



If the Planned Development is approved, the School District intends to sell the property to a developer for construction. Therefore, there are limited building details at this time.

The proposed Planned Development originally submitted for Pre-Development Plan Review consisted of 50, two-story, single-family homes – 44 attached and 6 detached. The revised plans call for 52 homes – 43 attached and 9 detached – with a dedicated open space area. Access is proposed to be from Rose Avenue.

The attached houses in the interior of the project are proposed to be constructed with 'zero lot lines' so the two homes per structure have a common wall, located on the property line on one side with a ten-foot separation between structures on the other side. These are the same type of attached homes constructed in California Rose Court.

Overall, the proposed Planned Development is similar in site design and building layout to California Rose Court. Many of the features in that development such as detached homes on the periphery, attached houses on the interior, and driveways that serve multiple homes, are included. The lots are comparable in size, at approximately 5,000-5,500 square feet for the detached and 2,100-2,750 square feet for the attached, as are the homes – the footprints of which range in size from 1,500-1,800 square feet.

#### **REVIEW OF DISCRETIONARY ACTIONS:**

The purpose of Pre-Development Plan Review, in Ch. 17.84 of the zoning code, is to identify the requirements of City departments, to offer direction to developers about their projects, and to present a schedule and sequence for entitlements and permits for the new construction.

In this instance, the staff conducted a Pre-Development Plan Review meeting with the applicant's representatives on September 20, 2001. Among the issues presented at that time were:

General Plan Review: The development proposal would be consistent with the Land Use Element of the General Plan, specifically sub-section 2 (*Zone Map Amendments*) of section D (*Implementation Strategies*), which refers to this site specifically under item "F. Rose Avenue Tennis Courts". The text states,

*"This site could be developed with the same density as Rose Court (12.9 units per acre). In addition, the same standards and conditions such as only detached single family housing fronting Rose Avenue, would be made part of the development standards".*

Traffic and Transportation Assessment: A traffic analysis is required for the proposed project.

Current Planning Assessment: The proposed project is subject to a Tentative Tract Map and review by the Subdivision Committee.

Design & Historic Preservation Assessment: No discretionary action is required.

Inclusionary Housing: In accordance with the Inclusionary Housing Ordinance, this project is required to dedicate 15% of the units as affordable housing. Because the project does not yet have a developer, the method of satisfying the Inclusionary Housing Ordinance, whether by providing affordable units, paying an in-lieu fee, provision of off-site units, or a land donation, has yet to be determined.

Cultural Affairs Review: The project is not subject to the Public Art Requirement.

**PROJECT COMMENTS:**

Staff comments have noted the lack of an open space amenity for residents and requested consideration of a secondary access that connects to Washington Boulevard.

In July 2002, the applicant submitted a formal application, including a traffic study, for the Zone Change to Planned Development. This current proposal increased the number of units from 50 to 52 and included a common open space area. The applicant requested access through California Rose Court by connecting to an existing dead-end street, and thereby connecting to Washington Boulevard, but the California Rose Court homeowners association was not receptive to this request. The streets in California Rose Court are private, and owned and maintained by the homeowners association.

The revised proposal has been routed for additional comments from City departments. The major points that have resulted from these recent reviews include:

- The rear entrance to Pasadena High School is located just south of the project site at the corner of Cooley Place and Rose Avenue. The neighbors have complained of congestion occurring during drop-off and pick-up times and expressed concerns that the addition of cars and trips in this area could have an adverse affect on the neighborhood. The School District has hired a transportation consultant (Kaku & Associates) to analyze the impacts of the proposed development and methods Pasadena High School could utilize to reduce the potential additional congestion. The draft study has been analyzed by the Transportation Department and revisions are currently underway.
- The front- and rear-yard setbacks result in minimal yard area from some properties and should be increased.
- The proposed site layout:
  - creates corner lots in the interior of the development that are awkwardly configured and should be redesigned to address the amount of paving area;
  - isolates the two houses adjoining the open space from the rest of the development and therefore places them within close proximity of daily traffic patterns of the surrounding units.; and
  - does not provide adequate open space. The removal of the adjoining units (as mentioned above) would provide for improved open space, as well as providing flexibility in addressing increased setbacks for many of the properties.

- The proposed private street will require that the homeowner association's Conditions, Covenants, and Restrictions include language allowing access for City services on the interior.
- The provided plans do not detail the existence of guest parking. Adequate guest parking should be provided so adjoining streets are not adversely affected.
- All trees on the site are proposed to be removed, and while none meet the thresholds of significance as determined by the Tree Protection Ordinance, the proposed site plan should allow for the preservation of as many trees as possible.
- The project is located within the Hazardous Brush Interface Zone, as determined by the Fire Department. To mitigate this, construction standards such as fire sprinklers will be required and wood roof coverings and wood exterior coverings will be prohibited. Additionally the lack of a secondary fire/emergency access is of concern. Emergency access through California Rose Court should be investigated if public vehicular access is found to not be feasible.

**TIMELINE:**

The following schedule outlines the major stages in reviews of this project:

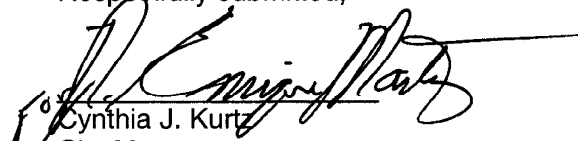
<b>Dates</b>	<b>Activity</b>
07/21/01	Applicant submits Pre-Development Plan Review application and site plan.
09/20/01	Pre-Development Plan Review meeting between applicant and city staff.
03/04/02	Further meetings between applicant and city staff.
07/01/02	Planned Development application submitted.
07/09/02	Application circulated for city department comments.
08/05/02	Applicants submits Vesting Tentative Tract Map application.
10/07/02	Pre-Development Plan Review presentation to City Council.

<b>Dates</b>	<b>Activity</b>
10/14/02	Presentation to Design Commission for comments.
10/15/02	Neighborhood Meeting with community for comments.
10/23/02	Planning Commission holds public hearing.
11/02	City Council holds public hearing.


**FISCAL IMPACT:**

The developers will pay fees for the discretionary actions required for the project. The project will also generate plan check and permit fees, and construction tax, in amounts that cannot be determined at this time. In addition, the project will generate increased revenues from the property tax.


Respectfully submitted,

  
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Attachments:

- 1) Pre-Development Plan Review comments and original Site Plan
- 2) Revised Site Plan for proposed Planned Development