

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** AUGUST 14, 2006

**FROM:** CITY MANAGER

**SUBJECT:** PROPOSED PLANNED DEVELOPMENT, ZONE CHANGE, AND SUBDIVISION TO CONSTRUCT 35 SINGLE FAMILY RESIDENCES LOCATED AT 1000 ROSE AVENUE

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## **RECOMMENDATION:**

It is recommended that the City Council:

1. Approve the Initial Environmental Study and Mitigated Negative Declaration (Attachment 1);
2. Approve the De Minimis Impact Finding on the State Fish and Wildlife Habitat (Attachment 2);
3. Adopt the findings that the zone change from RS-1 (one unit per acre) to Planned Development (PD) are consistent with the goals and objectives of the General Plan and the purposes of Title 17 as outlined in the body of the report;
4. Approve the Zone Change from RS-1 to Planned Development 32, Rose Avenue (PD- 32,Rose Avenue), and approve the recommended development standards (Attachment 6);
5. Direct the City Clerk to file a Notice of Determination and a Certificate of Fee Exemption for the California Department of Fish and Game, with the Los Angeles County Recorder (Attachment 3); and
6. Adopt and approve the required findings for Vesting Tentative Tract Map #53880 (Attachment 7)
7. 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 for the zone change from RS-1 (one unit per acre) to Planned Development – 32 (PD-32).

## **PLANNING COMMISSION**

On July 26, 2006, the Planning Commission unanimously recommended approval of the Planned Development, Zone Change, and Subdivision (Vesting Tentative Tract Map), and adopted the staff recommendations listed above. The Commission recommended the adoption of the development standards proposed by staff with modifications including an adjustment to Floor Area Ratio, addition of yard encroachments and accessory structures, sidewalk widths, the project entry to be improved as a proper street as opposed to a curb cut, and addition of street trees along Rose Avenue. Further, the Planning Commission recommended that the Housing Division work with the developer to find and produce affordable housing as opposed to paying the in lieu Inclusionary fee. In general, the Planning Commission incorporated all of the Design Commissions comments on the project site design and aesthetics.

The Commission further recommended that the Initial Environmental Study be approved with the understanding that it is based on the Memorandum of Understanding between the City and the Pasadena Unified School District to implement the Pasadena High School Traffic Improvements Program identified in the Traffic Improvement Consolidated Report, dated July 2006. The Initial Environmental Study cites the conceptual approval of the Pasadena High School Traffic Improvement Program.

The Planning Commission's recommended modifications have been incorporated into the proposed Development Standards, with the exception of one recommendation. Condition #27, regarding the project entry must be improved as private driveways to reinforce to subdivision residents and the public that the development is in a private area, as opposed to the Planning Commission's recommendation to improve as a proper street.

## **Design Commission**

On July 26, 2006, the Design Commission conducted an advisory review of the project. The Commission made the following comments on the site design and aesthetics:

- The development should not be a gated community. (Developer does not intend to gate the subdivision, a condition of approval has been added accordingly).
- The entries to the project should be defined as a proper street rather than a curb cut (discussed above).
- Front-facing garages should be minimized as much as possible. (There has been an adjustment).
- Maximize more on-street parking on Street A and reorganize the curb line bump outs to be more flowing, to undulate more naturally, and to be less arbitrary.

Other comments:

- Areas of concern are sidewalks, guest parking, and insufficient community space amenities.
- Some variation in plan (such as double-up driveways; through-block passageway) may create more interest.
- Some units on Street A could be rearranged to accommodate guest parking.

The applicant has agreed to explore the other comments provided above by the Design Commission. A condition of approval has been added that the applicant shall submit a preliminary plan which attempts to examine these areas of concern.

**BACKGROUND:**

In August of 2005, Trebor Builders, LLC, submitted an application for a Planned Development, Zone Change, and subdivision for the property located at 1000 Rose Avenue. The site is located between Altadena Drive and Washington Boulevard, north of Sierra Madre Boulevard. The project was presented to the City Council on August 22, 2005, for informational purposes under the City's Pre-Application Plan Review Guidelines.

**PROJECT DESCRIPTION:**

The proposed project is a Zone Change from RS-1 (Single Family Residential, one unit per acre) Planned Development to construct 35 single family detached residences on a 4.75 acre parcel (Attachment 4). The project proposes a density of 7.3 units per acre. The General Plan land use designation of the site is Medium Density Residential (0 – 16 units per acre). A subdivision (Vesting Tentative Tract Map) is being requested to create the lots for individual ownership.

The project is proposed as single family residential development to reflect sensitivity to the surrounding residential character of the neighborhood. The proposed residential development is composed of two-story residences, with lots ranging in size from 4,140 square feet to 5,556 square feet. Two car garages are provided for each unit. The project will also provide 12 guest parking spaces.

Access to the project site is from Rose Avenue. A private street forming a "horseshoe" design, provides internal circulation throughout the development. "Neck downs" or turnout areas are featured along the street as well, with a passive landscaped overlook area provided along the southerly property line, including pedestrian benches. 6 of the 12 guest parking spaces are along the south property line, the other spaces are in the private street. Sidewalks will be provided along one side of the private street.

**ANALYSIS:**

The General Plan designation for the site is Medium Density Residential (0 - 16 dwelling units per acre). Multi-family housing such as apartments, townhouses and condominiums are the types of uses typically constructed on lots designated for this

category. The proposed density at 7.3 units per acre to build 35 dwelling units at this location is consistent with the General Plan designation. The Land Use Element of the General Plan provides general direction for the potential development of this site. Specifically, the General Plan states that “this site could be developed with the same density as the adjacent Rose Court development (PD-17) to the north and east (12.9 units per acre). In addition, the same standards such as detached single family housing fronting Rose Avenue, would be made part of the development standards”. The project, as presented, is consistent with these provisions in the Land Use Element of the General Plan.

The proposed Planned Development (PD) is consistent with the purpose of the PD zoning district, specifically concerning the architectural appearance of the single family residences and land use compatibility with the surrounding residential neighborhood character. The architectural style of the project is an enhancement of the Spanish Eclectic and Monterey themes that can be found throughout the surrounding neighborhood. While the project is proposed as a single family lots, the development standards have been designed as a transition between the RS-6 zoning (Single Family Residential, 6 units per acre) to the west, and the 12.9 units per acre in the Rose Court (PD-17) residential development to the north and east.

A Development Standards Matrix has been provided to show the proposed development standards for the Rose Avenue project in comparison to the RS-6 Single Family Standards and the Rose Court Development (PD-17)(Attachment 5). The setbacks and lots sizes are proposed with consideration to the neighborhood character and flexibility that is characteristic of the Planned Development Zoning District. The minimum setback for the Rose Avenue property line is 20 feet, consistent with the setback provided by the Rose Court development along the same street frontage. Front yard setbacks for the interior of the development range from 15 -18 feet. Side yard setbacks are provided at 5 feet, with the exception of a 4 foot setback provided along one side of the garage for one lot. Rear yard setbacks range from 22 feet to 29 feet, with the exception of few locations where the garage/studio element (“garage-back” plan) has a 5 foot rear yard setback. The height of the residences is proposed at 30 feet, with a top plate height of 23 feet. The lots fronting Rose Avenue for this project range in size from 5,551 square feet to 5,556 square feet with a lot width of 61 feet, exceeding the lot sizes and widths provided along the same street frontage for the Rose Court Development. The adjoining single family residential development to the west predates the current standards of the Zoning Code. Typical lots in the neighborhood have an area of 7,000 square feet and a lot width of 50 feet. The lots in the interior of this development range from 4,140 square feet to 4,855 square feet.

The developer proposes a “garage-back” plan in selected lot locations to offer front elevation variation to the appearance of the subdivision, with remaining garages located along the front elevation. The attached garage, located to the rear of the residence, includes a second story studio element. To protect the privacy of the adjacent properties, the developer will not provide windows along the rear elevation of these second story elements. This proposal has been included as a development standard. The applicant has further agreed to replace the “garage-back” plan on lot 13 along the easterly property line with a plan that includes the garage along the front elevation, to further protect the privacy of the adjacent lot, where the proximity of the residence is

particularly close. With these modifications, the project would be an appropriate infill development for the neighborhood, in addition to the project meeting the intent of the Planned Development Zoning District and conformance with the General Plan vision. The project development standards as presented, are included as Attachment 6.

The Vesting Tentative Tract Map to create 35 parcels for single family residential purposes, is consistent with the General Plan, Subdivision Map Act and Zoning Code Findings (Attachment 7).

**Affordable Housing:** Per Chapter 17.71 of the Pasadena Municipal Code, the project is subject to the Inclusionary Housing Ordinance. Affordable units will be provided on-site.

**Surrounding Land Uses:** To the north and east of the site is the Rose Court attached and detached residential development (PD-17), and to the west are attached single family residential homes and to the south is Pasadena High School.

**Area General Plan Designations:** The surrounding General Plan designation is Medium Density Residential (0 – 16 units per acre) to the north and east, Institutional to the south, and Low Density Residential (0 – 6 units per acre) to the west.

**Area Zoning Designations:** The surrounding property is zoned PD-17 to the north and east, RS-6 to the west, and PS (Public-Semi Public) to the south.

**Neighborhood Meeting:** A neighborhood meeting was held on July 6, 2006 at the Frostig Center. Approximately 10 people attended the meeting. Initial comments included questions on the lot sizes, floor plans, timeline on the project, prices of the homes, park fees, and traffic generated by parents and students associated with Pasadena High School (PHS) in combination with this project. After residents were further informed of the goals and objectives of the Pasadena High School Pick-Up Drop-Off Plan that was approved in concept by the City Council and the Board of Education on June 5, 2006, it was noted that the School District would be holding future meetings with the residents to provide an opportunity for input to see how the Pick-Up Drop-Off improvements are working.

**Zoning Code Findings:** The proposed zone change from RS-1 to Planned Development (PD) Zoning District is consistent with the purpose of the Zoning Code by fostering convenient, harmonious and workable relationships among land uses. The proposed zone change is in conformance with the goals, policies, and objectives of the General Plan; in that the proposed project is also consistent with Policies 15.1 and 15.2 of the Land Use Element. The proposed project accomplishes those goals by providing housing that meets the needs of various groups living in the community and by providing the much needed three and four bedroom product. Further, the project, would be consistent with Objectives A-1 and A-2 of the Housing Element objectives, in that the zone change would allow for additional housing units on a parcel of land presently underutilized. The proposed zone change would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City due to the requirements of the Pasadena Municipal Code.

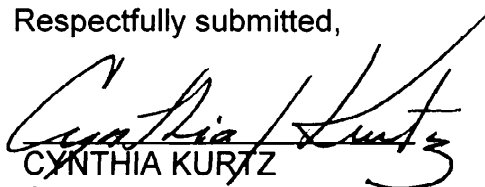
**ENVIRONMENTAL DETERMINATION:**

An Initial Environmental Study was prepared for the project proposal in conformance with the requirements of the California Environmental Quality Act (CEQA). It was determined that there will be less than significant impacts on the environment because mitigation measures will be incorporated into the project. Therefore, a Mitigated Declaration has been prepared. Possible impacts identified in the Initial Study include Air Quality and Transportation/Traffic. Staff is recommending adoption of the Mitigated Negative Declaration.

**FISCAL IMPACT:** The developers has paid fees for the required discretionary actions. The project will also generate plan check fees, permit fees, and construction tax.

**HOUSING IMPACT:** The Planned Development (PD) will result in a residential development with 7.3 dwelling units per acre and 35 units added to the City's housing stock. The Zone Change to Planned Development, if approved, will also have the positive result in providing additional housing units on a parcel of land presently underutilized.

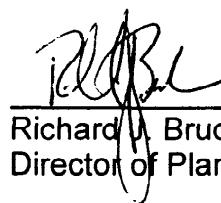
Respectfully submitted,

  
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**Attachments:**

- Attachment 1 – Initial Environmental Study and Mitigated Negative Declaration
- Attachment 2 – De Minimis Impact Finding
- Attachment 3 – Notice of Determination
- Attachment 4 – Site Plan of Proposed Project

- Attachment 5 - Project Matrix and Preliminary Project Details Sheet
- Attachment 6 – Planned Development - Rose Avenue Development Standards
- Attachment 7 – Findings for Vesting Tentative Tract Map #53880
- Attachment 8 - Map of Zoning Designations
- Attachment 9 – Map of General Plan Designations
- Attachment 10 – Letters from Residents
- Attachment 11 - Taxpayer Protection Disclosure Form