

City of South Pasadena
Community Development Department

601-625 FAIR OAKS AVE.



PROJECT DESCRIPTION

Demolition of three non-historic buildings to construct a new 7-story senior housing development consisting of three buildings featuring 310 total units (165 market-rate apartment units, 72 assisted living units, 23 memory care units, and 50 units reserved as affordable units) with two levels of parking (one at grade and one underground).

Applicable zoning regulations allowed a maximum base density of 110 units/acre and a maximum height of 45 feet/4 stories. The project utilized state density bonus waivers/concessions to exceed the maximum height allowance to 100', 7 stories, and add 10 additional units from the maximum allowed 300 units.

STATUS

Approved by Planning Division on May 20, 2024. Construction plans submitted for review on December 19, 2025. Building C under review.

Project Planner: Dean Flores, (626) 403-7228, dflores@southpasadenaca.gov

