

# SOUTH FAIR OAKS

## SPECIFIC PLAN

*City Council Hearing*  
*May 23, 2022*



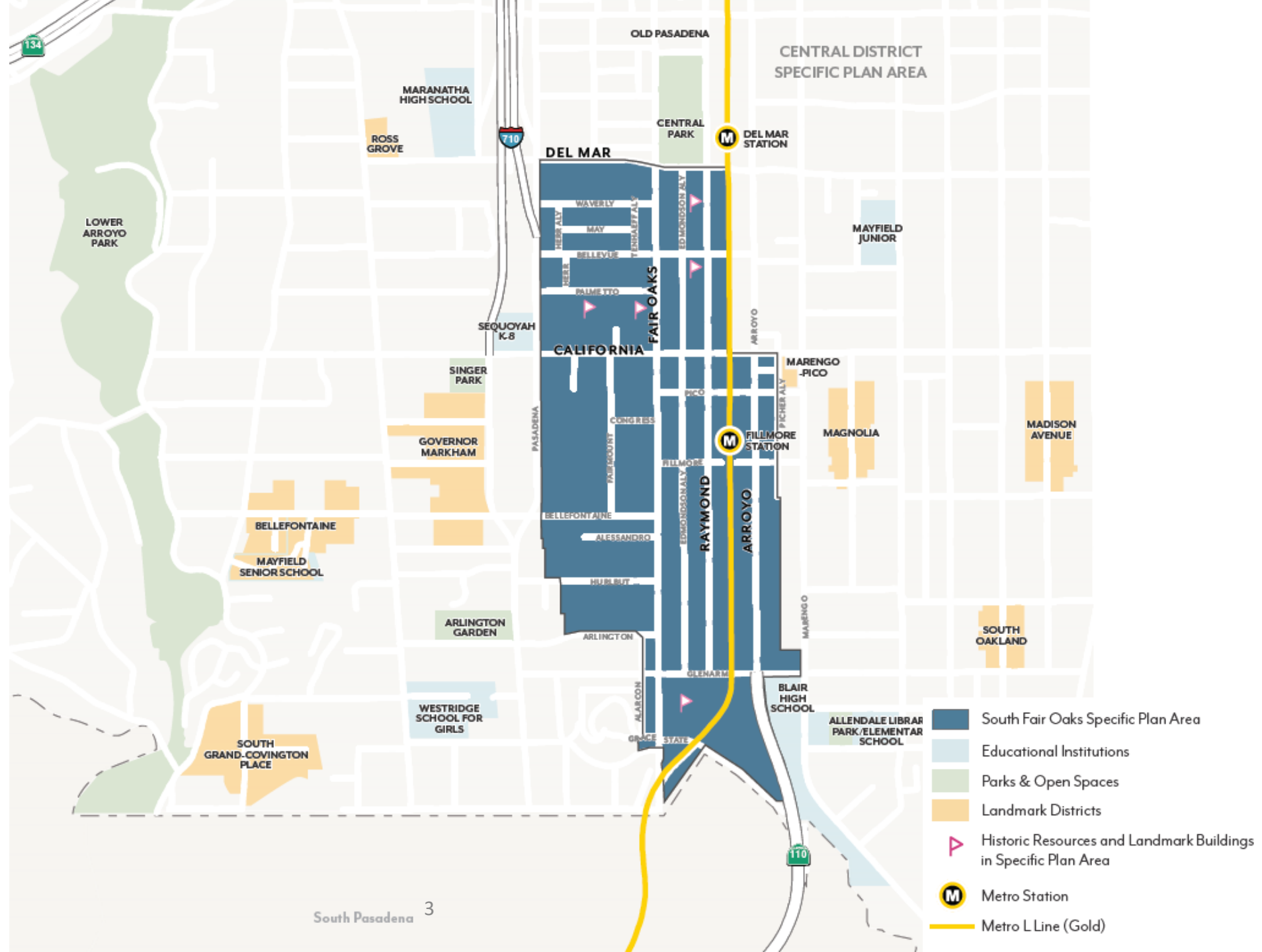
**OUR PASADENA**  
PUTTING THE PLAN IN MOTION

# PLAN CONTEXT



# Context

- Between Central District Specific Plan and City of South Pasadena
- South of Del Mar Transit Station, Central Park, and Old Pasadena
- Includes Fillmore Transit Station, Huntington Health, ArtCenter College of Design (South Campus)



# Planning Commission Recommendation

*Planning Commission Public Hearing - April 13, 2022*

## **Recommended approval with the following changes:**

1. Include an implementation program related to public-private partnerships for the creation of paseos and publicly accessible open space; and
2. Incorporate language that would give the review authority the ability to approve limited deviations from development standards (not including height, setbacks, or tree planting requirements) for commercial properties when it can be clearly demonstrated that compliance with the standards would result in a substantial hardship.

# RECOMMENDED PLAN



# Plan Vision



*“South Fair Oaks will be a creative, innovative, and health-oriented mixed-use district that provides multi-family housing, neighborhood-serving amenities, medical services, and educational, and employment opportunities accessible to transit for residents, employees, students, and faculty.”*

# Subarea Concepts

## Arts & Innovation Flex District

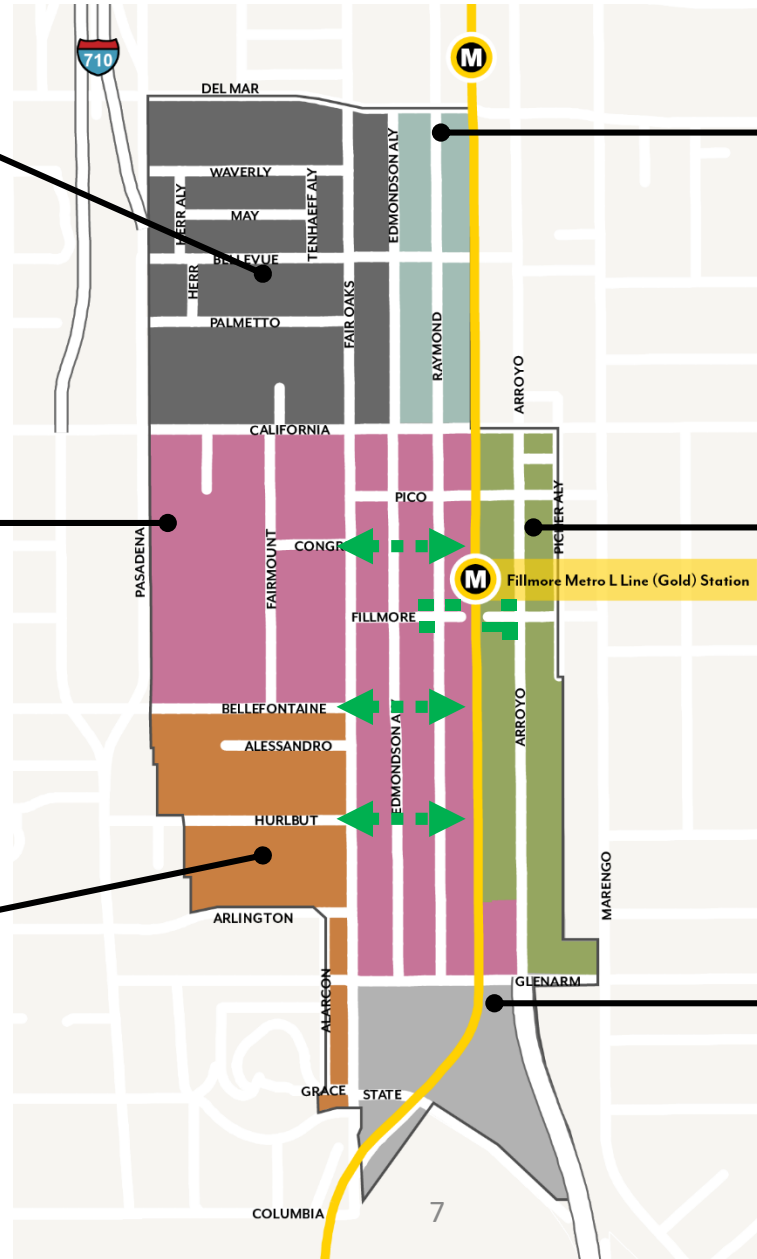
- Maintain lower intensities to preserve eclectic mix of commercial/R&D uses and encourage adaptive reuse
- Allow mixed-use along Del Mar to provide housing near transit and Central Park

## Health, Education, Arts, Research, Technology (HEART) District

- Establish higher intensities/densities to support housing, medical, and commercial uses near institutions
- East-west paseos to enhance mobility within the district

## South Fair Oaks Neighborhood Village

- Preserve and enhance existing mixed residential and medical care community
- Maintain RM-32 area south of Hurlbut



## Raymond Transit District

- Establish higher densities, FARs, and heights to encourage new housing and neighborhood services near transit

## Arroyo Gateway

- Maintain intensities to preserve and reinforce existing mix of commercial uses
- Establish scale and massing transitions to residential uses to the east

## Institutional Flex

- Preserve area for future city use, but enhance the pedestrian experience

# KEY DEVELOPMENT STANDARDS

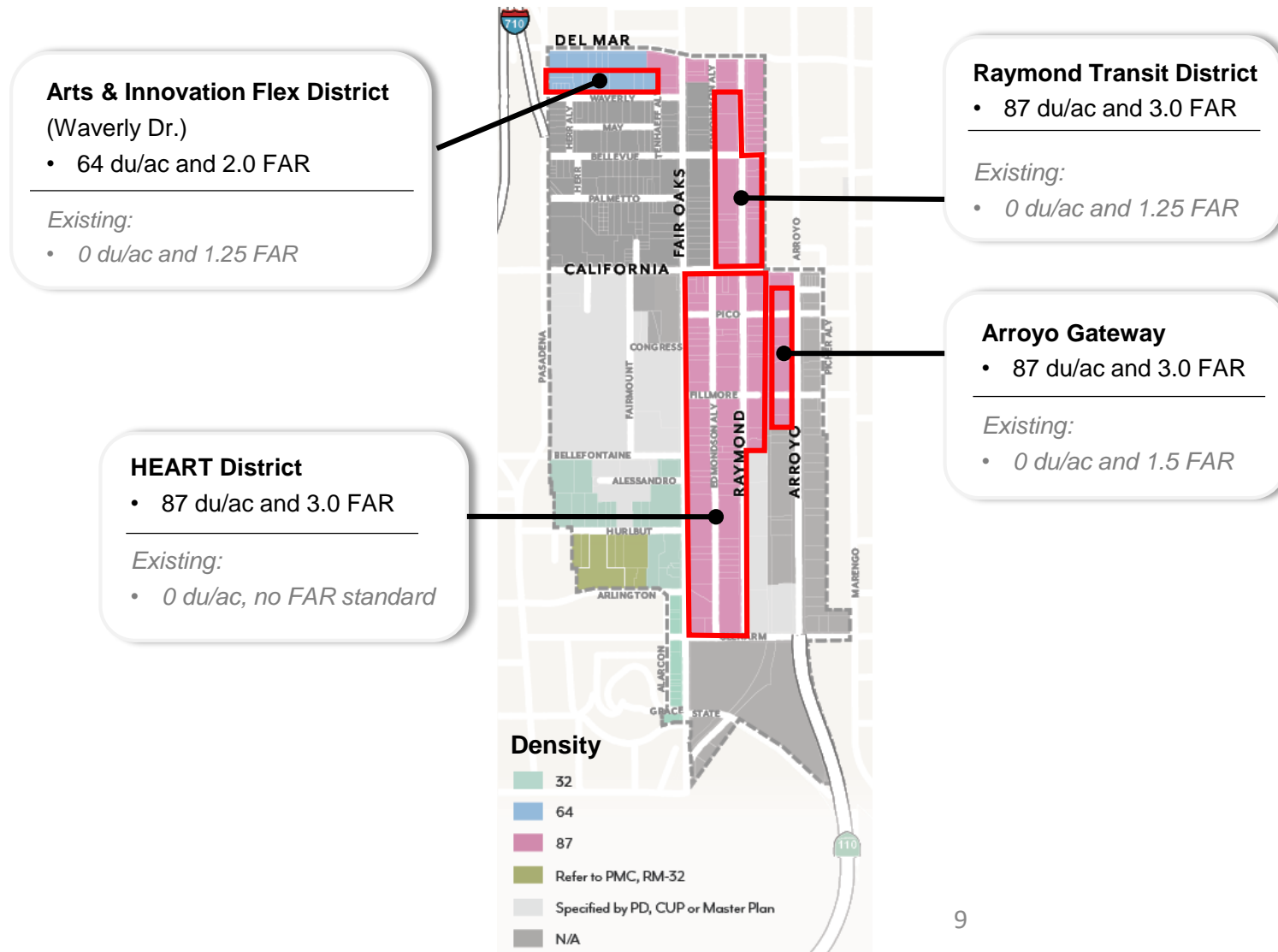




# Housing Opportunities Near Transit and Major Institutions

## Approach

## Key Changes



- Introduction of housing along Raymond Avenue and parts of Fair Oaks, Arroyo, and Waverly:
  - Areas outlined by
- Continue to allow housing:
  - Along Del Mar and northern Raymond
  - In the southwest corner (east of Fair Oaks/south of Bellefontaine)

# Enhance Public Realm + Pedestrian Experience

## Approach

- Sidewalk width requirements to support future densities, intensities, uses, and pedestrian volumes
- Parkway standards to enhance sidewalk experience, landscaping, tree health, sustainability



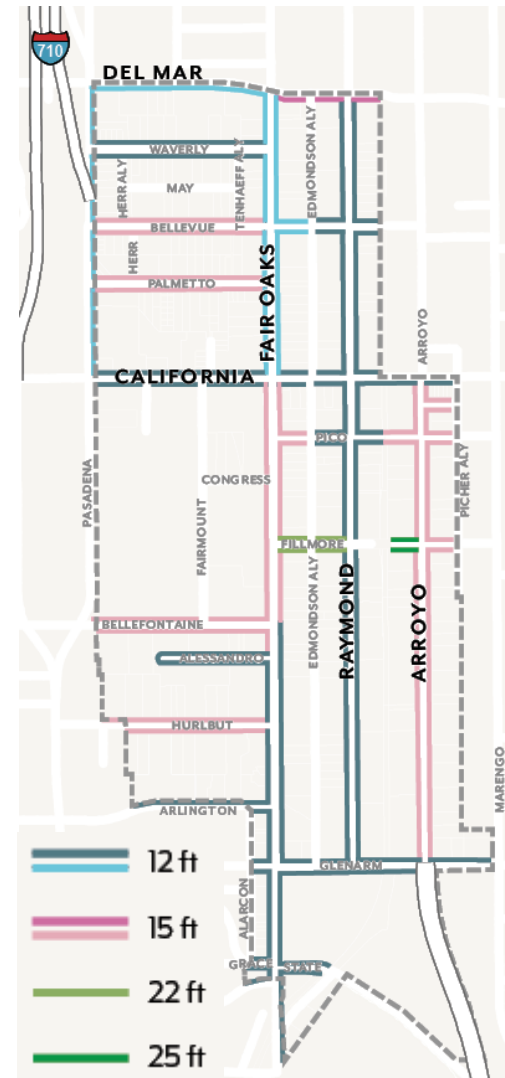
Landscaped setback



Landscaped parkway



Street tree canopy



Sidewalk widths

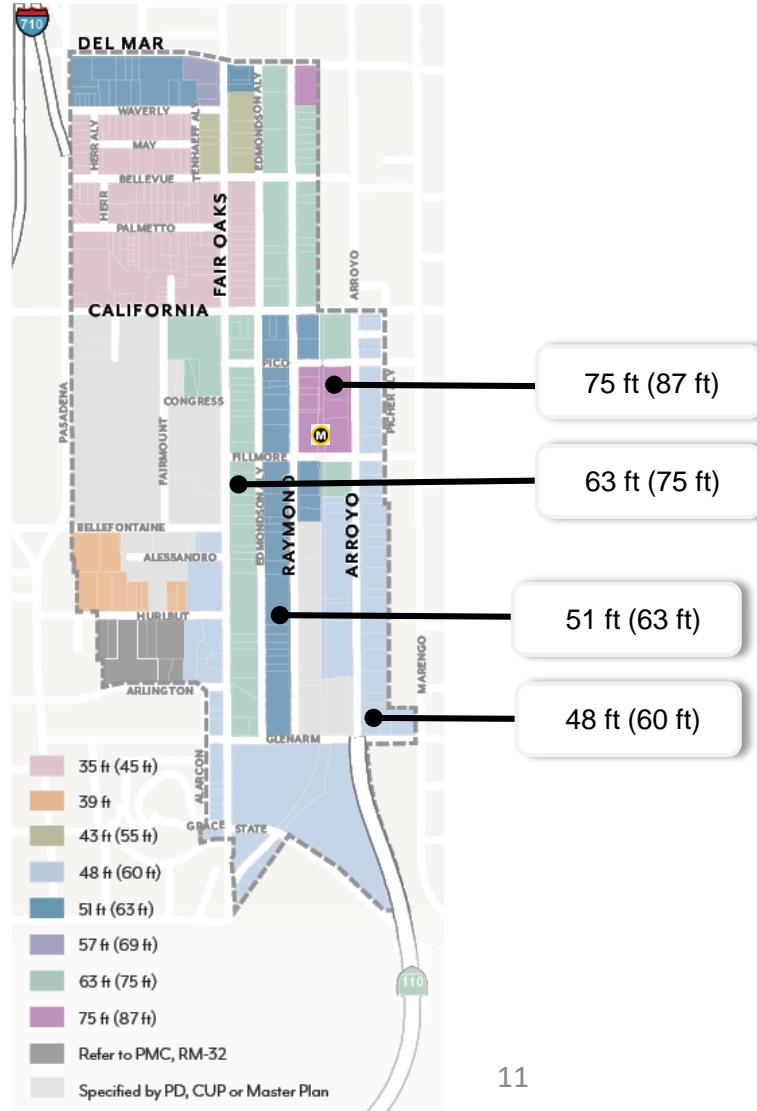
## Key Changes

- Minimum 5 ft setback throughout plan area
- Expanded sidewalk widths of 12-15 ft in plan area (existing sidewalks are generally 10 feet)
- Wider sidewalks of 22-25 ft leading to Fillmore Station with additional street tree requirements
- Standard tree spacing requirement, minimum well sizes, and 5 ft setback for underground parking to support healthy trees

# Compatible Building Heights with Appropriate Transitions

## Approach

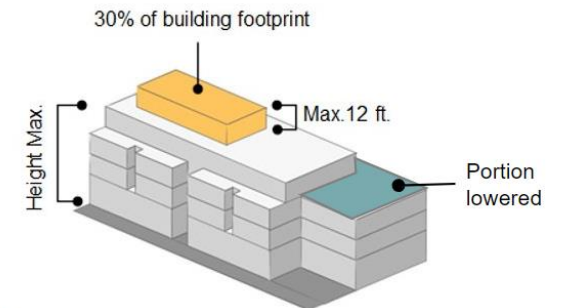
- Align building height maximums with subarea visions and land use permissions
- Allow sufficient scale to make projects feasible with additional design standards and open space requirements



## Key Changes

- Tallest buildings permitted near Metro stations
- Lower heights along the edges to transition to residential neighborhoods
- Allow height averaging with approval of Design Commission to create a visually compelling skyline

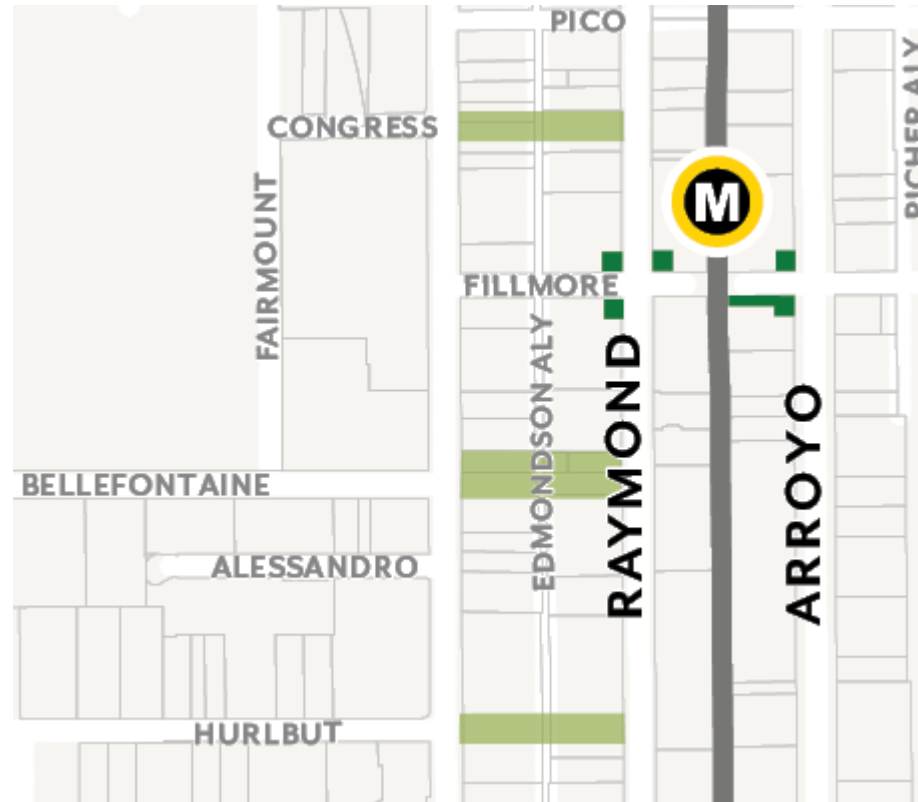
*A building may exceed its height limit for up to 30% of its footprint if another area is lowered so that the average height is at or below the height limit*





# Increase Amount + Variety of Open Spaces

## Approach

- Open space requirements based on development size and/or residential unit type
- Publicly accessible open space (PAOS) requirement for the largest projects with paseos to break up development and add east-west connectivity



-  Paseo opportunity area
-  Plaza opportunity area

## Key Changes

- Projects with a PAOS requirement may use a Common OS credit
- Modified paseo standards (i.e. dimensions) to ensure feasibility
- Exact siting of paseos/plazas will be subject to the discretion of the Director to allow flexibility
- Trees in pots on ground level will not count towards tree requirement

# Support Businesses to Meet Economic Development Goals

## Approach

### Mixed Use Neighborhood (MU-N)

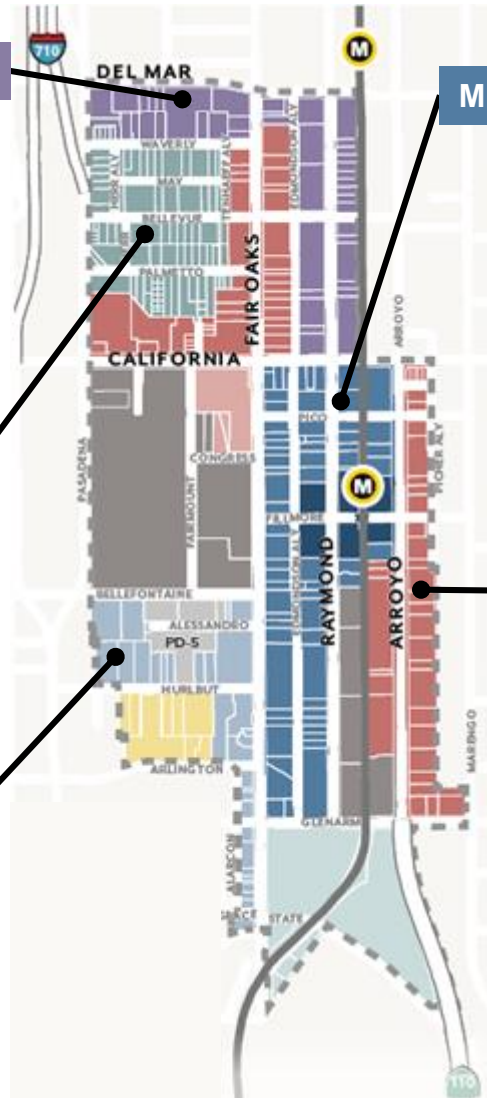
- Pedestrian-friendly retail and services that also allows housing
- Primarily commercial uses required on ground floor
- Medical-related uses not permitted in this area

### Commercial Flex (CF)

- Innovation district allowing various commercial and R&D uses
- Also allows Live/Work

### Mixed Use General (MU-G)

- Maximum flexibility
- Ground floors can be a mix of commercial and/or residential



### Mixed Use Core & Transit (MU-C & MU-T)

- Walkable, mixed-use activity center with a range of commercial and residential uses
- Commercial frontages (including retail services and restaurants) prioritized
- Ground floor limitations on medical-related uses on Raymond

### Commercial General (CG)

- Commercial focus retained along Arroyo and sections of Fair Oaks, California

## Key Changes

- Portions of plan area encourage a mix of commercial and R&D uses that attract companies that create jobs
- More flexible land use regulations to reduce barriers to starting a business
- Parking reductions for most commercial uses, parking exemptions for small projects
- New medical office design guidelines to encourage creative, high-quality design

# ENVIRONMENTAL DETERMINATION



# Addendum to the General Plan EIR

## General Plan EIR

- 2015: City updated General Plan and prepared GP EIR to analyze potential citywide impacts associated with the update
- 2022: Pursuant to CEQA, as none of the conditions requiring preparation of a subsequent EIR or ND exist, the City prepared an Addendum to the GP EIR for the SFOSP Update

## Addendum

- Addressed potential site-specific environmental impacts associated with the update to the SFOSP Area
- The SFOSP Addendum determined that potential environmental impacts associated with the SFOSP Update were within the scope of the GP EIR
  - Addendum provides only minor changes and additions to the GP EIR
  - No new significant environmental impacts that were not discussed in the GP EIR would occur
  - No new mitigation measures are required

# STAFF RECOMMENDATION





# Staff Recommendation

It is recommended that the City Council:

- (1) **Adopt** the Addendum to the 2015 Pasadena General Plan Environmental Impact Report (EIR), along with the EIR, and find that the Addendum properly discloses only minor technical changes or additions to the EIR, and none of the conditions triggering a subsequent or supplemental EIR are present, as set forth in State CEQA Guidelines Section 15164;
- (2) **Make** the Findings for Approval for the General Plan Map Amendment, Specific Plan Amendment, and Zoning Code Map and Text Amendments;
- (3) **Adopt** a resolution approving the General Plan Map Amendment;
- (4) **Adopt** a resolution approving the recommended South Fair Oaks Specific Plan; and
- (5) **Direct** the City Attorney to prepare an ordinance for the Zoning Code and Text Amendments within 90 days consistent with the provisions set forth herein.

**THANK YOU**

