PASADENA
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Spring 2026

















What's *NEW* In Planning?

BI-ANNUAL NEWSLETTER

Planning & Community Development Highlights

Eaton Fire Rebuilding Update



Building & Safety has received 86 building permit applications for red-tagged, fire damaged properties. Of these applications, 1 new single-family home has been completed, 52 applications have been approved and 33 are in review.



1555 RIVIERA DRIVE – FIRST FIRE REBUILD

Just ten months after more than 125 homes were destroyed in Pasadena, 1555 Riviera Drive became the first in the Eaton Fire burn area to be rebuilt. After breaking ground in June, the home was completed in less than six months receiving occupancy approval from the City just two days before Thanksgiving. The 3,000 square foot home with an attached junior accessory dwelling unit ("JADU") incorporates multiple fire-resistant measures including aluminum siding and a metal roof.

Building Permits Issued

BUILDING PERMITS ISSUED:

285 E. Walnut St.
Central Library Seismic Retrofit and Renovations

1001 Rose Bowl Dr.
New Rose Bowl South End Zone Field Club

786 S. Fair Oaks Ave.
New 100,285 SF Medical Building at Huntington Hospital

2915 E. Colorado Blvd.
New Rusnak Porsche Dealership

168 N. Halstead St.
New 233-Unit Housing Project

1435 N. Lincoln Ave.
New 8-Unit Mixed Use Housing Project



285 E. Walnut Ave.
(Central Library Seismic Retrofit & Renovations)



2915 E. Colorado Blvd.
(New Rusnak Porsche Dealership)



168 N. Halstead St.
(New 233-Unit Housing Project)



1435 N. Lincoln Ave.
(New 8-Unit Mixed Use Housing Project)

Building Permits Issued *(continued)*



786 S. Fair Oaks Ave. (New 100,285 SF Medical Building at Huntington Hospital)

Completed Projects

COMPLETED PROJECTS:

170 N. Halstead St.
New 48-Unit Affordable Housing Project

139 S. Oak Knoll Ave.
New 17-Unit Housing Project

150 S. Oak Knoll Ave.
New 18-Unit Housing Project

24 W. Union St.
Renovation of Space for New Javier's Restaurant

590 S. Fair Oaks Ave.
Keck Medicine of USC

Keck Medicine of USC completed construction of a four-story, 100,000 square-foot state-of-the-art medical office building at 590 S. Fair Oaks Ave. The office is their largest and most advanced outpatient facility. The new location offers state-of-the-art technology and access to specialists who translate medical discoveries into treatments and cures. In March 2021, the City Council approved a Conditional Use Permit and an Amendment to the South Fair Oaks Specific Plan for the project. Design Review was completed in November 2021.



170 N. Halstead St.
(New 48-Unit Affordable Housing Project)



139 S. Oak Knoll Ave.
(New 17-Unit Housing Project)



150 S. Oak Knoll Ave.
(New 18-Unit Housing Project)



24 W. Union St.
(Renovation of Space for New Javier's Restaurant)

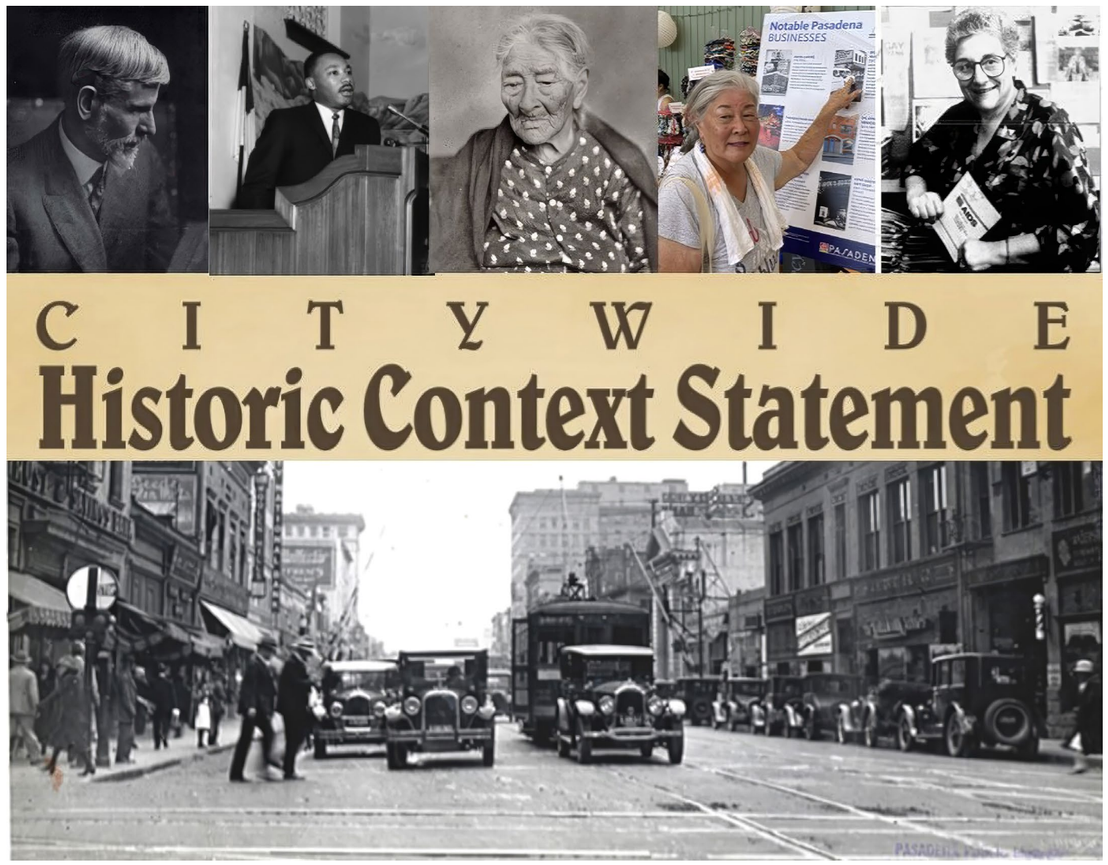


590 S. Fair Oaks Ave.
(Keck Medicine of USC)

Announcements

HISTORIC PLACES PASADENA: COMPLETING OUR STORY PROJECT

The Historic Places Pasadena: Completing Our Story project is a multi-year effort to document historic resources in the City that are eligible for official designation. The first phase of the project involved the preparation of a Citywide Historic Context Statement (HCS), which was released for public review in April 2025. The HCS is a narrative history of the development of the City that establishes a framework for evaluating properties for historical significance and designation. Staff and the project team are currently reviewing and addressing the approximately 600 public comments that have been submitted. While that work is ongoing, the second phase of the project, the Historic Resources Survey, has been initiated. This phase involves a Reconnaissance Survey to identify resources that may qualify for designation, followed by an Intensive Survey to conduct research and evaluate the historical significance of the properties identified in the Reconnaissance Survey. The Reconnaissance Survey is expected to be completed by the end of March, and the overall project is expected to be completed by the end of this year. Staff is also working with the Department of IT (DoIT) to develop a new database of historic resources that is integrated with the City's land management and GIS systems and provide the final survey results to the public.



LAMANDA PARK SPECIFIC PLAN

In May 2025, the City Council approved the Lamanda Park Specific Plan. Lamanda Park's vision is to be a research and development hub with light industrial and creative businesses supported by flexible commercial spaces and diverse housing opportunities near jobs, shops, and services connected by a vibrant public realm. The plan encourages the continued development of these uses while introducing more housing opportunities along the peripheries. This is the only new specific plan that is part of the Our Pasadena - Putting the Plan in Motion update program.



NORTH LAKE SPECIFIC PLAN

In November 2025, the City Council approved the North Lake Specific Plan. The plan's vision is to be a vibrant and visually cohesive corridor, weaving together several distinct pedestrian-oriented districts that complement and build upon the cultural and architectural history of the community and its surrounding neighborhoods. The plan will continue to allow for a variety of commercial and residential uses, with the goal of providing new housing opportunities and higher densities in key areas. The City Council will consider an ordinance to implement the plan in an upcoming meeting. The North Lake Specific Plan is the sixth plan to be approved as part of the 'Our Pasadena - Putting the Plan in Motion' program to update the City's eight specific plan areas. The two remaining specific plans, Fair Oaks Orange Grove and East Pasadena, are expected to be approved by Summer 2026 and Spring 2027, respectively.



Announcements *(continued)*

SPRING ARTNIGHT PASADENA

The award winning ArtNight Pasadena is a signature cultural tourism event that is produced by the City's Cultural Affairs Division in collaboration with the ArtNight partner organizations. Spring ArtNight featured 19 venues with visual art, dance, music and performances to enliven the City and engage audiences, including several Asian-themed exhibitions to celebrate the Year of the Horse - Japanese basketry at the Gamble House, a tea ceremony at Shumei Arts, and the USC Pacific Asia Museum's "Mythical Creatures" exhibition. ArtNight is held in March and October each year and attracts over 15,000 attendees each—with the largest attendance of any City-produced event. Mini grants of $500 augment ArtNight partner programming to allow small arts groups and individual artists to participate.









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