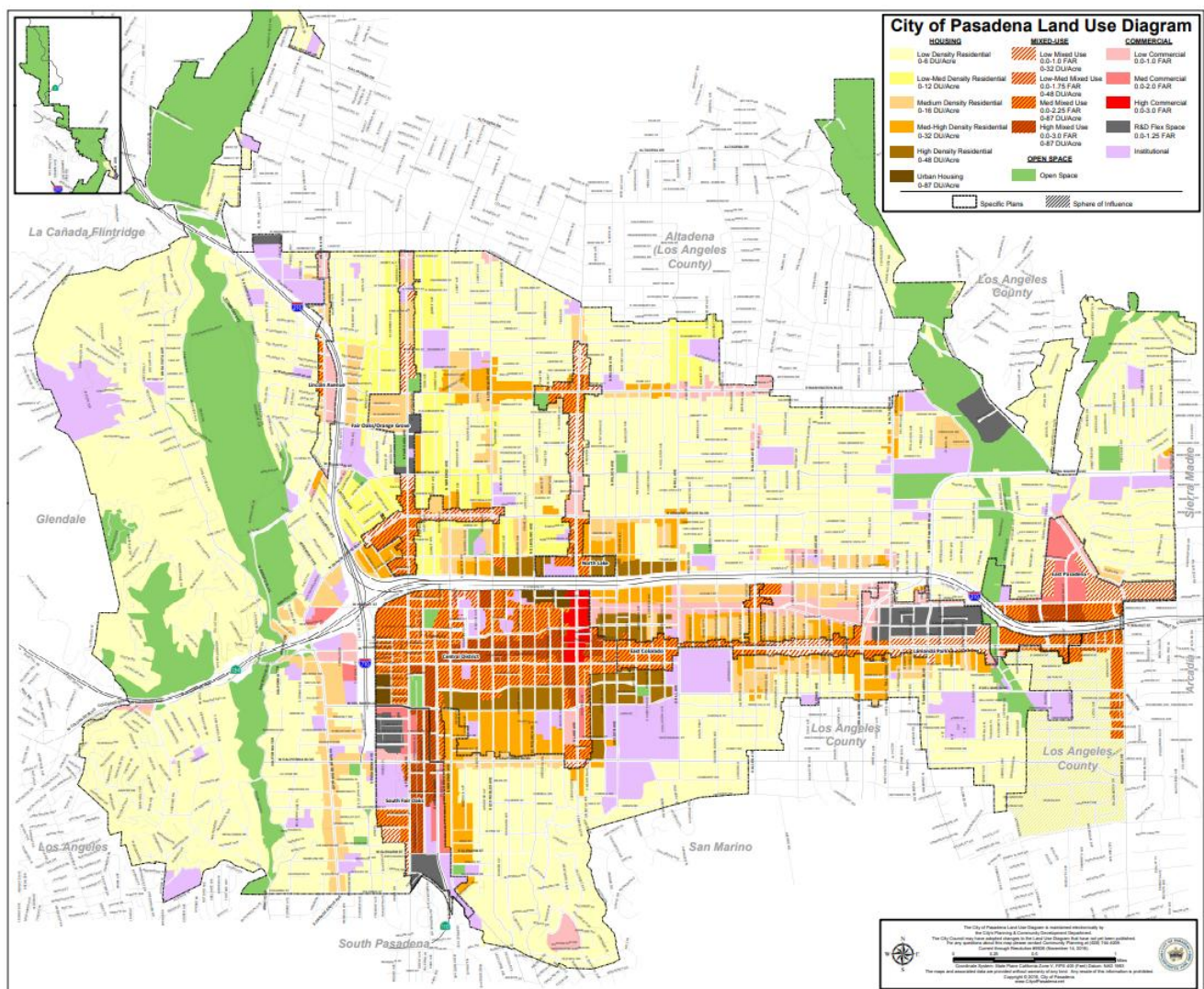


ATTACHMENT F RECOMMENDED GENERAL PLAN AND ZONING CODE AMENDMENTS

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.

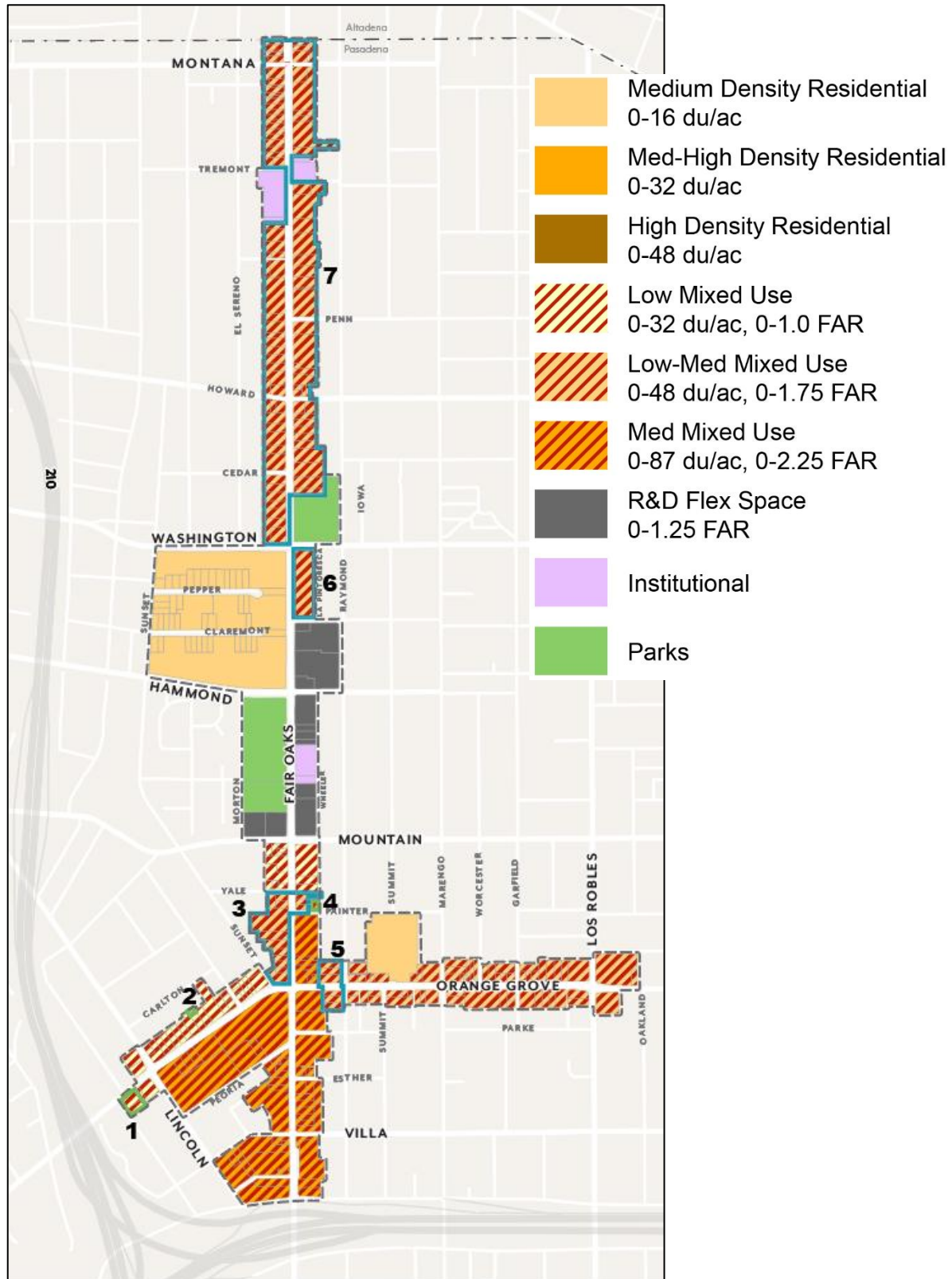
Figure 1. General Plan Land Use Diagram



A **General Plan Land Use Diagram amendment** is recommended to update the land use designations and add/remove parcels from the plan area depicted on the Land Use Diagram, as proposed in the Fair Oaks/Orange Grove Specific Plan (FGSP). The following describes the recommended changes to the Land Use Diagram and are shown in Figure 2:

- (1) Add two parcels near the intersection of Orange Grove Boulevard and Cypress Avenue (AIN 5726-010-041 and 5726-010-042) and update the land use designation from Med-High Density Residential (0-32 du/ac) to Low Mixed-Use (0-32 du/ac and 0-1.0 FAR).
- (2) Add a portion of the parcel north of Orange Grove Boulevard between Lincoln Avenue and Manzanita Avenue (AIN 5726-018-095) and update the land use designation from Low-Med Residential (0-12 du/ac) to Low Mixed-Use (0-32 du/ac and 0-1.0 FAR).
- (3) Update the land use designation for selected parcels along Fair Oaks Avenue between Orange Grove Boulevard and Yale Street from Medium Mixed-Use (0-87 du/ac and 0-2.25 FAR) to Low-Med Mixed Use (0-48 du/ac and 0-1.75 FAR).
- (4) Add the parcel on Painter Street east of Fair Oaks Avenue (AIN 5725-001-001) and update the land use designation from Low-Med Density Residential (0-12 du/ac) to Low-Med Mixed-Use (0-48 du/ac and 0-1.75 FAR).
- (5) Update the land use designation for parcels on the west side of Raymond Avenue near Orange Grove Boulevard from Medium Mixed-Use (0-87 du/ac and 0-2.25 FAR) to Low-Medium Mixed-Use (0-48 du/ac and 0-1.75 FAR).
- (6) Update the land use designation for parcels east of Fair Oaks Avenue between Claremont Street and Washington Boulevard from Medium Density Residential (0-16 du/ac) to Low-Medium Mixed-Use (0-48 du/ac and 0-1.75 FAR).
- (7) Update the land use designation for Low Mixed-Use (0-32 du/ac and 0-1.0 FAR), Medium Density Residential (0-16 du/ac) and Low Commercial (0-1.0 FAR) parcels north of Washington Boulevard to Low-Med Mixed-Use (0-48 du/ac and 0-1.75 FAR).

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 NLSP Zoning Map with the proposed zoning districts shown in Table 1 and Figure 3. The new zoning districts would align the permitted uses and design, development, and public realm standards with the plan's vision, goals, and policies.

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 update permitted uses and standards in the FOOGSP into the existing Chapter 17.33 (Fair Oaks/Orange Grove Specific Plan) of the Zoning Code to implement the plan. Please refer to the proposed North Lake Specific Plan pertaining to Zoning and Land Uses (Ch. 4), Public Realm (Ch. 5), and Development Standards (Ch. 6).

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

Zoning District*					
Existing	FGSP-C-2	FGSP-C-3A FGSP-C-3B FGSP-C-3C FGSP- FGSP-PS	FGSP-C-3A FGSP-C-3D FGSP-CL-1A FGSP-CL-1B FGSP-RM-12 FGSP-RM-16 RM-12	OS	PS
Proposed	FGSP-CF	FGSP-MU-C	FGSP-MU-N	OS	PS

***NOTE:** Parcels with overlays such as PK and LD will maintain the overlay even if the base district changes; no overlay boundary updates are proposed. Planned Developments (PD-27 and PD-28) are also unaffected.

Figure 3. Recommended Zoning Districts for Parcels in the Proposed FGSP

