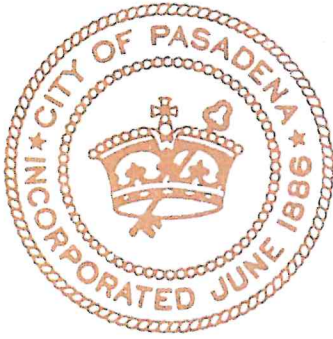




Agenda Report

September 29, 2026

TO: Honorable Mayor and City Council

FROM: Planning and Community Development Department

SUBJECT: APPROVAL OF THE FAIR OAKS ORANGE GROVE SPECIFIC PLAN

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt the Addendum to the 2015 Pasadena General Plan Environmental Impact Report (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 California Environmental Quality Act (CEQA) Guidelines Section 15164;
2. Make the Findings for Approval for the General Plan Land Use Map Amendment, Specific Plan Adoption, Zoning Map Amendment, and Zoning Text Amendment (Attachment A) to adopt the recommended Fair Oaks Orange Grove Specific Plan (Attachment B);
3. Adopt a resolution approving the General Plan Map Amendment;
4. Adopt a resolution approving the recommended Fair Oaks Orange Grove Specific Plan; and
5. Direct the City Attorney to prepare an ordinance for the Zoning Map and Text Amendments within 120 days consistent with the provisions set forth herein.

PLANNING COMMISSION RECOMMENDATION:

On April 22, 2026, by a vote of 7-0, the Planning Commission recommended that the City Council approve the proposed Fair Oaks Orange Grove (FOOG) Specific Plan, as presented by staff, with the following recommended changes:

1. Change the timeframe for Implementation Action PA-4 (Pedestrian Oriented Art in Public Realm) from Medium-term (5-10 years) to Near-term (0-5 years) - included in the plan;
2. Change the timeframe for Implementation Action IMS-10 (Decorative Crosswalk) from Medium-term (5-10 years) to Near-term (0-5 years) and include the intersection

of East Penn Street and North Fair Oaks Avenue on the list of potential decorative crosswalks - included in the plan;

3. Revise Implementation Action PA-7 (Business Association Formation) to include restorative justice and economic development language – included in the plan;
4. Revise Implementation Action IMS-6 (SRTP Bus Improvements) to include bus shelters and other infrastructure that enhance the streetscape for the transit rider – included in the plan;
5. Change the permit requirement for the 'Industry, Restricted, Small-Scale' land use category from a Minor Conditional Use Permit to a by-right use throughout the plan area – modified recommendation in the plan;
6. Change the residential density from 32 dwelling units per acre (du/ac) to 48 du/ac for the southeast corner of Fair Oaks Avenue and Washington Boulevard – included in the plan;
7. Include pedestrian-oriented standards and/or guidelines to address storefronts in the FOOG Specific Plan – included in the plan; and
8. Reconsider the varied roof line provision that allows up to 30 percent of a building's footprint to exceed the height limit by 12 feet – included in the plan.

Staff is supportive of the Planning Commission's recommendations, with the exception of Recommendation #5 regarding the permit requirement for the 'Industry, Restricted, Small Scale' land use category. Staff's reasoning is discussed on page 16 of this report.

BACKGROUND:

In 2018, the City initiated the 'Our Pasadena - Putting the Plan in Motion' program to update the City's eight specific plan areas. The City Council has adopted six of the eight specific plans (Lincoln Avenue [2021], East Colorado [2021], South Fair Oaks [2022], Central District [2023], Lamanda Park [2024], and North Lake [2025]). After adoption of the recommended FOOG Specific Plan, only the East Pasadena Specific Plan remains. The Planning Commission will hold its second Study Session for the East Pasadena Specific Plan in fall 2026.

The recommended FOOG Specific Plan builds on the General Plan, the Northwest Community Plan, and other City documents. Staff also reviewed two community-driven plans:

- La Pintesca Vision Plan (December 2024) – The plan was prepared by a class of Cal Poly Pomona Landscape Architect students, and it outlines improvements to streetscape, parks, schools, churches, homes, and gardens that will create a resilient, inclusive, and healthy community.
- North Fair Oaks Vision Plan (February 2025) – The plan was prepared by the Arroyo Group and Making Housing and Community Happen. It calls for the restoration of the corridor, which it describes as a middle road between gentrification and disinvestment. Community-guided revitalization would include

the development of affordable housing, community entrepreneurship, and tenant protection. The plan also aims to promote restorative justice by recreating the main street that once existed and protecting what remains of Northwest Pasadena's Black community.

Key elements of those plans were incorporated into the recommended FOOG Specific Plan, including renaming the subareas, expanding residential density, and enhancing the streetscape.

Recommended Fair Oaks Orange Grove Specific Plan

The Planning Commission held two Study Sessions on the FOOG Specific Plan update in March and October 2025, followed by a public hearing on April 22, 2026. Refer to Attachment C for a summary of outreach efforts. Below is an overview of the recommended FOOG Specific Plan. The entire recommended FOOG Specific Plan is included as Attachment B.

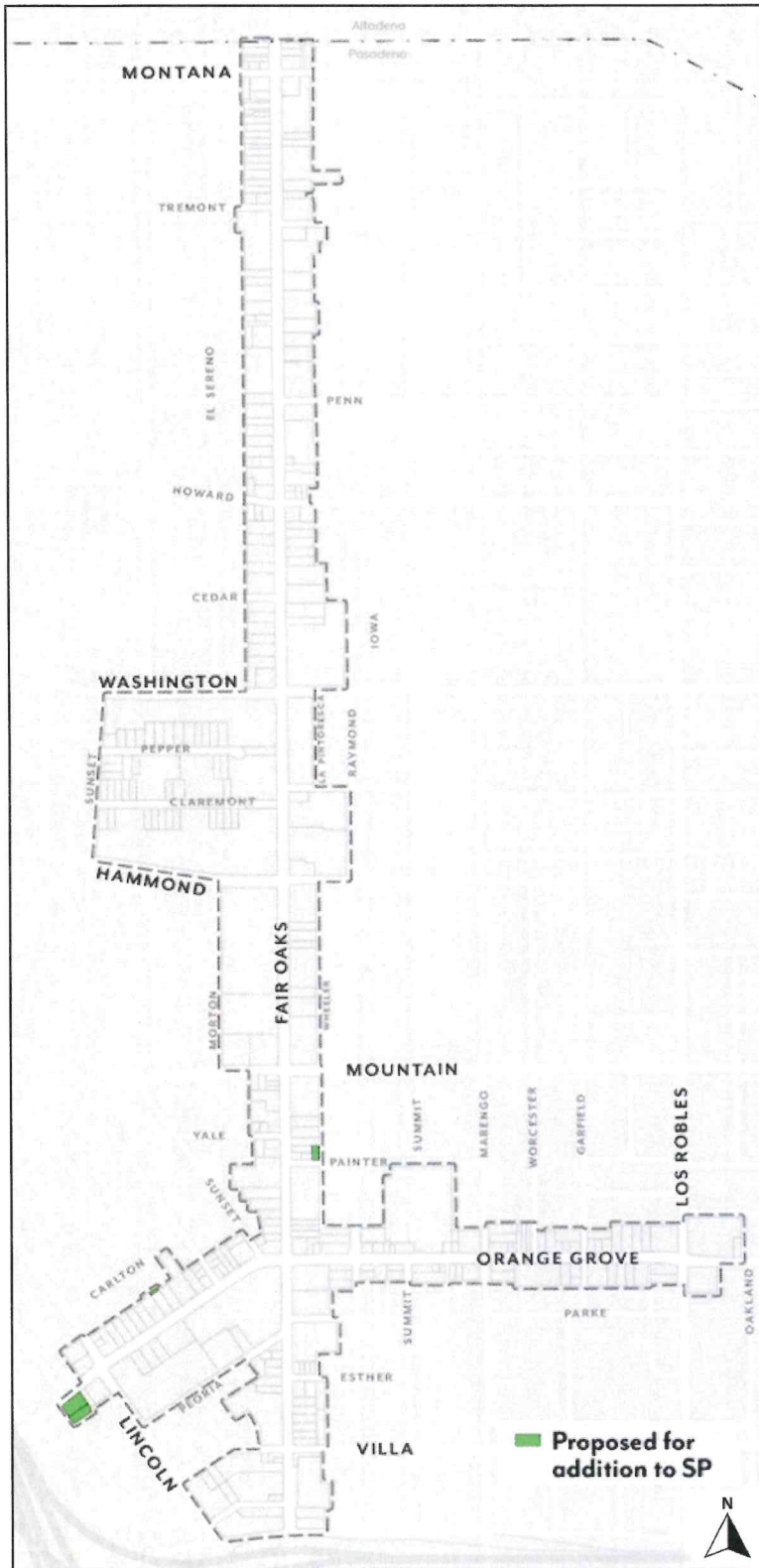
Plan Area

The recommended FOOG Specific Plan generally covers North Fair Oaks Avenue, between Montana and Maple Streets, and Orange Grove Boulevard, between Lincoln and Oakland Avenues (Figure 1). Notable assets in the Specific Plan area include La Pintoresca Park and Library, the Pasadena Public Health Department, Robinson Park Recreational Center, and the Jackie Robinson Community Center.

The plan area features various uses, including residential, multi-family, commercial, research and development, and institutional. The area uniquely houses several churches, small independent stores and restaurants, and a concentration of the city's convalescent homes. It also has one of the highest bus ridership rates in the City. The FOOG Specific Plan is a gateway to Pasadena from Altadena to the north and connects the area to the Central District Specific Plan area to the south.

The plan boundary has been modified to include four parcels: 27 Painter Street; 823 North Orange Grove Boulevard; 690 North Orange Grove Boulevard; and 556 Cypress Avenue (Figure 1).

Figure 1. Recommended FOOG Specific Plan Area



Plan Vision and Objectives

The FOOG Specific Plan envisions a walkable community featuring diverse housing and flexible spaces for business, recreation, and community services. These lively, pedestrian-friendly corridors will celebrate the neighborhood's rich history.

The Plan includes the following objectives:

- | | |
|--|--|
| 1. <u>Complete Neighborhood</u>
A mix of different uses that will provide residents with their daily needs with convenient connections around the city. | 2. <u>A Sense of Place</u>
Placemaking through new and existing gathering spaces, public art and community events that build on the area's identity. |
| 3. <u>New and Affordable Housing</u>
High-quality housing that works for modern households, affordable to people at various income levels and sized to fit families of all sizes. | 4. <u>Walkable Streets</u>
Safe and comfortable mobility options for those getting around without a car, with streets shared by all modes of transportation. |
| 5. <u>Local Business</u>
Locally owned and operated businesses that add to the economic vibrancy as well as the historic character of the neighborhood. | 6. <u>Activity Center</u>
Lively intersections along the primary boulevards with neighborhood destinations, including retail, restaurants and public green space. |
| 7. <u>Green Community</u>
A lush public realm with mature shade trees and landscaping that fosters sustainability, cooling, and climate resilience. | 8. <u>Environmental Justice</u>
Equal access, fair treatment and meaningful involvement for all people, especially minority populations and vulnerable communities. |

The vision and objectives form the foundation for all goals and policies within the FOOG Specific Plan. They establish regulatory frameworks for permitted land uses, private realm development and design standards, and public realm standards and improvements.

Plan Subareas and Concepts

The FOOG Specific Plan consists of four subareas (Figure 2). The following section provides a brief description of each subarea.

Figure 2. Plan Subareas



Black Legacy District

The subarea name reflects community input to honor the area's Black legacy and celebrates Black history and the community's intercultural heritage. The district acts as the northern entrance to the City of Pasadena, and contains many community-serving uses that reflect the area's history, including places of worship and community gathering places such as La Pintoresca Park and the Boys and Girls Club of America. The area also includes historic, locally owned businesses such as Berry and Sweeney Pharmacy, as well as multifamily housing, offices, clinics, assisted living facilities, and transitional and supporting housing.

The goal of the subarea is to enhance the area's vibrant, mixed-use neighborhood with community gathering spaces, amenities, and resources that celebrate the area's cultural identity and history. Policies focus on supporting minority-owned small businesses and local artists while utilizing La Pintoresca Park as a neighborhood hub. Furthermore, the framework embeds local history and cultural identity directly into the public realm through the use of murals, artistic street furniture (such as shaded bus stops), historical wayfinding signage, and accessible community gathering spaces.

The rendering below showcases a mixed-use building anchoring the northwest corner of Fair Oaks Avenue and Washington Boulevard (across from La Pintoresca Park) with street-lined trees, bulb-outs at intersections, continental crosswalks, a bike lane, and a landscaped median.

Figure 3. *Black Legacy District Concept*



Robinson District

The Robinson District subarea honors the accomplishments made by Mack and Jackie Robinson. The subarea is bounded by Washington Boulevard to the north, Sunset Avenue to the west, Raymond Avenue to the east, and Mountain Street to the south. The northern portion of the subarea is characterized by multifamily residential development and commercial development built between the 1960s and 1990s as a part of the Fair Oaks Redevelopment Plan, including Kings Villages Apartments, La Pintoresca Apartments, and Fair Oaks Business Park. Between Hammond Street and Mountain Street, a grouping of neighborhood-serving recreational and educational facilities surrounds Robinson Park and Recreation Center, including the Jackie Robinson Community Center and the Families Forward Learning Center. The subarea also includes Pasadena Fire Station 36, along with several other institutional, recreational, and R&D office uses.

The goal of the subarea is to establish an active and walkable mixed-use area offering high-quality community spaces, recreational facilities, and employment opportunities in tech, research, and creative industries for residents of the surrounding neighborhood and the broader region.

The illustration below shows an existing building at the northeast corner of Fair Oaks and Mountain Avenues with façade improvements and art for visual interest, along with a planned bikeway.

Figure 4. Robinson District Concept



Robles District

The Robles District honors the multi-generational Latino community of the area, as well as one of the City's native trees. Robles means Oak in Spanish, paying homage to oak trees in the area.

The subarea comprises parcels surrounding the Orange Grove Boulevard corridor between Wheeler Lane to the west and Los Robles Avenue to the east. The subarea is characterized by a mix of commercial uses and residential uses, including affordable housing, moderate/low-income multi-family housing, and condominiums. Residential and commercial buildings are predominantly one to two stories, with some buildings reaching three or four stories. Residential uses include larger, more recent, infill, affordable, and mixed-use development such as the Summit Grove condominium complex and the 456 Flats and Orange Grove Gardens, which are all three stories.

The goal of the subarea is to create a residential corridor supported by vibrant local businesses serving community needs with an active public realm and public art celebrating the neighborhood's identity.

The rendering below shows a new residential multifamily development at the southeast corner of Orange Grove Boulevard and Marengo Avenue, showcasing more greenery and the already existing bike lane on Marengo Avenue.

Figure 5. *Robles District Concept*



Arboleda District

Arboleda means tree grove in Spanish, continuing the renaming theme with the Robles District. These subareas transition into one another west to east along Orange Grove Boulevard. The theme of Latino heritage and native trees also transitions between the subareas.

The Arboleda District subarea is the southernmost subarea in the FOOG Specific Plan, bounded by Mountain Street to the north, Maple Street to the south, Wheeler Avenue to the east, and Cypress Avenue to the west. The subarea is adjacent to the Central District Specific Plan area, though the connection between the two areas is not pedestrian-friendly. The subarea is comprised of commercial and industrial uses, concentrated along North Fair Oaks Avenue, with residential uses interspersed throughout the corridor along Orange Grove Boulevard.

The goal of the subarea is a higher-density, pedestrian-oriented neighborhood with community gathering spaces, green streets, a walkable commercial core, and connectivity to the rest of the FOOG Specific Plan area and Central Pasadena.

The illustration below shows redevelopment at the northwest corner of Fair Oaks Avenue and Orange Grove Boulevard, highlighting an extended decorated sidewalk. The tree-shaded benches create a place to relax and enjoy this part of Pasadena.

Figure 6. *Arboleda District Concept*



Land Use Regulations

The proposed regulations seek to encourage development and improvements to realize the vision for the area, factoring in community, stakeholder, and commission input received throughout the outreach process. The plan will continue to allow for a variety of uses, including mixed-use, commercial flex, residential, and public-semi-public. The proposed regulations are provided in Chapter 4 of the Recommended FOOG Specific Plan (Attachment B).

Private Realm Standards

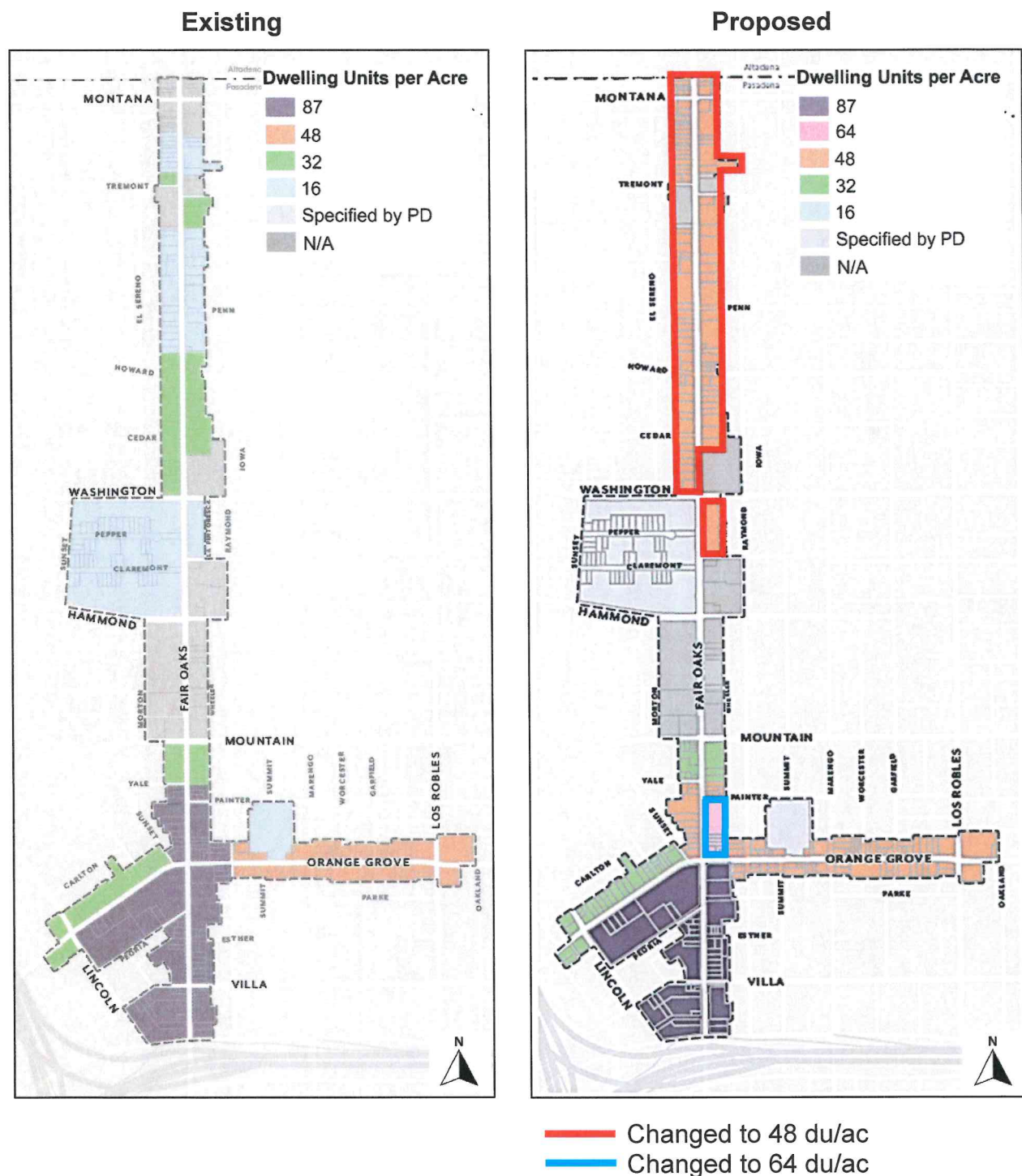
The proposed standards will regulate intensity, density, size, and site location for new development and are provided in Chapters 5 and 6 of the Recommended FOOG Specific Plan (Attachment B). However, it should be noted that under State Density Bonus Law, development standards such as density, height, setbacks, and open space, may be modified based on the amount of affordable units that are proposed. This has been denoted on the proposed maps for height and density.

Residential Density

The proposed residential densities reflect community input, prioritizing medium- to higher-density, mixed-use housing along Fair Oaks Avenue and Orange Grove Boulevard. Density was increased to 48 dwelling units per acre (du/ac) along Fair Oaks Avenue north of Claremont Street, to encourage redevelopment and provide new housing opportunities, including affordable housing in the plan area. This change also reflects the Planning Commission's recommendation to increase density to 48 du/ac for the southeast corner of North Fair Oaks Avenue and Washington Boulevard (Recommendation #6).

Existing and proposed residential densities are shown in Figure 7. Existing density is based on either the current Zoning District or the General Plan Land Use Designation, whichever is greater, as required by recent State law which requires the highest housing density permitted to apply on a property if the zoning, specific plan, or general plan land use designation are inconsistent.

Figure 7. Existing (based on General Plan and Zoning) and Proposed Residential Density*



* Under State Density Bonus Law, the allowed density can be increased based on the amount of affordability in a project. This would be analyzed when a specific project is proposed.

Building Heights

To accommodate the proposed residential densities, the proposed building heights are as follows (Figure 8):

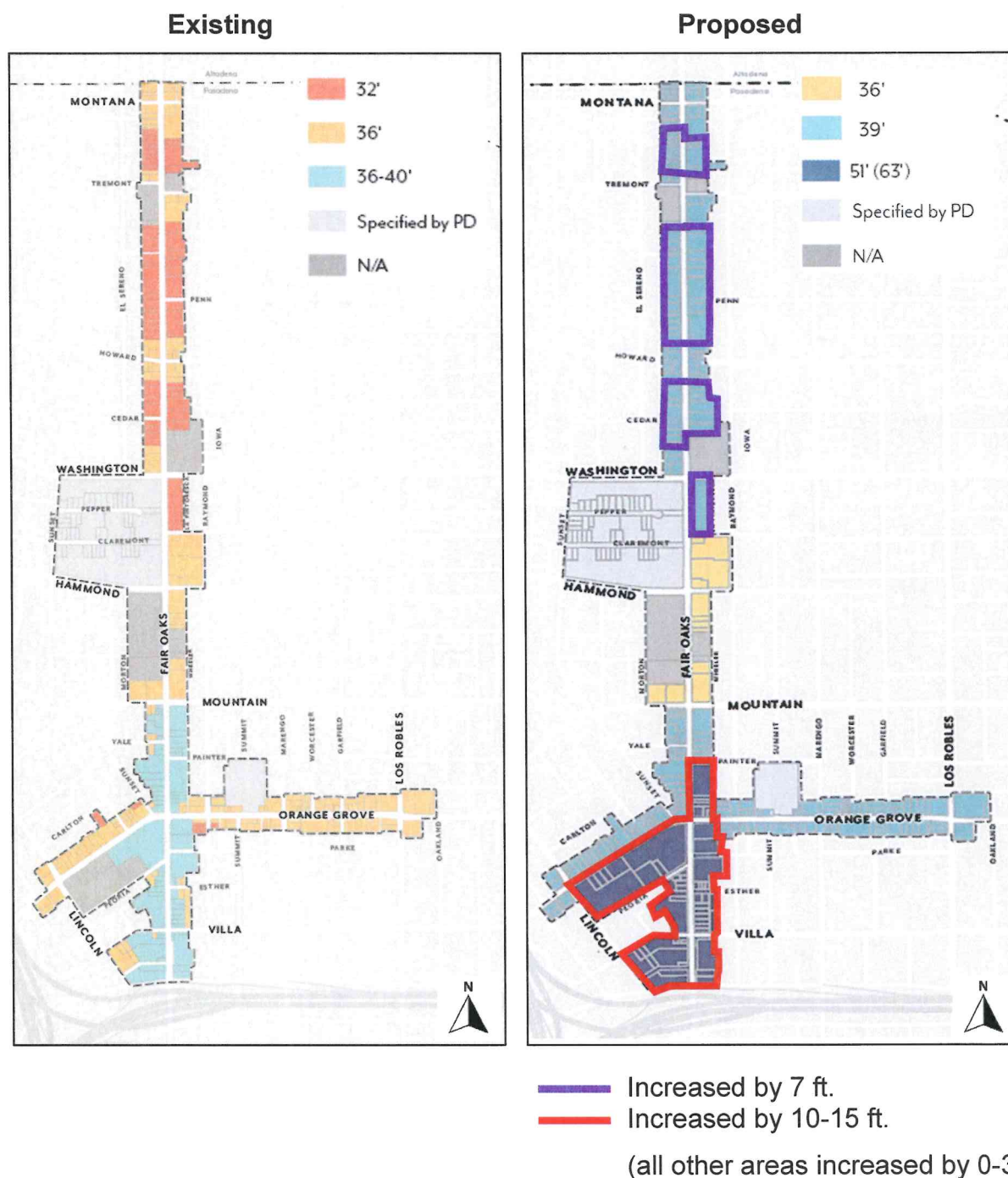
- 39 feet on Fair Oaks Avenue, generally between Montana Street and Claremont Street (the existing height limit is 32 or 36 feet);
- 36 feet on Fair Oaks Avenue, between Claremont Street and Mountain Street (no change);
- 39 feet on Orange Grove Boulevard, between Fair Oaks Avenue and Oakland Avenue, the north side of Orange Grove Boulevard between Fair Oaks Avenue and Lincoln Avenue, and Fair Oaks Avenue between Mountain Street and Orange Grove Boulevard (the existing height limit is 36 to 40 feet); and
- 51 feet generally south of the Fair Oaks Avenue and Orange Grove Boulevard intersection (the existing height limit is generally 40 feet).

A building height from 36 feet to 39 feet can accommodate a three-story building. The 3-foot difference allows for a 15-foot ground floor and 12-foot upper floors, which is necessary for mixed-use projects. A building height of 51 feet can accommodate a height of four stories.

To achieve architectural variety throughout the plan area, the staff recommendation to the Planning Commission included the Varied Roof Line provision that allows up to 30 percent of a building's footprint to exceed the established height limit by as much as 12 feet throughout the plan area, by-right. The Commission expressed concerns of the additional height increase, particularly because the plan area abuts single-family and multi-family zoned sites and recommended that staff reconsider the Varied Roof Line provision (Recommendation #8).

The current staff recommendation does not include the Varied Roof Line provision. Instead, staff recommends the use of Height Averaging and only on parcels that allow a height of 51 feet; generally, areas south of Orange Grove Boulevard. The use of Height Averaging is applied in other specific plan areas such as the North Lake Specific Plan and would require Design Commission approval.

Figure 8. Existing and Proposed Building Heights*



* Under State Density Bonus Law, the allowed height can be increased based on the amount of affordability in a project. This would be analyzed when a specific project is proposed.

Setbacks and Stepbacks

The proposed street setbacks along North Fair Oaks Avenue and Orange Grove Boulevard range from five to 10 feet to enhance the pedestrian experience and establish appropriate transitions to new buildings. Conversely, a standard five-foot setback is proposed for local streets, as they carry significantly lower traffic volumes (Figure 9).

New development on parcels abutting an RS or RM zoning district, or a parcel containing a historic resource, shall maintain a minimum 15-foot interior (side and rear) setback along with an upper-story stepback to provide adequate spatial transitions (Figure 10).

Figure 9: Proposed Setbacks

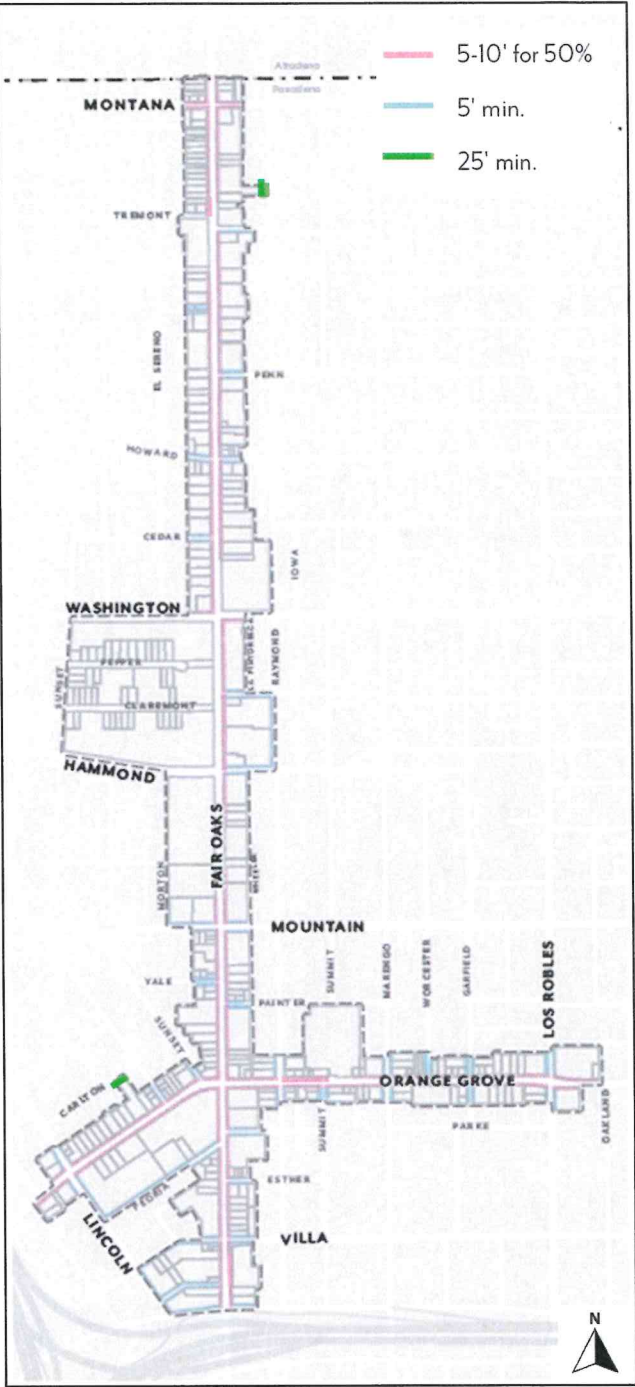
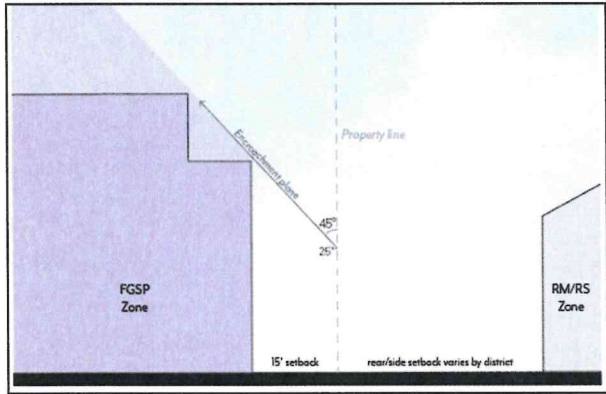


Figure 10. Proposed Interior Stepback



Ground Floor Building Frontages, Design, Transparency, and Other Features

The recommended FOOG Specific Plan addresses the Planning Commission's recommendation to include pedestrian-oriented standards and/or guidelines to address storefronts in the plan area (Recommendation #7). For example, in key activity nodes, it requires buildings to incorporate ground-floor commercial uses to promote an active, accessible, and livable urban setting. Buildings are required to reduce the prevalence of blank walls and establish a connection between ground floor commercial uses and the public realm, prohibit a certain percentage of blank walls, and security bars shall be designed to be fully hidden from view during business hours. Furthermore, shade structures and arcades will help enhance pedestrian activity.

Open Space

Open spaces contribute to an active public and private realm, serving a variety of purposes, including spaces for private use, relaxation, and community and employee gathering. Open spaces can range from private patios and balconies to useable shared spaces such as plazas and pocket parks with public art. These spaces give residents access to natural light and fresh air and provide spaces for gathering, recreation, and respite. Open space requirements correlate with the number of residents and size of buildings.

Residential projects, including mixed-use projects, will be required to provide a minimum amount of total open space (which is a combination of all private and common open space areas), as a function of number of bedrooms per unit, ensuring adequate open space for residents within each building. There are three types of open spaces being proposed: private areas for individual units, shared outdoor spaces for all tenants, and publicly accessible areas for the community.

Publicly accessible open space will be required only for larger projects – those with more than 120,000 square feet of gross floor area. The southwest site at the intersection of Fair Oaks Avenue and Orange Grove Boulevard is an example of where it could be required.

Industry, Restricted, Small Scale

The Planning Commission discussed the permit requirement for the 'Industry, Restricted, Small Scale' land use. This land use is limited to a maximum of 5,000 square feet and is defined as:

The manufacturing of finished parts or products from previously prepared materials; and the provision of industrial services within an enclosed building. These uses include processing, fabrication, assembly and treatment, but exclude basic industrial processing from raw materials, food processing, and vehicle/equipment services.

Operations may allow a variety of industrial uses, such as woodworking, furniture assembly, computer part assembly, robotics assembly, spray booths, metalwork, parts fabrication, and various types of manufacturing processes, including casting, painting, molding, forming, and machining.

Currently, the 2002 FOOG Specific Plan prohibits this land use in residential zones and allows it by-right in commercial zones, where housing is generally not allowed. The recommended FOOG Specific Plan encourages new residential growth throughout the plan area, including many areas previously zoned commercial. Staff's recommendation to the Planning Commission was to continue to permit this use, however, in areas that would permit residential uses, a Minor Conditional Use Permit (MCUP) would be required to establish a new use. An MCUP would allow for a public process to review the proposed use, place appropriate conditions of approval, and require that findings be made in the affirmative verifying that the proposed use and its operations would not be detrimental to the health, safety, or general welfare of the community, and that it would be consistent with the Specific Plan, Zoning Code, and General Plan. Any existing industrial businesses would be deemed non-conforming and would be able to continue operating; any future expansions would require an MCUP.

At the Planning Commission meeting, the business owner of Pasadena Woodworks (a 'Industry, Restricted, Small Scale' land use), a long-standing woodworking business that makes custom furniture and provides services for the restoration of historic structures, expressed concern that requiring a MCUP would impact their ability to operate from their current location. As mentioned, the staff recommendation would not impact the operation of existing businesses; they would be able to continue to operate and would only need an MCUP if an expansion was pursued.

After hearing public testimony, the Planning Commission discussed the value of having these businesses in the community and expressed concern with requiring a MCUP for new ones because this would limit the ability for similar businesses to open. At the conclusion of the public hearing, the Commission took action to recommend the use continue to be allowed by-right throughout the plan area.

Staff recommends that new 'Industry, Restricted, Small Scale' land uses be permitted in the CF, Commercial Flex zones by-right, which is mostly developed with small light industrial centers, where housing will not be permitted. However, staff continues to have concerns allowing the use by-right in other zones where multi-family and mixed-use housing will be permitted. Therefore, staff recommends an MCUP be required to establish new 'Industry, Restricted, Small Scale' land uses in the other zones to address potential impacts on residential uses. An MCUP does not require a public hearing unless one is requested so the process is less burdensome than a standard CUP requirement. This approach is consistent with the recently adopted North Lake Specific Plan.

Public Realm Standards and Design Guidelines

The public realm standards and design guidelines in the recommended FOOG Specific Plan (Chapter 5) serve to implement the General Plan vision for the FOOG area and achieve the objectives of the Pasadena Street Design Guide, Pasadena Pedestrian Plan, and Pasadena Master Street Tree Plan. To improve the public realm for users of all abilities, and to provide enough space for simultaneous uses of the sidewalk, these standards and guidelines ensure that new developments contribute to the safety, accessibility, and connectivity of their surrounding streetscape network.

Typical elements in the public realm include the roadway itself, sidewalks, street trees, street lights, street furniture (permanent benches, trash receptacles, etc.) in addition to adjoining public or publicly- accessible open spaces. Collectively, these elements create an outdoor environment – a place for people to circulate, gather, and be outside.

Beyond their contribution to safe and comfortable pedestrian circulation, these standards and design guidelines support the elevation of North Fair Oaks Avenue into a dynamic public space that fosters community, supports the local economy, and invites people to stay. A lively streetscape rich with amenities will be critical to realizing the vision of the FOOG Specific Plan.

The public realm vision in the proposed FOOG Specific Plan is robust and builds upon the public realm vision of the North Lake Specific Plan. It prioritizes the creation of a cohesive and inviting streetscape, and the public realm standards outlined in this chapter were developed to support a transformative vision for North Fair Oaks Avenue.

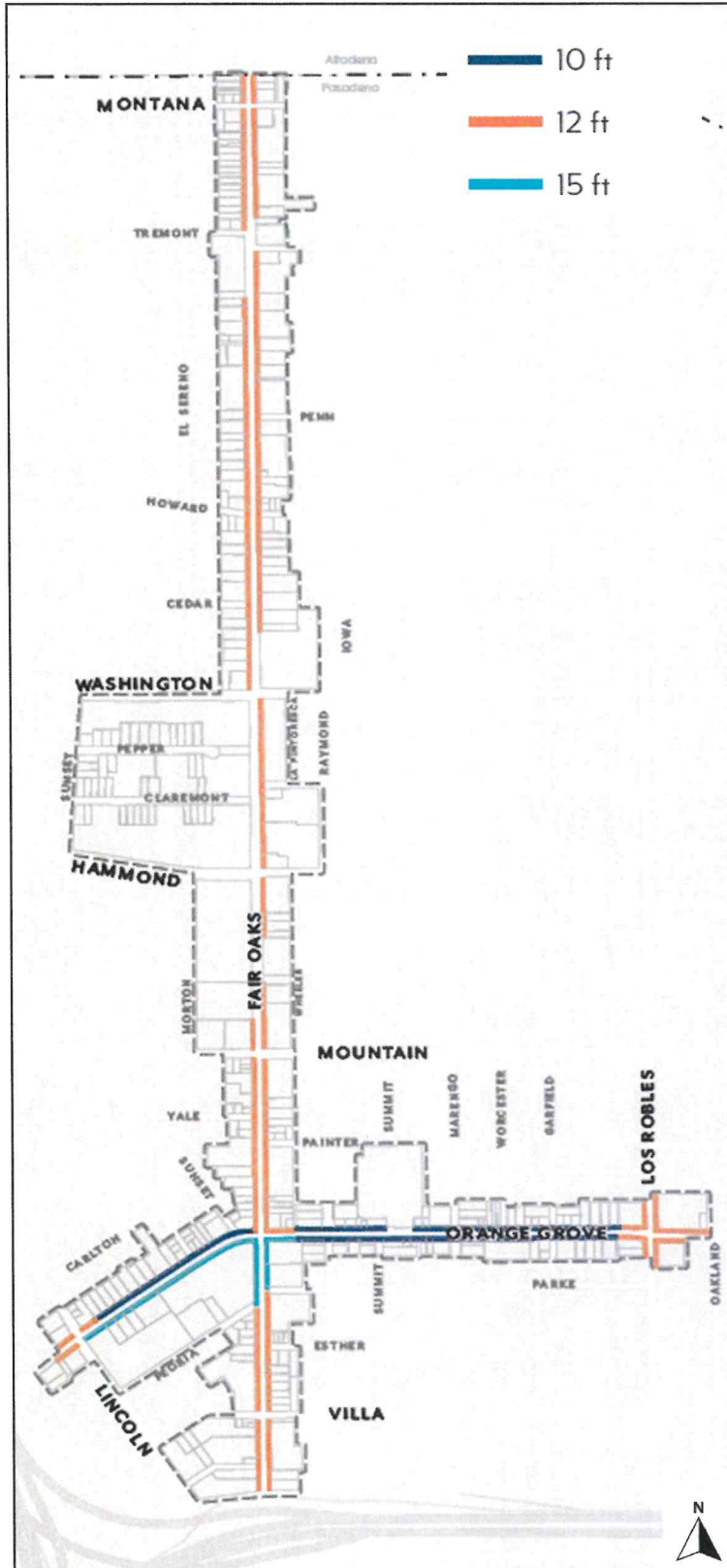
Sidewalk Widths

To improve the public realm for users of all abilities and to provide enough space for simultaneous use of the sidewalk, the recommended FOOG Specific Plan includes minimum sidewalk width standards. The sidewalk widths range from 10 to 15 feet (Figure 11).

Street Trees and Parkways

Street trees are a vital component of the proposed FOOG Specific Plan. Whether part of a new development or a City-led planting effort, all trees must align with the Master Street Tree Plan (MSTP). Recent amendments to the MSTP offer greater flexibility in species selection – including those specifically identified in this Plan – to better address modern environmental challenges. For a detailed guide on existing trees and future selection criteria, refer to Appendix 2.

Figure 11: Proposed Sidewalk Width



Plan Implementation

The FOOG Specific Plan will be primarily implemented through the adoption of the plan's new land use, public realm, and development regulations, which align private sector investment with the plan's vision, goals, and policies. The plan also includes targeted actions to guide and prioritize its implementation. The targeted actions in the plan build upon recent safety enhancements completed on North Fair Oaks Avenue, such as lane reconfiguration and resurfacing designed to reduce collisions and protect pedestrians. Action items outlined in the plan include developing a streetscape plan, establishing a place-making program, exploring opportunities for gateway signage, and analyzing new bike facilities for the FOOG Specific Plan area.

The complete list of the recommended implementation actions is detailed in Chapter 7 of the FOOG Specific Plan. These items incorporate the Planning Commission's recommendation as follows:

- Change the timeframe for Implementation Action PA-4 (Pedestrian Oriented Art in Public Realm) and IMS-10 (Decorative Crosswalk) from Medium-term (5-10 years) to Near-term (0-5 years). Include the intersection of East Penn Street and North Fair Oaks Avenue on the list of potential decorative crosswalks for IMS-10. (Recommendations #1 and #2).
- Integrate restorative justice and economic development language into Implementation Action PA-7 (Business Association Formation). (Recommendation #3).

Support the formation of an equitable, community-led business and/or property-owner association such as a Business Improvement District (BID) to repair historical underinvestment and strengthen opportunities for inclusive placemaking, cultural preservation, branding and marketing, district signage, public art, parking management, and non-extractive façade improvement programs along North Fair Oaks Avenue. Consider the preparation of an economic analysis of North Fair Oaks Avenue to assist in guiding City and BID investments that prioritize local wealth-building and prevent the displacement of legacy businesses.

- Expand language for Implementation Action IMS-6 (Short Range Transit Plan and Bus Stop Improvement Program). (Recommendation #4).

Identify bus stop enhancements and amenities along North Fair Oaks Avenue and Orange Grove Boulevard, with a prioritized focus on upgrading bus shelters to improve the pedestrian and transit-rider experience. Improvements should prioritize modern bus shelters that feature expanded shade canopies, seating and integrated lighting for comfort and safety. Designs should complement the local architectural character while supporting off-grid solar panels to power real-time digital transit displays and wayfinding. Concurrently, study the operational feasibility of increasing frequency intervals and expanding service hours for Pasadena Transit Route 20 to maximize the utility of these capital improvements.

COUNCIL POLICY CONSIDERATION:

The updated FOOG Specific Plan will advance the following goals of the General Plan:

- Goal #34 of the Land Use Element: North Fair Oaks and Orange Grove – Distinct pedestrian-oriented villages containing a mix of commercial and housing.
- Goals HE-1 and HE-2 of the 2021-2029 Housing Element: Healthy Neighborhoods and Living Environments; Housing Supply and Diversity.

A full summary of the General Plan's supporting policies can be found in Attachment A.

In addition, the vision of the FOOG Specific Plan will also be supported by the City's Economic Development Strategy, including Guiding Principle 2.0 (*Invest in Neighborhoods and Small Businesses*) and related 2.4 (*Support Property and Business Improvement District [PBID] Formation*).

ENVIRONMENTAL ANALYSIS:

An Initial Study and EIR was prepared for the Pasadena General Plan in compliance with the California Environmental Quality Act (CEQA) and certified by the City Council on August 17, 2015. An addendum to the EIR has been prepared to analyze the new FOOG Specific Plan in compliance with Section 15164 (Addendum to an EIR or Negative Declaration) of the CEQA guidelines (Title 14, Chapter 3, Article 11). The addendum found that the project revisions will not result in any potentially significant impacts not already analyzed in the EIR. Refer to Attachment D for the Addendum to the General Plan EIR and to Attachment E for information on the 2015 General Plan EIR.

CONCLUSION:

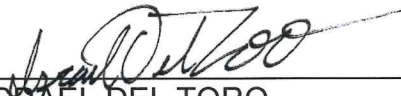
The proposed FOOG Specific Plan will replace entirely the previously adopted Specific Plan (2002). The updated Specific Plan will define the area boundaries, vision, goals, policies, development standards, public rights-of-way improvements, and implementation actions. The proposed Specific Plan seeks to encourage private development and public improvements, that include increasing housing opportunities, supporting business growth, planting more street trees, and adding decorative crosswalks to implement the vision for the plan area.

On April 22, 2026, the Planning Commission voted to recommend approval of the FOOG Specific Plan proposed by staff, with eight additional recommendations as listed earlier in this report. Staff agrees with the Planning Commission's recommendations, except for one that was discussed earlier in this report where staff proposes a modified recommendation.

FISCAL IMPACT:

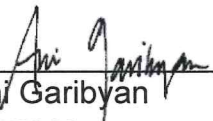
There is no direct fiscal impact on the City by adopting the FOOG Specific Plan and associated addendum to the 2015 General Plan EIR. Costs related to some implementation action items are expected to be partially or fully offset by grant funding as available. The FOOG Specific Plan is designed to encourage the retention of existing businesses and spur additional development and public realm improvements within the plan area, which may result in increased revenue to the City's General Fund, helping to offset costs related to the public realm improvements.

Respectfully Submitted,



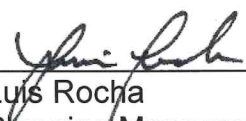
ISRAEL DEL TORO
Acting Director of Planning and
Community Development

Prepared by:



Ani Garibyan
Planner

Reviewed by:



Luis Rocha
Planning Manager

Approved by:



MATTHEW E. HAWKESWORTH
Interim City Manager

Attachments (6):

- | | |
|----------------|--|
| Attachment A – | Required Findings for General Plan and Zoning Code Amendments |
| Attachment B – | Recommended Fair Oaks Orange Grove Specific Plan |
| Attachment C – | Community Engagement and Public Feedback |
| Attachment D – | Addendum to the General Plan Environmental Impact Report (EIR) |
| Attachment E – | 2015 General Plan EIR and Appendices |
| Attachment F – | Recommended General Plan and Zoning Code Amendments |