PASADENA
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Summer 2024


















What's *NEW* In Planning?

Planning & Community Development Highlights

Projects In Plan Check

786 S. Fair Oaks Ave. (Huntington Hospital Medical Office Building)
Construction of a 4-story medical office at 100,285 square feet.

995 S. Fair Oaks Ave. (Morning Star Senior Independent Living Tower)
Construction of 76 senior residential units.

1336 E. Colorado Blvd.
Construction of a mixed-use development with 47 units.

1200 E. California Blvd. (Ginsburg Center for Quantum Precision Measurement)
Construction of a 4-story laboratory at 71,117 square feet.



995 S. Fair Oaks Ave. (Morning Star Senior Independent Living Tower)


765 S. Fair Oaks Ave. (Huntington Hospital Medical Office Building)

Projects Under Construction



3488 E. Foothill Blvd. (Panda Inn and Parking Garage)

111 N. Madison Ave. & 533 E. Union St. (Olivewood)
Construction of mixed-use development with 86 residential units.

127 N. Madison Ave. (Madison Place)
Construction of a mixed-use development with 49 residential units.

590 S. Fair Oaks Ave. (Keck Medicine of USC)
Construction of a 4-story medical office at 110,550 square feet.

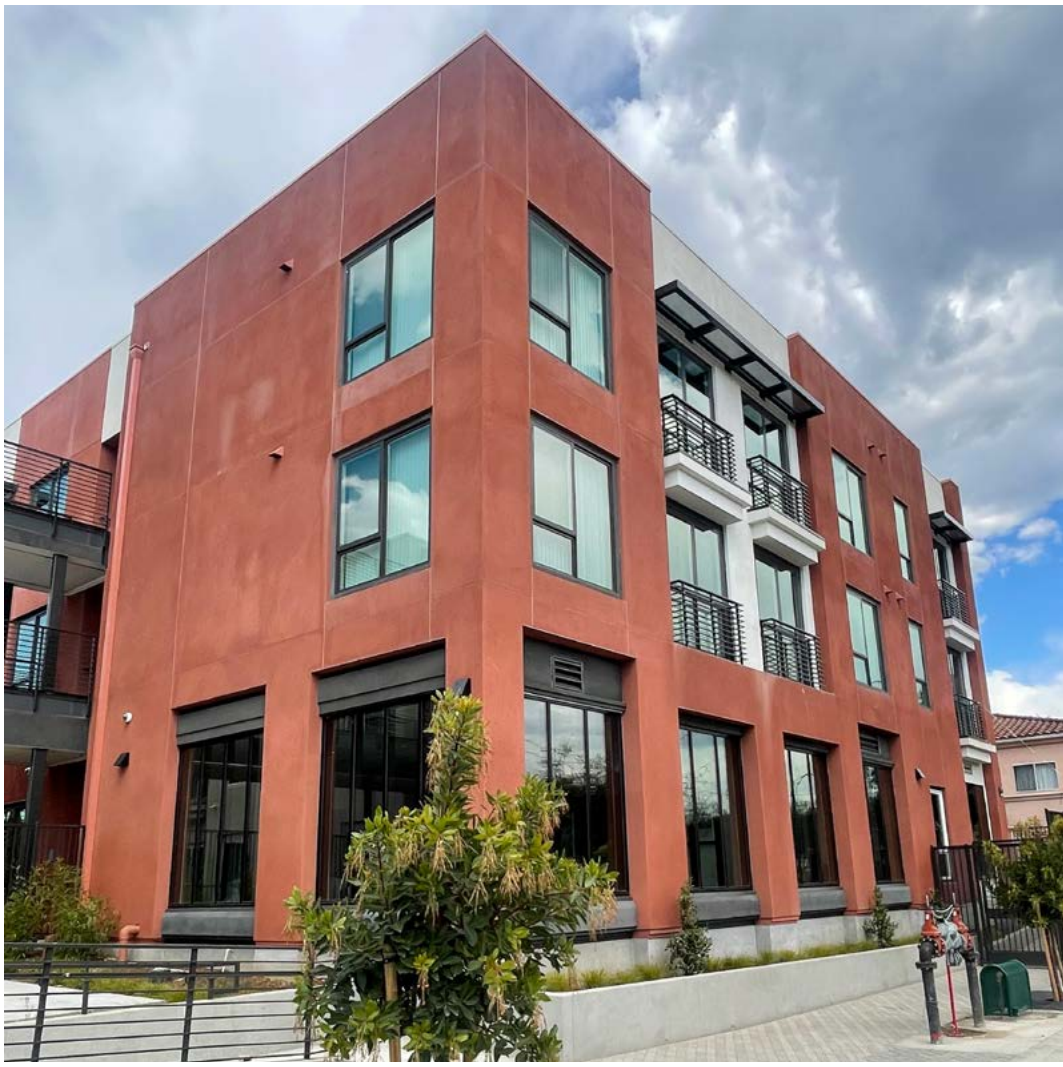
170 N. Halstead St. (Rose Town Apartments)
Construction of 48 affordable residential units.

3488 E. Foothill Blvd. (Panda Inn & Parking Garage)
Comprehensive 7,500 square foot renovation of Panda Inn restaurant and construction of a mixed-use 5-story parking structure.



590 S. Fair Oaks Ave. (Keck Medicine of USC)

Completed Projects



710 N. FAIR OAKS AVE. (HERITAGE SQUARE SOUTH)

The 69-unit Heritage Square South project will provide new permanent supportive housing apartments for extremely low-income seniors who have experienced homelessness.



710 N. Fair Oaks Ave. (Heritage Square South)

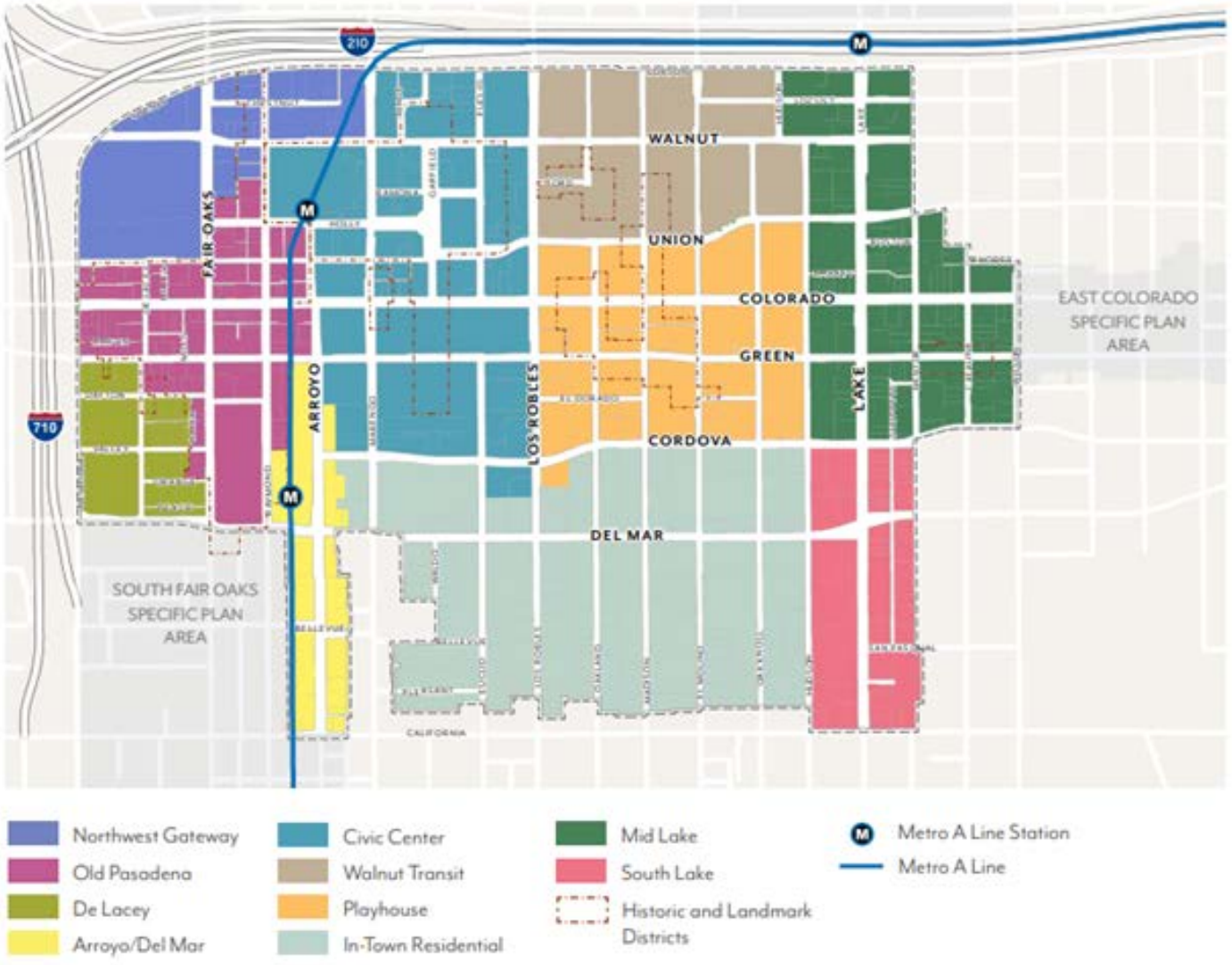
The project was developed by BRIDGE Housing, in partnership with the City of Pasadena, on City-owned land and recently completed construction. The project completed the Design Review process in February 2022 and made use of the State's Density Bonus Law to achieve additional units and provide reduced parking.

Announcements

CENTRAL DISTRICT SPECIFIC PLAN AWARD

The Planning and Community Development Department has received an "Award of Merit" by the American Planning Association (APA) Los Angeles Section (APALosAngeles.org) for Our Pasadena – Central District Specific Plan Update in the Neighborhood Planning category.

As part of the broader 'Our Pasadena' planning program, the updated Central District Specific Plan (CDSP) creates a community-centered vision that will guide the development of several neighborhoods in central Pasadena over the coming decades. Comprising 820 acres that includes Old Pasadena, the Playhouse District, South Lake Avenue, and surrounding areas, the plan encompasses prominent regional destinations, each with its unique characteristics and personalities. This plan builds from what people already love about the area, extending it to new development that relates high-quality architecture to an enhanced public realm. The result of a multi-year community outreach program that featured both in-person and online events, the CDSP was unanimously approved by the City Council in October 2023.



Announcements *(continued)*

NEW ONLINE EXPRESS PERMITS

Single-family residential re-roof permits are now available online. The re-roof permit type is one of the most common permits issued by the Permit Center, with an average of 900 per year.

CALIFORNIA BUILDING OFFICIALS RECOGNIZE PASADENA EMPLOYEE

Building Official, Jesse De Anda was honored as the recipient of California Building Officials (CALBO) Course Development Merit Award for his contributions and course development with CALBO Training Institute that focuses on long-term career planning and serves as a training ground in a transformative way for leadership and professional growth in the Building and Safety profession. With a focus on long-term career planning, the developed courses are not just training—the courses are transformative education towards leadership, service, and professional growth.

ADU STANDARD PLANS PROGRAM

The Planning and Community Development Department recently launched the ADU Standard Plans Program offering several pre-approved ADU plans for homeowners in Pasadena ranging in size from studios to spacious two-bedroom units. To kick off this new program, the City is offering two plans designed in-house by Building & Safety staff, which are available at no cost and one plan designed by a private architect (plan available for a fee). There will be several more plans added to the program in the coming months which are designed by licensed professionals, providing additional options to residents. Plans offered by licensed professionals will be available for a fee.

All plans featured as part of this program have been pre-approved by Building and Safety resulting in time-savings in both the design and permitting of an ADU. Modifications or customizations to pre-approved ADU plans are not allowed.

Visit the ADU Standard Plans Program website at CityOfPasadena.net/ADU to view the available plans and to learn more about the program. Persons interested in utilizing an ADU Standard Plan for their ADU are encouraged to first consult with City staff via a complimentary ADU Virtual Preliminary Consultation, which can be booked online.

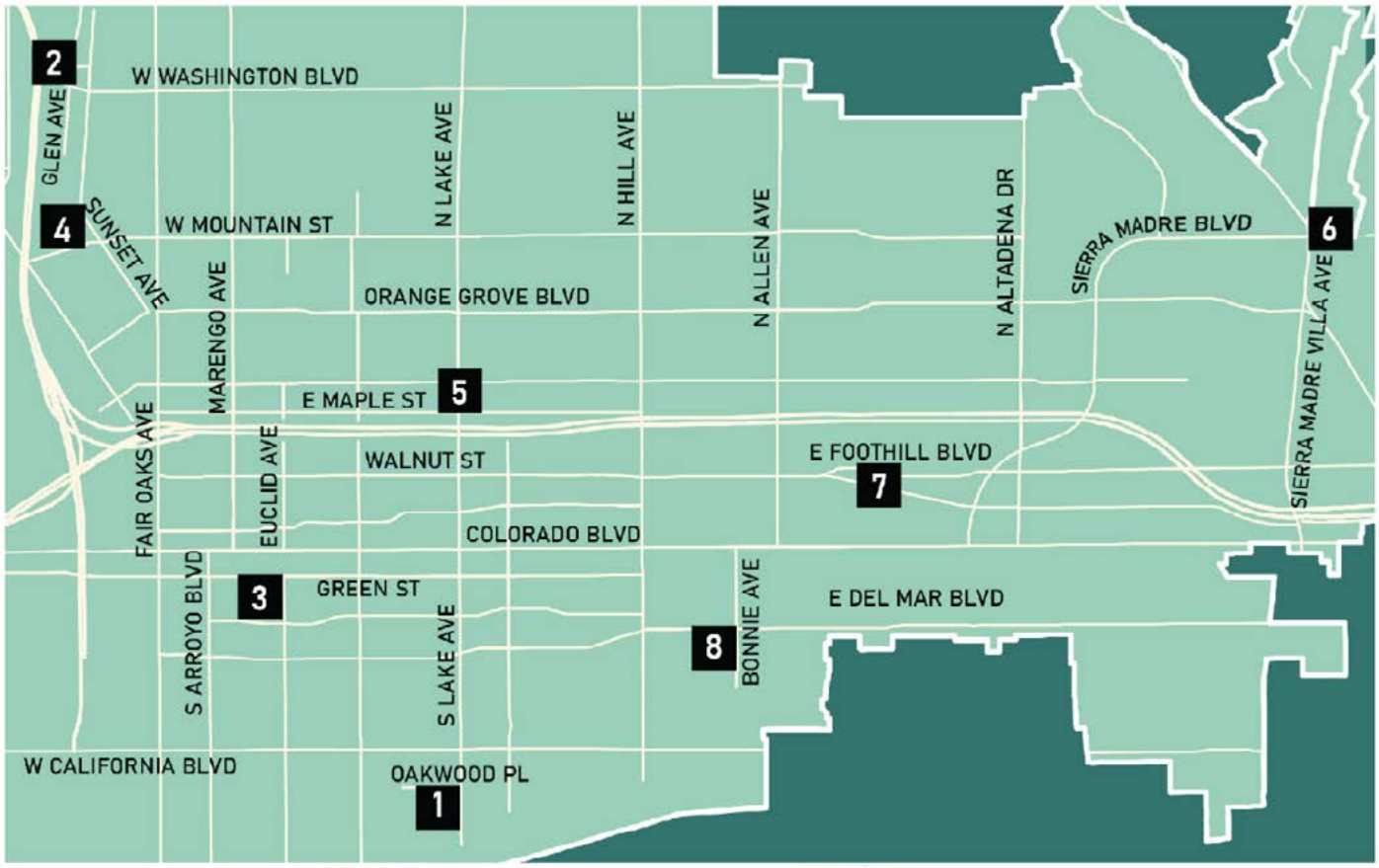
NEW REGULATIONS FOR ACCESSORY DWELLING UNITS (ADUS)

The City Council recently adopted new regulations for Accessory Dwelling Units (ADUs). The updated regulations are consistent with State law and allow ADUs in any zone that allows residential use.

Anyone interested in constructing an ADU is encouraged to first consult with City staff via a complimentary ADU Virtual Preliminary Consultation, which can be booked online. Questions regarding the updated ordinance can also be sent via email to ZoningQuestions@CityOfPasadena.net. Additional information is also available on the City's ADU website.

Announcements *(continued)*

ROTATING PUBLIC ART PROGRAM: SERIES IV



1 LISA MANN
Sidney F. Tyler Park
Oakwood Pl & S. Lake Ave



2 DAMIEN JONES
NW corner
Washington Blvd & Glen Ave



3 CYNTHIA MINET
Convention Center Lobby
300 E. Green St



4 HUGO HEREDIA BARRERA
NW corner
W. Mountain St & Sunset Ave



5 ARTECLETTICA
Median
N. Lake Ave & Maple St



6 CHARLES SHERMAN
Median, Sierra Madre Blvd
& Sierra Madre Villa Ave



7 KELLAN SHANAHAN
Triangle corner
E. Foothill Blvd & E. Walnut St



8 IN THEORY ART COLLECTIVE
SW corner
Del Mar Blvd & Bonnie Ave



Situated in unusual and often overlooked corners of the City, the Series IV artworks activate and transform small public spaces into exciting moments of discovery. Series IV of the Rotating Public Art Program builds upon the success of the previous three iterations which saw captivating public artworks in expanded venues. As a new model for community engagement, residents are incorporated directly into the artwork selection process. Each Councilmember selects two residents from their District as Neighborhood Art Associates to review artist proposals, discuss evaluation criteria, and select artworks for their neighborhoods. This unique aspect of the program creates an opportunity for the public to learn about the public art commissioning process and to be directly involved in the development of a City-wide temporary public art collection.

This latest phase of the Rotating Public Art Program presents new opportunities for residents and visitors to encounter art and encourages the exchange of ideas and values about art, place, and creativity in our everyday lives. We hope you will take time to circulate throughout the City and explore each of the new Series IV artworks, which will be on view through 2026.

Announcements *(continued)*

CITYWIDE HISTORIC RESOURCES SURVEY: "HISTORIC PLACES PASADENA: COMPLETING OUR STORY"

HISTORIC PLACES PASADENA
COMPLETING OUR STORY

The purpose of the Historic Places Pasadena: Completing Our Story Project is to provide a comprehensive source of information about the types of resources that are significant to all aspects of the City's history (i.e., a historic context statement) and to identify buildings, structures, objects, sites and districts that meet the criteria for historical designation in the City's Historic Preservation Ordinance or for listing on the California Register of Historic Resources or the National Register of Historic Places and therefore are potential historic resources. We are looking for important stories from the community. Please visit the website at Bit.ly/PasadenaHistoricPlaces for more information.

ZONING CODE AMENDMENT – RESEARCH & DEVELOPMENT USES

In December 2023, the City Council unanimously approved an amendment to the Zoning Code to streamline the process for establishing and expanding research and development (R&D) and life science facilities in the City. This includes simplified definitions for office and non-office uses, eased restrictions on floor area, open space, and parking requirements, and greater allowances for building heights and rooftop equipment.

PASADENA
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

The Planning & Community Development newsletter is available digitally at:
CityOfPasadena.net/Planning