

Agenda Report

TO: CITY COUNCIL

DATE: JULY 18, 2005

FROM: CITY MANAGER

SUBJECT: RECOMMENDED ADOPTION OF A ZONE CHANGE TO DESIGNATE A LANDMARK DISTRICT OVERLAY FOR THE HOLLISTON AVENUE LANDMARK DISTRICT (LD-10)

RECOMMENDATION:

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

1. Find that the application for a zone change is categorically exempt from environmental review under the California Environmental Quality Act, (Class 8, Actions by Regulatory Agencies for Protection of the Environment).
2. Find that the proposed zone change is consistent with the General Plan and the purposes of the zoning ordinance.
3. Acknowledge that the petition with signatures in support of the landmark overlay district petition exceeds the 51 percent requirement in P.M.C. §17.52.070.
4. Based on these findings, approve the landmark district and the zoning map overlay for the Holliston Avenue Landmark District, LD-10 (Attachment 1).
5. 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 to designate the landmark district with the LD-10 overlay zone.

RECOMMENDATION FROM HISTORIC PRESERVATION COMMISSION

At a public hearing on November 15, 2004, the Historic Preservation Commission unanimously determined that the proposed district meets the criteria in §17.52.040 P.M.C. for designation of a landmark district and unanimously recommended approval.

RECOMMENDATION FROM PLANNING COMMISSION

Following a public hearing on June 8, 2005, 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 designation of the Holliston Avenue Landmark District.

EXECUTIVE SUMMARY

This application was initiated by area property owners, 55% of whom have signed a petition in support of landmark district designation. The application affects 20 lots, including 19 properties on N. Holliston Avenue south of E. Orange Grove Blvd. and one property on E. Orange Grove Blvd. at N. Holliston Avenue. The district has a locally significant collection of residential architectural styles, especially Craftsman architecture, from 1907 to 1942. Even though the district has multiple-family zoning, eighty percent of the properties have structures on the front of the lot that are from this period of significance and still intact on the exterior.

BACKGROUND

Since 1989, the City has designated nine landmark districts: Bungalow Heaven, Garfield Heights, Banbury Oaks, Washington Square, South Oakland, Ross Grove, Normandie Heights, Crawfords Vista, and Governor Markham. Jill Levin and Bruce Bearfeld, representing the Holliston Avenue Landmark District designation project, submitted this application for a landmark district designation on July 29, 2004. In part, the application was in reaction to an application, since abandoned, to demolish a bungalow court at 636 N. Holliston and replace it with condominiums. As redesigned, that project now includes rehabilitation of the front units and demolition of only the rear building in order to provide new condominium units on the property.

ANALYSIS

Boundaries: The district contains a portion of one block of properties along N. Holliston Avenue between E. Orange Grove Blvd. and E. Villa Street, zoned RM-16 and RM-32 (Attachment 1). The irregular boundary eliminates concentrations of apartment buildings on the west side of Holliston and includes a contributing house with an Orange Grove address at the intersection of Holliston and Orange Grove.

Construction Dates: The primary structures in this area, as viewed from the street, were built from 1907 to 1963 (Attachment 2). Sometimes newer apartment buildings were built to the rear of the lot. The "period of significance" for the district, i.e., the time period identified with its historic character, is 1907 to 1942.

Architectural Styles/Building Types: The most prominent styles are Craftsman and California Bungalow, with both one- and two-story examples being evident. Other key

characteristics of the district are fine craftsmanship, basements, raised first floors, and detached rear garages (Attachment 3).

Eligibility for Landmark District: With 80% of the street-facing structures documented as contributing (Attachment 2), the district well exceeds the minimum threshold of 60%. Besides the original houses from the beginning of the 20th century, the district shows how, over the years, the density of a neighborhood can be increased in several ways, each of which is sensitive to the historic character of the area.

Guidelines: The *Design Guidelines for Historic Districts*, adopted by the City Council in 2002, apply to reviews of all projects in landmark districts. These guidelines, developed with the participation of local residents, are an elaboration of the U.S. Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and include examples and illustrations targeting local conditions. Since the adoption of the revised zoning code earlier this year, a separate chapter for each new district is no longer required.

Impact of Zoning Overlay: As part of the landmark district, owners of properties within the landmark district area will be subject to the same regulations that apply to the properties in all other existing landmark districts. If the City Council approves the designation, major changes to the exterior of houses and construction of new buildings visible from the public right-of-way will be required to comply with the City's *Design Guidelines for Historic Districts*, and demolition or relocation of contributing structures will be restricted. Property owners will still be able to construct multiple-family units in the rear yards, if the new construction is compatible with the contributing structures in the district.

GENERAL PLAN AND ZONING CONSISTENCY

The area is low-density residential, with the exception of three lots along Orange Grove Blvd. that are designated multi-family residential. The proposed designation is consistent with the General Plan and will advance the objectives of the Land Use Element, e.g., Objective 6, which "promotes preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods."

The area is zoned RM-16 and RM-32 (multiple-family). The LD-10 zone is proposed as an overlay over the current zoning. The application is consistent with the purposes of the zoning ordinance, which includes several goals to preserve residential neighborhoods.

NEIGHBORHOOD MEETINGS

Prior to the gathering of signatures, residents and property owners held a meeting with staff to discuss the ramifications of district designation. All property owners within the area received notices of the public hearing and workshop with the Historic Preservation

Commission and the public hearing with the Planning Commission. Ten to 15 property owners attended these hearings and several submitted letters (Attachment 4).

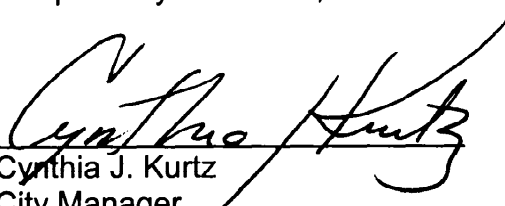
ENVIRONMENTAL DETERMINATION

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 entitlements, plan checks, permits, and taxes. Staff expects an average of one or two applications per year for a district of this size and zoning. The long-term cost of this service to the City is expected to be minimal.

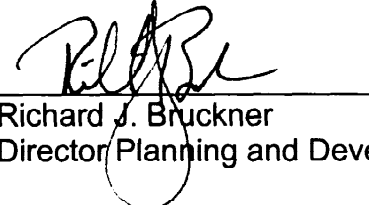
Respectfully submitted,


Cynthia J. Kurtz
City Manager

Prepared by:


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Approved by:


Richard J. Bruckner
Director Planning and Development

Attachments:

1. Map of Proposed Holliston Avenue Landmark District
2. Inventory of Proposed Holliston Avenue Landmark District Properties
3. Forms from 1989 Historic Inventory
4. Letters received from property owners and interested parties

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