

815 FREMONT AVE



PROJECT DESCRIPTION

Demolition of the existing Carrow's restaurant building to construct a new 5-story mixed-use development consisting of 2,819 square-feet of commercial area, 56 residential condominiums with 8 units reserved as affordable units and two levels of parking (one at-grade and one underground).

Applicable zoning regulations allow a maximum base density of 70 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 66'-8", 5 stories and add 5 additional units from the maximum allowed 51 units.

STATUS

Approved by Planning Division on September 18, 2025. Construction plans submitted for review on December 23, 2025.

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

