

Agenda Report

TO: City Council

DATE: March 22, 2004

FROM: City Manager

SUBJECT: ZONE CHANGE TO ADD 137 PROPERTIES TO BUNGALOW HEAVEN
LANDMARK DISTRICT/AMENDMENT TO (LD-1) OVERLAY DISTRICT

RECOMMENDATION

It is recommended that, following a public hearing, the City Council:

1. Acknowledge that the application to amend the LD-1 landmark district overlay is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act, (Section 15308: Class 8, Actions by Regulatory Agencies for Protection of the Environment).
2. Acknowledge the decision of the Historic Preservation Commission on September 15, 2003, that the North Holliston grouping of 137 houses meets the criteria for designation as a landmark district, (§17.52.40 P.M.C.).
3. Acknowledge that the petition in support of the designation has at least 51% of the owners' signatures.
4. Find that the proposed zone change is consistent with the General Plan (Objective 6 of the Land-use Element, "to promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods.") and the purposes of the zoning ordinance (P.M.C. §17.04.030, "preserve the character and quality of residential neighborhoods").
5. Approve the zone change to add the North Holliston grouping to the LD-1 Bungalow Heaven Landmark District zoning map overlay;
6. Direct the City Attorney to prepare an ordinance amending the official zoning map of the City of Pasadena established by Section 17.08.040 of the Pasadena Municipal Code by amending the Bungalow Heaven Landmark District (LD-1).

RECOMMENDATION FROM THE HISTORIC PRESERVATION COMMISSION

On September 15, 2003, the Historic Preservation Commission determined that the proposed district meets the criteria in §17.52.040 P.M.C. for establishment of a landmark district and voted unanimously to recommend approval of the amendment to the zoning map and the designation to the Planning Commission and the City Council.

RECOMMENDATION FROM THE PLANNING COMMISSION

Following a public hearing on January 28, 2004, the Planning Commission found that the proposed zone change to create a landmark district is consistent with the General Plan and the purposes of the zoning ordinance and voted unanimously to recommend that the City Council approve the amendment to the LD-1 zoning map overlay for the Bungalow Heaven Landmark District.

BACKGROUND

Since 1989, the City has designated six landmark districts: Bungalow Heaven, Garfield Heights, Banbury Oaks, Washington Square, South Oakland and Ross Grove. Bungalow Heaven (LD-1) with over 900 properties was the first to be designated in 1989. The addition of Holliston to the district would expand the boundaries to include another 137 properties. Originally, this section of Holliston was intended to be included in the district; however, because of insufficient volunteer time to obtain signatures of property owners on this street, it was omitted from the 1989 designation. The Bungalow Heaven Neighborhood Association submitted this application.

As part of the landmark district, owners of properties within the amendment area will be subject to the same regulations that apply to the properties in the existing landmark district. Major changes to the exterior of houses and construction of new buildings visible from the public right-of-way and demolition will be required to comply with the City's *Design Guidelines for Historic Districts* and the Bungalow Heaven Landmark District Conservation Plan.

DESCRIPTION

Construction Dates: The majority of the contributing buildings in the North Holliston grouping were constructed between 1920 and 1940.

Architectural Styles: The representative styles are good-to-excellent examples of the period and include: Craftsman Bungalow; Colonial Revival; Tudor Revival; Spanish Colonial Revival; English Cottage Revival; and several mid-century vernacular cottages.

Environmental Setting: Streets lined primarily with large mature oak trees in parkway lawn; generous front yard set backs, often with a very large specimen tree and open front lawn; detached garages at rear of property.

Zoning: RS-6; RM-32 (1340 E. Washington Blvd.)

General Plan: Low-density residential.

ANALYSIS

Boundaries: The amended boundary of the Bungalow Heaven Landmark District extends to the east to include both sides of North Holliston from numbers 709 to 1310; 1351 to 1370 Loma Vista Street (between Holliston and Hill); 1356 to 1370 East Mountain Street (between Holliston and Hill); 1295, 1309 and 1319 East Orange Grove Blvd. (between Chester and Holliston) and 1340 E. Washington Blvd. (on the northeast corner of Holliston and Washington). Two properties on the southwest corner of Holliston/Washington and properties on the northeast corner of Holliston/Orange Grove are not included in the boundaries because they are non-contributing and on the edge of the district. The house at 1370 E. Washington is included because it is a significant historic resource that continues the visual architectural character along the east edge block-face of Holliston and the south edge block-faces along Washington (in the existing district) to the edge of the district.

Contributing Properties: Of the 137 properties in the district amendment area, approximately 94% are contributing. This percentage far exceeds the minimum required percentage of 60% for qualifying for designation.

Significance: The Holliston Avenue area has a high concentration of architecturally intact structures representing residential buildings that were constructed during an important period of development in the history of the City. The area reflects trends and styles of the time. It relates to the existing Bungalow Heaven Landmark District in historic context, architectural characteristics (age, style, scale), and environmental

setting, especially to the already designated Chester Street in the district. The houses are compatible with the historic/architectural character of the existing landmark district and they have a high degree of architectural integrity.

Design Review of Pending Projects: A proposed project for demolition of an existing contributing building at 1340 East Washington Boulevard (1914; David M. Renton) and construction of a surface parking lot would require review under the City's regulations if a permit has not been issued prior to adoption of the designation ordinance.

Consent of Property Owners: The application for the landmark district amendment includes a petition signed by 56.6% of property owners.

GENERAL PLAN AND ZONING CONSISTENCY

The area is low-density residential. The proposed designation is consistent with the General Plan and will advance the objectives of the Land Use Element, e.g., Objective 6 "promote(s) preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods."

The zoning designation is RS-6 except 1340 E. Washington Blvd, which is RM-32. The application is consistent with the purposes of the zoning code, which includes goals to preserve residential neighborhoods.

PUBLIC NOTICE

City staff has sent notices about the public hearing to all property owners within the district amendment area and within 300 feet of the boundaries of it. The Historic Preservation Commission and Planning Commission hearings were also noticed in the same manner.

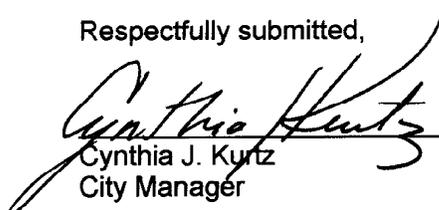
ENVIRONMENTAL DETERMINATION

This zone change application is categorically exempt under the California Environmental Quality Act, Class 8 Actions by Regulatory Agencies for Protection of the Environment.

FISCAL IMPACT

The City's General Fee Schedule exempts fees for design review in landmark districts. Fees will continue to be collected for all other City entitlements, plan checks, permits, and taxes. Because the expected number of design review applications is in the range of 1-4 per year, the long-term cost of this service to the City is minimal.

Respectfully submitted,



Cynthia J. Kurtz
City Manager

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Approved by:


Richard J. Bruckner
Director, Planning and Development

Attachment A: Map of Proposed Landmark District Amendment