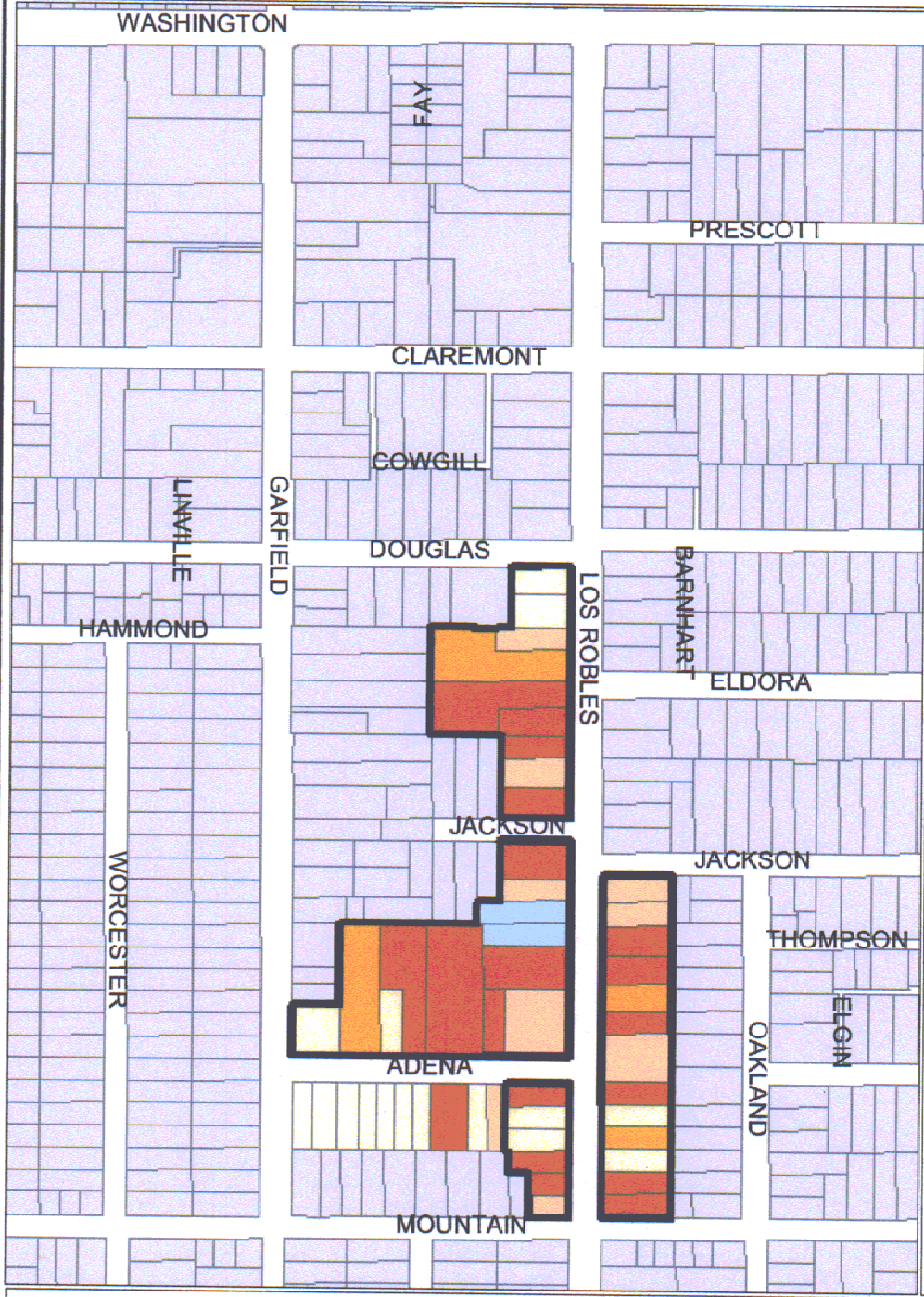



City of Pasadena Garfield Heights Zone Change Study - Density Levels



- LEGEND**
- Parcel
 - Group/Convalscents
 - RS-6 (Single Family)
 - RM-12 (2 Units)
 - < RM-16 (16 du/ac)
 - > RM-16 (16 du/ac)
 - Study Area

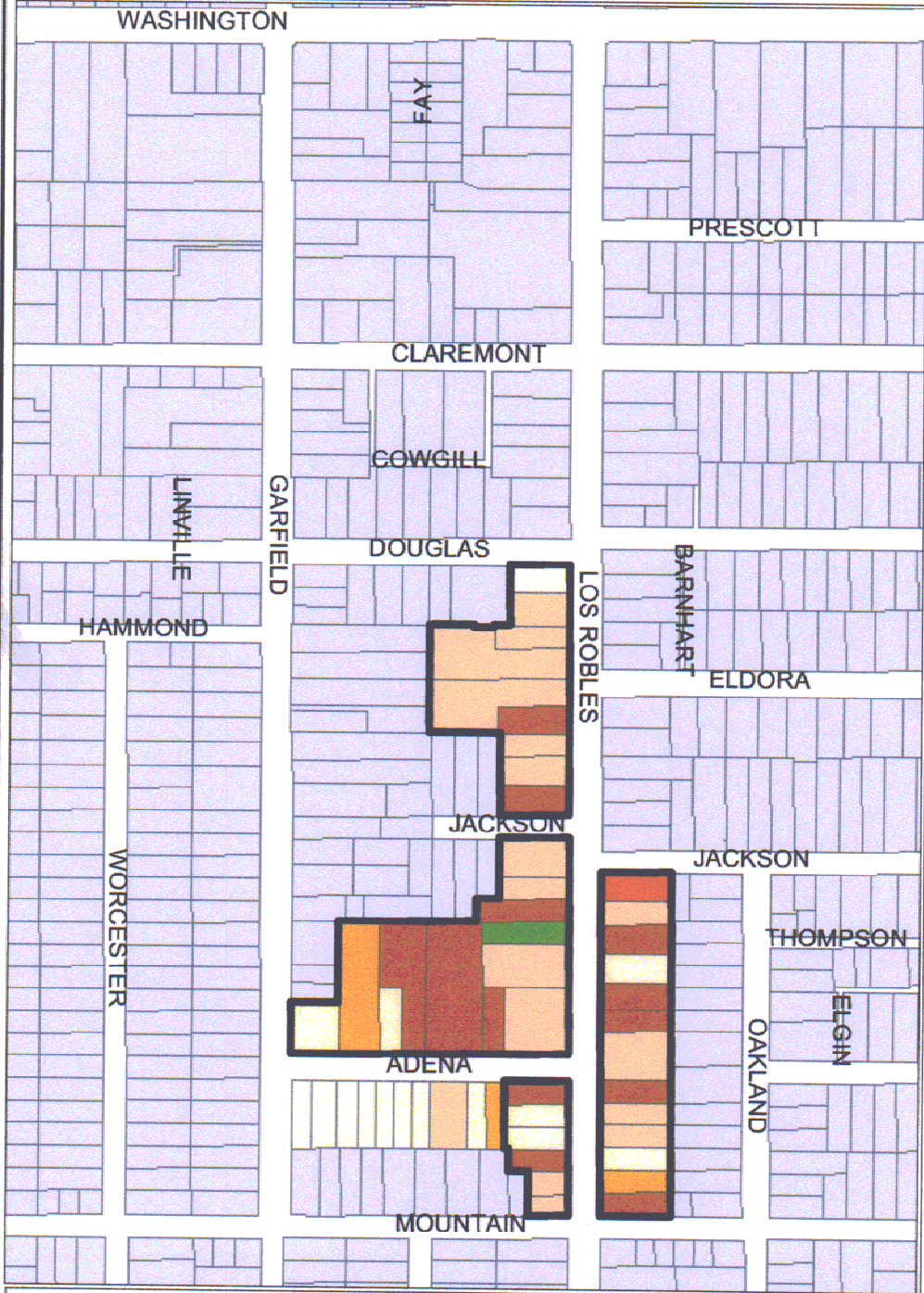
Prepared By:
Scott A. Reimers
08.25.05
Inclusionary_Existing.mxd

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0 135 270 540
Feet
Coordinate System:
State Plane California Zone V
FIPS 405 (Feet), NAD 1983


City of Pasadena Garfield Heights Zone Change Study - Building Type



LEGEND

- Parcel
- Vacant
- SFR
- SFR Converted to MFR
- SFR with MFR in Rear
- Duplex or Triplex
- MFR
- Study Area

Prepared By:
 Scott A. Reimers
 11.07.05
 Bldg_Type_South.mxd



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Coordinate System:
 State Plane California Zone V
 FIPS 405 (Feet), NAD 1983

ATTACHMENT 3

GARFIELD HEIGHTS ZONING STUDY AREA
Density Levels Compared to Proposed Zoning

Section of Study Area	% Lots with Densities at or Below Proposed Zoning	% Lots with Densities Above Proposed Zoning	(%) Single Family	(%) Two Units (RM-12)	(%) > RM-12 < RM-16*	(%) > RM-16*	(%) Group Home
South Section <i>RM-32 to RM-16</i> <i>39 parcels</i>	49	46	18	21	10	45	5
West side between Douglas and Jackson <i>9 parcels</i>	55	44	22	22	11	44	0
West side between Jackson and Adena <i>6 parcels</i>	33	33	0	33	0	33	33
West side between Adena and Mountain <i>6 parcels</i>	50	50	33	17	0	50	0
East side between Jackson and Mountain <i>13 parcels</i>	54	46	15	23	15	46	0
North side of Adena <i>7 parcels</i>	57	43	29	14	14	43	0

GARFIELD HEIGHTS ZONING STUDY AREA
Average Lot Sizes Compared to Zoning Requirements

	Median Lot Size	Minimum Lot Size Requirement	
		Existing Zoning	Proposed Zoning
South Los Robles <i>(RM-32 to RM-16)</i>	8,276 sq ft	10,000 sq ft	7,200 sq ft