

Introduced by Councilmember _____

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF PASADENA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PASADENA ESTABLISHED BY SECTION 17.08.040 OF THE PASADENA MUNICIPAL CODE TO CHANGE THE DESIGNATION FOR THE PROPERTY LOCATED ON THE WEST SIDE OF ALTADENA DRIVE BETWEEN VILLA STREET AND WAGNER STREET (435 N. ALTADENA DRIVE)

The People of the City of Pasadena ordain as follows:

SECTION 1. This ordinance, due to its length and the corresponding costs of publication, will be published by title and summary as permitted by Section 508 of the Charter.

The approved summary of this ordinance reads as follows:

“Summary

The official zoning map of the City of Pasadena as established by Section 17.08.040 of the City of Pasadena Municipal Code is amended by modifying the boundaries of certain zoning districts established therein as follows:

By reclassifying from RM-16 (Multi-family Residential, 16 dwelling units/net acre) and CL-SD (Limited Commercial, Sign District Overlay) to PD-29 (Planned Development-29, Altadena/Villa) the property commonly known as 435 N. Altadena Drive shown on the map entitled “Altadena/Villa Zone Change” dated August 2002, on file in the City Clerk’s office of the City of Pasadena. The legal description of the subject property is also on file in the City Clerk’s office of the City of Pasadena. In addition, Appendix B to Title 17 of the Pasadena Municipal Code is also amended to include development standards that govern development of this Property, the development standards are on file in the City Clerk’s office of the City of

Pasadena.

Ordinance No. _____ shall take effect thirty days from its publication by title and summary.”

Section 2. The official zoning map of the City of Pasadena as established by Section 17.08.040 of the City of Pasadena Municipal Code is amended by modifying the boundaries of certain zoning districts established therein as follows:

By reclassifying from RM-16 (Multi-family Residential, 16 dwelling units/net acre) and CL-SD (Limited Commercial, Sign District Overlay) to PD-29 (Planned Development-29, Altadena/Villa) the property commonly known as 435 N. Altadena Drive shown on the map entitled “Altadena/Villa Zone Change” dated August 2002, on file in the City Clerk’s office of the City of Pasadena. The legal description of the subject property is also on file in the City Clerk’s office of the City of Pasadena.

SECTION 3. The development standards contained herein shall apply to the property known as 435 North Altadena Drive, and Appendix B to Title 17 of the Pasadena Municipal Code is hereby amended to add these development standards for Planned Development 29, Artisian Square:

1. The site plan to be submitted for building permits shall substantially conform to the site plan dated August 8, 2002 submitted with this application except as modified herein if applicable. Courtyards shall not be smaller than depicted on the site plan.

2. The following land uses are permitted at 435 North Altadena Drive: adult day care, limited; multi-family residential; residential care, limited; and small family day care home. The following commercial use is conditionally permitted: commercial filming. The following

accessory uses are permitted: home occupation; and other accessory uses reasonably related to the permitted uses as determined by the zoning administrator. The following temporary uses are permitted: commercial filming, short term; personal property sales; and street fairs.

3. The maximum number of dwelling units shall not exceed 52 units.

4. The front yard setback along all street frontages shall be a minimum of 20 feet measured from the street property line to the leading edge of the building, except that a minimum of 5 feet shall be allowed at the southwest portion of the building at the end of the cul-de-sac on Wagner Street. No encroachments are permitted into the front yard, except for those identified in item 6, below. All other interior setbacks shall be established as shown on Exhibit 1, entitled "Artisan Square" dated August 8, 2002. The front yard setback along all street frontages shall be landscaped.

a. A yard with a minimum of 10 feet in depth shall be provided along interior property lines.

5. A minimum separation of 10 feet between buildings on the property shall be provided.

6. Yard encroachments shall be as follows:

a. Open porches no deeper than 10 feet and no higher than one story may project into the front yard.

b. Bays no greater than 3 feet deep and 10 feet long and no higher than two stories may project into the front yard. The maximum frequency of such bays is one bay per 15 feet of lot width at the front property line.

c. Balconies with a maximum depth of 10 feet may project into the front yard.

d. Uncovered steps, landings or patios not more than 3 feet in height measured from finished grade may project 3 feet into a required yard for a length of 10 feet measured parallel to the building.

e. Eaves may project up to 3 feet into a required yard.

7. Changes in a wall plane are an important feature to prevent a procession of blank, flat wall planes and should be provided. Final wall plane modulation shall be reviewed and approved during design review of the project.

8. In general, windows visible from public streets, courtyards, or main garden areas should be detailed as primary windows and recessed a minimum of 3-inches behind the wall plane of a building (not flush with the wall plane) to create shadow lines and to impart a three-dimensional design feature.

9. Street facades of all residential buildings shall contain major windows of at least 16 square feet in window area.

10. Street facades of all residential buildings shall have entrances to individual units.

11. The majority of entrances to the units should be accessed from the street or from the courtyard/garden area. Additional entrances may serve units from additional open spaces.

12. Transitional spaces in the form of stoops, overhangs and porches between public areas and entrances to units are an important element of Pasadena's architecture. New residential buildings shall provide the element for each unit or group of units.

13. The building height of the multi-family residential development shall not exceed thirty-six feet measured from the finished grade to the highest point of roof.

14. The following exceptions to the height limits are permitted:

a. Appurtenances and other similar structures covering not more than 25 percent of a building's roof to which the appurtenance is attached may exceed the maximum permitted height limits by not more than 10 feet.

15. The three large open courtyard areas shall be the primary landscaped open space for the project. This space may take the form of a garden or landscape court, but in either case it

shall be a well defined, coherent area that is an essential component of the project's design, not merely space left over after the building is placed. The courtyard must make a visual contribution to the neighborhood as a whole and can in some cases be used to ameliorate damage by unsympathetic earlier development. The courtyard area is intended to be a usable open space for the project, a garden to be occupied as well as a garden to be seen. Seating and other elements encouraging use and occupation by project residents should be included in its design and it should form an integral part of the circulation pattern within the project.

16. At least 50 percent of the courtyard area shall be planted. In the courtyard areas, a minimum of six (6) 36-inch box canopy/shade trees shall be provided to shade the common outdoor open space area. Landscaped areas shall be permanently maintained and irrigated with an automatic system in accordance with the provisions of Chapter 17.64 of the Pasadena Municipal Code. The majority of landscaped areas shall be planted with water efficient plants. Grass shall be excluded from areas difficult to irrigate such as slopes and planting areas less than 5 feet in width. At least a 24-inch box tree shall be planted for each residential unit and for each tree removed from the site. A landscape plan shall be submitted for review and approve by the Planning and Development Director prior to issuance of a building permit and shall contain the specimen or common names of plants, sizes, location on the site and number of each variety used. A full landscape plan shall be submitted to the Design Commission for final design review.

17. Concrete may be used for walkways up to 4 feet in width, but is not acceptable for area paving unless mandated by the Uniform Building Code. Unplanted areas with a minimum dimension of 5 feet or more shall be paved with unit pavers such as brick, tile or concrete setts or

covered with decomposed granite or gravel.

18. Driveways located adjacent to a courtyard area shall be screened by linear landscape elements such as hedges or rows of trees or by architectural elements such as low walls or trellises.

19. Each building or courtyard shall incorporate at least one feature as a conspicuous component of its architecture such as iron gates, tile fountains, cast terra cotta, wood work, stenciled ornament or other devices which demonstrate craftsmanship.

20. Each of the new buildings constructed for this project shall incorporate at least two of the following elements. Substitution of elements not on this list may be made if approved by the planning director.

- a. Upper floor loggias or pergolas.
- b. Roofed balconies supported by brackets or by columns at the ground floor.
- c. Exterior wooden or masonry stairs with closed stairs.
- d. Tile or masonry fountains.

21. Materials for the project should be good quality, durable masonry, stucco or wood.

- a. In order to ensure that new buildings appear substantial and integral, changes of exterior color, texture or material shall be accompanied by changes in plane. An exception is the articulation of the base of a building.
- b. Material or color changes at the outside corners of buildings give an impression of thinness and artificiality and are not allowed.
- c. Buildings in this project should have consistent materials and details throughout. Detailing of doors, windows and eaves and the type and quality of materials should be similar on all sides of the buildings.
- d. The new buildings in this project should support regional traditions. This means that careful decisions must be made concerning the choice, application and detailing of

material so that new construction is appropriate to its context. The list provided below this project contains several materials or combinations that shall be avoided. It is meant to be illustrative rather than inclusive. Final approval of materials, material combinations and detailing will be determined by the design commission.

1. Flush nail-on aluminum windows should not be used.
 2. Spanish Colonial style buildings should not have window frames flush with the outside plane of the wall.
 3. Stucco surfaces should not be detailed with crisp metal corner beads. Rounded bull nose corners are more appropriate.
 4. Plywood siding, light, transparent, "Driftwood" stains, and thin layers of stone or unit masonry which appeal veneer-like should be avoided.
22. Both concept plans and final design plans shall be submitted for review and approval to the design review commission, prior to issuance of any building permits.
23. Electronic gate or similar mechanism shall be installed on both ends of the western driveway.
24. All driveway entrances shall be paved with enhanced concrete.
25. Two covered parking spaces shall be provided for each residential unit for residents of the site. The covered parking may be provided as tandem parking spaces. All covered parking spaces shall be equipped with automatic garage door openers. A minimum of seven guest-parking spaces shall be provided for the project. All guest parking spaces shall be full-sized as provided by Chapter 17.68 of the Pasadena Municipal Code. All guest parking spaces shall be double-striped and with wheel stops.
26. All mechanical equipment shall not be closer than 5 feet from a property line. The screening of mechanical equipment, refuse storage areas and other applicable sections of Chapter 17.64 of the Pasadena Municipal Code shall be provided in accordance with the requirements of

said chapter.

- a. All exhaust vents, related ductwork, etc, shall be directed through-the-wall and routed through the roof. Venting and mechanical equipment shall not be visible from public view.

27. The project shall comply with Chapter 17.71 of the Pasadena Municipal Code regarding provision of affordable housing.

28. A solid masonry or concrete wall shall be provided at the common property line on the west side, which separates the driveway access off of Villa Street and Wagner Street from the residential dwelling units and fire station to the west. Perimeter walls shall comply with the City of Gardens Standards of Title 17 of the Pasadena Municipal Code. That there will be a buffer including a landscape of trees along the westerly border.

29. The developer shall comply with the City's Tree ordinance. Existing trees, if they are to be retained on-site, including parkway trees shall be protected during the construction process. The property owner shall coordinate with the Public Works, Parks and Natural Resources Section.

30. Courtyards and gardens shall not be gated.

31. The developer shall file a tentative tract map no later than six (6) months after the issuance of a building permit, but prior to receiving a Certificate of Occupancy.

32. If project construction is to be phased, areas that are not under construction shall be free of debris and landscaped, if construction does not commence within six (6) months of the prior phase completion.

33. Prior to the start of construction or the issuance of any permits, the applicant shall meet with the Public Works and Transportation Department Inspector for review and approval of

all construction staging, parking, delivery and storage of materials, and any of the specifics that will affect the public right-of-way.

34. A deposit will be required to be submitted to the Public Works and Transportation Department prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the developer will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, either directly or indirectly, by the construction of this site.

35. The applicant shall connect to the public sewer by a method approved by the Public Works and Transportation Department. All sewer connection shall be 6-inch diameter vitrified clay pipe.

36. The applicant shall maintain the existing 10-foot wide easement for public sewer that runs from Wagner Street to Altadena Drive (in Wagner Street).

37. The applicant shall submit a grading and drainage plan for review and approval indicating the quantity of storm water runoff and how it will be handled prior to the issuance of a building permit. All on-site water must be carried into the catch basin on Wagner Street or on Altadena Drive.

38. The development is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance, which implements the requirements of the Regional Water Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance.

39. The applicant shall close all unused drive approaches with standard concrete curb,

gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk, avoiding any damage to existing street trees and using the City's Tree Protection Standards available from the Parks and Natural Resources Division, along the subject frontage(s) prior to the issuance of a Certificate of Occupancy.

40. The applicant shall construct any new drive approach at a minimum of 12 feet in width and in accordance with Standard Drawing No. S-403.

41. To provide for disabled persons, the applicant shall construct a standard wheelchair ramp at the northwest corner of Altadena Drive and Maple Street per Standard Drawing No. S-403.

42. The parking, trash, and recycling areas shall conform to the requirements of the Zoning Ordinance and a plan showing all pertinent dimensions for these areas shall be submitted to the Public Works and Transportation Department for review and approval prior to the issuance of a building permit. Applicant shall submit a refuse and recycling plan and obtain final approval from the Director of Public Works.

43. A detailed plan showing dimensions and locations of all driveways, parking stalls, aisle widths, etc. shall be provided for review and approval. The plan shall be drawn up to a 1"=20' or 1"=40' scale.

44. A traffic impact analysis, including a circulation plan for ingress and egress and recommended striping at points of ingress/egress (specifically on Villa Street), must be supplied. The plan shall be drawn to a 1"=20' or 1"=40' scale.

45. If the driveways are to have gates at the entrance, the gates have to be set back at least 20 feet from the property line.

46. The applicant shall submit a C & D Recycling & Waste Assessment Plan prior to issuance of the grading permit. A list of Construction and Demolition Recyclers in Los Angeles County can be obtained from the Street Maintenance and Integrated Waste Management Division of the Public Works and Transportation Department.

47. Developer shall record a covenant (this covenant shall be part of the units sale contract) which provides that an enclosed area in the garage of each unit shall be provided for refuse and recycling containers, approximately ten square feet. The size of the containers shall be appropriate for the number of occupants of the individual units. The homeowner association shall contract with a non-exclusive franchise hauler holding a valid franchise agreement with the City of Pasadena.

48. The applicant shall strive to incorporate recycled content materials whenever possible in the new construction.

49. The existing street lighting system along Wagner Street is substandard (or non-existent). In order to improve pedestrian and traffic safety, the applicant shall install a maximum of two (2) new street lights on or near the frontage of the property, including conduits, conductors, electrical service, pull boxes, and miscellaneous appurtenant work. The type and hardware shall conform to current policies approved by the City Council, and the locations shall be as approved by the Public Works and Transportation Department.

50. The applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by an engineer registered in the State of California. Upon submission of improvement plans to the Public Works and Transportation Department, the applicant will be required to

place a deposit with the Department to cover cost of plan checking and construction inspection of the improvements.

51. The applicant shall plant and maintain, for a period of three years, the officially designated street tree(s) per the City approved master street tree plan on the subject frontage. Locations will be finalized in the field by Parks and Natural Resources staff. Tree(s) must meet the City's tree stock standards and be planted according to the detail provided by the Parks and Natural Resources Division. The trees shall be approved by the Forestry Supervisor prior to the issuance of a Certificate of Occupancy.

52. If the applicant removes or damages any existing street tree, the applicant shall pay at a minimum, the fair market value of tree(s) using the most recent edition of the International Society of Arboriculture Tree Evaluation Guide (ISA). The applicant shall also replace and maintain at their expense for a minimum of three years a new 36-inch box street tree for each tree affected based on the current ISA standards. The type, quality and location of the new trees shall be approved by the Public Works and Transportation Department.

53. Plans must be submitted to the Parks and Natural Resources Division for approval showing any structures, irrigation, footings, grading, or plantings, that impact City street trees. The plans must conform to the Tree Protection Standards, which specifically require showing locations of all existing trees, their diameters and actual canopies as well as any trees to be planted with their canopy at mature size.

54. All construction designs and plans shall be submitted to and approved by the fire department prior to the issuance of any building permits.

55. There are existing power pole lines along the west property line. The applicant must

maintain 12-foot clearance between the proposed building and the existing power overhead lines, and a 5-foot clearance to the existing power poles. The applicant shall maintain ingress/egress access for these existing wires and power poles.

56. The project shall comply with all other City department requirements.

57. Prior to issuance of any building permits, the developer shall submit and record a covenant (this covenant shall be part of the units sale contract), approved by the city attorney's office which ensures the following:

- a. The homeowners' association conditions, covenants, and restrictions (CC&RS) shall contain a provision to the satisfaction of the city attorney's office, to inform the owner of each unit of the project, that all-night parking permits for more than seven (7) days (Pasadena Municipal Code 10.44.020) will not be available to any of the units.
- b. The homeowners' association CC&RS shall contain a provision prohibiting parking anytime on all driveways including driveways at the individual units in the project.
- c. The homeowners' association CC&RS shall contain a provision prohibiting residents of the project from parking in designated guest parking spaces. A sign to that effect shall be posted on all guest parking spaces.

SECTION 4. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 5. This ordinance shall take effect thirty days from its publication.

Signed and approved this _____ day of _____, 2002.

Bill Bogaard
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of
the City of Pasadena at its _____ meeting held _____,
2002 by the following vote:

AYES:

NOES:

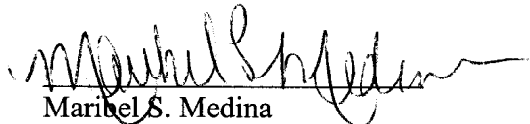
ABSENT:

ABSTAIN:

Published:

Jane L. Rodriguez, CMC
City Clerk

APPROVED AS TO FORM:


Maribel S. Medina
Assistant City Attorney