

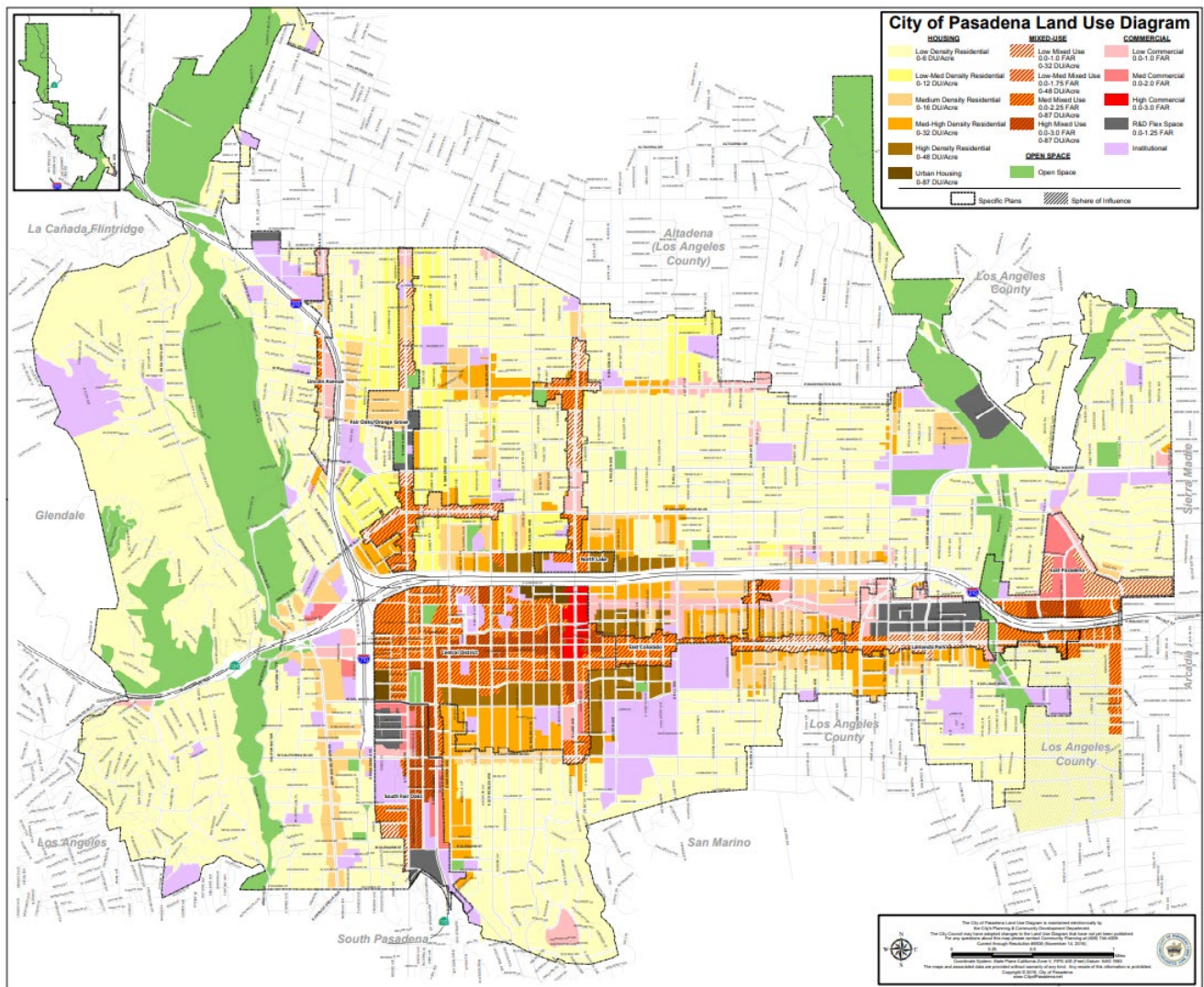
**ATTACHMENT G**  
**RECOMMENDED GENERAL PLAN AND ZONING**  
**CODE AMENDMENTS**

## ATTACHMENT G RECOMMENDED GENERAL PLAN AND ZONING CODE AMENDMENTS

### GENERAL PLAN AMENDMENTS:

The [City's General Plan Land Use Diagram](#) establishes the range of land uses, density, and intensity of development allowed for all parcels within Pasadena, as shown on Figure 1. This range is defined for each land use category depicted on the diagram in the Land Use Element. Densities and intensities defined for parcels by the Zoning Code and Specific Plans may be less than, but not exceed those shown on the diagram without an amendment to the General Plan.

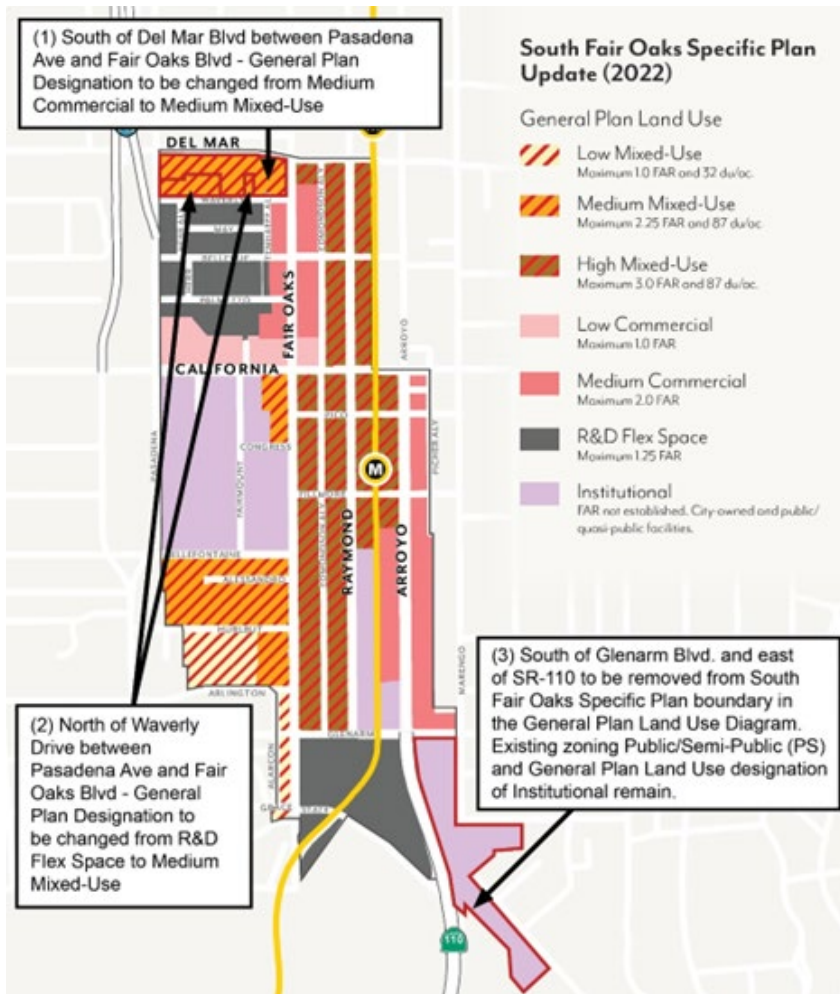
Figure 1. General Plan Land Use Diagram



A **General Plan Land Use Diagram amendment** is recommended to remove parcels and update the land use categories depicted on the Land Use Diagram, as proposed in the South Fair Oaks Specific Plan (SFOSP) dated May 23, 2022. The following describes the recommended changes to the Land Use Diagram and are shown on Figure 2:

- (1) Update the land use designation on parcels fronting Del Mar Boulevard and at the southwest corner of W. Del Mar Boulevard and S. Fair Oaks Avenue from Medium Commercial (0.0-2.0 FAR) to Medium Mixed-Use (0-87 du/ac and 0.0-2.25 FAR);
- (2) Update the land use designation on parcels fronting Waverly Drive from R&D Flex Space (0.0-1.25 FAR) to Medium Mixed-Use (0-87 du/ac and 0.0-2.25 FAR); and
- (3) Update the SFOSP boundaries in the General Plan Land Use Diagram to reflect the recommended plan boundary by removing the area south of Glenarm Street, east of the SR-110 Freeway which is currently developed with two public schools.

Figure 2. Proposed Changes to the General Plan Land Use Diagram

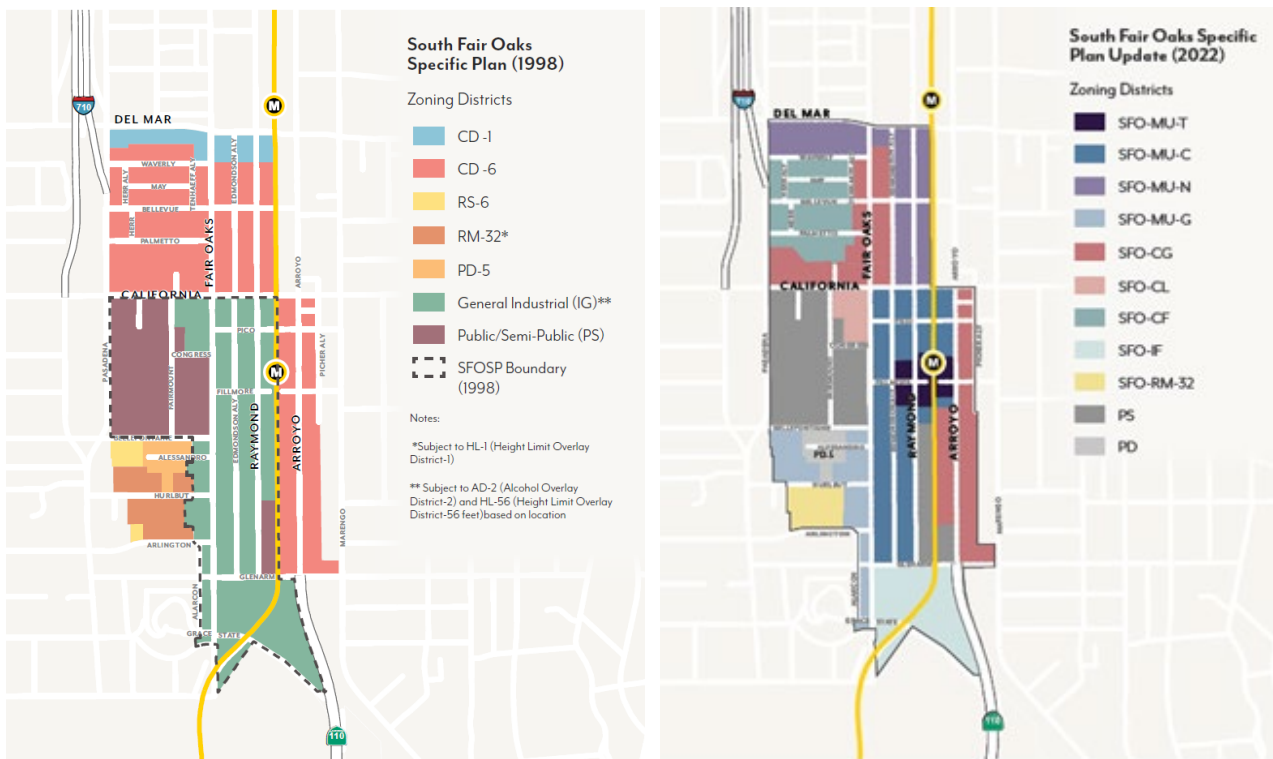


**ZONING CODE AMENDMENTS:**

The City’s Zoning Code, Title 17 of the Pasadena Municipal Code, describes various types of zoning districts, land use regulations, and development standards. These zoning districts are depicted on the [City’s Zoning Map](#), which designate uses for all parcels at a greater level of specificity with densities and intensities falling within the range shown on the Land Use Diagram.

A **Zoning Map amendment** is recommended to replace zoning district designations indicated on the Zoning Map with the proposed SFOSP zoning districts, as shown on Figure 3 and Table 1. The new zoning districts would align the permitted uses and design, development, and public realm standards with the plan’s vision, goals, and policies.

*Figure 3. Existing and Recommended Zoning Districts for the Proposed SFOSP Area*



*Existing SFOSP*

*Recommended SFOSP*

Table 1. Existing and Recommended Zoning Districts for Parcels in the Proposed SFOSP

Existing	Zoning District						
	CD-1	CD-6	RS-6	RM-32*	PD-5	IG**	PS
Proposed	SFO-MU-N; SFO-CG;	SFO-MU-N; SFO-MU-CF; SFO-MU-CG; SFO-MU-C; SFO-MU-T; and PS	SFO-MU-G SFO-RM-32	SFO-MU-G; SFO-RM-32	PD-5	SFO-CL; SFO-MU-C; SFO-MU-T; SFO-MU-G; SFO-IF; and PS	PS

\* Parcels currently zoned RM-32 are subject to Height Limit Overlay District HL-1.

\*\*Parcels with a base IG zone are subject to the South Fair Oaks Specific Plan Overlay District (SP-2). In addition, these parcels are subject to the following overlays: Alcohol Overlay District AD-2 or Height Limit Overlay District HL-56 based on location.

Specific plan standards, allowable land uses, and permit requirements are also included in Title 17 of the Zoning Code. A **Zoning Code text amendment** is recommended in order to replace existing permitted uses and standards in section in [Chapter 17.35](#) of the Zoning Code with the uses and standards proposed in the new SFOSP to implement the plan.

Please refer to the [Recommended South Fair Oaks Specific Plan \(2022\)](#), pertaining to Zoning and Land Uses (Ch. 4), Public Realm (Ch. 5), and Development Standards (Ch. 6).