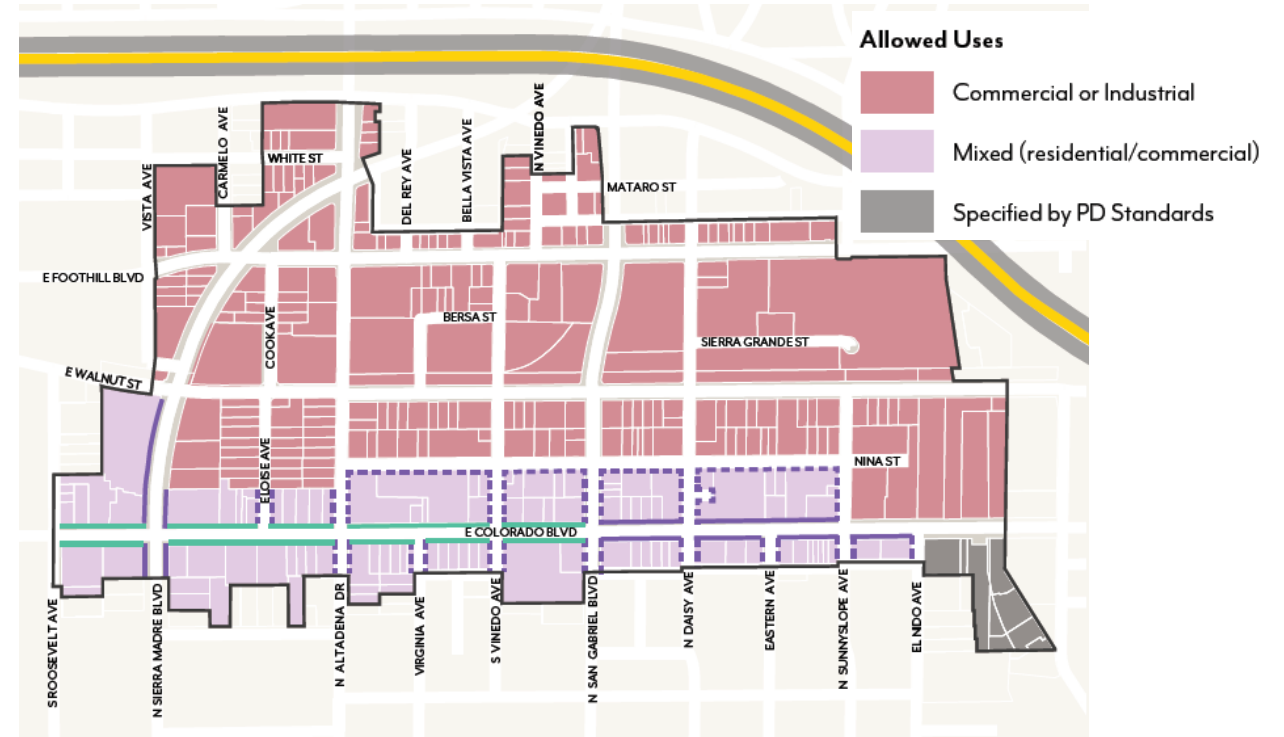
- ✓ Preserve commercial and industrial
- ✓ Activate walkable corridors
- ✓ Destinations for residents and employees



# Draft Standards: Ground Floor Conditions

## Ground Floor Frontages

- Commercial required for at least 70% of building frontage for the first 35 feet of depth from street. Up to 30% of building frontage may be residential common space <sup>1,2</sup>
- Commercial and residential allowed. Individual dwelling units not allowed. Residential common spaces allowed <sup>1,2</sup>
- - - Commercial and residential (common space and dwelling units) allowed <sup>2</sup>



# Draft Standards: Public Open Space Requirements

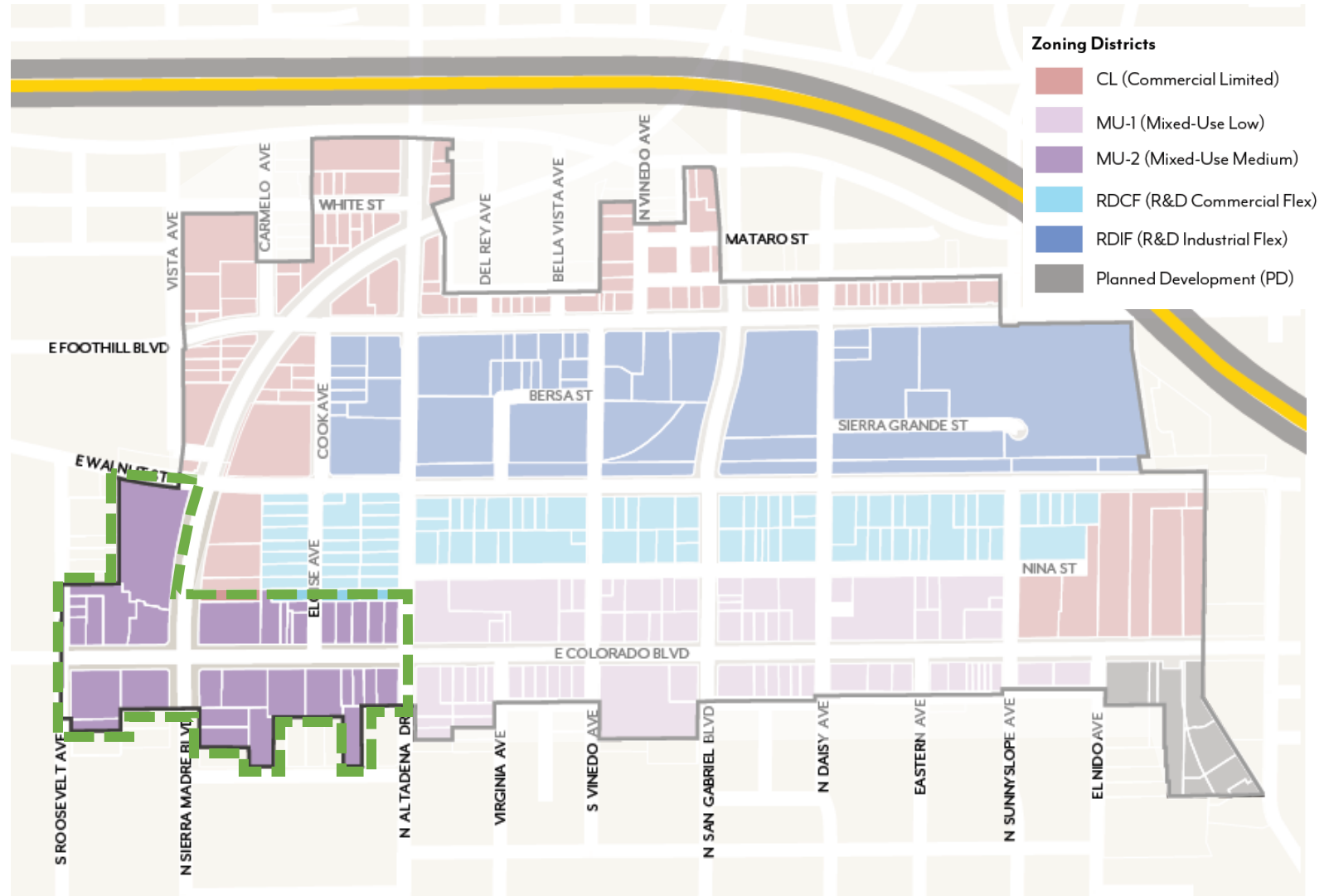
## Open Space Requirements

- Private open space
- Common open space
- Public open space for large projects in MU-2 zone

	Studio	1-BR	2-BR	3+ BR
Square Feet (per unit)	200	225	250	275

### MU-2 Zone Public Open Space by Project Size

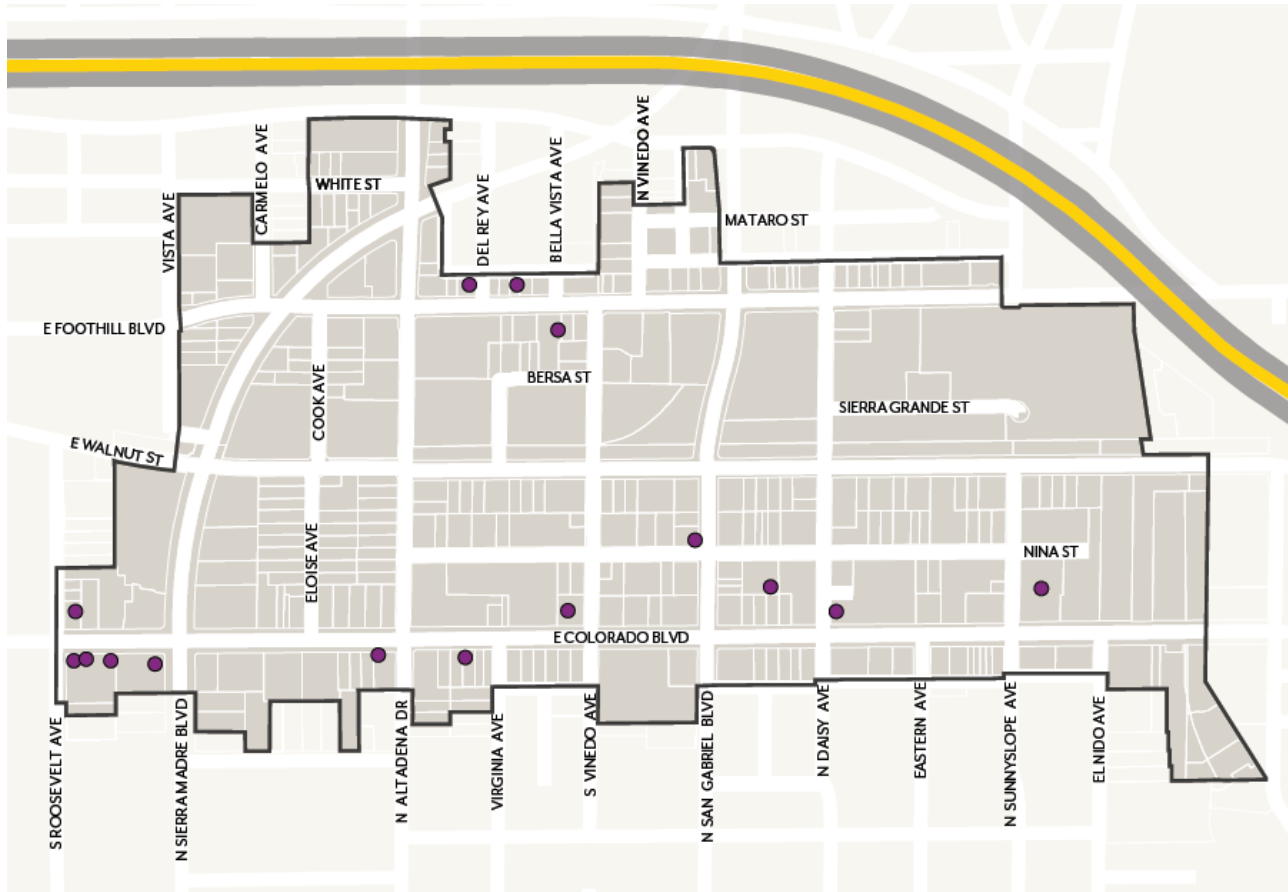
80k-119k	120k-159k	160k- 199k	≥200k
2% GFA	3% GFA	4% GFA	5% GFA



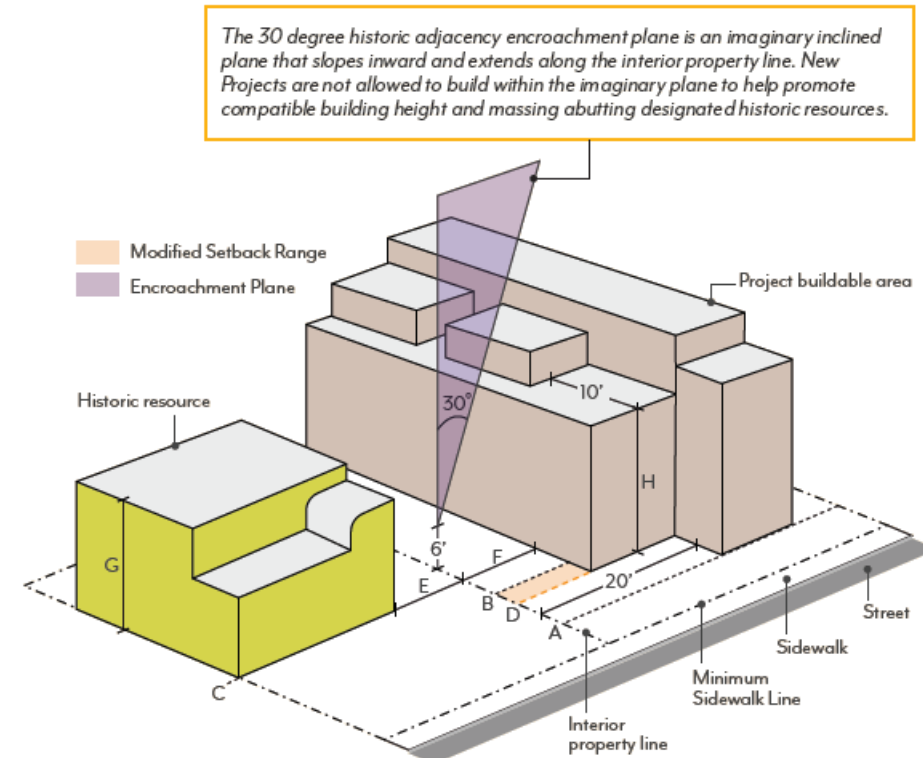
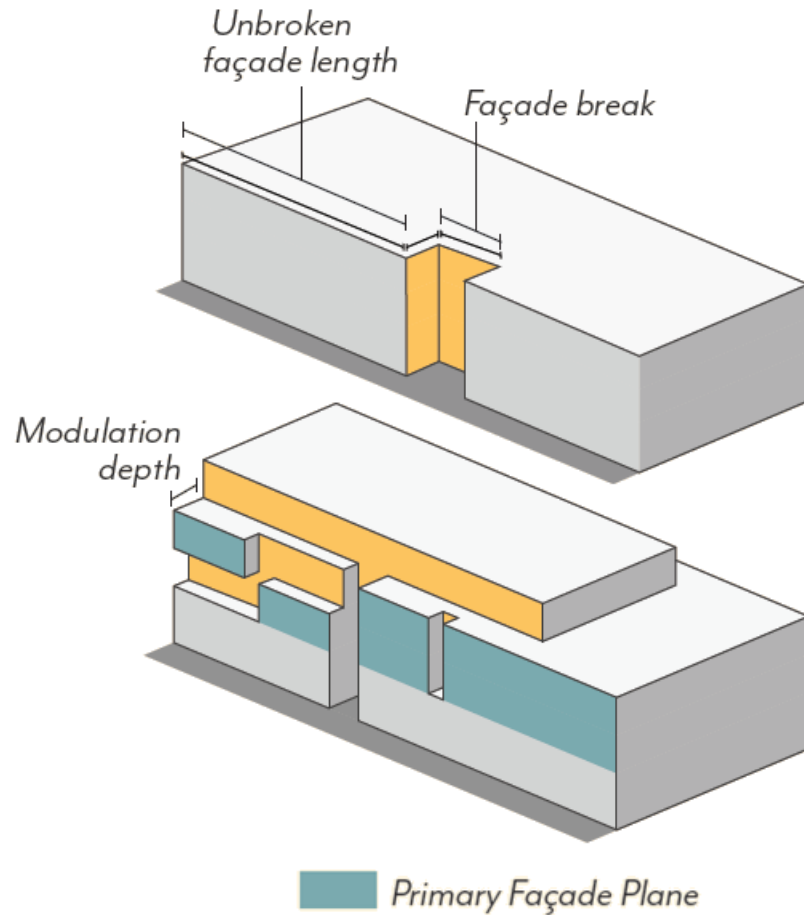
# Draft Guideline: Historic Signage

## Historic Signage Guidelines

● Historic Sign Location



# Draft Standards: Modulation & Adjacency



# Sidewalks + Setbacks + Stepbacks

*Shaping the Public Realm*





# Draft Public Realm Standards: Sidewalks

## Minimum Sidewalk Dimensions

10 ft.

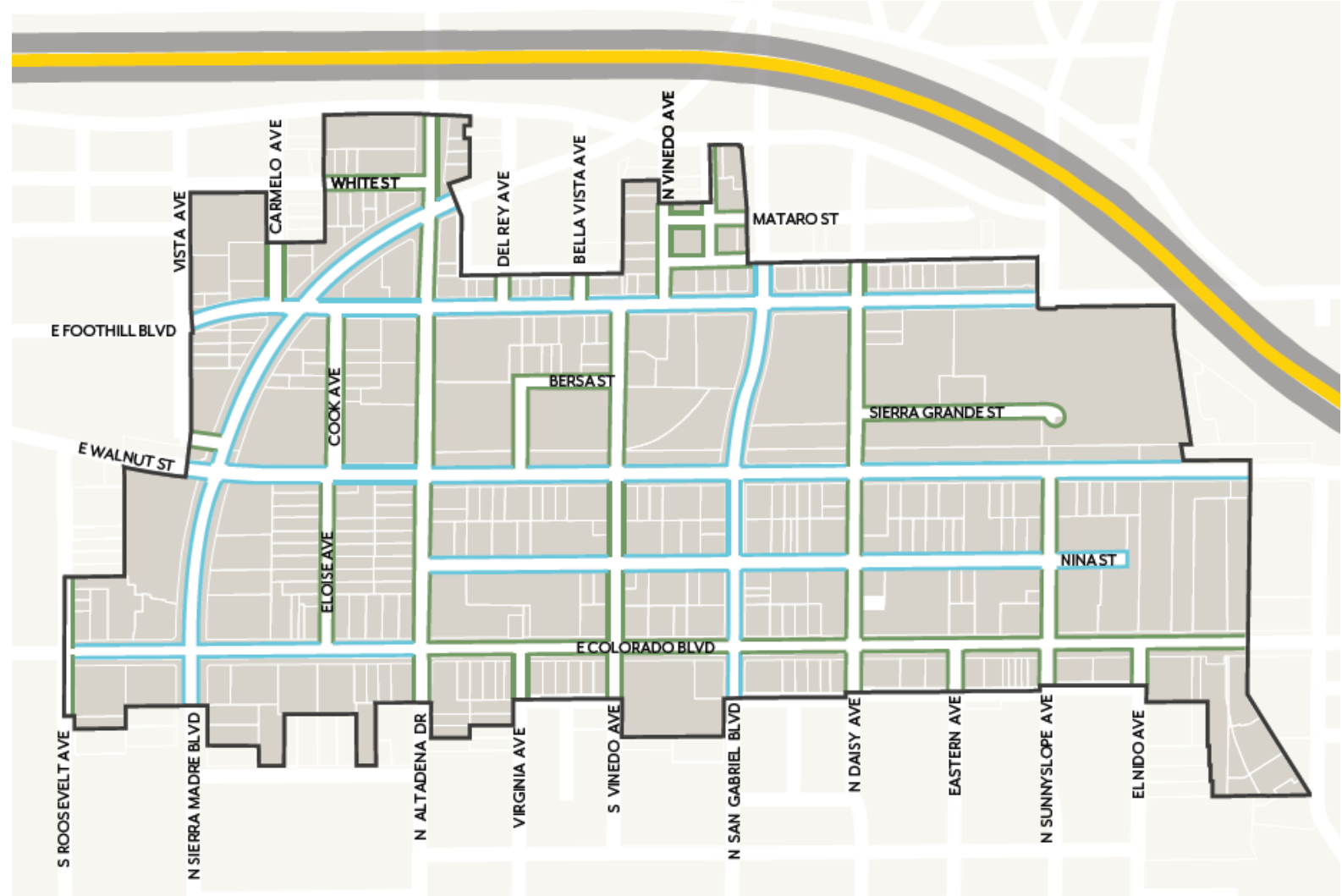
12 ft.

### Feedback:

- More landscaping desired
- Connect destinations
- Maintain and increase street trees

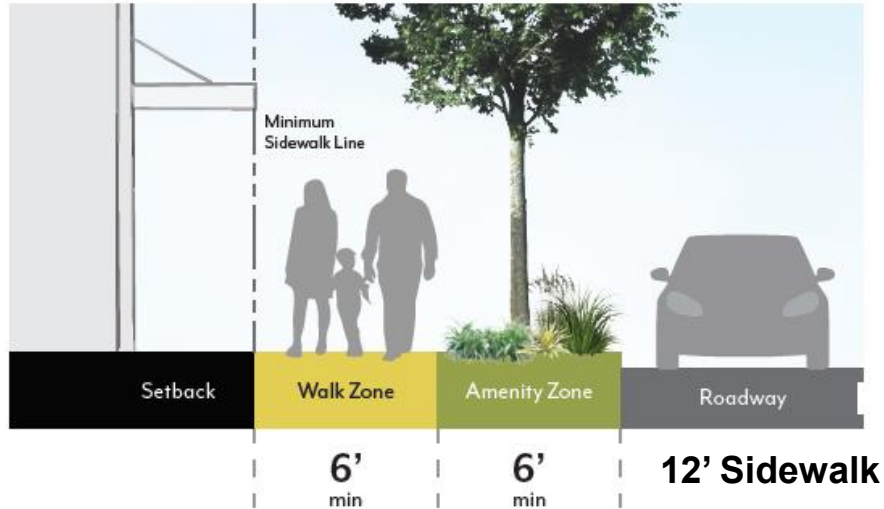
### Update Approach

- ✓ Reinforce sidewalks widths
- ✓ Private property expands public realm
- ✓ Shade structures allowed to project

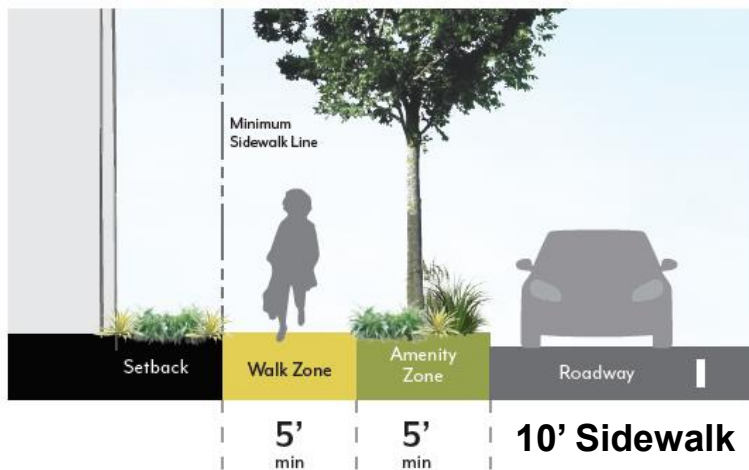


# Draft Public Realm Standards: Sidewalks

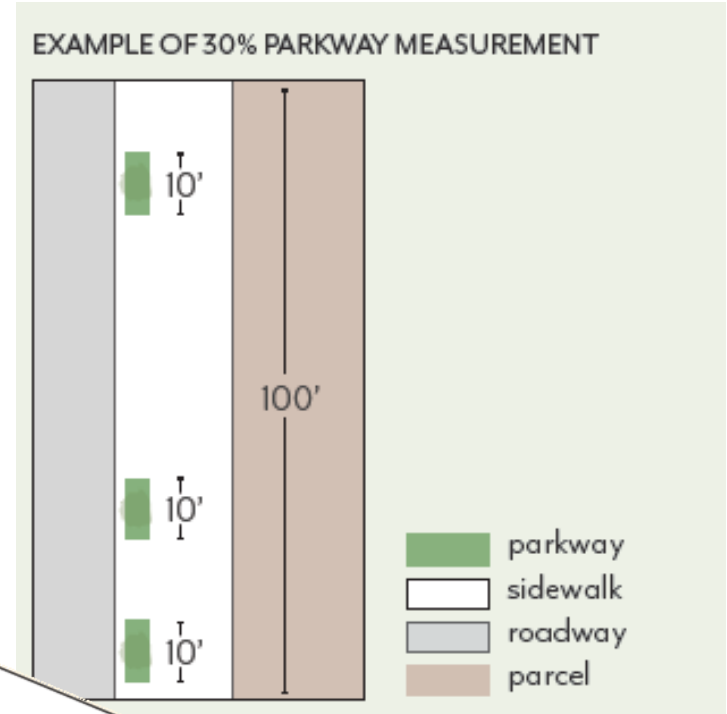
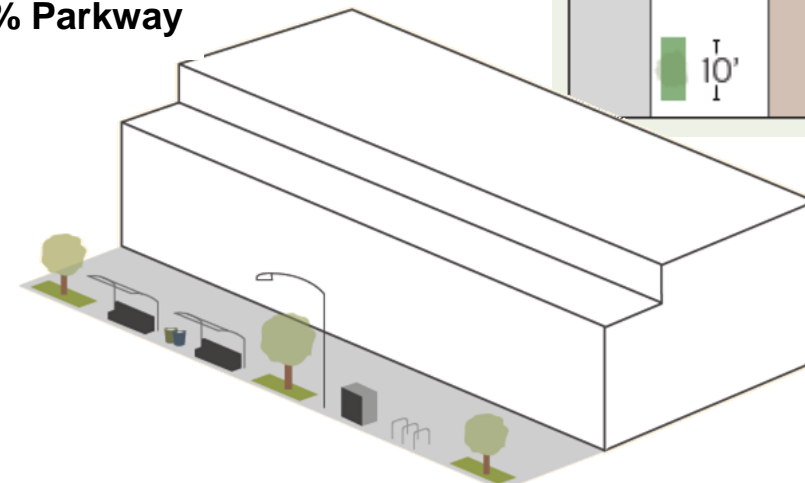
## Primary Activity Streets



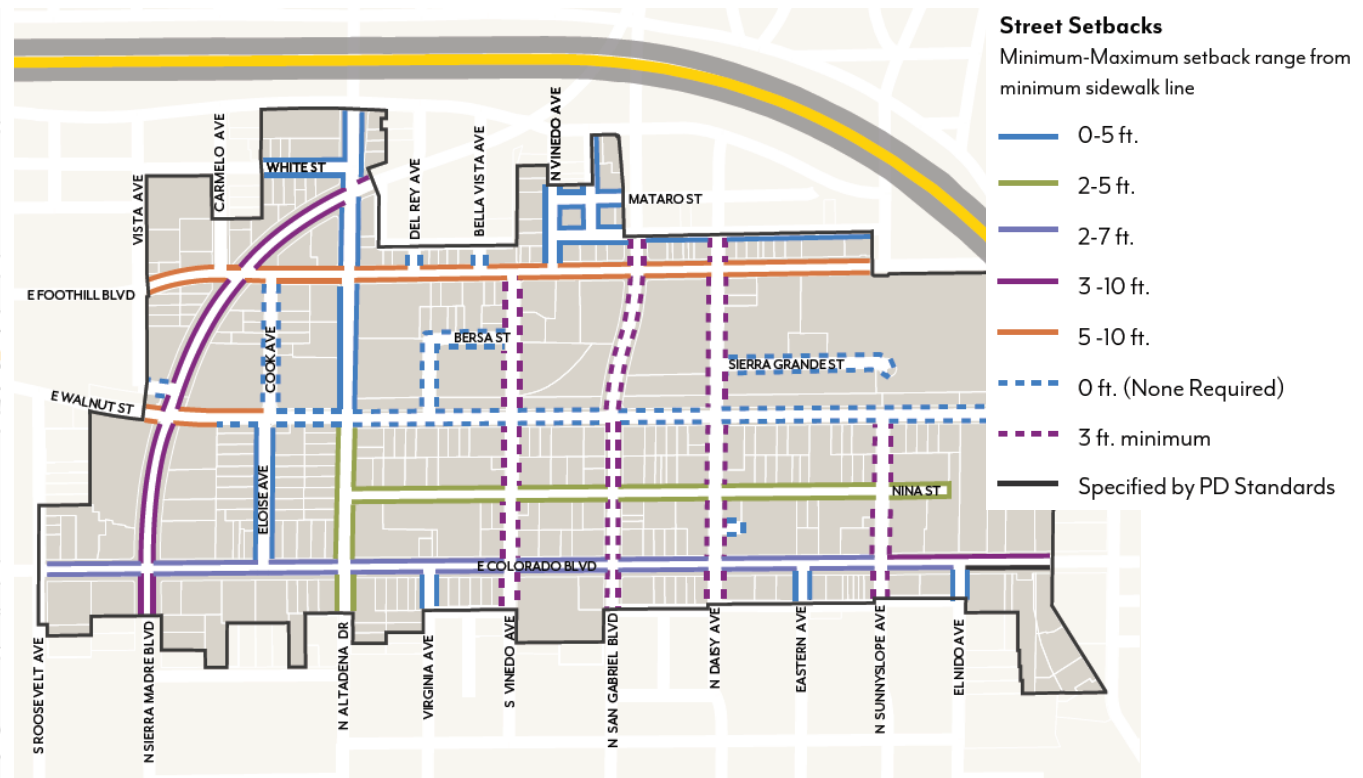
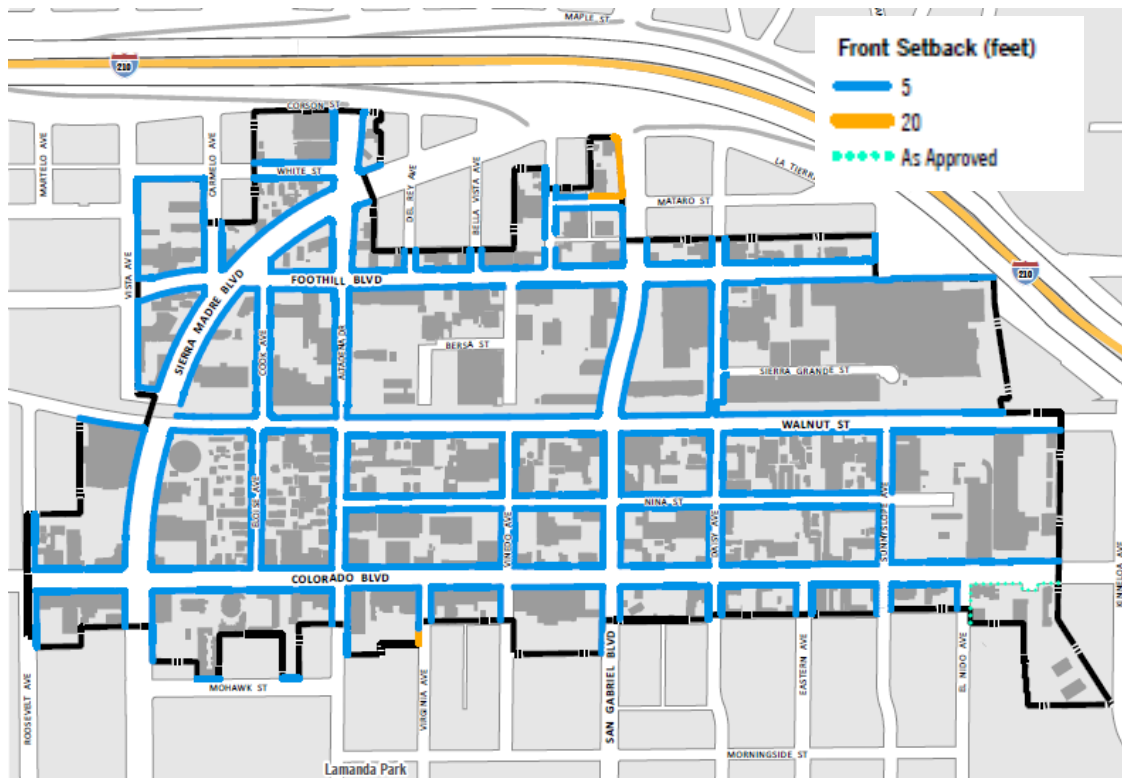
## Connective Streets



## 30% Parkway



# Draft Standards: Setbacks



## Update Approach

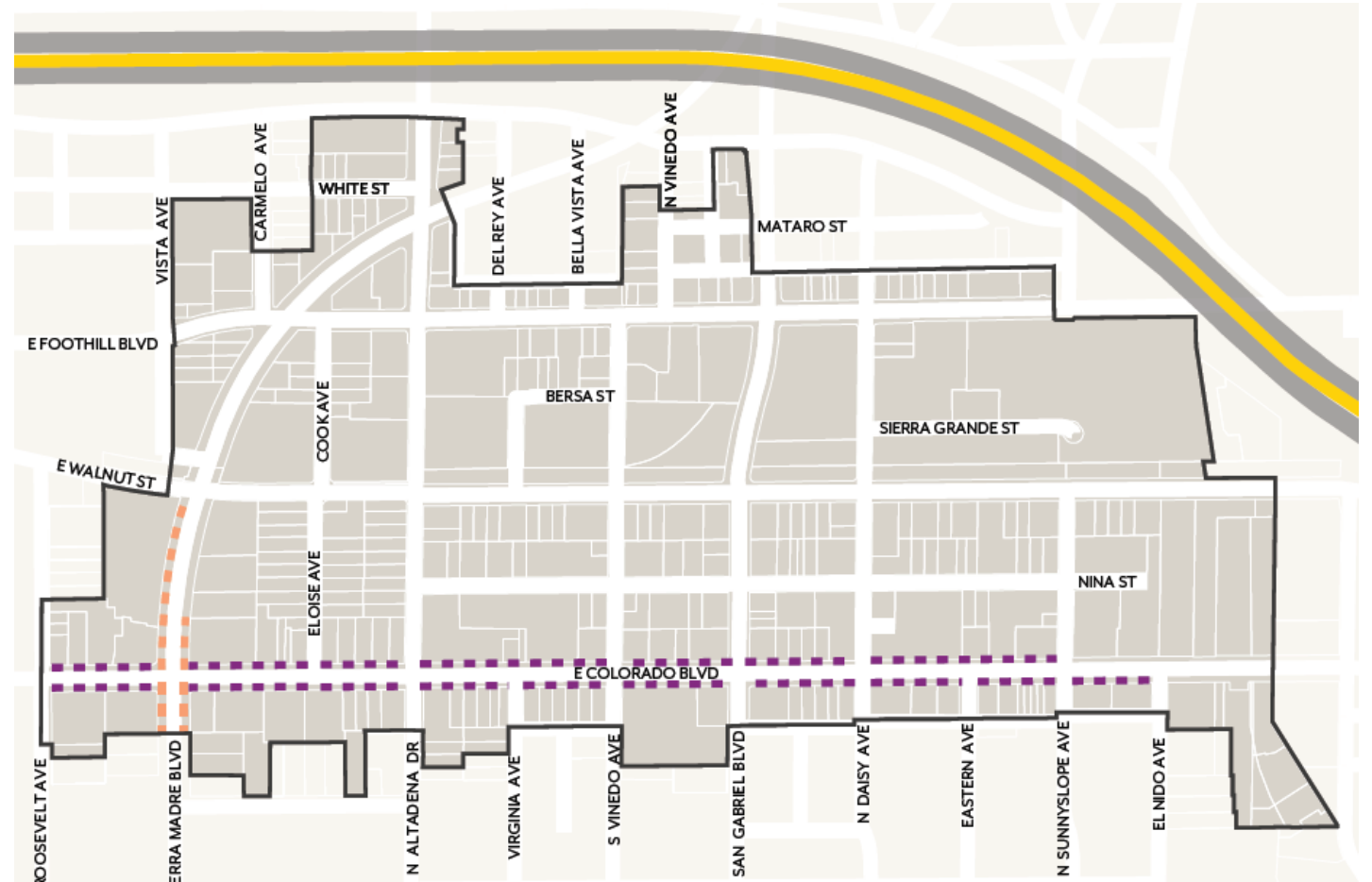
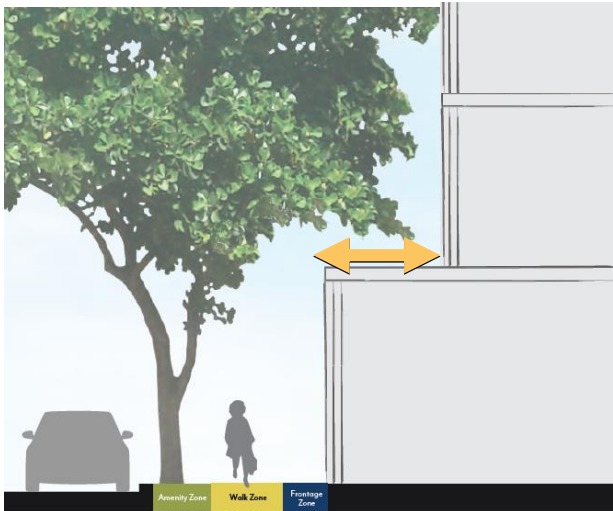
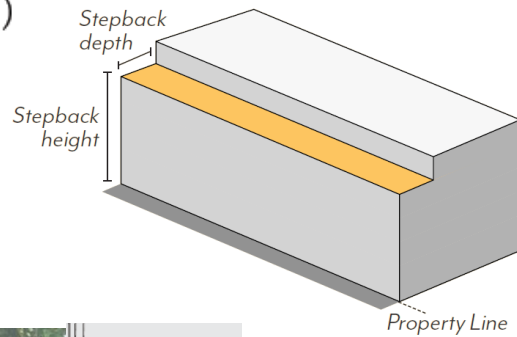
- ✓ Increase walkability and comfort
- ✓ Reinforce existing character
- ✓ Setback ranges for flexibility

# Draft Standards: Stepbacks

## Stepback Depth and Height

■ ■ ■ ■ 8 ft. (above 15')

■ ■ ■ ■ 15 ft. (above 36')



# Concept Areas

*Intentional Placemaking*

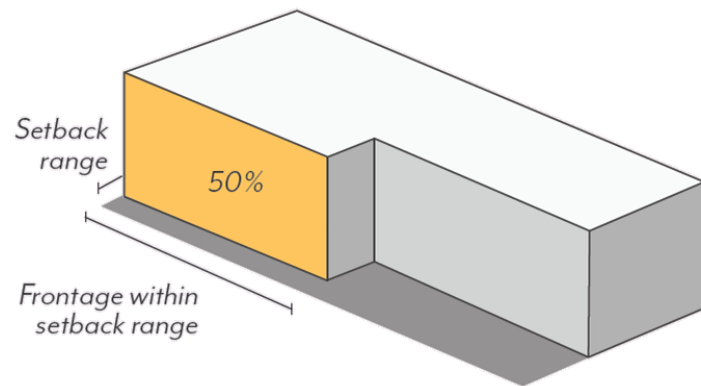




# Colorado Mixed-Use Concept Area

## Update Approach

- ✓ Focused higher-density mixed-use at Sierra Madre Blvd.
- ✓ Active ground floors
- ✓ Setback range and frontage percentage flexibility (40%-70%)
- ✓ Stepbacks for street trees
- ✓ Continuity along the corridor across plans



### ECLECTIC DISTRICT

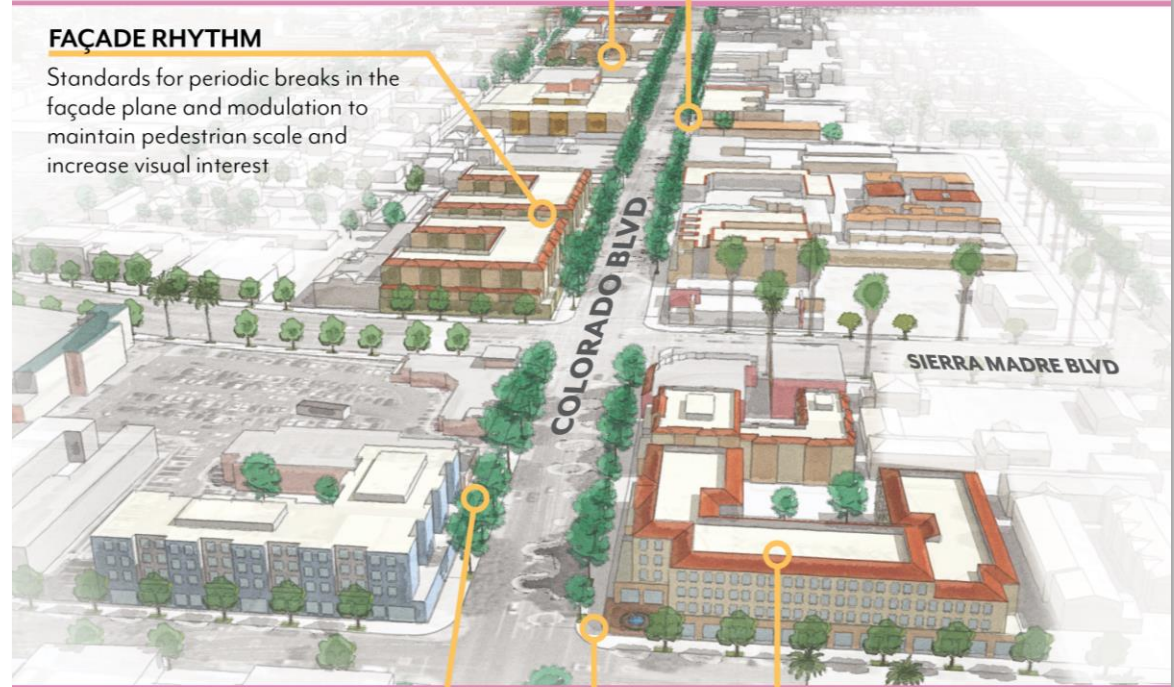
Lower-scale infill development east of Altadena Drive that enhances the public realm, creating an engaging street experience, and contributing to the employment and mixed-use setting.

### ENHANCED PUBLIC REALM

Wide sidewalks, shade trees, and sidewalk dining that support community interaction and a sense of place.

### FAÇADE RHYTHM

Standards for periodic breaks in the façade plane and modulation to maintain pedestrian scale and increase visual interest



### FLOURISHING TREE CANOPY

Setback and stepback standards that enhance and complement the mature ficus tree canopy along East Colorado Boulevard

### PUBLIC OPEN SPACE

Public open space requirements for larger developments create community serving plazas with seating and landscaping

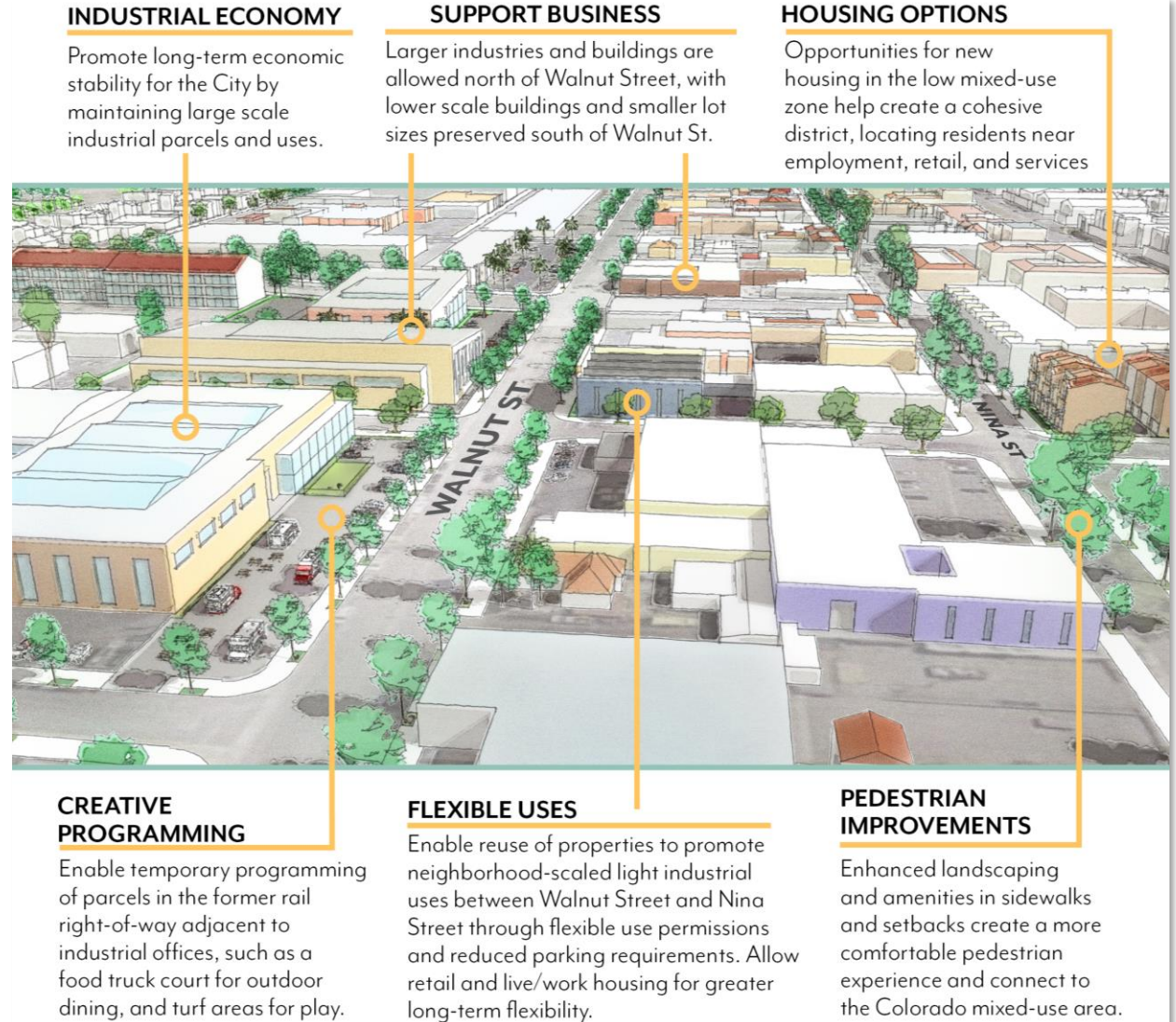
### VIBRANT MIXED-USE

A vibrant neighborhood introducing mixed-use residential with retail, amenities, services, and jobs in walking distance. Broader mix of uses increases employment and housing options.

# R&D Flex District Concept Area

## Update Approach

- ✓ Preserve economic opportunity for industrial and business
- ✓ Scaled industry areas (north and south of Walnut)
- ✓ Targeted work/live housing opportunities
- ✓ Enhanced public realm
- ✓ Flexible range of uses





# Foothill / Sierra Madre Corridor Concept Area

## Update Approach

- ✓ Preserve commercial business area
- ✓ Lower-height area for scale consistency
- ✓ Enhanced public realm with parkways and street trees
- ✓ Local neighborhood-service uses
- ✓ Enhanced parking landscape requirements

### ENHANCED COMMERCIAL DISTRICT

A broad range of uses will promote continued economic vitality in the commercial areas while maintaining the one- and two-story scale of the area

### COHESIVE CHARACTER

Uniform street trees and parkways will help to establish a more cohesive character for Foothill Boulevard.



### BEAUTIFIED PARKING

Landscaping requirements for surface parking lots will help keep cars and pedestrians cool, and enhance the area's visual character by screening parking lots from the street and sidewalk.

### LOCAL SERVICES

Commercial-only development will build on the area's existing commercial character, providing employment opportunity and access to local services and amenities.

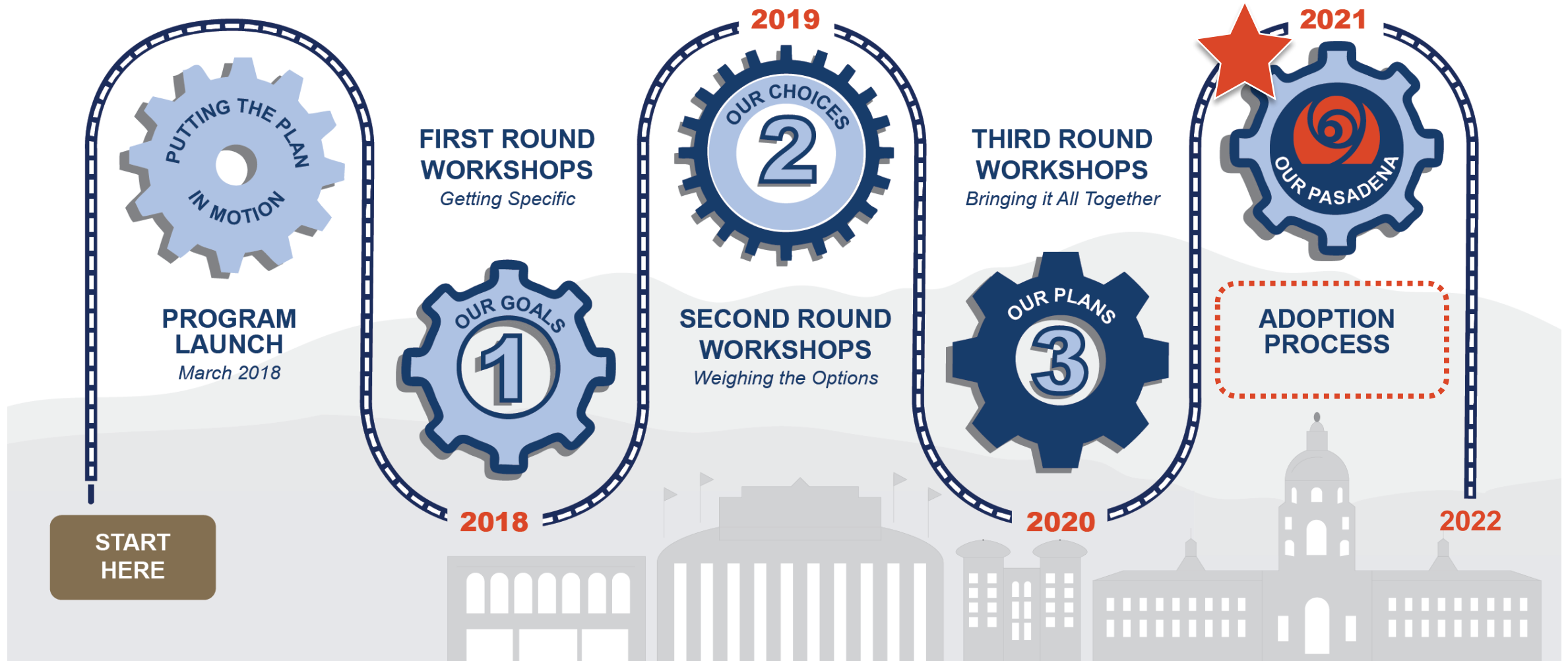
### PEDESTRIAN IMPROVEMENTS

Enhanced landscaping and amenities in sidewalks and setbacks will create a more comfortable pedestrian experience along Foothill and Sierra Madre.

# NEXT STEPS



# Next Steps for Lamanda Park



## NEXT STEPS:

- Incorporate feedback to prepare proposed Specific Plan
- Present to Planning Commission in 2022 for review and recommendation to City Council



# THANK YOU

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**Q&A**

