

FAIR OAKS ORANGE GROVE SPECIFIC PLAN AREA

Design Commission

May 18, 2021



OUR PASADENA

PUTTING THE PLAN IN MOTION

Presentation Agenda



General Plan Overview



Community Outreach



Fair Oaks Orange Grove Vision + Concepts



Next Steps

GENERAL PLAN OVERVIEW

Plan Area + Vision



Fair Oaks Orange Grove Specific Plan Area



Multifamily Residential



Neighborhood Commercial



Vertical Mixed-Use



Open Space

Plan Area Context



General Plan Vision

Neighborhood Center

Create a mixed-use pedestrian-oriented neighborhood center around the intersection of Fair Oaks and Orange Grove

Enhance Employment Opportunities

Preserve existing jobs and encourage development of light industrial, creative office, and research and development type uses

Neighborhood Compatibility

Support development that provide transitions to adjacent residential neighborhoods and historic districts

Improve Linkages

Enhance the pedestrian experience within the area



General Plan Land Use

Land Use Designations

Mixed-Use (compatible commercial and residential)

Medium: Maximum 2.25 FAR and 87 du/ac

Low-Med: Maximum 1.75 FAR and 48 du/ac

Low: Maximum 1.0 FAR and 32 du/ac

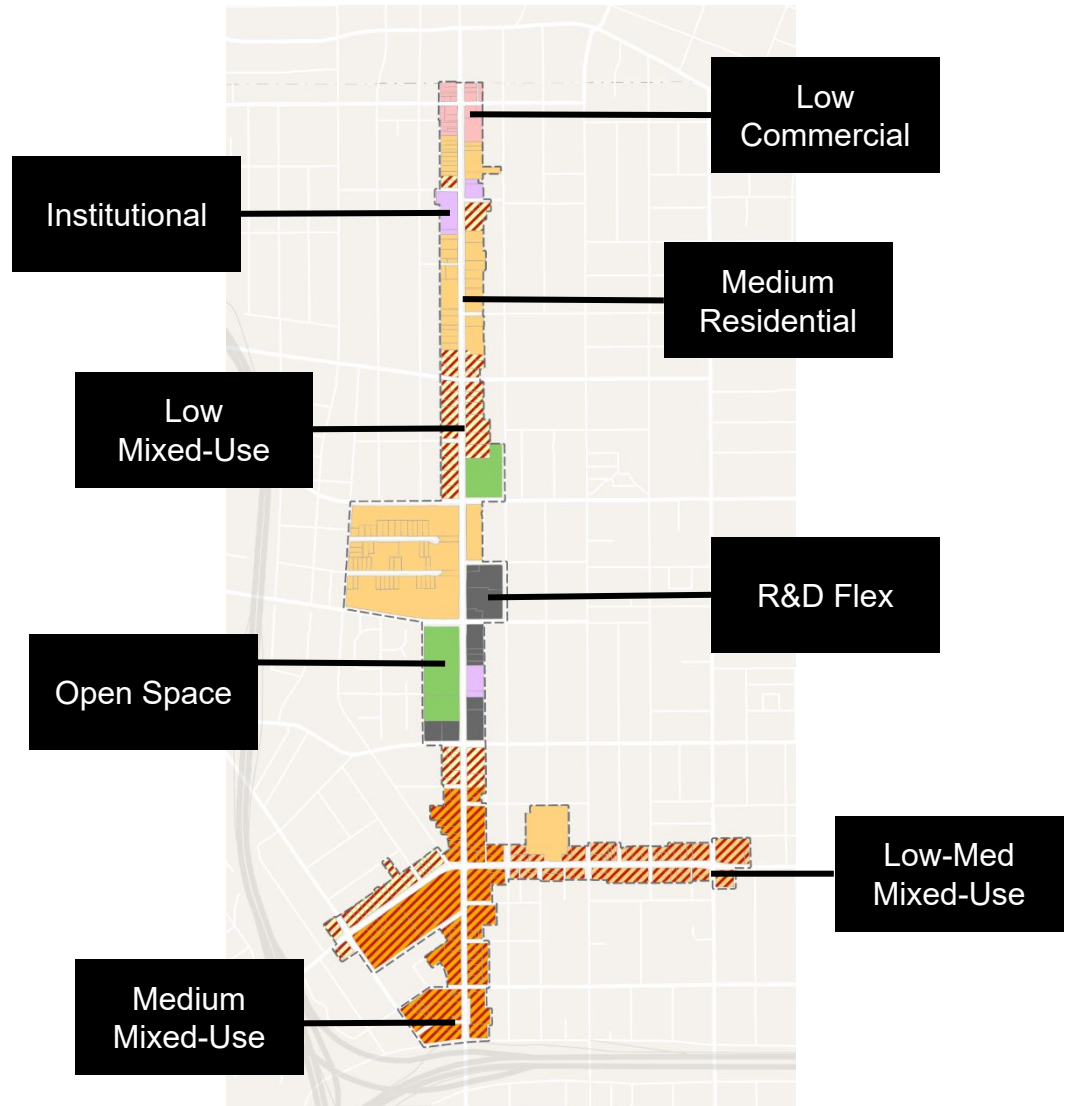
Medium Residential: Maximum 16 du/ac
Multi-family neighborhoods of up to three stories;
can be characterized as “City of Gardens”

Low Commercial: Maximum 1.0 FAR
Limited range of pedestrian-scale retail/service uses

R&D Flex: Maximum 1.25 FAR
Employment center for clean tech and flexible uses

Institutional: Community Center, Health Dept.

Open Space: Parks, Library, Recreation Center



COMMUNITY OUTREACH



Outreach Snapshot

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



Round 1 Workshop – July 12th, 2018



Round 2 Workshop – April 11th, 2019



Community Walking Tour



Youth Summit

Round 3 Virtual Open House

SUBMIT YOUR FEEDBACK

Click here to complete the survey Haga clic aquí para completar la encuesta

START HERE

Station 1: Information Gallery

Station 2: Video/Slideshow Presentation

Station 3: Plan Area Overview

CLICK HERE to Watch Virtual Room Instructional Video

Welcome!

Thank you for participating in the Fair Oaks / Orange Grove Specific Plan Virtual Open House

Our Pasadena OPEN HOUSE

Information Gallery 1 **HAGA CLIC AQUÍ** para ver el póster en Español

Welcome Video 2

Fair Oaks-Orange Grove PLAN AREA 3

Las Puntitas 4

East & West Orange Grove 6

Fair Oaks Orange Grove Open House Presentation (with Spanish Subtitles)

OUR PASADENA
PUTTING THE PLAN IN MOTION

City's General Plan
GOAL 35: FAIR OAKS AND ORANGE GROVE

HAGA CLIC AQUÍ para ver el póster en Español

Planning Considerations

- Enhancing frontages to increase on-street perceived comfort and safety of all streets
- Creating usable open space for residents
- Encouraging multi-modal activity
- More shade trees and parkways for landscaping

Community Considerations

Fair Oaks Orange Grove Specific Plan Update

Fact Sheets & Project Website

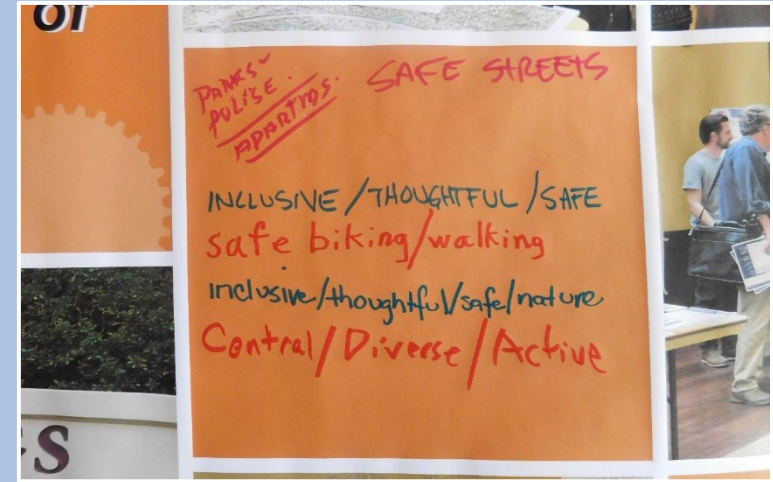
Fair Oaks Orange Grove Specific Plan Draft PDF

Comment Here

- 360-degree virtual room with interactive boards, draft plan, presentation and survey
- Live webinar held October 8, 2020

What We Heard

- Desire to maintain lower-scale character with similar mix of uses
- Support for affordable, family-sized homes
- Support for increased density further south toward the freeway
- Mixed opinions on building heights, ranging from 3-5 stories



- Better streetscapes that invite people to walk around the district
- Improve tree canopy to provide shade and relief from heat
- Support for clean tech uses, but beautify buildings with landscaped setbacks

FAIR OAKS ORANGE GROVE

Subareas + Concepts



Fair Oaks Orange Grove Sub-Areas



Fair Oaks Orange Grove Specific Plan Public Realm

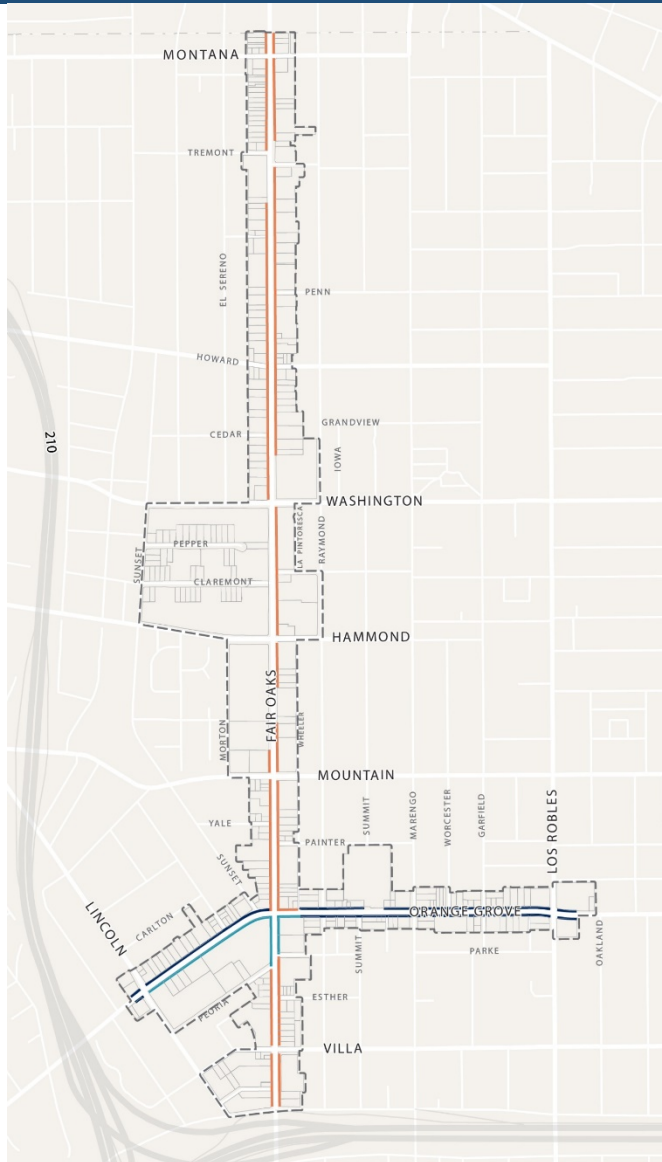


- Provide **unobstructed path of travel** for users of all abilities
- Designate portion of sidewalk for **public amenities**, like seating, bicycle parking, trash receptacles, bus shelters, and street trees
- **Support greening** with sufficient landscaping and shade to enhance pedestrian comfort, climate resiliency and stormwater capture

Fair Oaks Orange Grove Specific Plan Public Realm

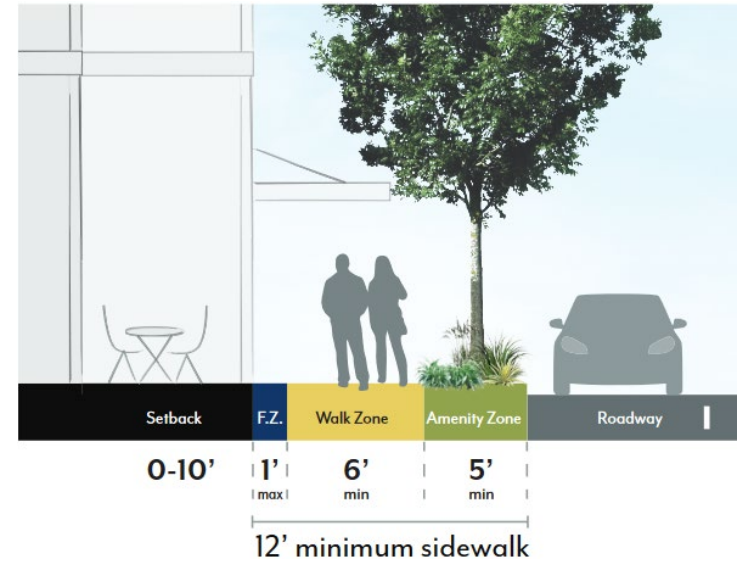


Fair Oaks Orange Grove Specific Plan Sidewalks



Minimum Sidewalk Dimensions

- 15'
- 12'
- 10'



La Pintoresca



La Pintoresca Today

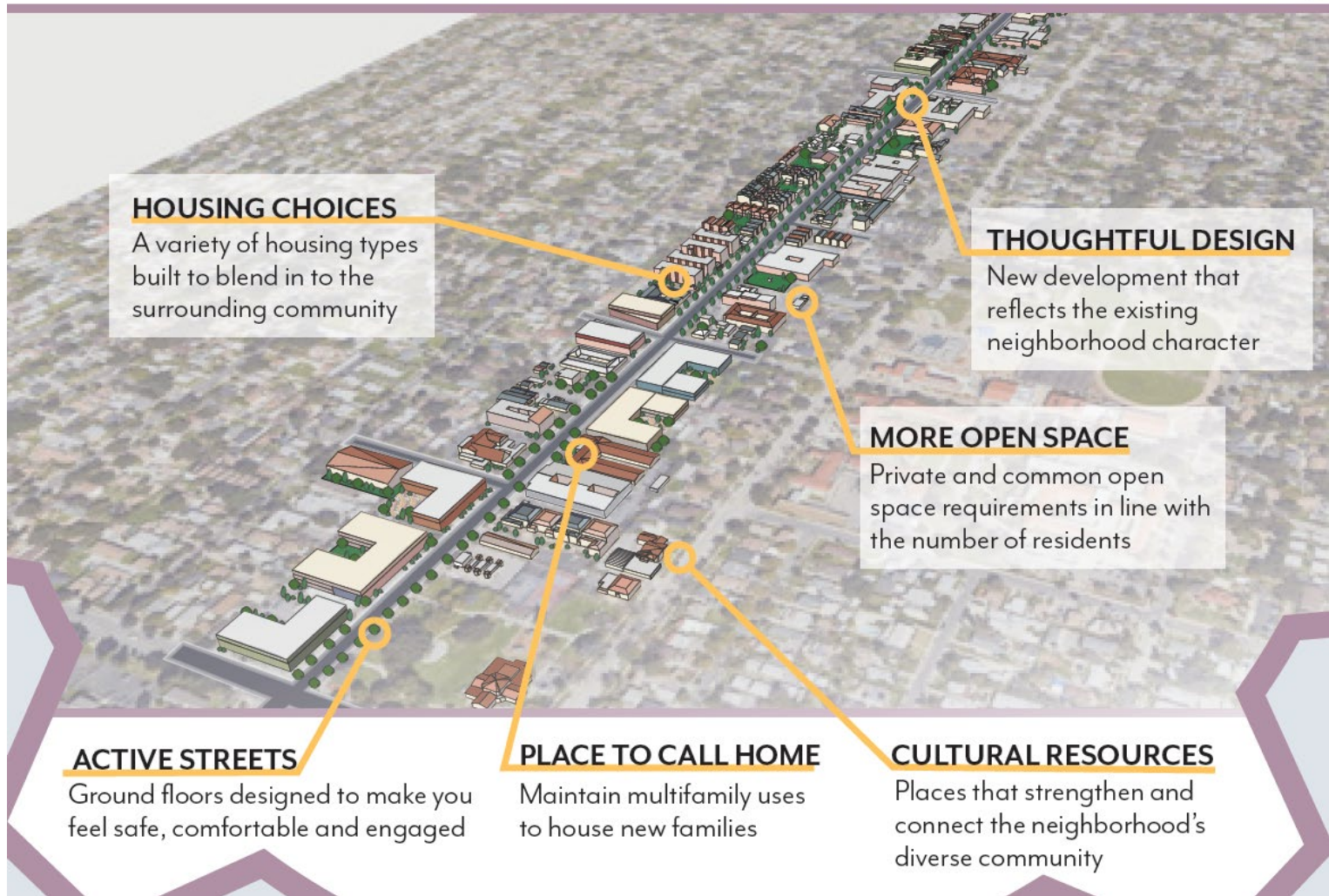


PUTTING THE PLAN IN MOTION



La Pintoresca Concept

On Fair Oaks north of Washington and around La Pintoresca Park, some low-density, mixed-use neighborhoods are centered at key intersections, with residential uses between.



HOUSING CHOICES

A variety of housing types built to blend in to the surrounding community

THOUGHTFUL DESIGN

New development that reflects the existing neighborhood character

MORE OPEN SPACE

Private and common open space requirements in line with the number of residents

ACTIVE STREETS

Ground floors designed to make you feel safe, comfortable and engaged

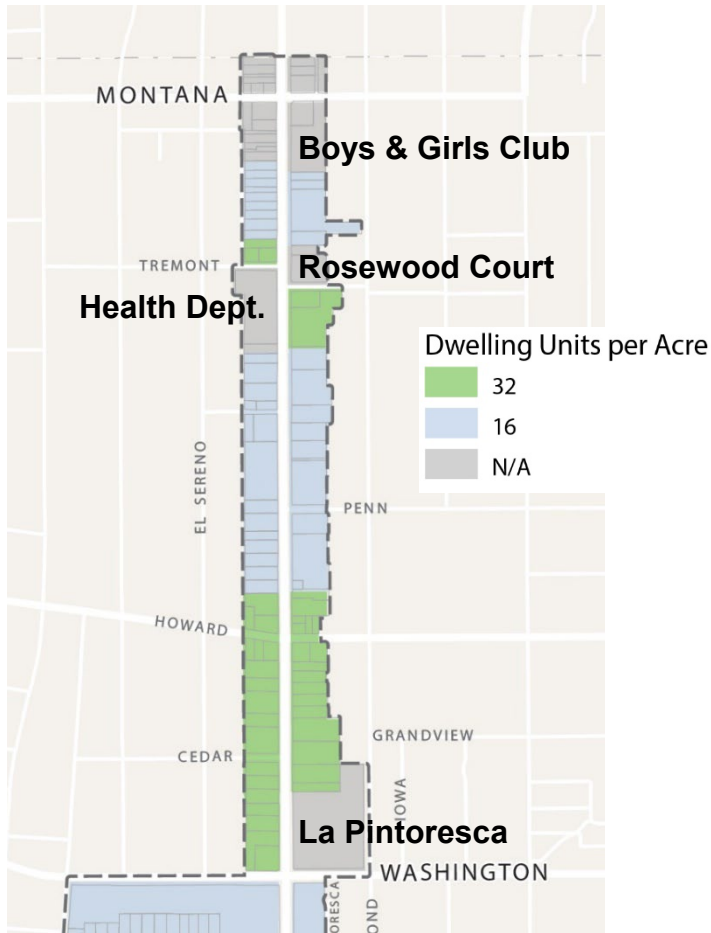
PLACE TO CALL HOME

Maintain multifamily uses to house new families

CULTURAL RESOURCES

Places that strengthen and connect the neighborhood's diverse community

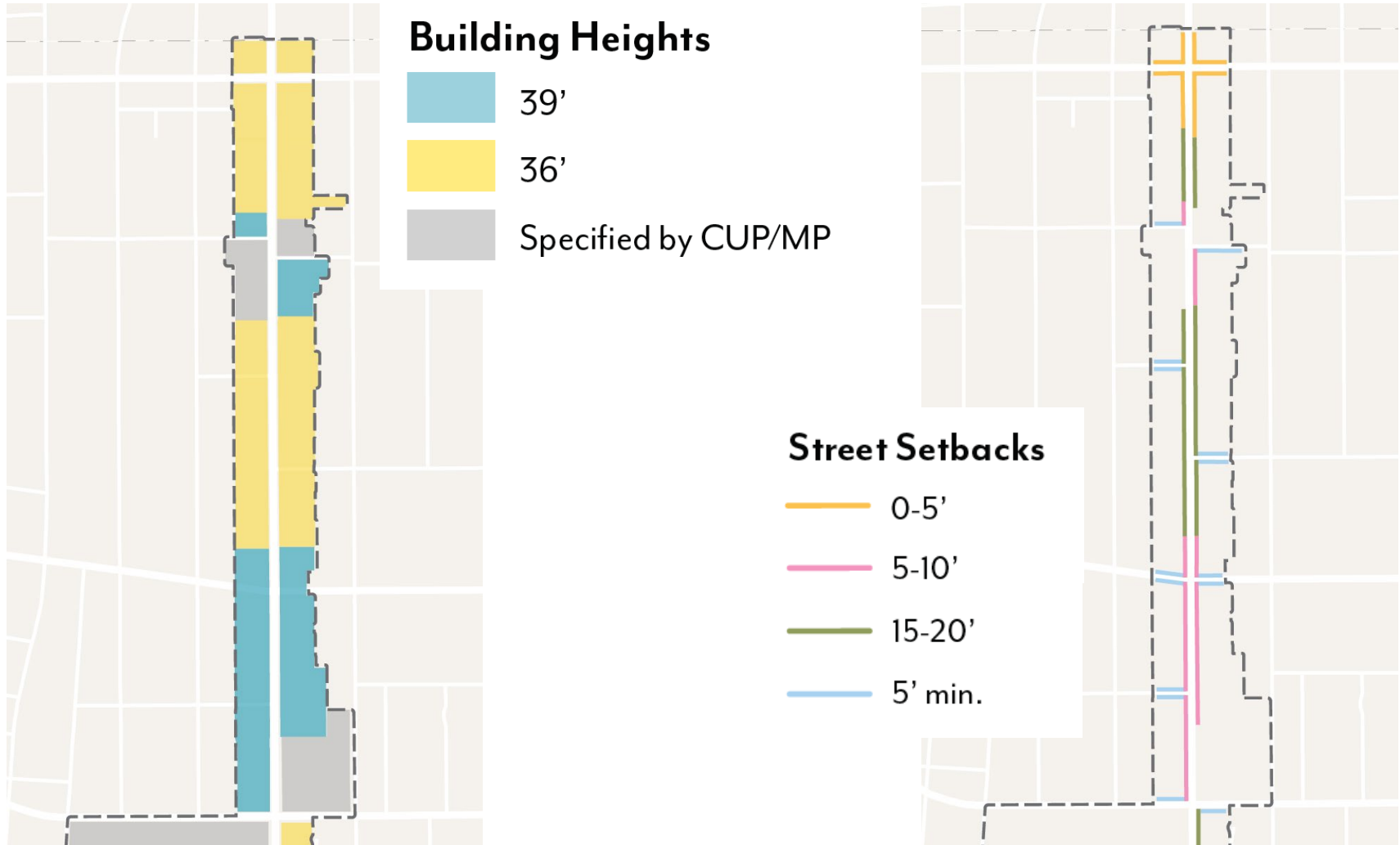
A variety of housing types built to blend in to the surrounding community



- General Plan increases density at particular nodes: Tremont, Howard, Washington
- Many areas remain multifamily residential at same density



New development that reflects existing neighborhood character



Private and common open space requirements in line with the number of residents



- Residential open space based on number of bedrooms, not units
- Create objective design standards for functional open space design
- Require different types of spaces
 - **Private:** balconies, patios
 - **Common:** courtyards, pools, lounges, gyms

	Studio	1-BR	2-BR	3+ BR
Current	150			
Proposed	200	225	250	275

Robinson Park



Robinson Park Today



New employment opportunities and existing residential neighborhoods surround the park, community and recreation centers.

MAINTAIN HOUSING

Encourage the upkeep of residential communities

NEIGHBORHOOD HUB

Robinson Park and the Jackie Robinson Community Center will continue to serve as a center of civic life

FLEXIBLE SPACES

Incubator industries and active recreational uses

STREET ORIENTATION

New requirements for commercial building design to provide a more visually appealing pedestrian experience

ENHANCED SIDEWALKS

Streets that support community interaction and urban greening

HONOR TONGVA HISTORY

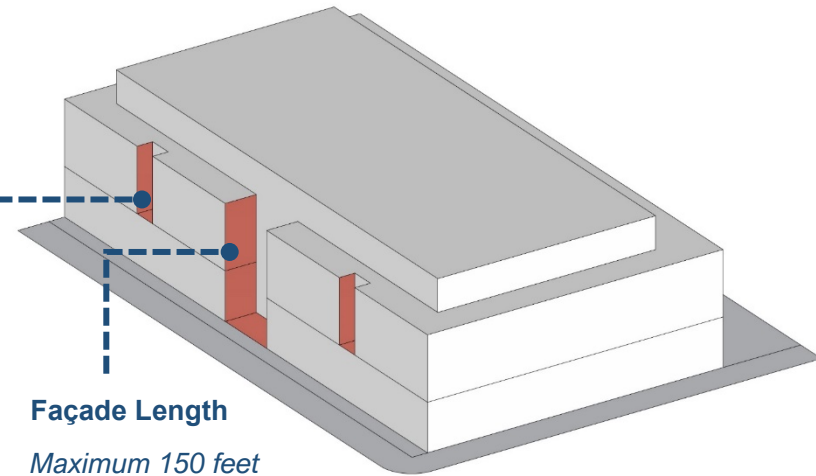
Honor indigenous Tongva people through educational resources and by encouraging native landscaping throughout plan area

Enhance design of buildings that face the street



Modulation

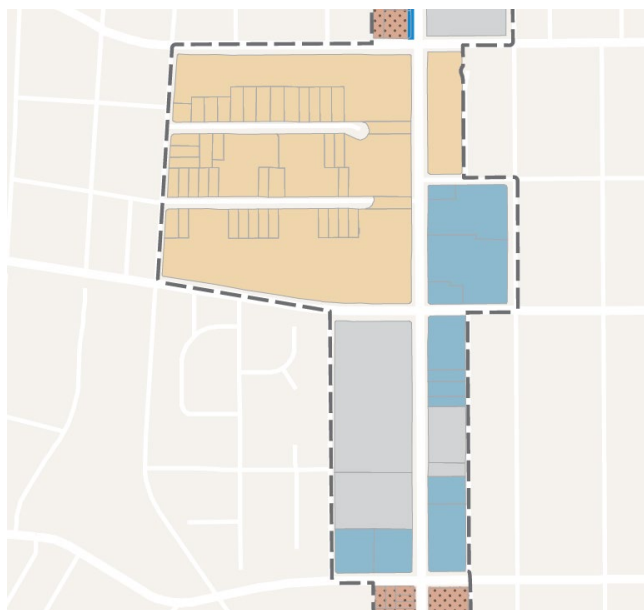
25% of façade







- R&D Flex uses would require a 5-10 foot setback from the sidewalk
- Flexible setbacks retain streetwall but allow for variation
- Parking not allowed along street; must be placed in rear

- Modulation standards require multiple façade planes and allow for a variety of architectural styles
- Limits on façade length help break down larger buildings

Innovation, technology and incubator industries that provide good jobs



Allowed Uses

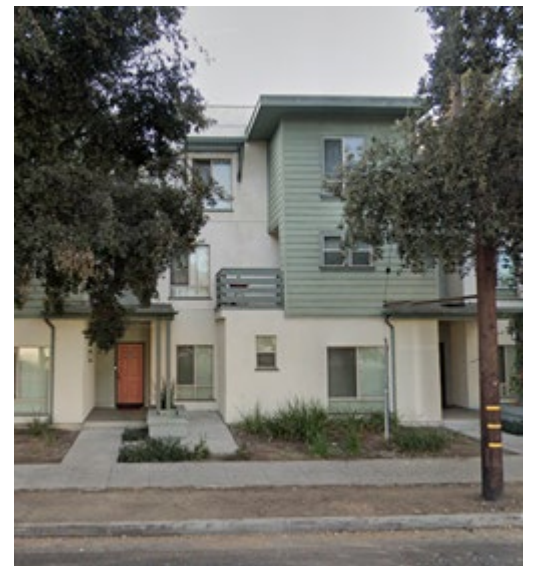
-  Residential
-  Commercial
-  Mixed Residential/Commercial
-  R&D Flex

- In R&D Flex, permit only commercial and light industrial uses that can be good neighbors to surrounding residential uses
- Allowed uses include:
 - Business services
 - R&D/Laboratories
 - Offices
 - Banks/ATMs
 - Small retail & restaurants
 - Personal services
 - Limited industrial

Orange Grove



Orange Grove Today



East & West Orange Grove Concept

East of Fair Oaks, Orange Grove continues as a residential corridor with local businesses, while west of Fair Oaks is a higher density, pedestrian-oriented neighborhood.

SENSITIVE TRANSITIONS

Compatible buildings that “step down” to meet low-scale neighbors

HISTORIC RESOURCES

Landmarks that represent the neighborhood’s diverse working-class community, past and present

DISTINCT CHARACTER

Encourage murals and public art to strengthen distinct identity

GREEN STREETS

More trees, parkways, and landscaping along Orange Grove and Fair Oaks corridors

GATEWAY

Create a stronger public realm that connects to Central Pasadena

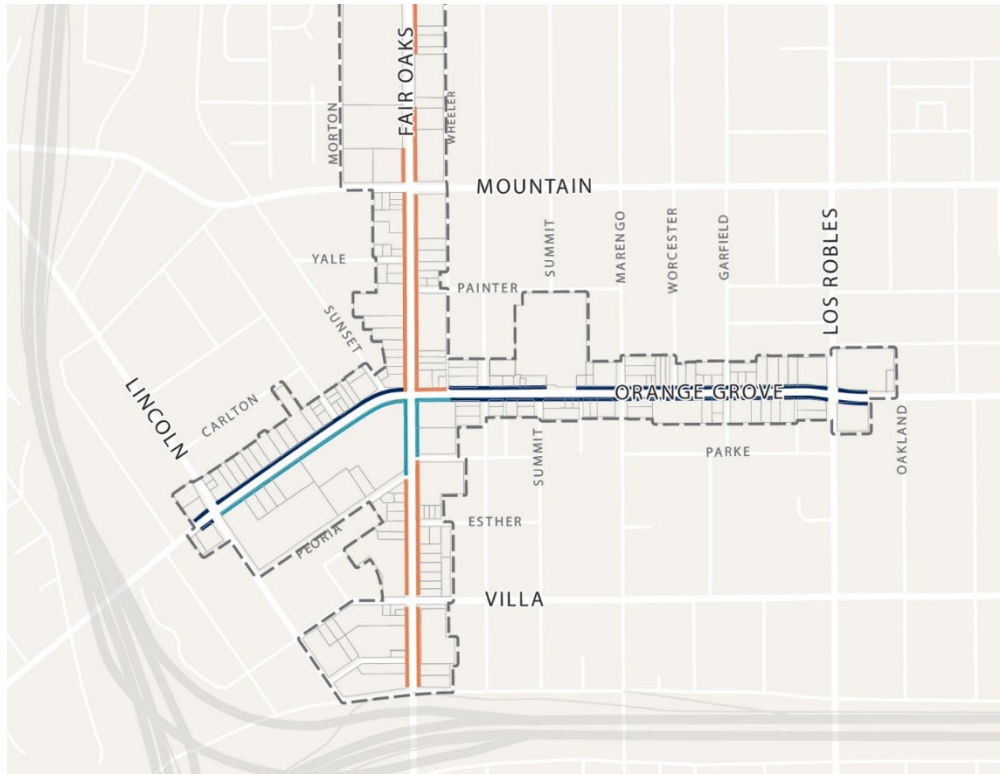
PUBLIC SPACE

New paseos to provide green space and gathering places, designed to break down the size of the largest blocks

COMMERCIAL HEART

Create a mid-scale walkable core for the greater community

Create a stronger public realm that connects to Central District



- Minimum sidewalk widths on major corridors
- Dimensions correspond to anticipated land uses, densities, and pedestrian volumes
- Includes a dedicated walk zone as well as room for other amenities, like benches, trees, and outdoor dining (in commercial areas)

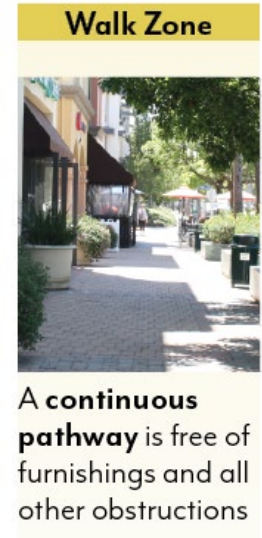
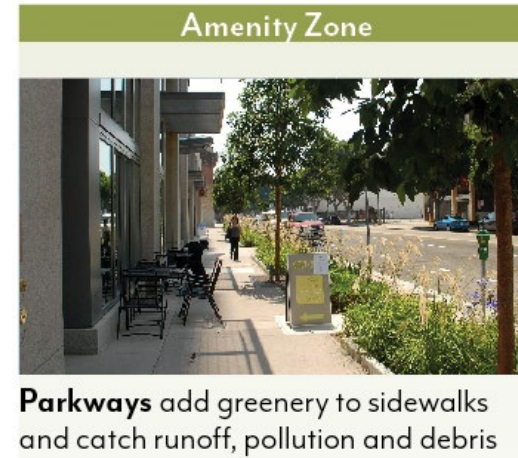
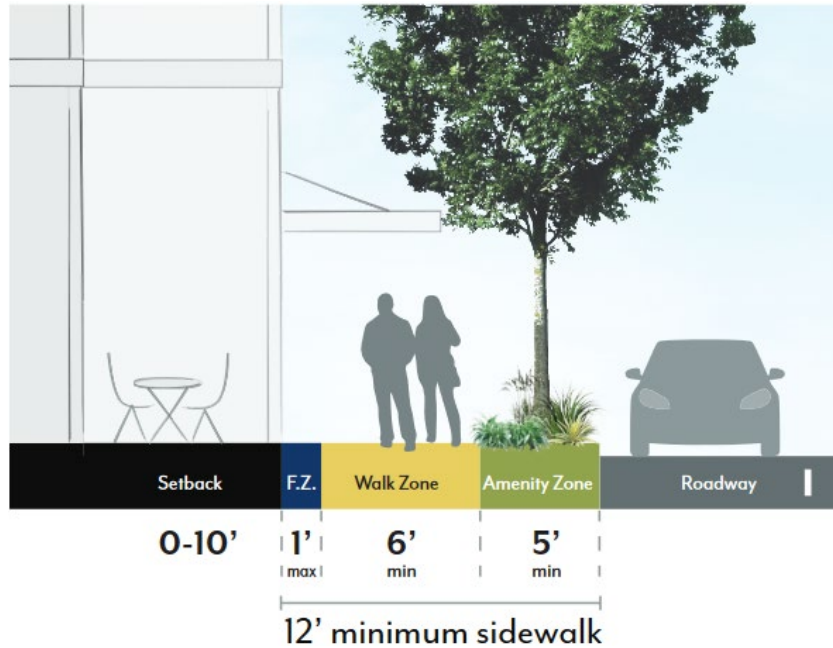
Minimum Sidewalks

15'

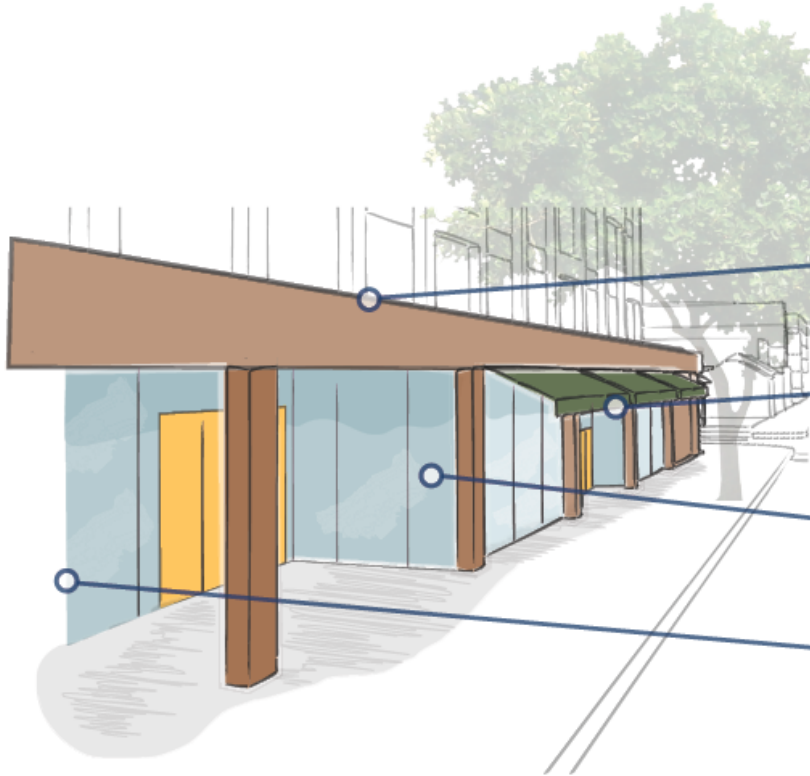
12'

10'

More trees, parkways, and landscaping along Fair Oaks and Orange Grove



Create a mid-scale, walkable core for the greater community



Ground Floor Height

Minimum height of 15 feet to allow flexibility of use

Primary Entrances

Covered by an awning, canopy, or recessed doorway

Transparency

At least 60% of the ground floor must be transparent openings

Blank Walls

Must be mitigated by design feature, public art or landscaping

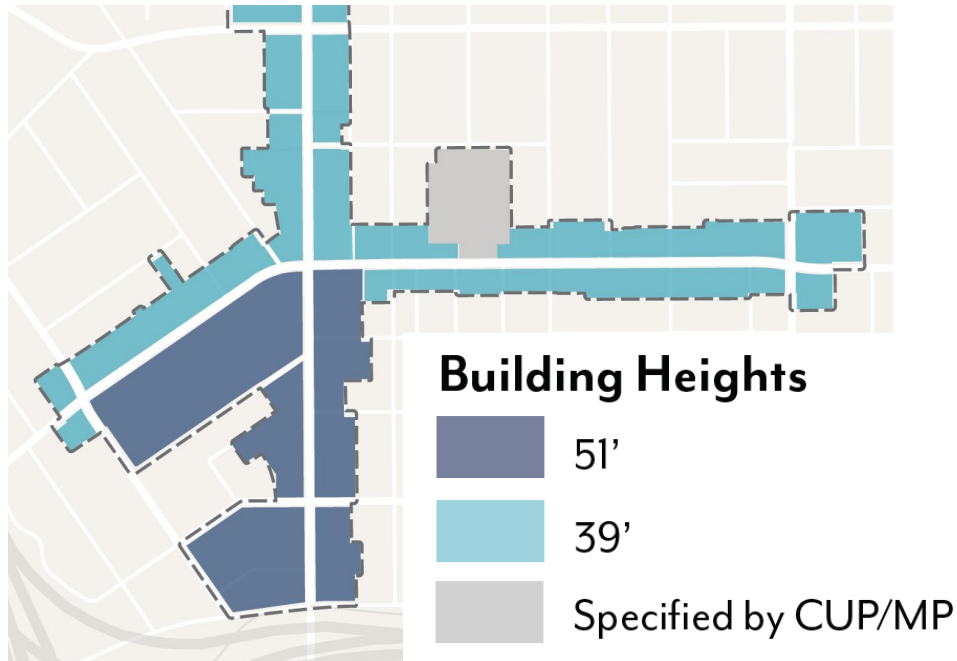
Reduced parking requirements for small businesses and restaurants to encourage more active uses and amenities

Wide sidewalk to support walkable streetscape in the commercial/retail-focused area

Up to a 10 foot setback to allow space for outdoor dining



Compatible buildings that fit into the existing neighborhood context




- Increased development intensity closer to Central District and Metro L Line

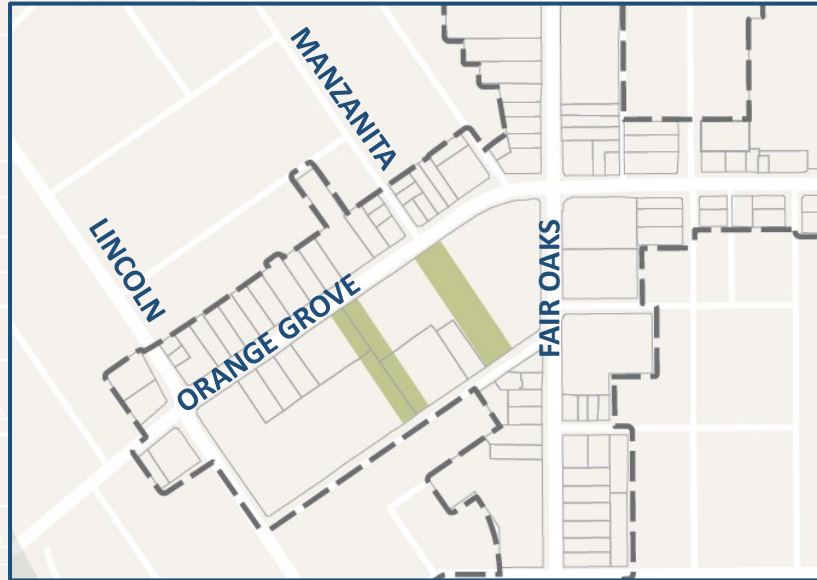
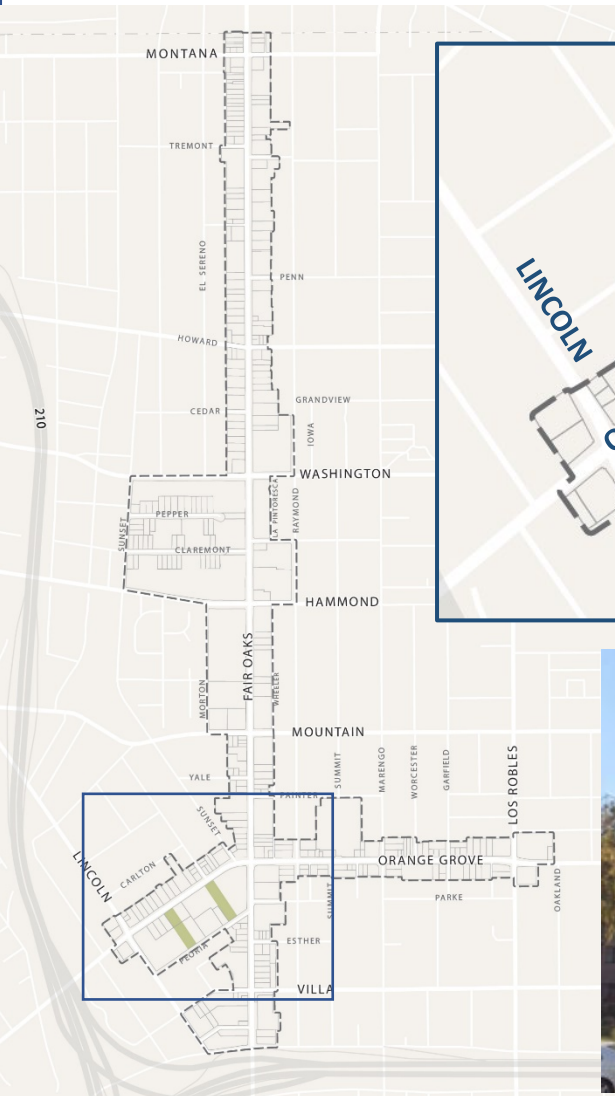
- Setbacks required except on part of Fair Oaks to match existing conditions

New paseos to provide green space and gathering places

- Sited to break down the massing of development on larger blocks and allow for pedestrian mobility

Required Open Space Locations

 Required Paseo Location
Exact siting of paseo subject to discretion of Planning Director to satisfy the intent of throughblock connectivity



Q & A

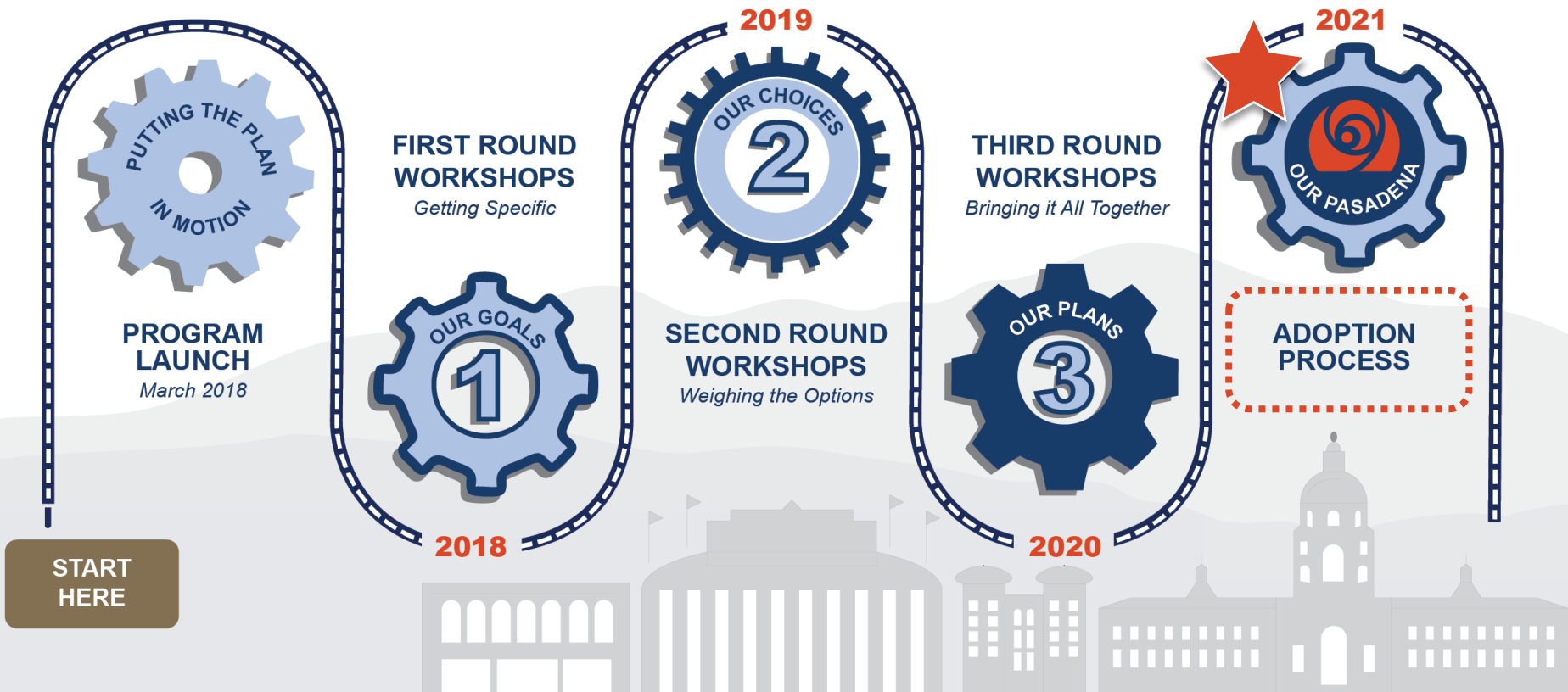


NEXT STEPS

What's next for Fair Oaks Orange Grove



Next Steps for Fair Oaks Orange Grove



NEXT STEPS:

- Incorporate feedback to prepare proposed Specific Plan
- Present to Planning Commission in 2021 for review and recommendation to City Council

THANK YOU

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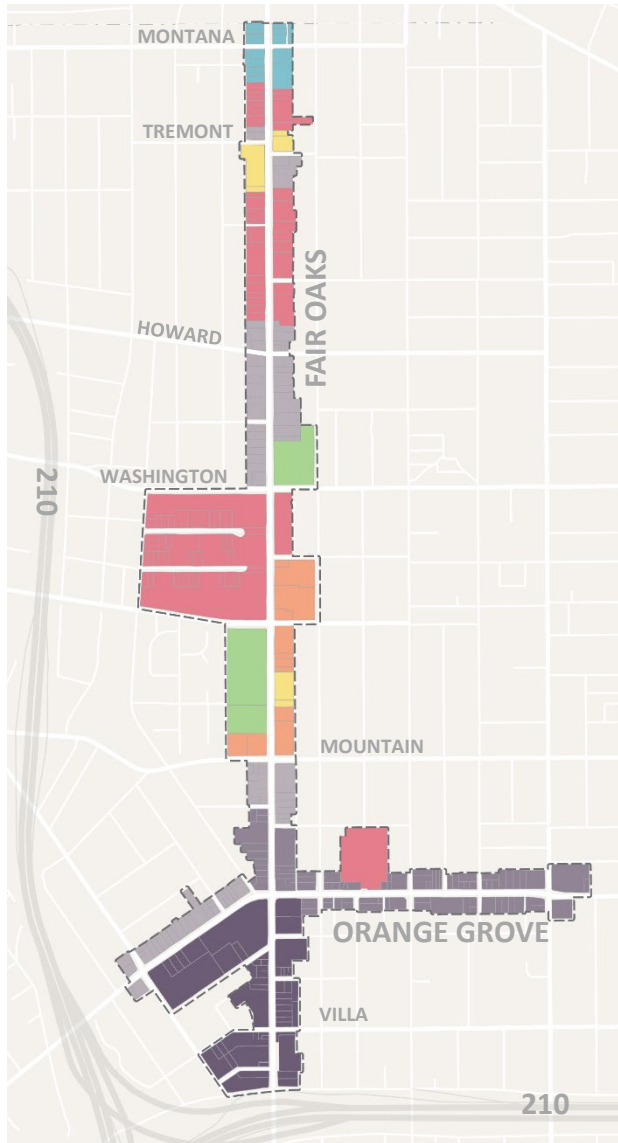


DEVELOPMENT STANDARDS









Fair Oaks –Orange Grove



Fair Oaks Orange Grove Specific Plan Zoning Districts

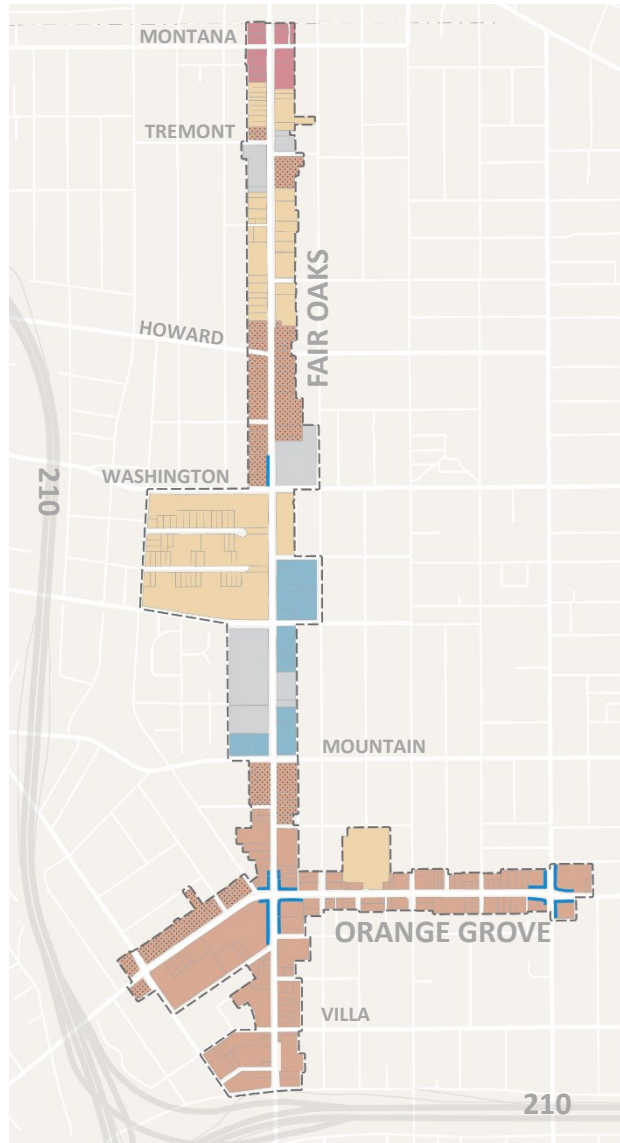


Zoning Designations






-  FGSP-CG (General Commercial)
-  FGSP-CF (Flex Commercial)
-  FGSP-MU-87 (Mixed-Use 87)
-  FGSP-MU-48 (Mixed-Use 48)
-  FGSP-MU-32 (Mixed-Use 32)
-  FGSP-RM-16 (Multifamily Residential 16)
-  OS (Open Space)
-  PS (Public-Semipublic)

- Zoning districts regulate permitted uses and applicable development standards

Fair Oaks Orange Grove Specific Plan Land Use + Ground Floor



Allowed Uses

-  Residential
-  Commercial
-  Mixed Residential/Commercial
-  R&D Flex
-  Specified by Conditional Use Permit or Master Plan

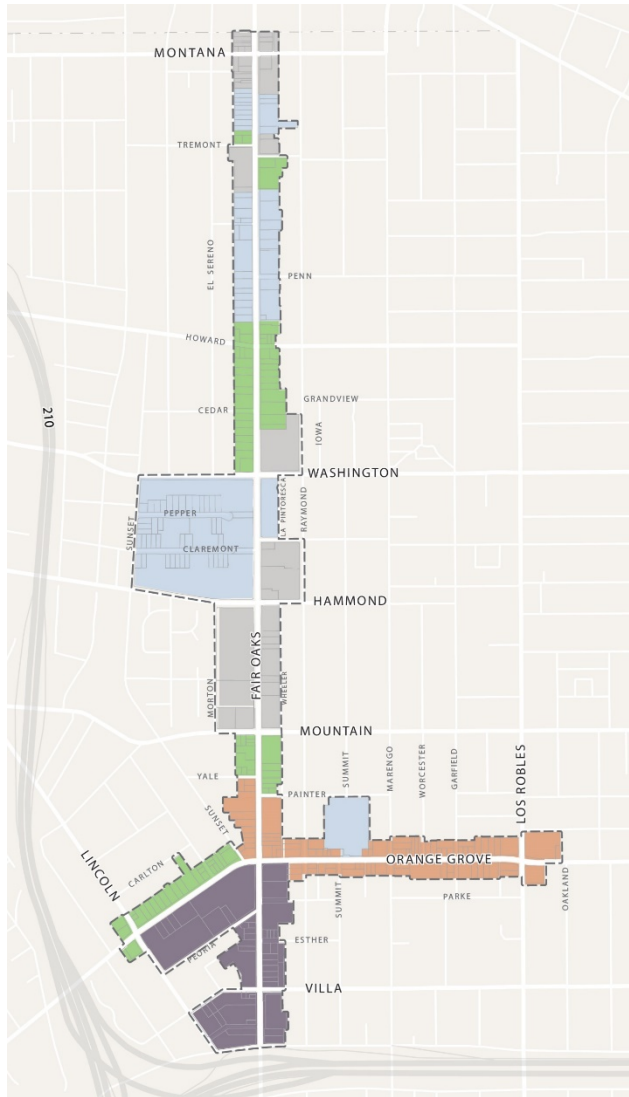
Ground Floor

-  Commercial required (70% of building frontage)

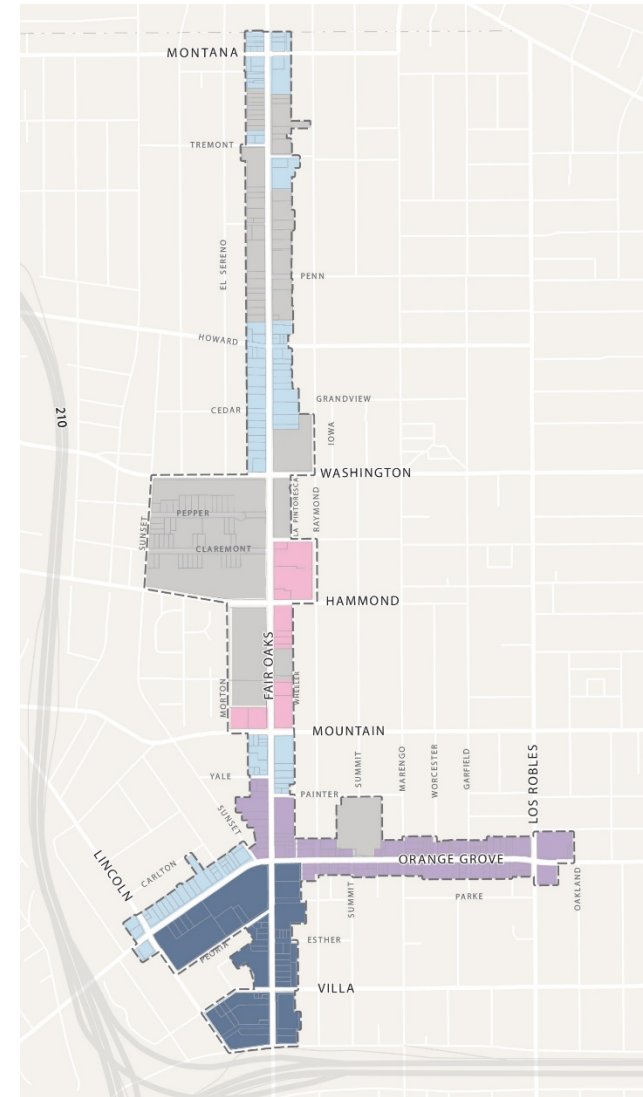
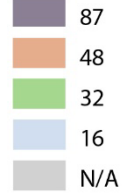
Upper Floors

-  Nonresidential prohibited

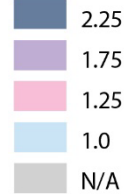
Fair Oaks Orange Grove Specific Plan Density & FAR



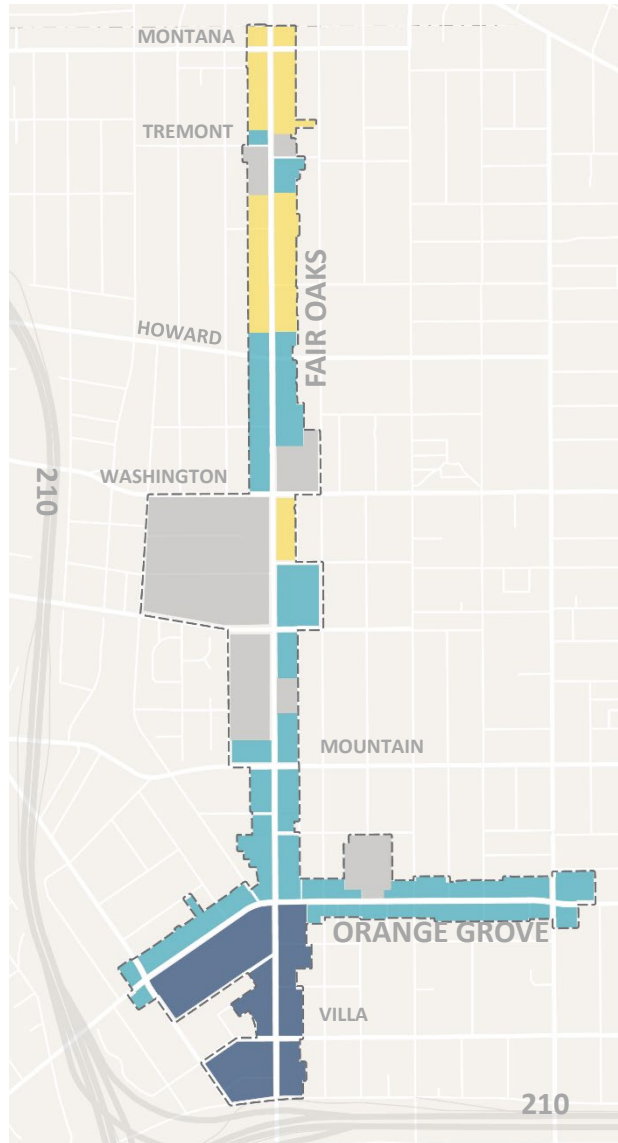
Dwelling Units per Acre



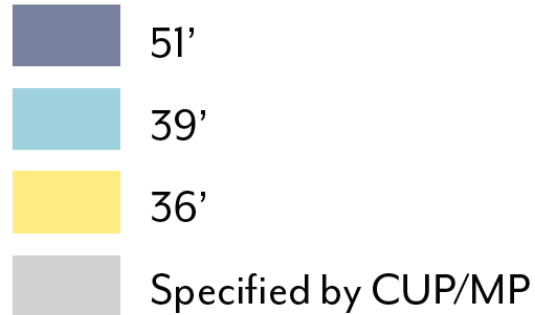
Floor Area Ratio



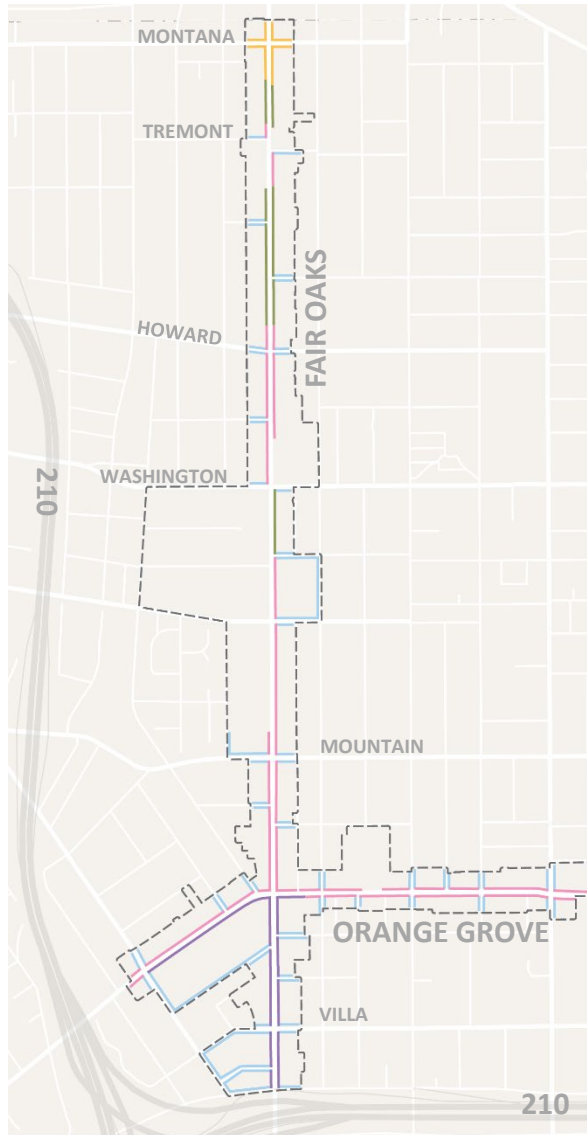
Fair Oaks Orange Grove Specific Plan Height



Building Heights



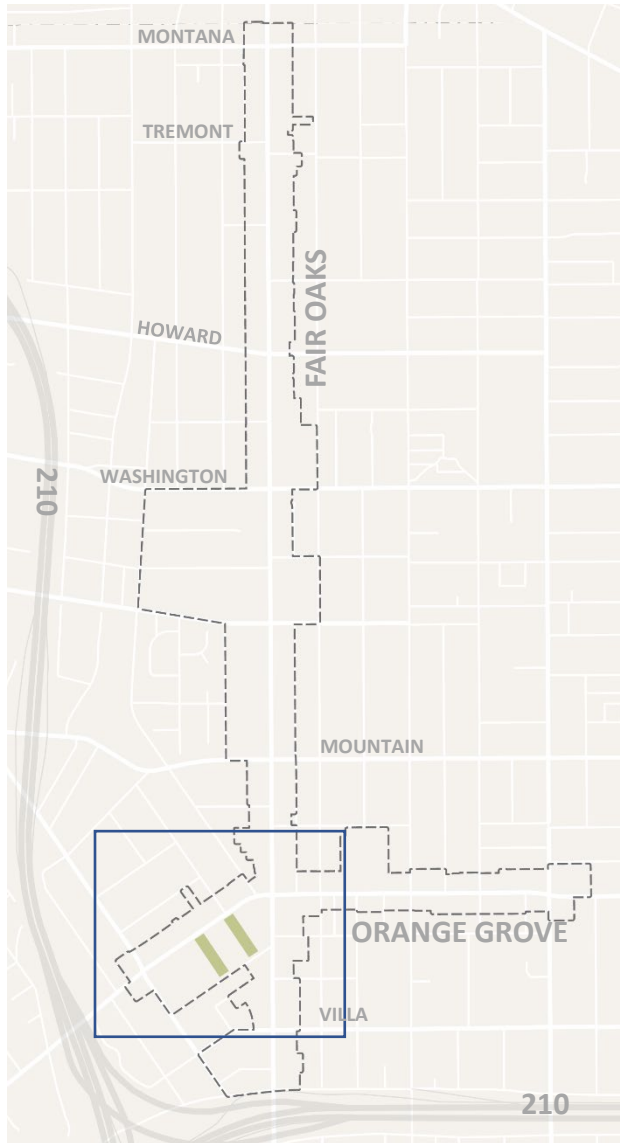
Fair Oaks Orange Grove Specific Plan Setbacks




Street Setbacks

- 0-5'
- 0-10'
- 5-10'
- 15-20'
- 5' min.

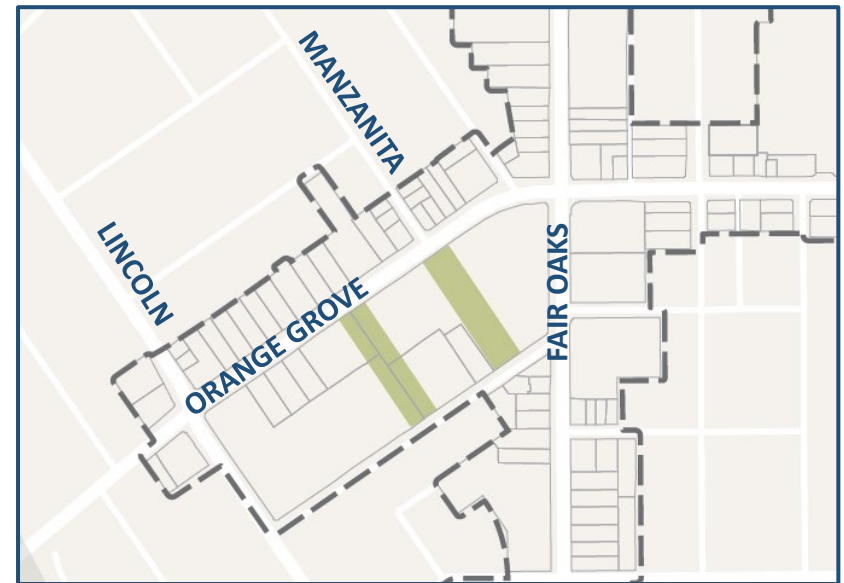
Fair Oaks Orange Grove Specific Plan Public Open Space



Required Open Space Locations

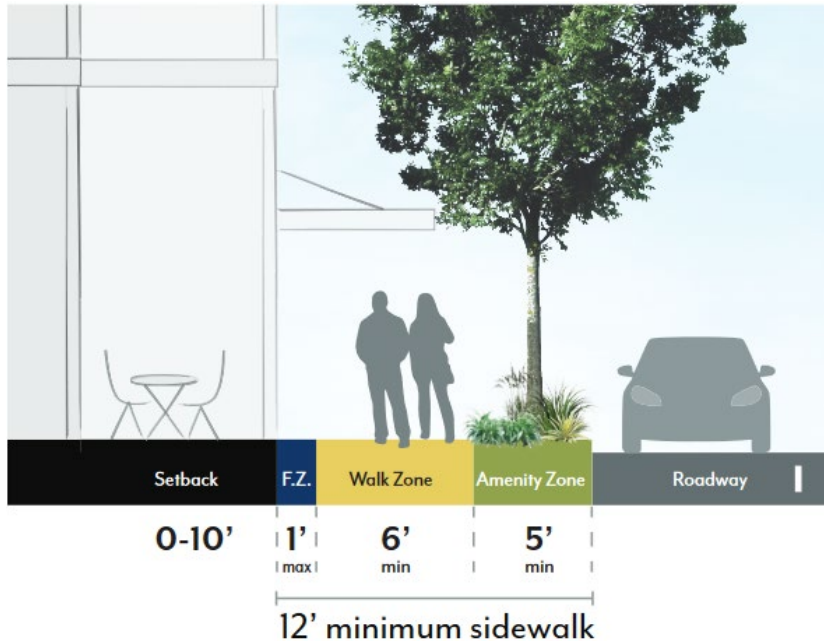
-  Required Paseo Location
Exact siting of paseo subject to discretion of Planning Director to satisfy the intent of throughblock connectivity

Note: Public Open Space required for any projects over 120,000 square feet; locations are not pre-determined.

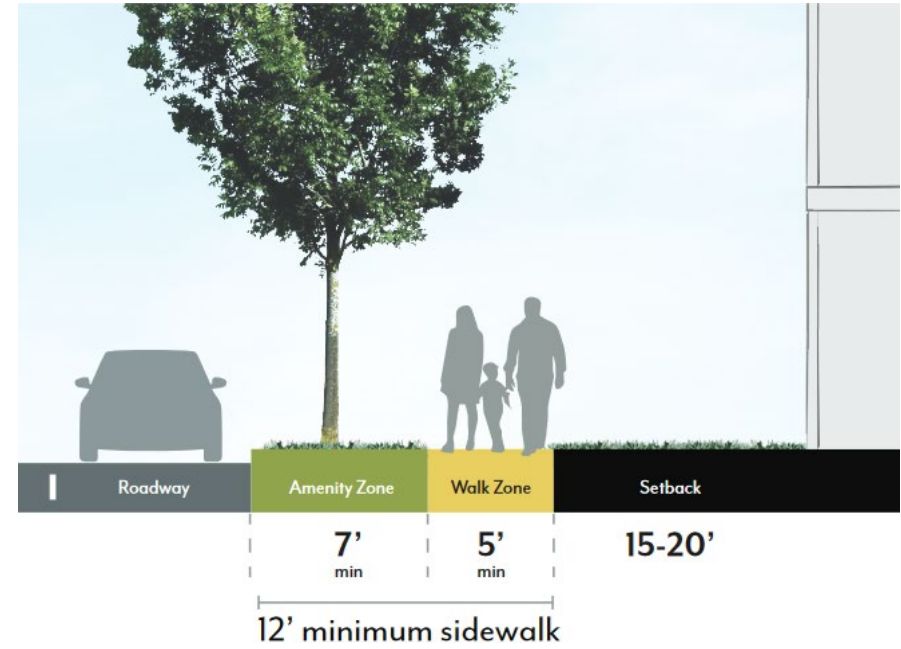


Streets that support community interaction and urban greening

Commercial uses



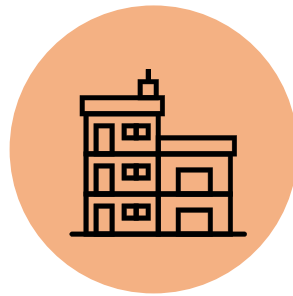
Residential uses



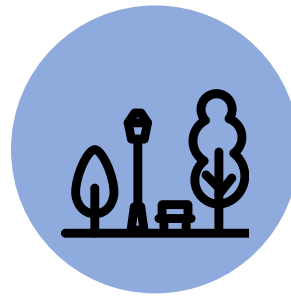
Design & Development Standards



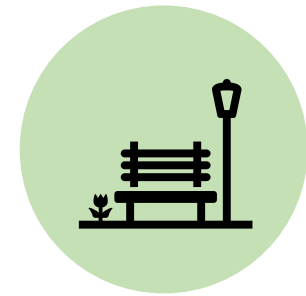
Uses



**Scale +
Urban Design**



**Public
Realm**



**Open Space +
Access**

Design & Development Standards - Proposed



Uses

Building Uses

Ground floor limitations

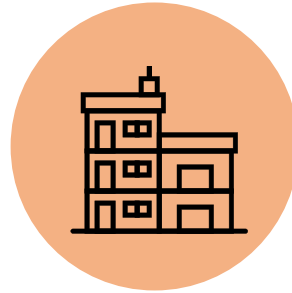
Design & Development Standards - Proposed



Uses

Building Uses

Ground floor limitations



Scale + Urban Design

Intensity/Density

Building Height

Stepbacks

Rear Setbacks/ Transitions

Massing + Articulation

Ground Floor Design

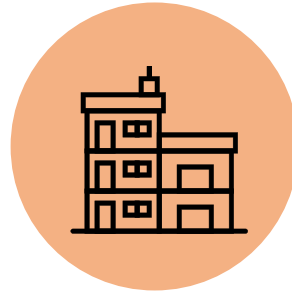
Design & Development Standards - Proposed



Uses

Building Uses

Ground floor limitations



Scale + Urban Design

Intensity/Density

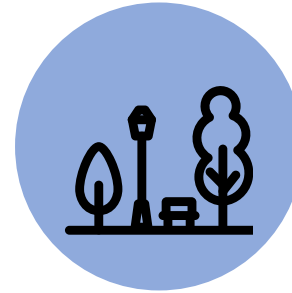
Building Height

Stepbacks

Rear Setbacks/ Transitions

Massing + Articulation

Ground Floor Design



Public Realm

Street Setbacks

Sidewalk Minimums

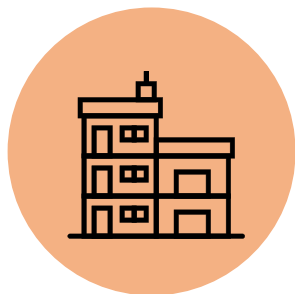
Parkway Planting

Design & Development Standards - Proposed



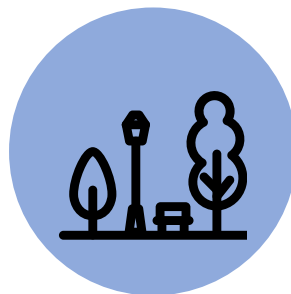
Uses

Building Uses
Ground floor limitations



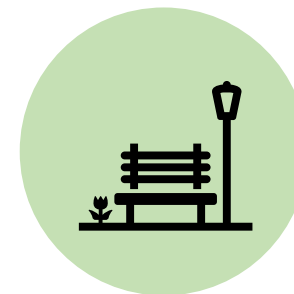
Scale + Urban Design

Intensity/Density
Building Height
Stepbacks
Rear Setbacks/ Transitions
Massing + Articulation
Ground Floor Design



Public Realm

Street Setbacks
Sidewalk Minimums
Parkway Planting



Open Space + Access

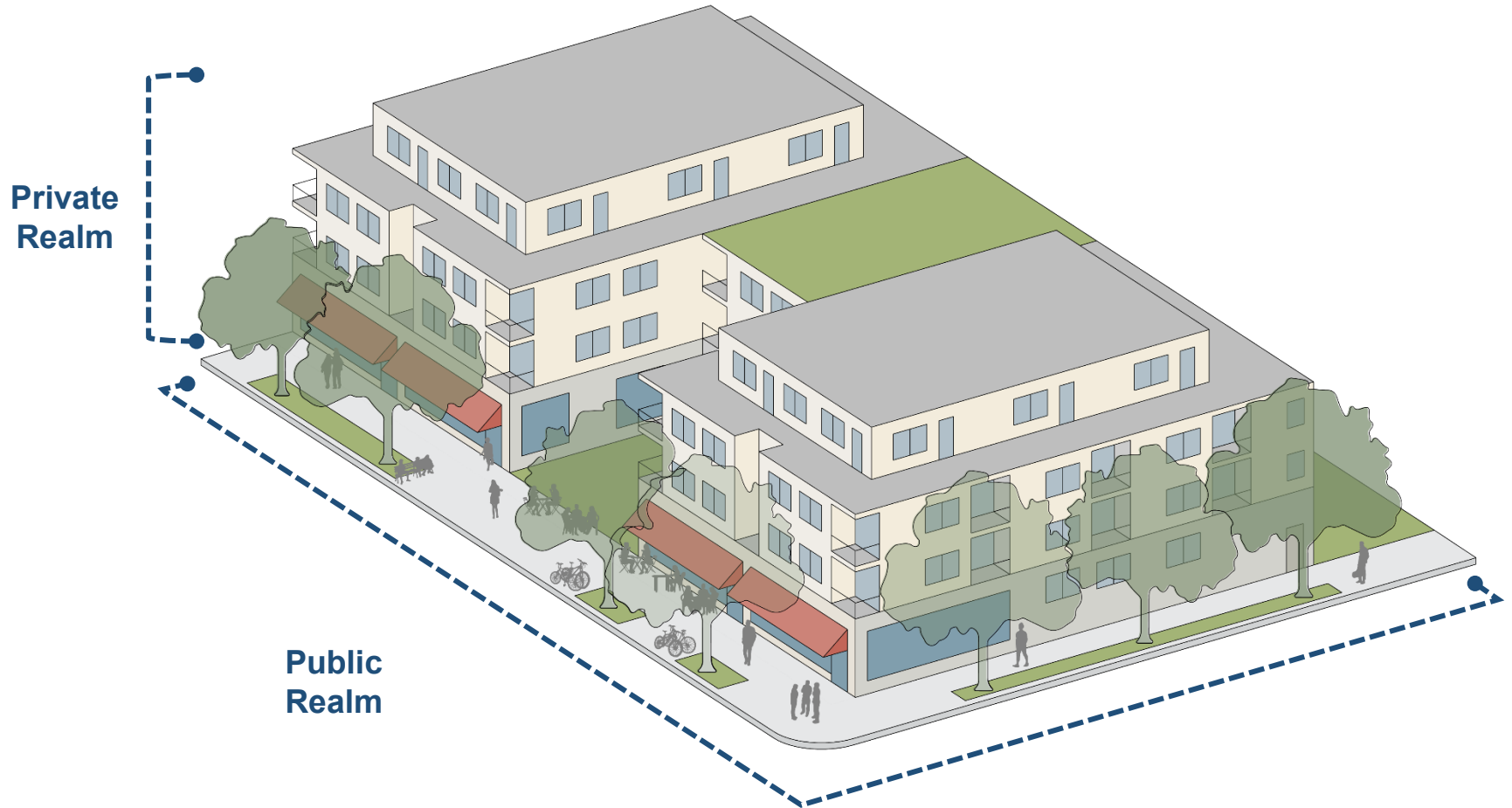
Driveway Access
Open Space
Vehicle Parking & Access
Bike Parking

DESIGN STANDARDS IN ACTION

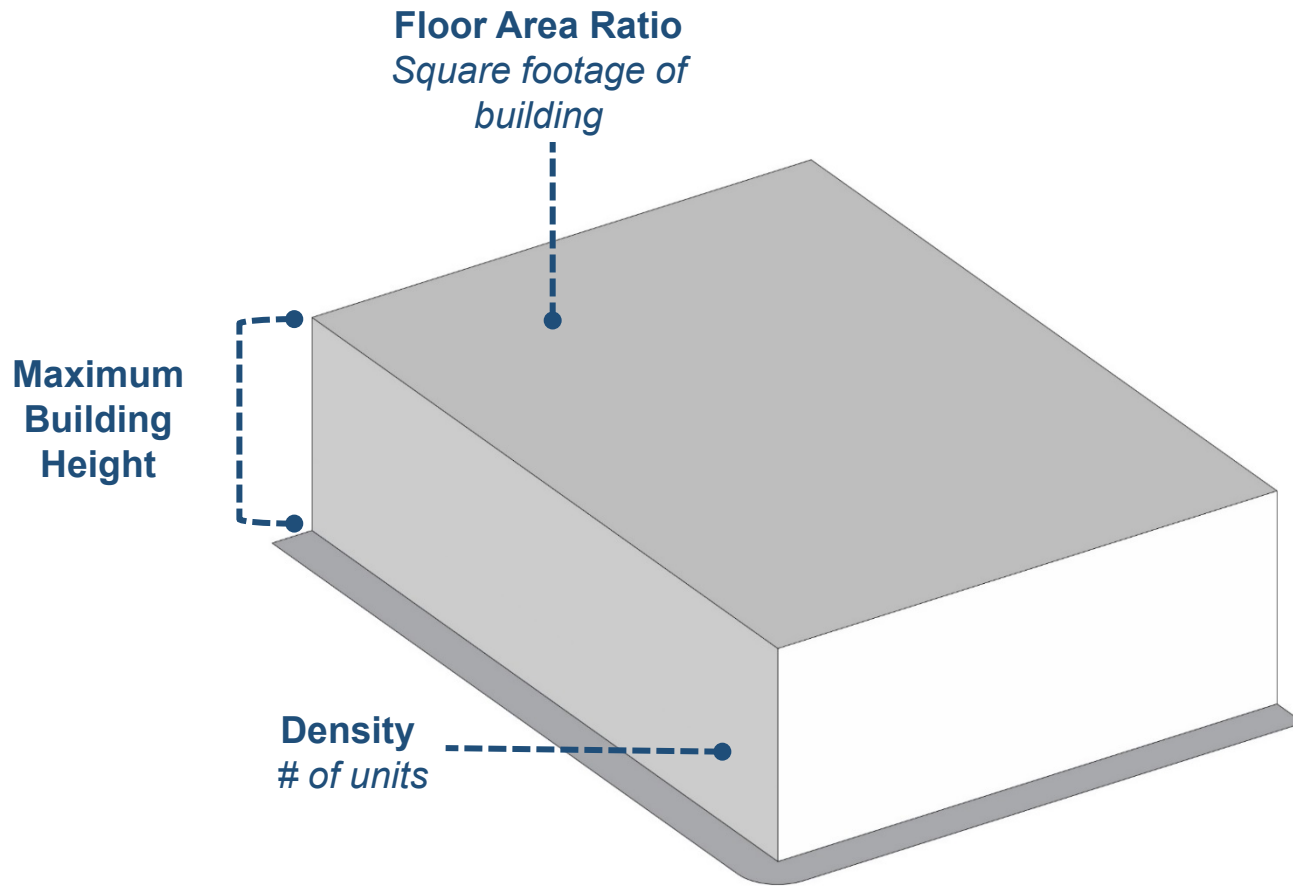
How standards help shape development



How Standards Shape Development



Height, FAR, and Density

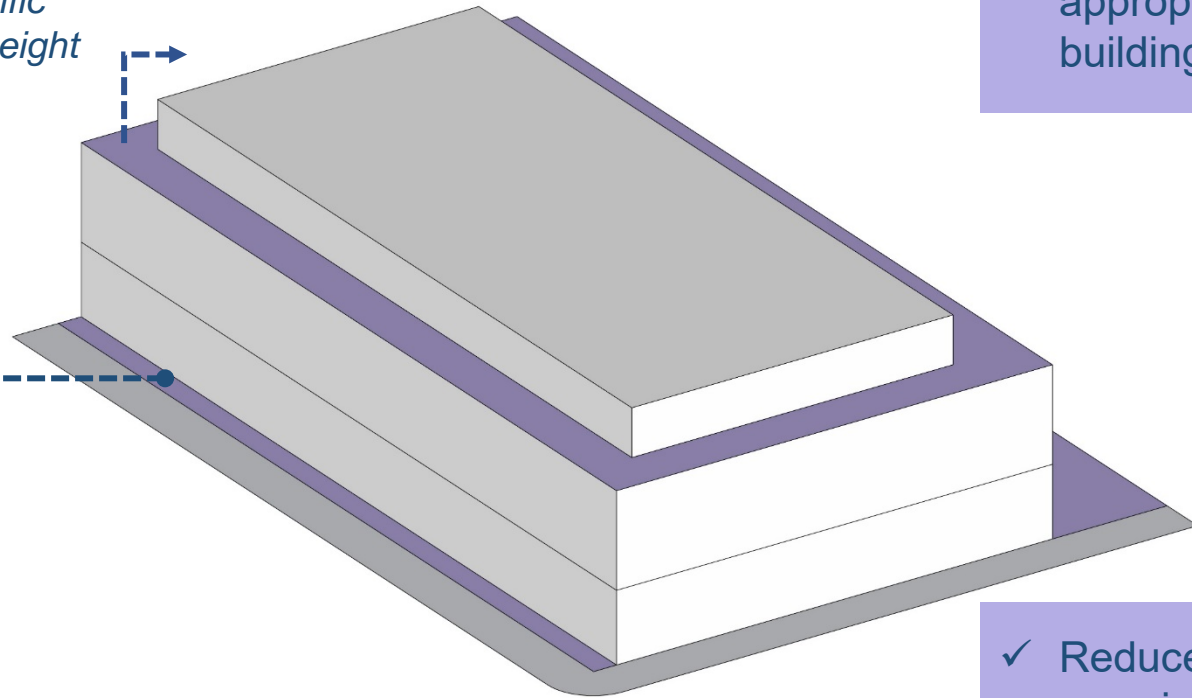


- ✓ Building floor area ratio, height and density determines the overall scale of buildings

Setbacks and Stepbacks

Stepback

Projects shall step back a specific depth and height



Setback Range

Projects shall comply with setback ranges and minimums

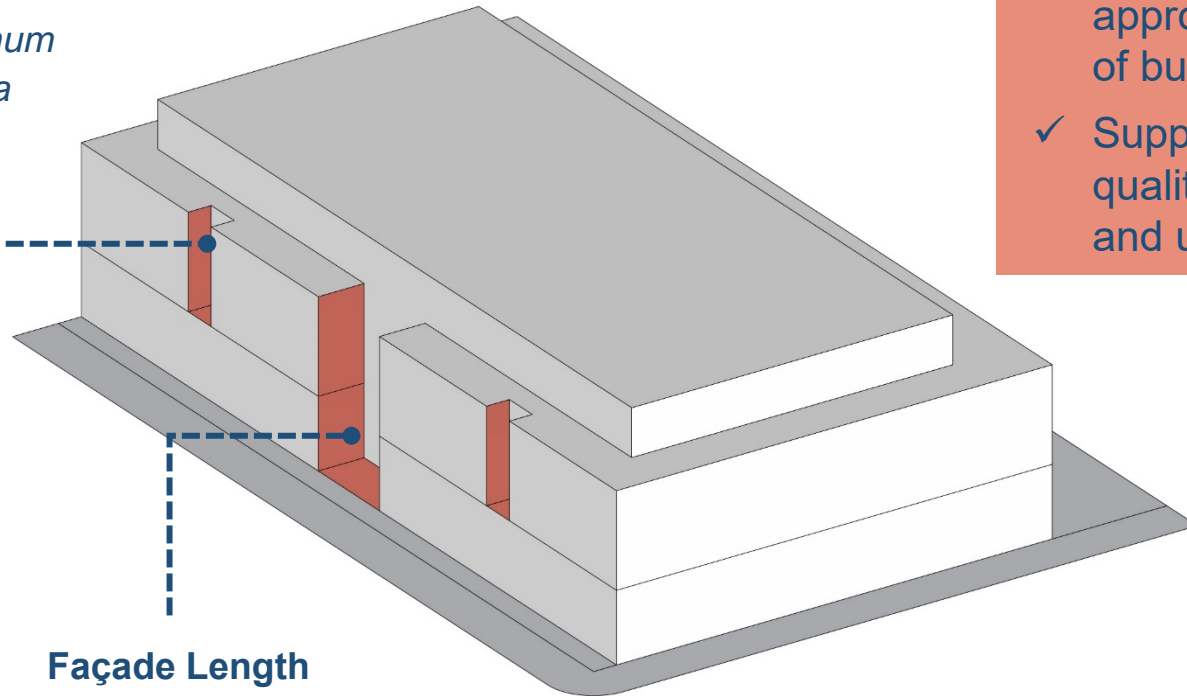
- ✓ Shape development to create defined public realm and appropriate scale of buildings

- ✓ Reduce building massing adjacent residential zones and historic structures

Façade Length and Modulation

Modulation

Façades over 50 feet in length shall modulate a minimum of 25% of the area



Façade Length

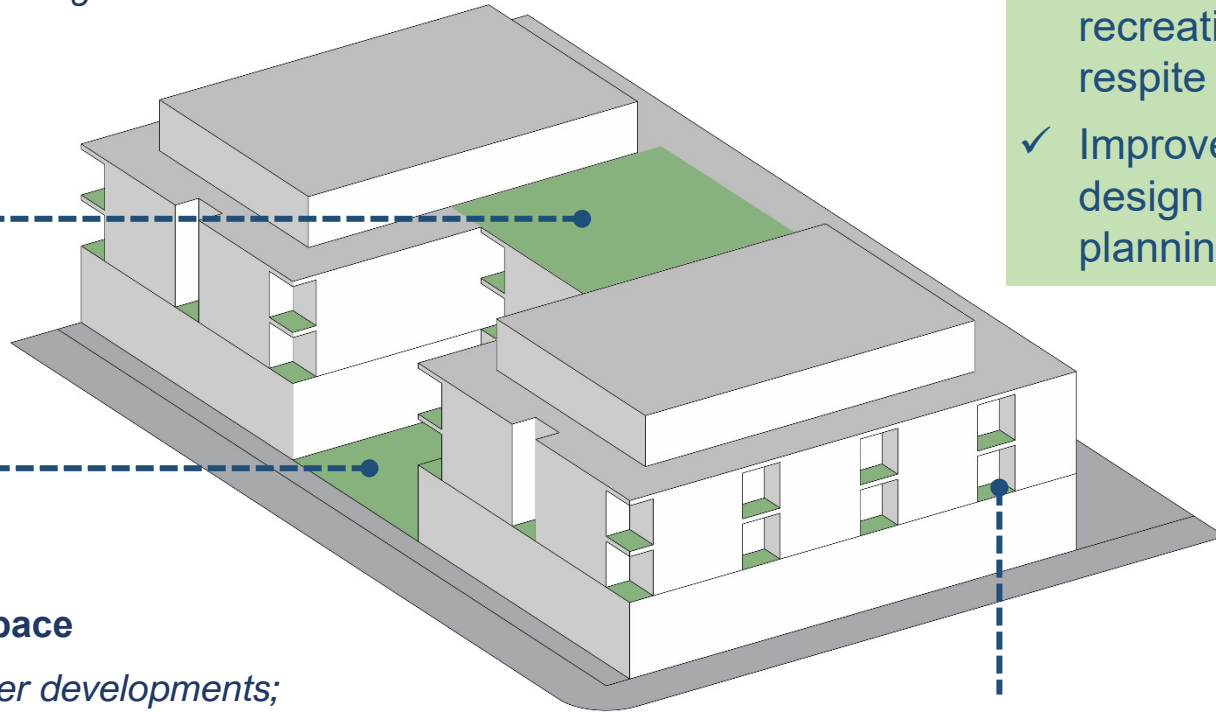
Façades over 150 feet in length shall include a break

- ✓ Shape development to create an appropriate scale of buildings
- ✓ Support high-quality architecture and urban design

Open Space

Common Open Space

Shared among residents & tenants within a building



- ✓ Provide a variety of open space types for gathering, recreation and respite
- ✓ Improve building design and site planning

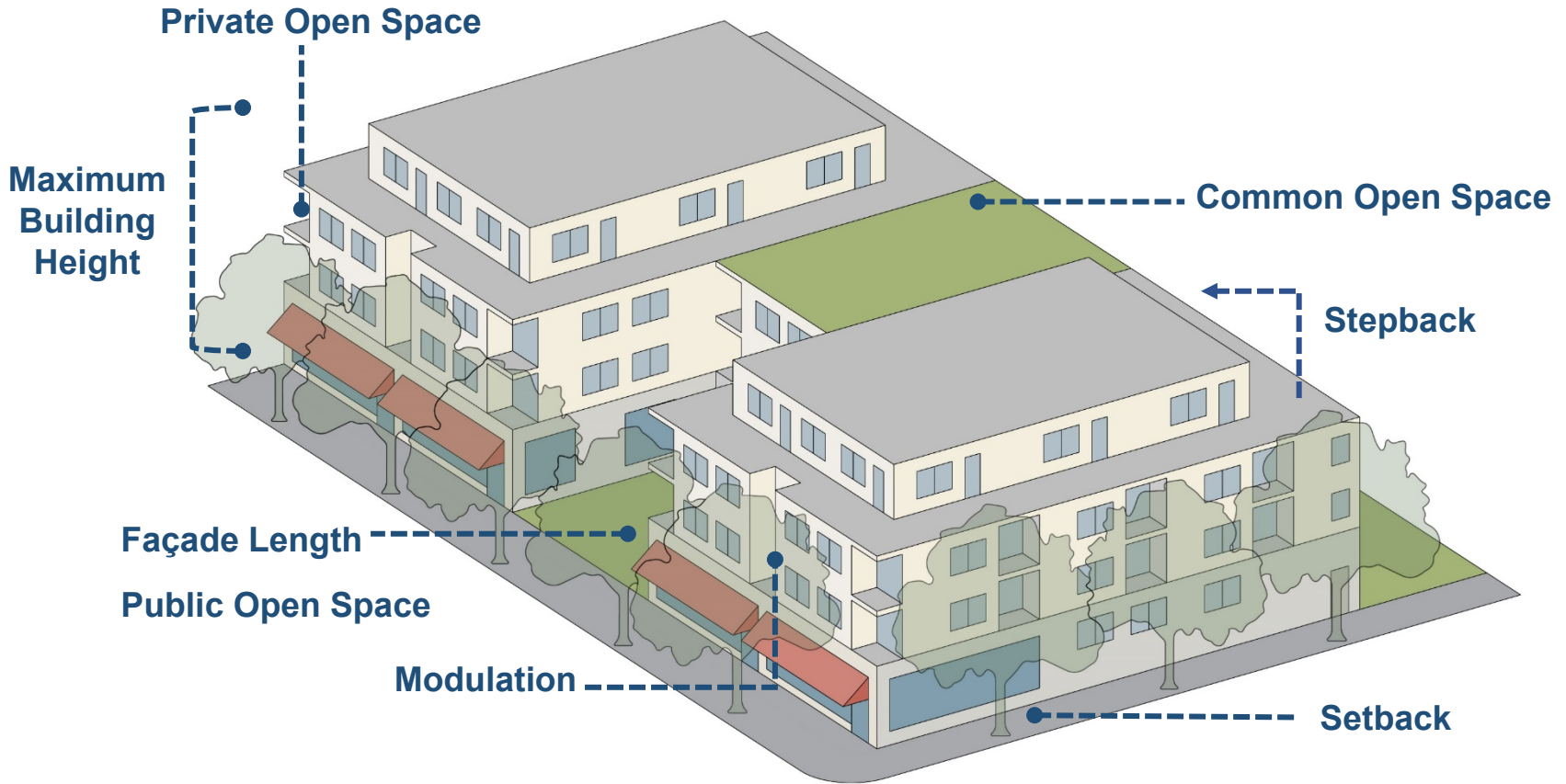
Public Open Space

*Required in larger developments;
Available for public use, including amenities such as seating, landscaping, fountains and public art*

Private Open Space

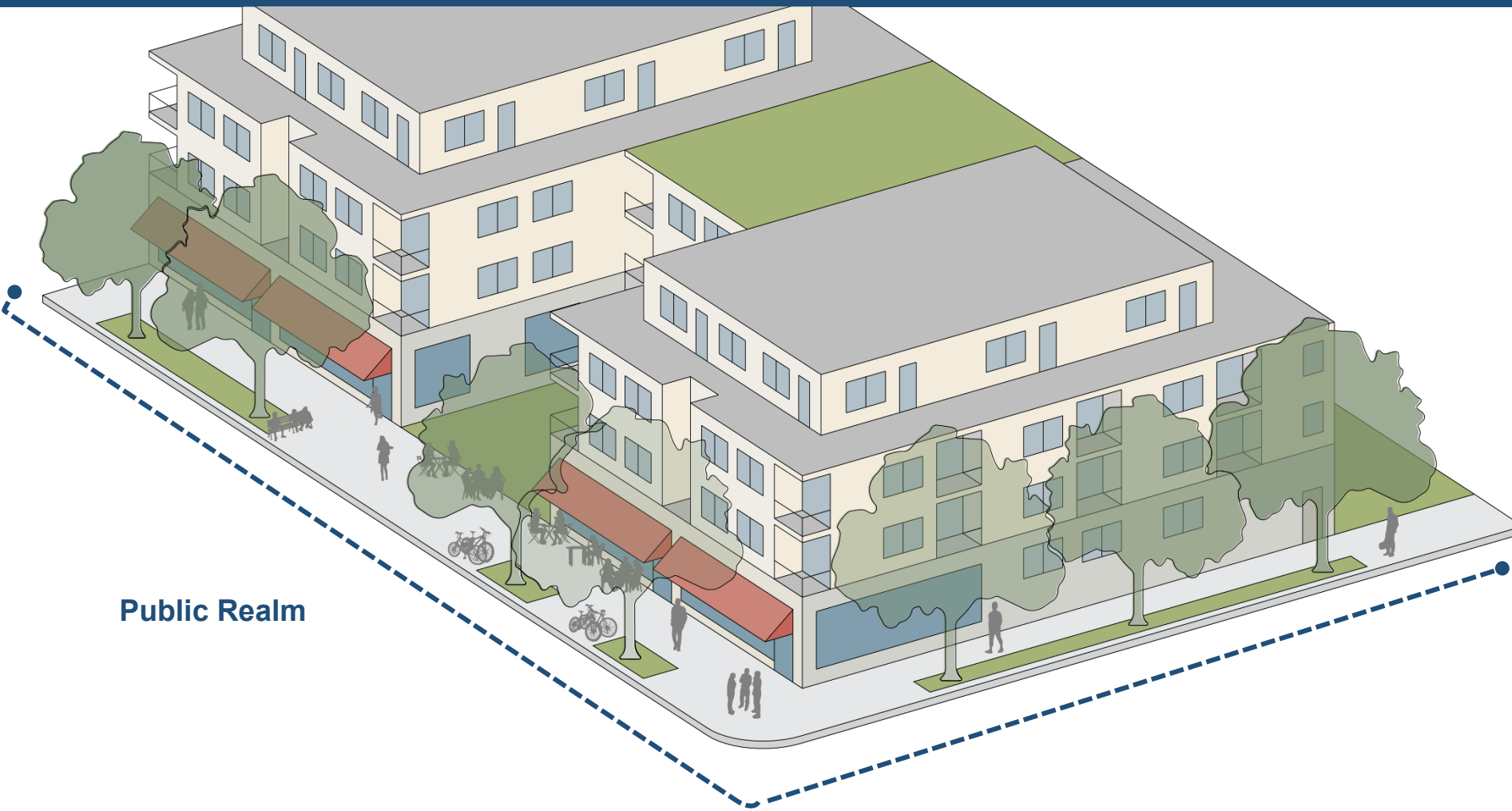
Only accessible to private units

Private Realm Standards: Working Together



✓ Plus additional design standards

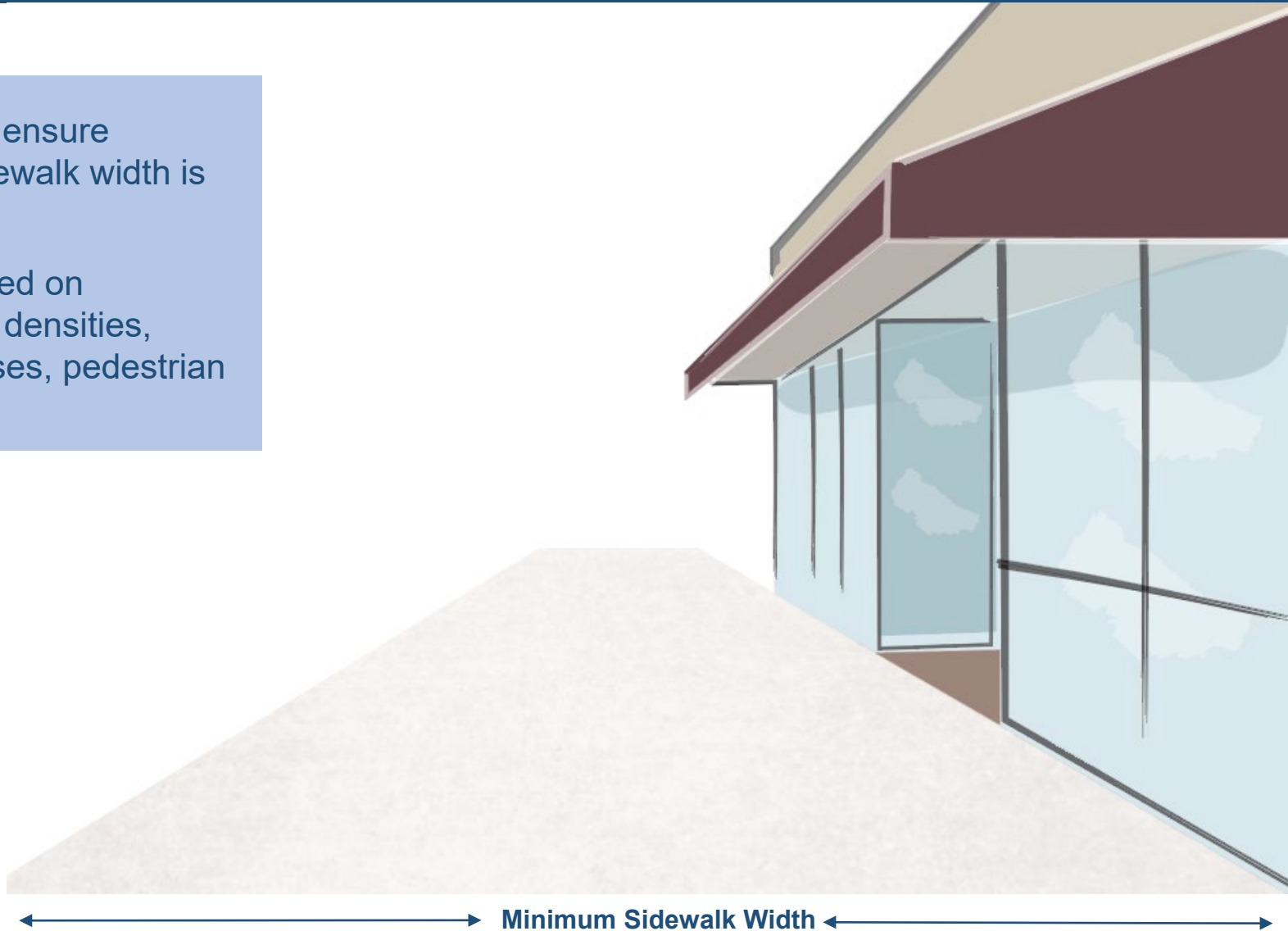
Public Realm



Public Realm

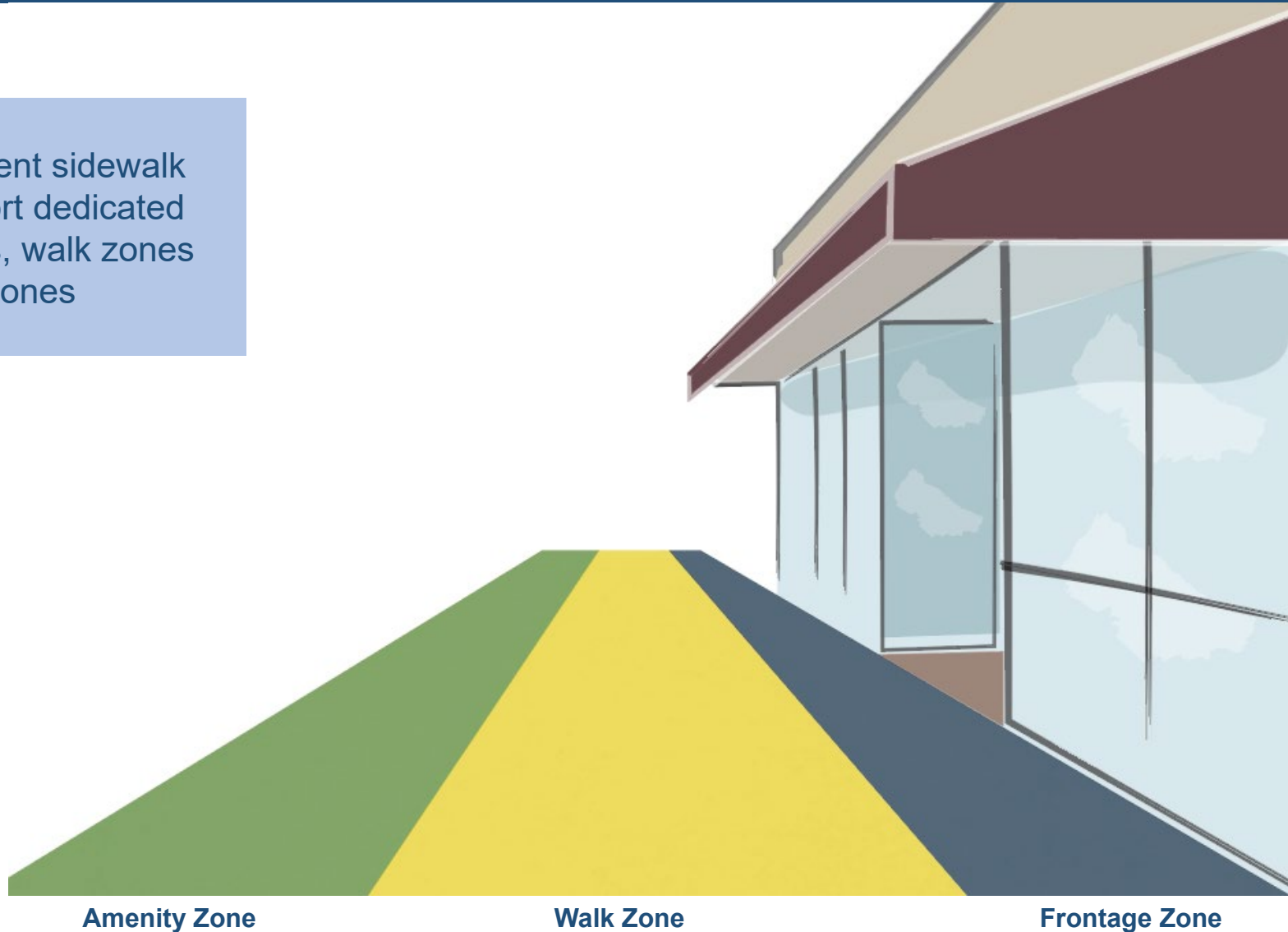
Minimum Sidewalk Widths

- ✓ Standards to ensure minimum sidewalk width is achieved
- ✓ Adjusted based on development densities, intensities, uses, pedestrian volumes



Sidewalk Zones

- ✓ Provide sufficient sidewalk width to support dedicated amenity zones, walk zones and frontage zones



Amenity Zone

✓ **Amenity zone** includes space for street trees, street lights, parkways, street furniture and bus shelters



Amenity Zone

Walk Zone

Frontage Zone

Walk Zone

✓ **Walk zone** is dedicated to pedestrian travel, free of obstruction



Amenity Zone

Walk Zone

Frontage Zone

Frontage Zone

- ✓ **Frontage zone** allows for pedestrian travel, door openings, bicycle parking, planters and landscaping, shade structures and seating



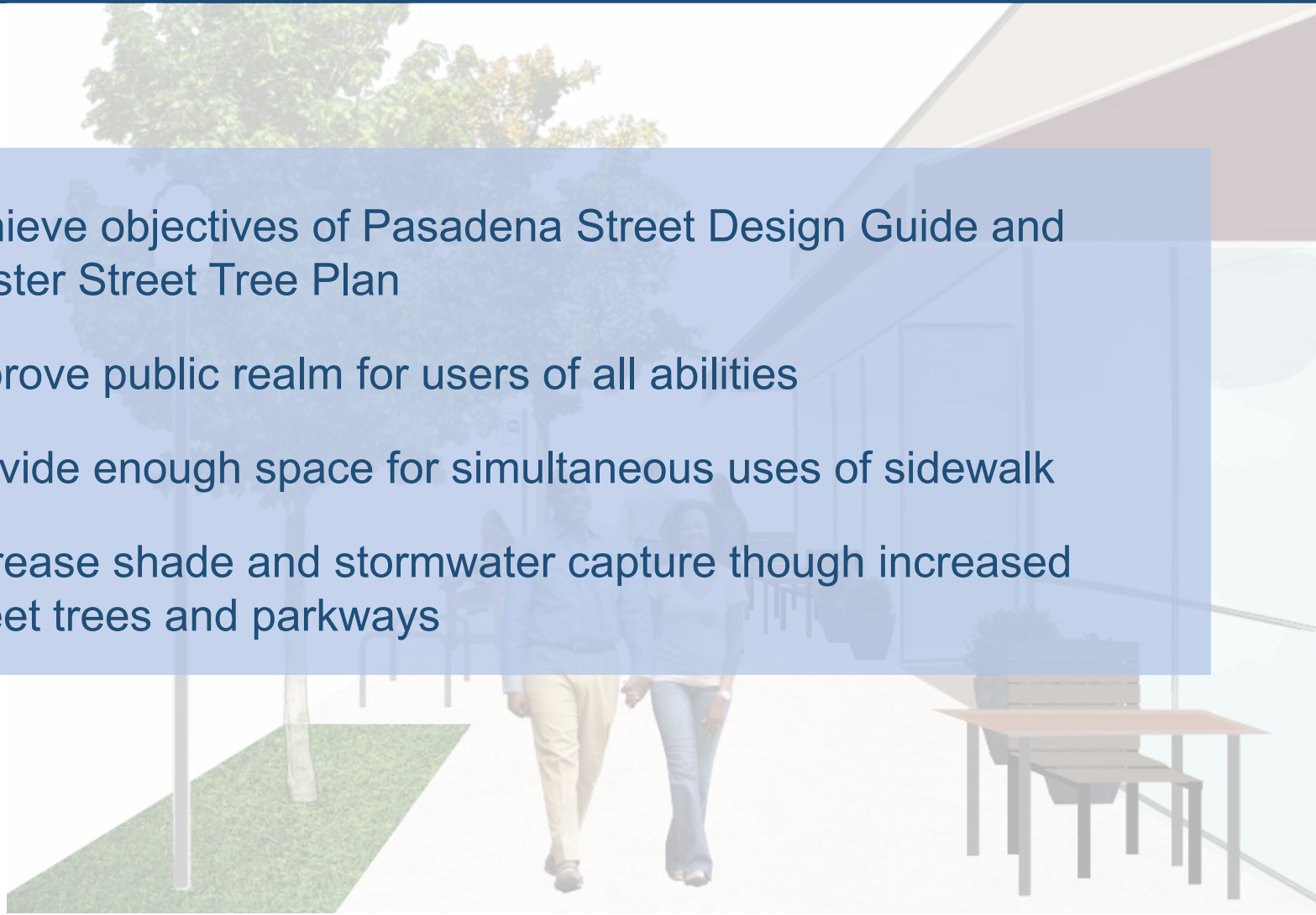
Amenity Zone

Walk Zone

Frontage Zone

Public Realm Standards: Working Together

- ✓ Achieve objectives of Pasadena Street Design Guide and Master Street Tree Plan
- ✓ Improve public realm for users of all abilities
- ✓ Provide enough space for simultaneous uses of sidewalk
- ✓ Increase shade and stormwater capture through increased street trees and parkways



Amenity Zone

Walk Zone

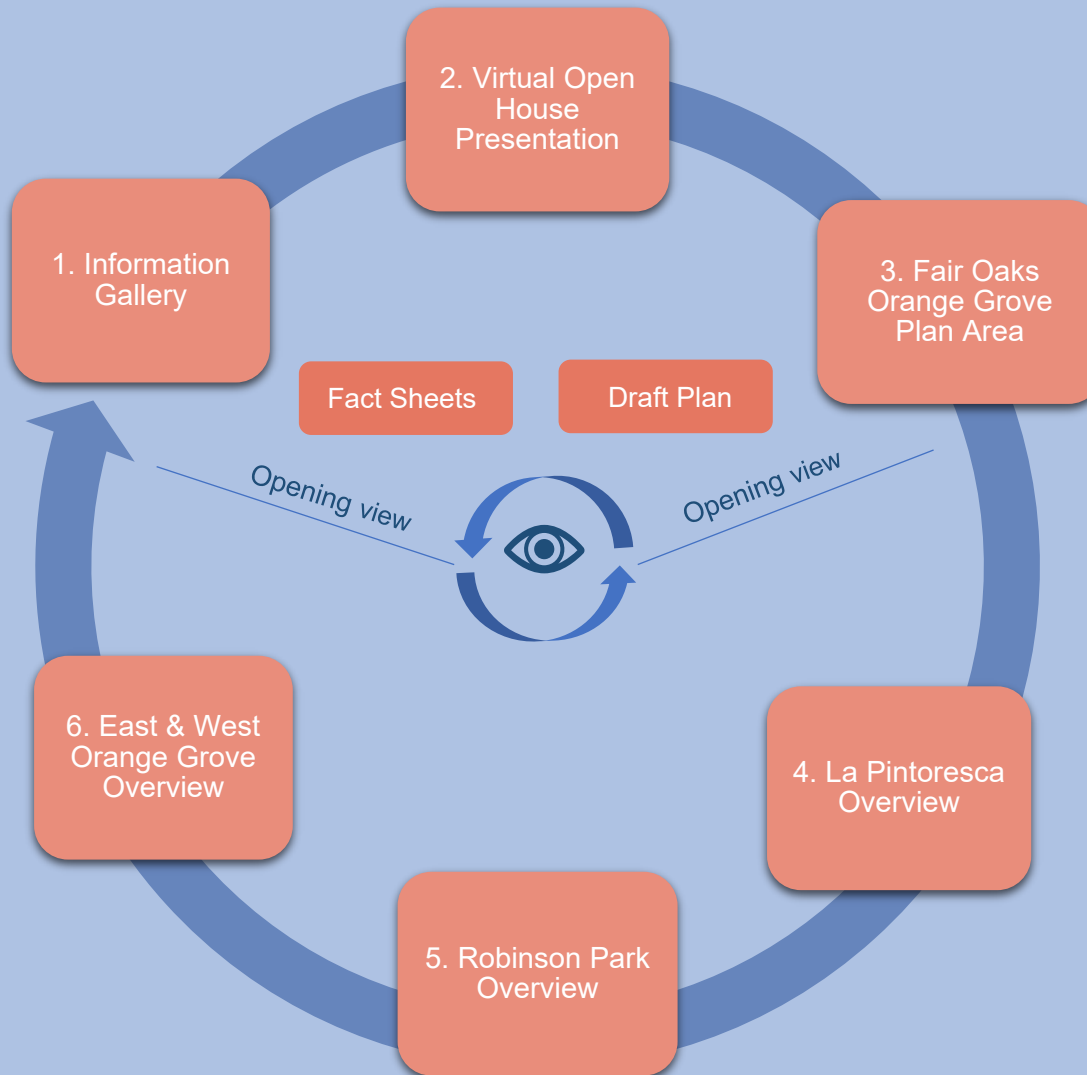
Frontage Zone

VIRTUAL OPEN HOUSE

Format + Station Overview



Stations Overview



Comment Here

We Want Your Feedback!

1

General Comments + Rate Your Experience
Pop-up Window at Bottom of Screen

2

Draft Specific Plan Survey

*(1) "Submit Feedback" button at top of screen
(2) Link at each Station pop-up window*

3

Comments + Questions

Email or Call City of Pasadena Staff