

**CORRESPONDENCE  
RECEIVED FOR  
MEETING OF  
NOVEMBER 21, 2005**

11/21/2005  
6.B. 8:00 P.M.



NOV 10 2005  
CITY OF PASADENA

BUNGALOW HEAVEN™ NEIGHBORHOOD ASSOCIATION

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November 8, 2005

Dear City Council Member,

As residents of the City of Pasadena, the directors of Bungalow Heaven Neighborhood Association have been following the discussion of the City of Gardens Ordinance with much concern.

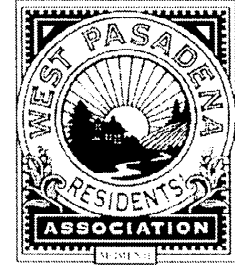
The Board agrees with the recommendations suggested by the residents on Magnolia Avenue. We feel that the requested setback and height step-ups for RM-zoned properties abutting RS-zones properties are completely necessary for these two types of zoned properties to co-exist. We also agree that the request for a 10 feet high fence between RM and RS properties are a must to provide improved sight lines and privacy.

Bungalow Heaven's Board of Directors applaud the work of the residents of Magnolia Avenue and we support their goals in this endeavor by encouraging the City Council of Pasadena to vote in favor of the Planning Commission's recommended amendments to the City of Gardens Ordinance.

Thank you for your consideration.

Tina Miller  
President of Bungalow Heaven Neighborhood Association

Cc: Paul Little, Victor Gordo, Cynthia Kurtz



November 14, 2005

William Bogaard, Mayor  
Members of the City Council  
City of Pasadena  
100 North Garfield Avenue  
Pasadena, California 91109

Subject: Amendments to City of Gardens Ordinance

Dear Mayor Bogaard and Members of the City Council:

The West Pasadena Residents' Association urges you to adopt the changes to the City of Gardens Ordinance as presented by Pasadena residents Ron Logan and Berkeley Harrison at the Planning Commission meeting of September 14, 2005. They have requested that certain changes be made to the City of Gardens Ordinance for Residential Single-Family (RS) zones abutting Residential Multi-Family (RM-32, RM-48, etc.) zones to provide a transition between new development and residential neighborhoods.

Because the emphasis of the City of Gardens Ordinance is to provide a pleasing appearance from the front of the property, the side and back setbacks can be as little as zero with no height step-up required. This could result in a three-story apartment building being constructed on the lot line of an adjoining single family home. The solutions presented to the Planning Commission by Ron Logan and Berkeley Harrison will help ameliorate the impact of the development of multi-family dwellings next to a single-family dwellings. Their proposal for setbacks and height step-ups provides for a more graceful transition between RS and RM properties than is currently permitted. Please adopt the Planning Commission recommendations for the many areas within the city of Pasadena where RS zoning abuts RM zoning.

In addition, please vote to keep the fence heights in the City of Gardens Ordinance at 10 feet between RS and RM zoned properties. The additional two feet of fence height acts to shield the abutting RS properties from the ambient light of fixtures installed for safety reasons on the RM properties.

Sincerely,

*Dorothy R. Lindsey*

Dorothy R. Lindsey, President  
West Pasadena Residents' Association



**M A D I S O N   H E I G H T S**

November 11, 2005

City Council  
City of Pasadena  
c/o Jane Rodriguez, City Clerk  
117 East Colorado, 6<sup>th</sup> Floor  
Pasadena, CA 91105

RECEIVED  
05 NOV 17 A9:25  
CITY CLERK  
CITY OF PASADENA

Re: Multi family / Single family abutment proposals

Dear Members of City Council:

On behalf of the Madison Heights Neighborhood Association, I would like to express our support of the proposals made by Ron Logan and Berkeley Harrison, who live on Magnolia Avenue within the Madison Heights district, related to the abutment of multi family and single family zoned areas.

There are many examples throughout Madison Heights where multi family zoning is located next to historically significant single family homes (e.g. California Blvd., S. Lake Avenue, Marengo Ave., Glenarm Blvd.). At this time, most existing multi family and single family zoned areas coexist harmoniously. The recommendations presented by Mrs. Logan and Harrison ("the Magnolia proposal") strive to allow for development of multi family zoned areas yet preserve this tranquil coexistence. Their recommendations would be a benefit to many historic neighborhoods throughout Pasadena.

The Magnolia proposal was reviewed at a recent Madison Heights Neighborhood Association board meeting and the support of the MHNA board is unanimous. The recommended setbacks, height restrictions, and fence / wall heights up to ten feet should go a long way to maintaining privacy and preserving the attractiveness of one of Pasadena's jewels, its historic neighborhoods.

Please include this letter in the agenda package of the City Council meeting when this issue is considered.

Sincerely,

A handwritten signature in cursive script that reads "James Van de Voorde".

James Van de Voorde  
President  
Madison Heights Neighborhood Association

cc: Berkeley Harrison  
Ron Logan

## Osborne, Lola

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**From:** Osborne, Lola  
**Sent:** Monday, November 07, 2005 3:13 PM  
**To:** Osborne, Lola  
**Subject:** FW: City of Gardens - Amendment

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**From:** Renee Morgan Hampton [mailto:rmorgan626@charter.net]  
**Sent:** Friday, August 19, 2005 11:17 PM  
**To:** Osborne, Lola  
**Subject:** City of Gardens - Amendment

Hello Lola, my name is Renee Morgan-Hampton, Historic Preservation Commissioner for District 3.

Here are my comments:

1. I approve of the elimination of Zoning Code RM-16-2.
2. I approve the parking for the allowance of one off-street parking space from 550 square feet to 650 square feet and limit this provision to one bedroom units and studios. I approve of this recommendation.
3. I approve of the increase of the driveway to a standard width of 10 feet for nine or fewer cars. I approve the rest of the recommendation as well.
4. I approve of the tuck-under parking.
5. Building Height: I approve of the current code and also support Staff's recommendation regarding unenclosed porches may count towards the requirement of a one-story element when located behind the required front set back.
6. Increase the building height to the ridge from 36 to 38 feet. Three stories are the maximum permitted and no loft will be permitted. I do not approve of this.
7. Approve of the four-foot wall height in teh front yard and set the same restrictions as the RS district for the front yard. Reduce the height of walls located in the side and rear yard from 10 feet to eight feet in the rear 50% of the site. I approve of the City of Garden's standards. I do not approve of the Staff Recommendation only partly. All walls in the rear should be 10 ft. and 8 ft. on the side. 2ft. in the front, solid or open. No 4ft walls in the front (open and solid).
8. Approve of Staff's recommendation regarding the unenclosed front porches may count towards the requirement of a one-story element when located behind the required front setback.
9. I do not approve of increasing the building height to the ridge from 36 to 38 feet. Three stories are the maximum permitted and no loft will be permitted. No height increase. Disapprove.
10. I disapprove of the blockface average and all blockfaces.
11. I apporve of the encroachment of eaves, etc.
12. I approve of the 50% paving with an architectural grade finish in the main garden.
13. I disapprove of the Design standards with respect to parking spaces. No waiving or granting of up to 50 percent reduction in the main garden. None of the architectural elements should be removed or reduced. I concur with expanding the standards governing the preservation of or historic resources.
14. I do not approve of the building extension regarding the wall plane.

11/17/2005

15. Monitor the 20 ft set back. Undecided about the 75 percent of existing buildings.

Thank you for your time. Please e-mail me or phone me if you have questions.

**Rodriguez, Jane**

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**From:** Ron Logan [rlogan@phasebridge.com]  
**Sent:** Thursday, November 10, 2005 8:21 AM  
**To:** Rodriguez, Jane  
**Cc:** Berkeley Harrison  
**Subject:** City of Gardens Ordinance -- materials for City Council packages

Dear Ms. Rodrigues;

Attached is a short presentation from Berkeley Harrison and me, both Pasadena residents, regarding changes to the City of Gardens Ordinance that I believe was scheduled to come before Council on Monday, November 14th. I have recently heard that this issue has now been delayed to the Nov. 21 meeting. In either case, could you please be sure that this letter is included in the information given to the Mayor and Councilmembers (as well as Staff) in preparation for that subject. Since an agenda for that meeting has not yet been published on the City website, I have not referenced the exact Agenda Item in the subject line.

Thank you for your assistance. If there is any problem with this request, I would be happy to deliver hard copies of the presentation to you. I can be reached at (626) 390-0745.

Ron Logan  
<<RS abutting RM-32\_r7.pdf>>

# New Development Next to Historic Pasadena Neighborhoods

Zoning issues for  
Residential Single-Family neighborhoods  
abutting Residential Multi-family  
Developments

Prepared by Magnolia Avenue residents:  
Berkeley Harrison ( )

Ron Logan ( , 626-390-0745) 1



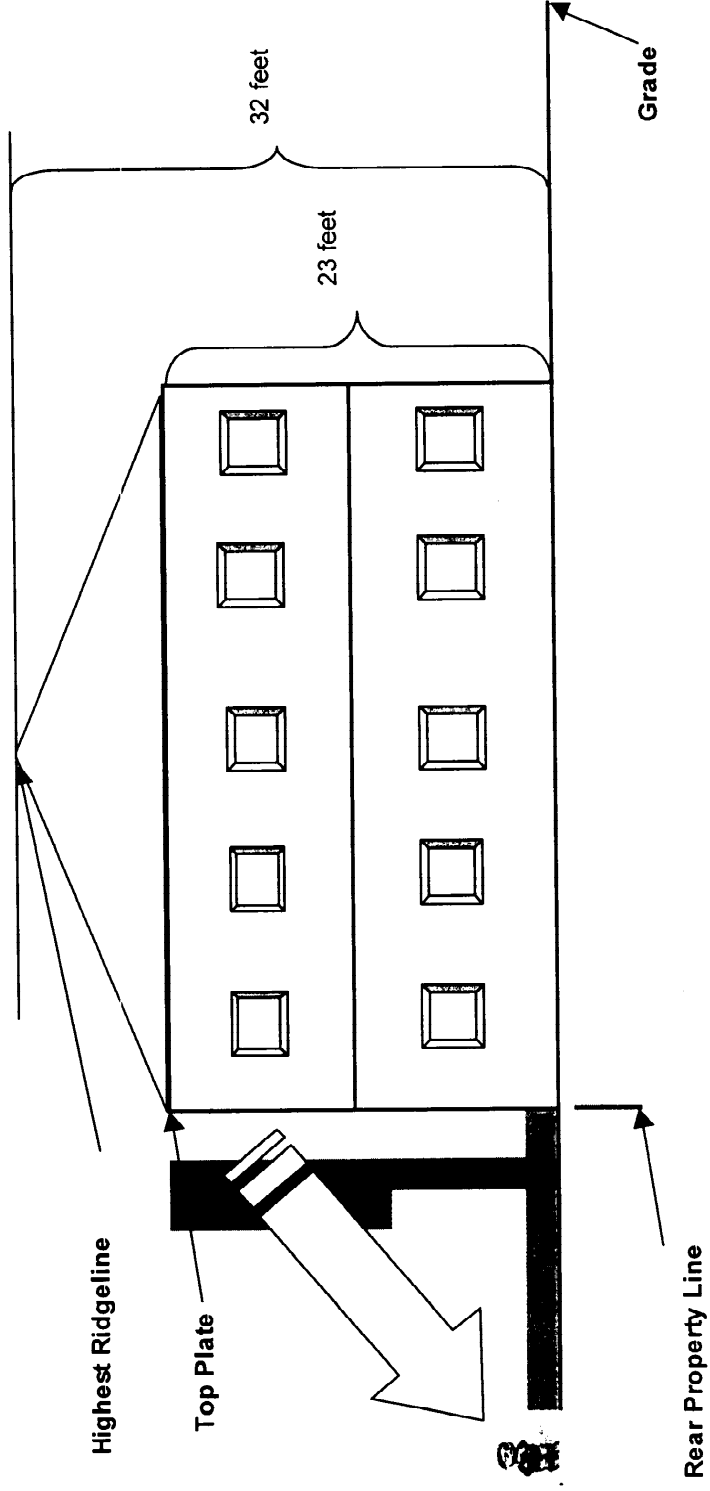
# The Problem

- Residential Single-Family (RS) abutting Residential Multi-Family (RM-32, RM-48, etc.)
  - Current zoning permits three-story multi-family development to abut residential single-story homes with no set-backs or height step-ups required
  - Inadequate transition between new development and residential neighborhoods, including those with historic architectural character

# Current zoning for RS abutting RM-32

## Lots less than 60' wide

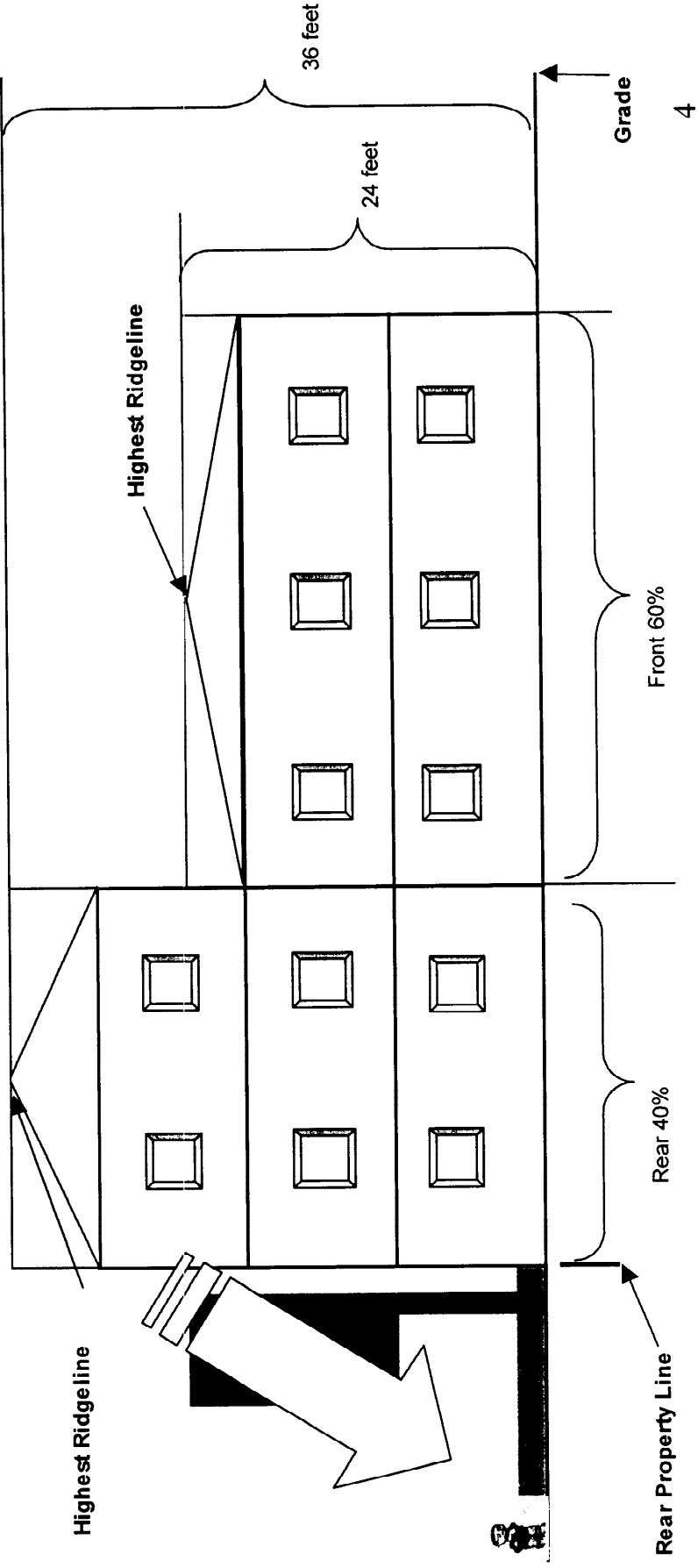
- RM-32 permits 2 stories in rear of property
- As little as zero setback with no height step-up required
- This has potentially devastating impact on old residential neighborhoods



# Current zoning for RS abutting RM-32

## Lots 60' or wider

- RM-32 permits 3 stories in rear 40% of property
- As little as zero setback with no height step-up required
- This has potentially devastating impact on old residential neighborhoods

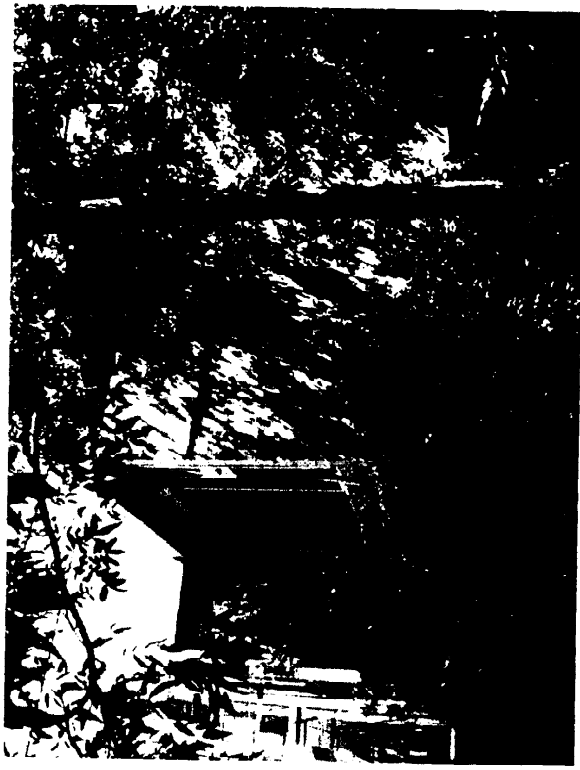


# Negative impacts of current zoning

Zero-setbacks and no height step-up lead to clashing of new development with RS-zoned properties in old neighborhoods



3-story apartments seen from courtyard of home on Magnolia Ave.



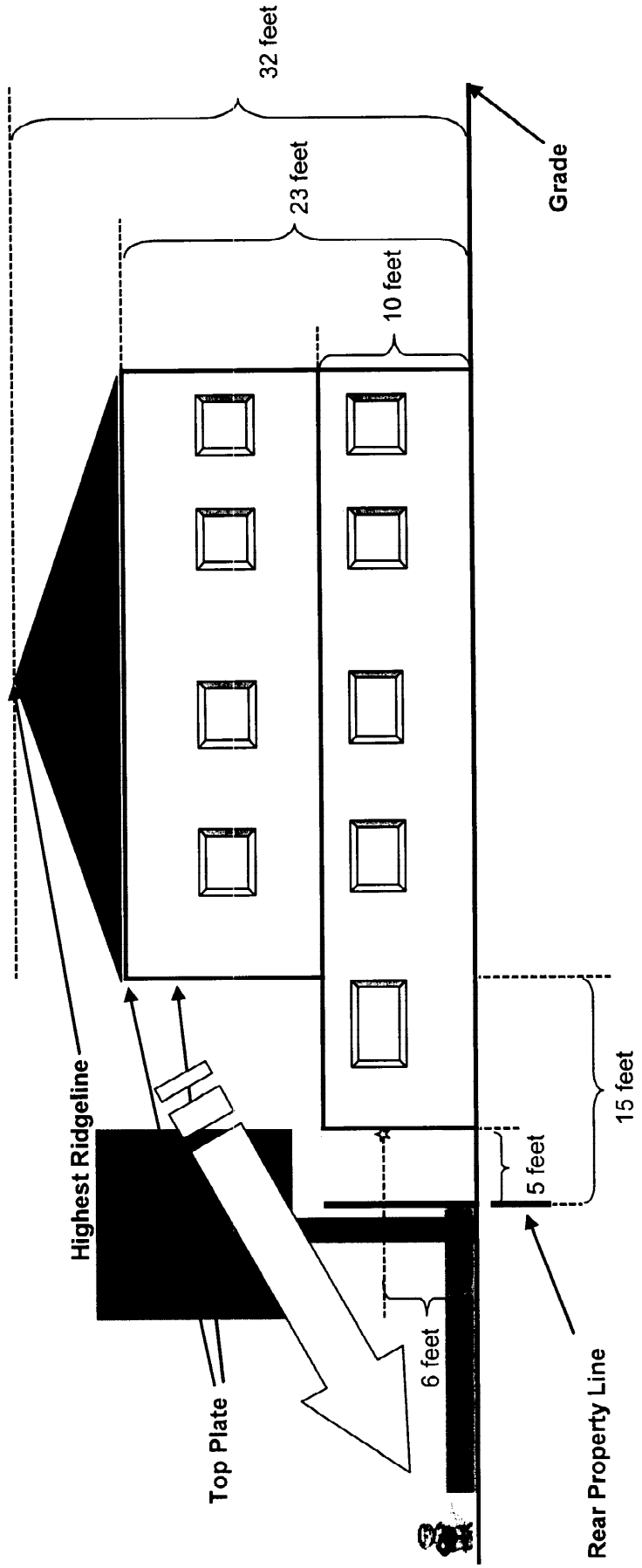
View of 2-story framing from backyard of S. Hudson home.

# Residents' suggestion

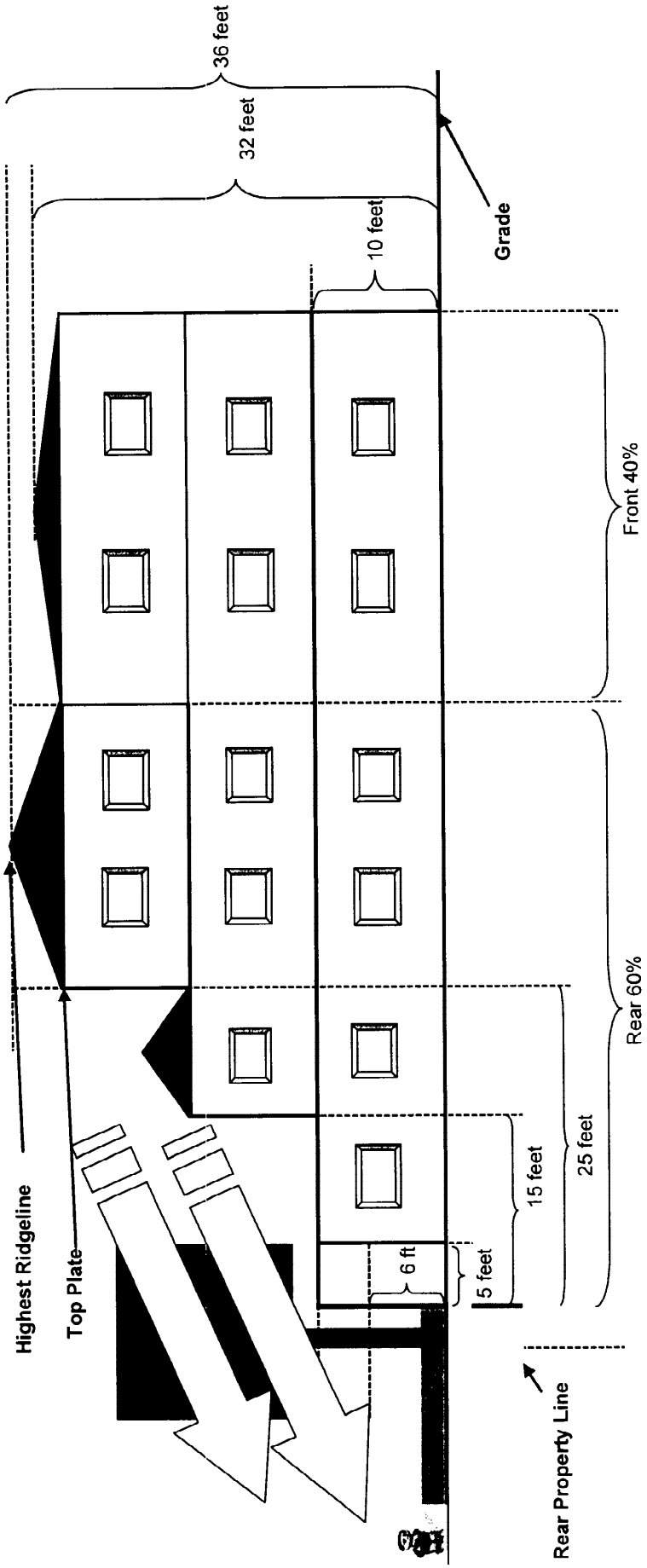
- Adopt 5', 15', and 25' setbacks for 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> stories respectively
- Allow for 10 foot fences for RS/RM abutment
- Benefits:
  - More closely aligns code with 15' setback in existing code for commercial / industrial building abutting residential (17.40.160.B.2)
  - Higher fence / wall allows for more privacy
  - Allows light and space for trees to grow on property line for privacy screen, or to preserve existing trees
  - Moves 2<sup>nd</sup> and 3<sup>rd</sup> stories back from property line, providing more graceful transition in height between RM and RS properties
  - Easy to understand

# Residents' proposal

## Lots < 60' wide



# Residents' proposal Lots 60' or wider



# Planning Commission decisions on Sept. 14<sup>th</sup>

- Adopt Residents' proposal of 5', 15', 25' setback and height step-up in transition between RM and RS
  - More gradual than current City of Gardens code and City Staff recommendations (as of 9/14)
- Limit fences or walls in rear of RM properties to 8' abutting RS-zoning for privacy screening
  - Current code permits 10'