



# CITY OF PASADENA



## *SOUTH FAIR OAKS SPECIFIC PLAN*

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## **CHAPTER 17.35 - SOUTH FAIR OAKS SPECIFIC PLAN**

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### **17.35.010 - Purpose of Chapter**

This Chapter lists the land uses that may be allowed within the SP-2 (South Fair Oaks Specific Plan Overlay District) established by the South Fair Oaks Specific Plan, determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

### **17.35.020 - Purposes of SP-2 (South Fair Oaks Specific Plan) Zoning District**

The purposes of the SP-2 South Fair Oaks Specific Plan overlay district, which implement the goals of the South Fair Oaks Specific Plan, are to:

- A. Create an attractive physical environment for businesses that commercialize emerging technologies;
- B. Integrate land use and transportation programs with the light-rail station site and Fillmore Street;
- C. Support the retention and enhancement of local businesses; and
- D. Mitigate related traffic impacts in the Specific Plan area and in adjacent residential neighborhoods.

### **17.35.030 - SP-2 Allowable Land Uses and Permit Requirements**

All land uses allowed in the base zoning districts as permitted or conditional uses may be allowed in the SP-2 overlay district in compliance with the land use permit requirements of the applicable base zoning district, except as follows:

- A. **Permitted uses.** In addition to the uses permitted in the base district, the following uses shall be permitted within this overlay district on properties located west of Fair Oaks Avenue and south of Hurlbut Street:
  - 1. Life/care facilities;
  - 2. Medical services - extended care;
  - 3. Multifamily residential, with a maximum density of 32 units per acre;

4. Residential care, general;
5. Emergency shelters, limited.

See Section 17.50.105 for specific use standards.

**B. Conditional Use Permit uses.**

1. The following uses that are permitted under the base districts shall require Conditional Use Permit approval in this overlay district:
  - a. Retail sales: Secondhand Appliance and Clothing Sales;
  - b. Vehicle Services - Sales and Leasing; including Vehicle Services - Sales and Leasing - Limited;
  - c. Vehicle Services - Vehicle Storage;
  - d. Wholesaling, Distribution and Storage; and
  - e. Wholesaling, Distribution and Storage - Small-Scale.
2. The following uses that are not allowed under the base district are allowed and shall require Conditional Use Permit approval in this overlay district:
  - a. In the IG SP-2 HL-56 District, Colleges - Traditional Campus Setting; and
  - b. In the IG SP-2 HL-56 District, north of Glenarm Street, Dormitories.

**C. Minor Conditional Use Permit uses.** Vehicle Services - Vehicle/Equipment Repair, are permitted with Minor Conditional Use Permit approval, except that new uses shall not be permitted on parcels within 700 feet, either north or south, from the center line of Fillmore Street.

**D. Prohibited uses.** The following uses that are permitted or require Conditional Use Permit approval under the base district but are prohibited under this overlay district:

1. Auto dismantling, which is included under the definition of Industry, Standard;
2. Vehicle Washing and Detailing businesses except Small-Scale Vehicle Washing and Detailing businesses;
3. Drive-Through Business; including restaurants and nonrestaurants;
4. Swap Meets; and
5. Temporary Swap Meets.

**E. Existing uses.** An existing use shall be deemed to constitute a permitted use if the use:

1. Was established prior to April 13, 1998; and
2. Is classified as a use permitted by right in the IG base district but as a conditionally permitted use or a minor conditionally permitted use in the SP-2 Overlay District, whether or not within 700 feet from Fillmore Street; and
3. If the total site area of the use on April 13, 1998, was less than 20,000 square feet.

(Ord. 7235 § 4, 2013; Ord. 7148 § 2, 2008)

### **17.35.040 - SP-2 General Development Standards**

Proposed development and new land uses shall comply with the development standards of the base district except as follows.

**A. Residential and nonresidential projects.** Residential and nonresidential projects shall not meet the following requirements.

1. **FAR.** The floor area ratio requirement of the base district shall not be applicable in this specific plan.
2. **Commercial Frontage and Facade Standards.** Section 17.24.050 (Commercial Frontage and Facade Standards) shall not be applicable.

**B. Nonresidential projects.** Nonresidential projects shall comply with the following.

1. **Setbacks.** No front or corner yard setbacks are required, except for parcels fronting on Fillmore Street. A portion of a new building shall abut the front property line. Recessed pedestrian entries or landscaped areas may be provided. The minimum front or corner yard for parcels fronting on Fillmore Street shall be ten feet, and this yard shall be paved, and no permanent landscaping shall be permitted. Paving material and pattern within the minimum front yard shall be consistent with the material and pattern required by the City for the Fillmore Street sidewalk. Rear or side yards abutting an RS or RM district shall comply with the setback and encroachment plane requirements of 17.40.160.D.3.
2. **Height limit.** The maximum height shall be that of the IG district, unless another maximum height is shown on the Zoning Map.
3. **Open space requirement.** There shall be an open space area of 300 square feet, which may be located anywhere on the site and may be arranged in a courtyard, small garden space, or other outdoor design. This open space area shall have a minimum dimension of at least 15 feet. It may be covered with a roof structure, but no portion of the required open space area may be enclosed.
4. **Parking and loading.** On-site parking and loading shall be located between the main building and the rear property line. For multi-frontage lots, including corner lots that abut Raymond Avenue or Fair Oaks Avenue, the rear property line shall be that property line perpendicular to Raymond Avenue or Fair Oaks Avenue. For all other multi-frontage lots, the Zoning Administrator shall determine which is the rear property line.

5. **Driveways.** A maximum of one driveway shall be permitted for sites with less than 200 feet of street frontage. There shall be no more than two driveways for sites with 200 feet or more of street frontage.
- C. **Residential projects.** Multi-family residential projects shall comply with the standards of the applicable base zoning district, except as follows.
1. **Density.** The maximum density shall be 32 dwelling units per acre. In calculating permitted densities, fractional numbers of units are to be rounded up or down to the nearest whole number.
  2. **Setbacks.** No front yard or corner yard setbacks are required. A portion of a new building shall abut the front property line. Recessed pedestrian entries or landscaped areas may be provided.
  3. **Height limit.** The maximum height shall be that of the IG district, unless a different maximum height is shown on the Zoning Map.

(Ord. 7035, § 8, 2006)

### 17.35.050 - SP-2 Development Incentives

- A. **New Construction over 25,000 square feet to 75,000 square feet.** New construction that exceeds 25,000 square feet but is less than or equal to 75,000 square feet of gross floor area need not comply with the Conditional Use Permit requirement of Note #9 of Land Use Table 2-3.
- B. **New construction over 75,000 square feet.** New construction that exceeds 75,000 square feet of gross floor area shall require a Conditional Use Permit. The Planning Commission shall be the initial review authority with the City Council serving as the appeal authority. See Section 17.61.050.J. for additional requirements.”
- C. **Height bonus.** For parcels that abut Fair Oaks Avenue south of Pico Street but do not abut a residential use, the maximum height shall not exceed 56 feet.

(Ord. 7210, § 7, 2011)