

Ordinance Fact Sheet

TO: CITY COUNCIL **DATE:** JANUARY 9, 2006

FROM: CITY ATTORNEY

SUBJECT: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PASADENA FOR PARCELS WITHIN SINGLE-FAMILY ZONING DISTRICTS AND THE HILLSIDE OVERLAY DISTRICT.

TITLE OF PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY OF PASADENA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PASADENA ESTABLISHED BY SECTION 17.20.020 OF THE PASADENA MUNICIPAL CODE FOR PARCELS WITHIN SINGLE-FAMILY ZONING DISTRICTS AND THE HILLSIDE OVERLAY DISTRICT.

PURPOSE OF ORDINANCE

This ordinance implements and codifies the Zoning Map amendments approved by the City Council on December 5, 2005 to reclassify the zoning of specific properties based on their characteristics as hillside or non-hillside lots.

REASON WHY LEGISLATION IS NEEDED

This legislation is needed to amend the Zoning Code in order to allow for rezoning of certain properties for inclusion into the Hillside District Overlay Zone or exclusion from the Hillside District Overlay Zone based on lot characteristics such as topography, average slope, or location within a hillside neighborhood.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Planning and Development Department will implement the proposed ordinance through modifications to the Zoning Map and processing of subsequent building requests on the affected properties.

MEETING OF 1/9/06

AGENDA ITEM NO. 9.A.3.

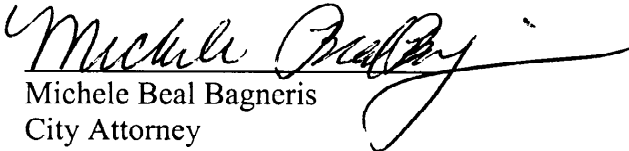
FISCAL IMPACT

There will not be an immediate fiscal impact as a result of this amendment to the Zoning Code. Permitting fees will be collected from any future development proposed on the properties impacted.

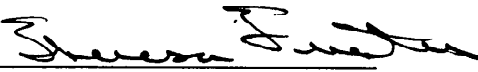
ENVIRONMENTAL DETERMINATION

A Negative Declaration was prepared and approved for the project in conformance with the requirements of the California Environmental Quality Act (CEQA).


Respectfully submitted,


Michele Beal Bagneris
City Attorney

Prepared by:


Theresa Fuentes
Deputy City Attorney

Concurred by:


For Cynthia J. Kurtz
City Manager

Introduced by Council Member _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PASADENA ESTABLISHED BY SECTION 17.20.020 OF THE PASADENA MUNICIPAL CODE FOR PARCELS WITHIN SINGLE-FAMILY ZONING DISTRICTS AND THE HILLSIDE OVERLAY DISTRICT.

The People of the City of Pasadena ordain as follows:

SECTION 1. This ordinance, due to its length and corresponding cost of publication will be published by title and summary as permitted by Section 508 of the Charter.

The approved summary of this ordinance is as follows:

“SUMMARY

This proposed ordinance will amend the official zoning map of the City of Pasadena, and reclassify the zoning of specific properties based on their characteristics as hillside or non-hillside lots.

Ordinance No. _____ shall take effect 30 days from its publication.”

SECTION 2. The official zoning map of the City of Pasadena as established by Section 17.20.020 is amended by modifying the boundaries of certain zoning districts established as follows:

By reclassifying from RS-4 HD (Single-family Residential, 4 dwelling units/net acre, Hillside Overlay District) to RS-4 (Single-family Residential, 4 dwelling units/net acre) parcels along La Cresta Drive and Arroyo Boulevard between La Cresta Drive and Stanton Drives, parcels along Linda Vista Avenue, Ontario Avenue, Bryant Street, Wellington Avenue, and Lida Street between Linda Vista Avenue and Wellington Avenue, and parcels on the south side of Old Mill Road between Banning Way and the eastern edge of the city limits. By reclassifying from

RS-4 (Single-family Residential, 4 dwelling units/net acre) to RS-4 HD (Single-family Residential, 4 dwelling units/net acre, Hillside Overlay District) parcels on the north of side of Lida Street with frontage on Arroyo View Drive, Vista Lane, and Lancashire Place, parcels along La Loma Road between Orange Grove Boulevard and Grand Avenue, and parcels along the southern end of Kenmore Road. By reclassifying from RS-6 (Single-family Residential, 6 dwelling units/net acre) to RS-6 HD (Single-family Residential, 6 dwelling units/net acre, Hillside Overlay District) parcels along Sierra View Road and the east side of San Miguel Road between Sierra View Road and Nithsdale Road. These reclassifications are as shown on the maps entitled "Hillside Rezone Study" dated December 2005, attached hereto as Exhibits 1, 2 and 3 and incorporated herein by this reference. The impacted properties are also shown by address and assessor parcel number in Exhibit 4, attached hereto and incorporated herein by reference.

SECTION 3. The map amendment is in conformance with the goals, policies and objectives of the General Plan and will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

SECTION 4. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 5. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____, 2006.

Bill Bogaard
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held _____ day of _____ 2006, by the following vote:

AYES:

NOES:

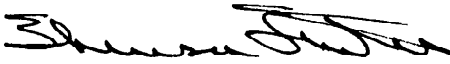
ABSENT:

ABSTAIN:

Date Published:

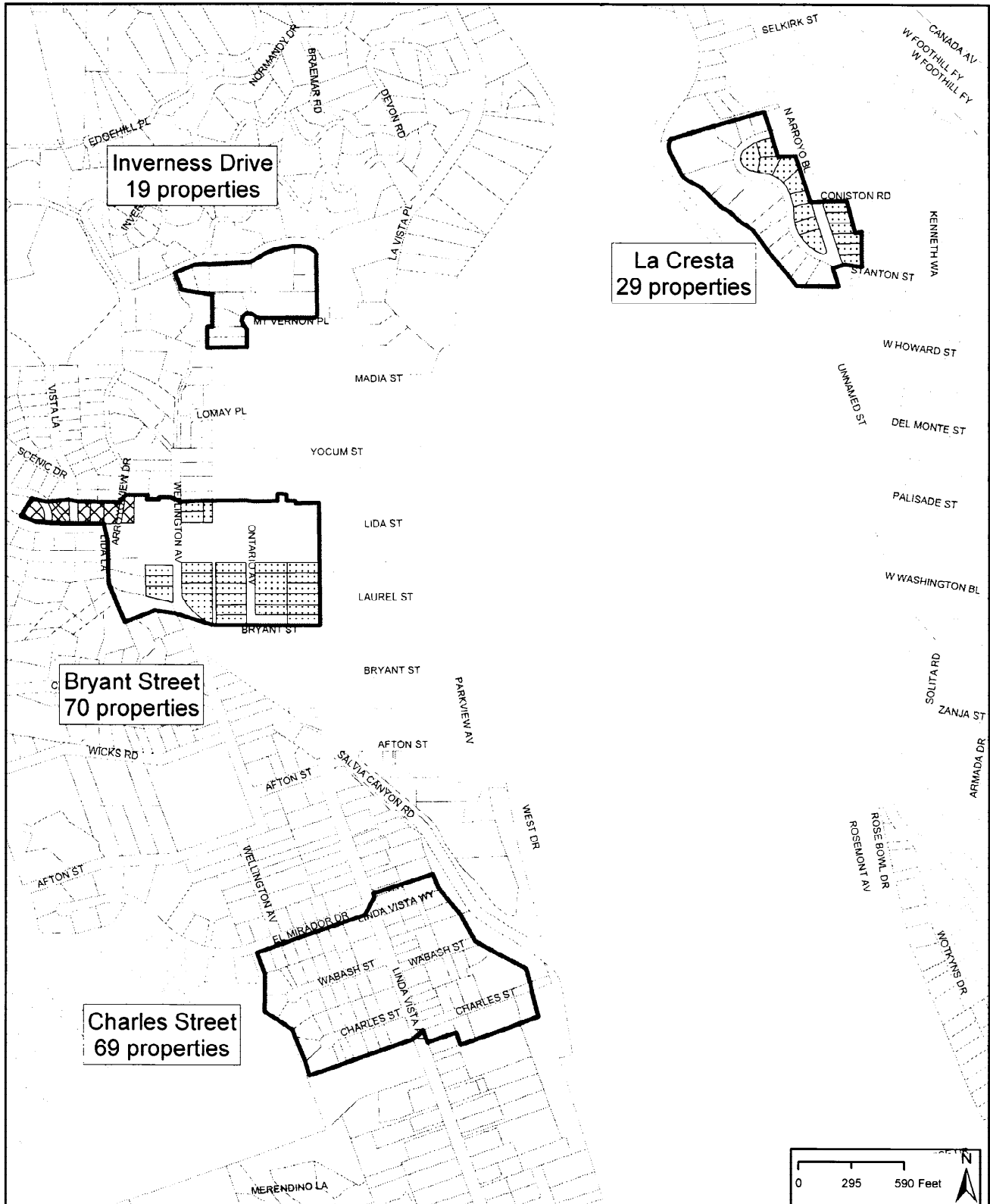
Jane L. Rodriguez, CMC
City Clerk

Approved as to form:



Theresa Fuentes
Deputy City Attorney

EXHIBIT 1



December 2005



Hillside Rezone Study

- Hillside Overlay District (HD)
- ▭ Study Area Boundary
- ▨ Add to HD Zone
- ▤ Remove from HD Zone

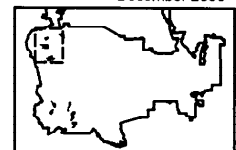
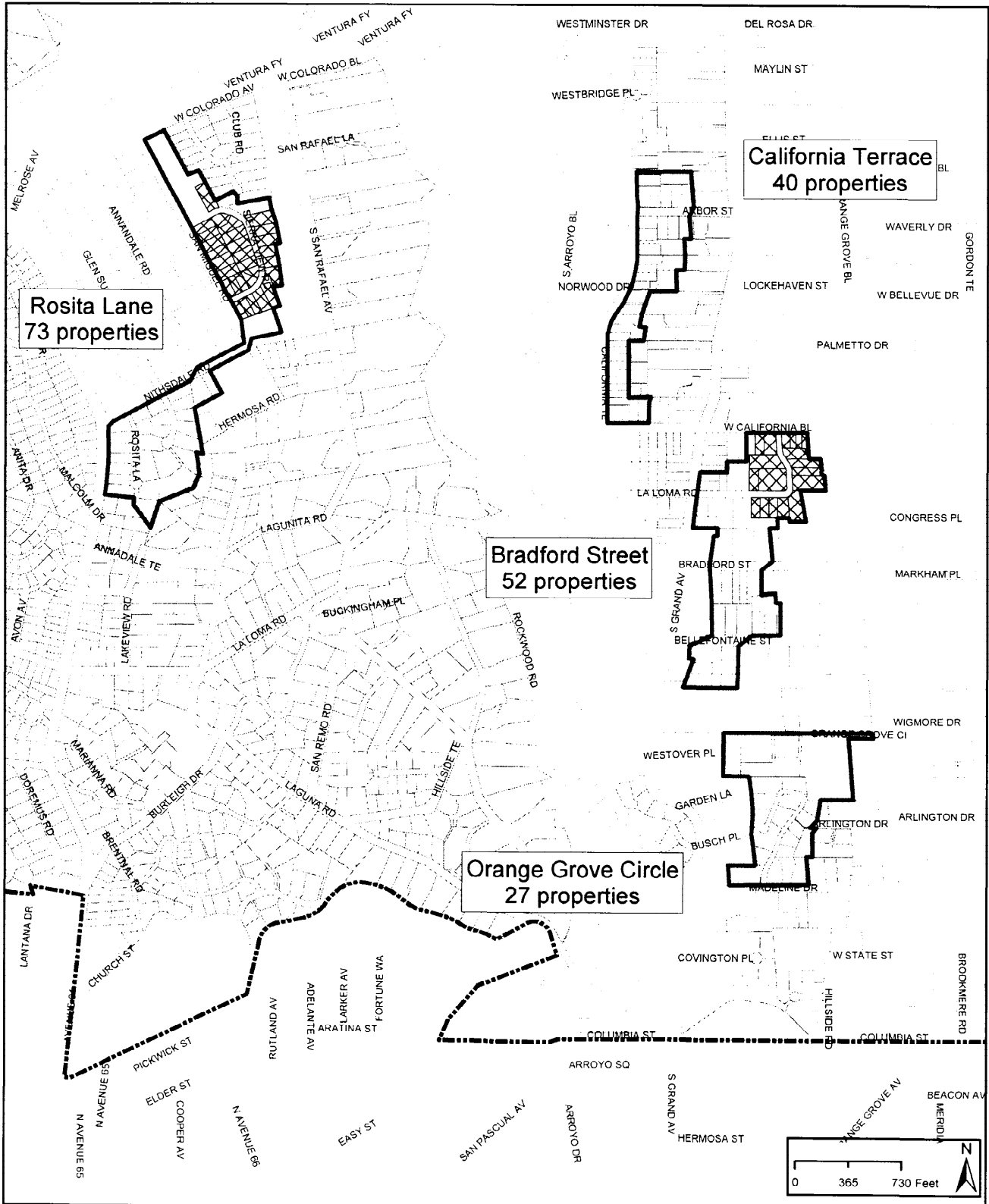
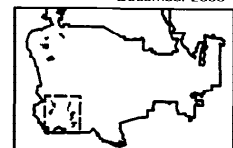


EXHIBIT 2

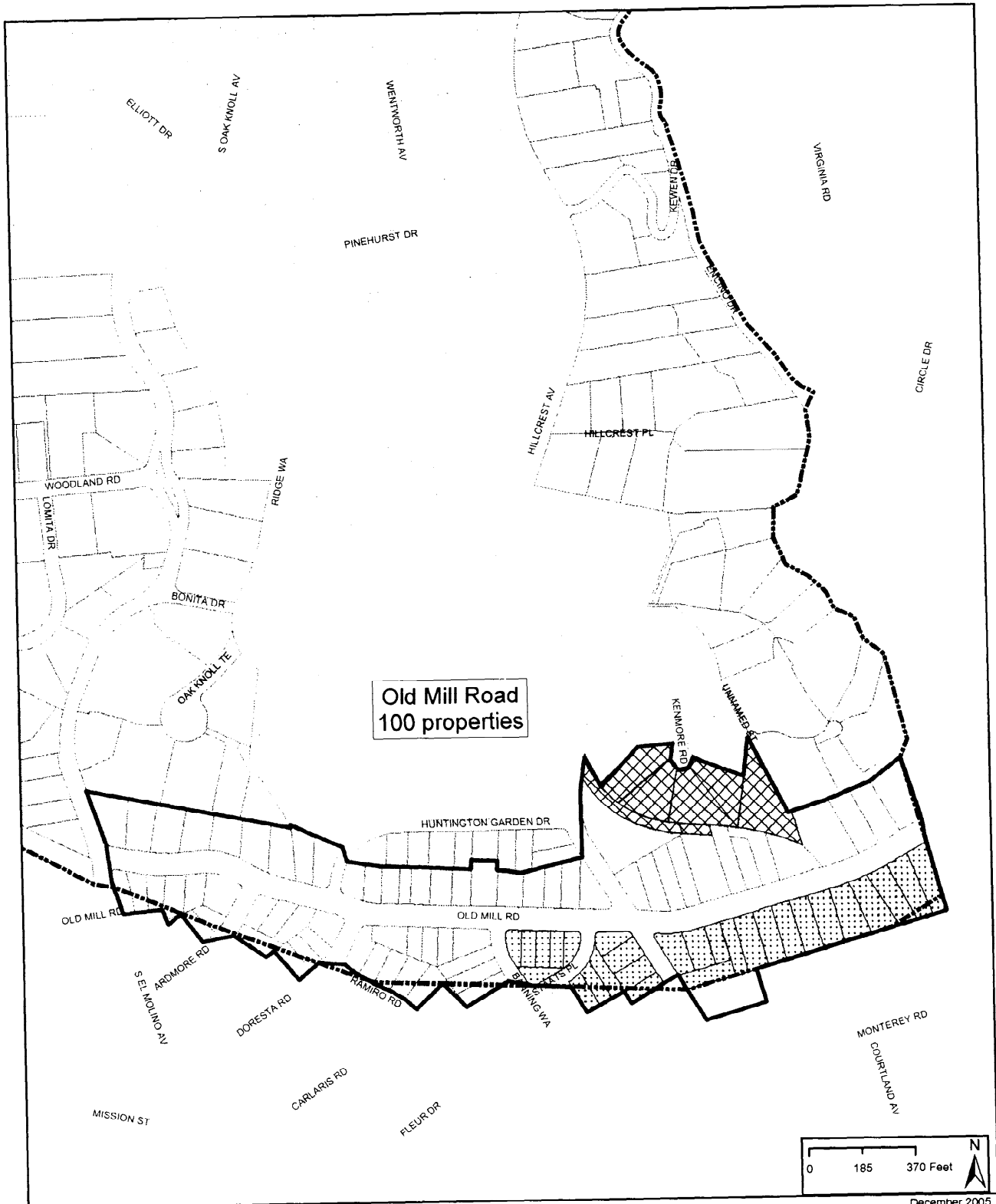


Hillside Rezone Study

- Hillside Overlay District (HD)
- ▭ Study Area Boundary
- ▣ Add to HD Zone
- ▤ Remove from HD Zone








December 2005



December 2005



Hillside Rezone Study

-  Hillside Overlay District (HD)
-  Study Area Boundary
-  HZC_pc_Study_Areas selection
-  Add to HD Zone
-  Remove from HD Zone

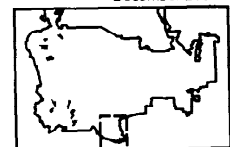


EXHIBIT 4

Address	Assessor Parcel Number	Remove from HD	Add to HD	Existing Zoning	Proposed Zoning
1706 N. Arroyo Blvd.	5702-007-035	X		RS-4 HD	RS-4
1700 N. Arroyo Blvd.	5702-007-036	X		RS-4 HD	RS-4
1686 N. Arroyo Blvd.	5702-007-037	X		RS-4 HD	RS-4
1674 N. Arroyo Blvd.	5702-007-038	X		RS-4 HD	RS-4
1666 N. Arroyo Blvd.	5702-007-039	X		RS-4 HD	RS-4
1650 N. Arroyo Blvd.	5702-007-040	X		RS-4 HD	RS-4
1810 La Cresta Dr.	5702-004-012	X		RS-4 HD	RS-4
1770 La Cresta Dr.	5702-004-013	X		RS-4 HD	RS-4
1744 La Cresta Dr.	5702-004-014	X		RS-4 HD	RS-4
1736 La Cresta Dr.	5702-004-015	X		RS-4 HD	RS-4
1728 La Cresta Dr.	5702-004-016	X		RS-4 HD	RS-4
1720 La Cresta Dr.	5702-004-017	X		RS-4 HD	RS-4
1710 La Cresta Dr.	5702-004-018	X		RS-4 HD	RS-4
1700 La Cresta Dr.	5702-004-019	X		RS-4 HD	RS-4
1680 La Cresta Dr.	5702-004-020	X		RS-4 HD	RS-4
1299 Linda Vista Ave.	5705-012-001	X		RS-4 HD	RS-4
1301 Linda Vista Ave.	5705-012-002	X		RS-4 HD	RS-4
1317 Linda Vista Ave.	5705-012-003	X		RS-4 HD	RS-4
1329 Linda Vista Ave.	5705-012-004	X		RS-4 HD	RS-4
1339 Linda Vista Ave.	5705-012-005	X		RS-4 HD	RS-4
1345 Linda Vista Ave.	5705-012-006	X		RS-4 HD	RS-4
1310 Ontario Ave.	5705-012-017	X		RS-4 HD	RS-4
1322 Ontario Ave.	5705-012-016	X		RS-4 HD	RS-4
1340 Ontario Ave.	5705-012-015	X		RS-4 HD	RS-4
1350 Ontario Ave.	5705-012-014	X		RS-4 HD	RS-4
1313 Bryant St.	5705-011-001	X		RS-4 HD	RS-4
1309 Ontario Ave.	5705-011-002	X		RS-4 HD	RS-4
1321 Ontario Ave.	5705-011-003	X		RS-4 HD	RS-4
1329 Ontario Ave.	5705-011-004	X		RS-4 HD	RS-4
1339 Ontario Ave.	5705-011-005	X		RS-4 HD	RS-4
1347 Ontario Ave.	5705-011-006	X		RS-4 HD	RS-4
1357 Bryant St.	5705-011-018	X		RS-4 HD	RS-4
1324 Wellington Ave.	5705-011-017	X		RS-4 HD	RS-4
1332 Wellington Ave.	5705-011-016	X		RS-4 HD	RS-4

Address	Assessor Parcel Number	Remove from HD	Add to HD	Existing Zoning	Proposed Zoning
1344 Wellington Ave.	5705-011-015	X		RS-4 HD	RS-4
1323 Wellington Ave.	5705-004-027	X		RS-4 HD	RS-4
1331 Wellington Ave.	5705-004-041	X		RS-4 HD	RS-4
1343 Wellington Ave.	5705-004-042	X		RS-4 HD	RS-4
1353 Lida St.	5704-022-029	X		RS-4 HD	RS-4
1406 Wellington Ave.	5704-022-030	X		RS-4 HD	RS-4
1337 Lida St.	5704-022-021	X		RS-4 HD	RS-4
1400 Arroyo View Dr.	5704-023-012		X	RS-4	RS-4 HD
1425 Lida St.	5704-024-004		X	RS-4	RS-4 HD
1439 Lida St.	5704-024-003		X	RS-4	RS-4 HD
1449 Lida St.	5704-024-002		X	RS-4	RS-4 HD
1407 Vista Ln.	5704-029-001		X	RS-4	RS-4 HD
1407 Vista Ln.	5704-029-016		X	RS-4	RS-4 HD
1480 Lancashire Pl.	5704-029-017		X	RS-4	RS-4 HD
470 W. California Blvd.	5718-002-002		X	RS-4	RS-4 HD
476 W. California Blvd.	5718-002-003		X	RS-4	RS-4 HD
484 W. California Blvd.	5718-002-005		X	RS-4	RS-4 HD
430 La Loma Rd.	5718-002-006		X	RS-4	RS-4 HD
440 La Loma Rd.	5718-002-004		X	RS-4	RS-4 HD
450 W. California Blvd.	5718-002-007		X	RS-4	RS-4 HD
460 La Loma Rd.	5718-002-008		X	RS-4	RS-4 HD
444 W. California Blvd.	5718-002-009		X	RS-4	RS-4 HD
490 La Loma Rd.	5718-002-020		X	RS-4	RS-4 HD
500 La Loma Rd.	5718-003-006		X	RS-4	RS-4 HD
508 La Loma Rd.	5718-003-005		X	RS-4	RS-4 HD
516 La Loma Rd.	5718-004-010		X	RS-4	RS-4 HD
526 La Loma Rd.	5718-004-008		X	RS-4	RS-4 HD
527 La Loma Rd.	5718-001-015		X	RS-4	RS-4 HD
475 La Loma Rd.	5718-001-016		X	RS-4	RS-4 HD
455 La Loma Rd.	5718-001-017		X	RS-4	RS-4 HD
510 W. California Blvd.	5718-001-001		X	RS-4	RS-4 HD
520 W. California Blvd.	5718-001-002		X	RS-4	RS-4 HD

Address	Assessor Parcel Number	Remove from HD	Add to HD	Existing Zoning	Proposed Zoning
135 Sierra View Rd.	5715-009-013		X	RS-6	RS-6 HD
153 Sierra View Rd.	5715-010-001		X	RS-6	RS-6 HD
159 Sierra View Rd.	5715-011-001		X	RS-6	RS-6 HD
163 Sierra View Rd.	5715-011-017		X	RS-6	RS-6 HD
167 Sierra View Rd.	5715-011-005		X	RS-6	RS-6 HD
175 Sierra View Rd.	5715-011-006		X	RS-6	RS-6 HD
177 Sierra View Rd.	5715-011-007		X	RS-6	RS-6 HD
181 Sierra View Rd.	5715-008-029		X	RS-6	RS-6 HD
191 Sierra View Rd.	5715-008-019		X	RS-6	RS-6 HD
201 Sierra View Rd.	5715-008-010		X	RS-6	RS-6 HD
207 Sierra View Rd.	5715-008-011		X	RS-6	RS-6 HD
240 San Miguel Rd.	5715-008-012		X	RS-6	RS-6 HD
210 San Miguel Rd.	5715-008-007		X	RS-6	RS-6 HD
214 Sierra View Rd.	5715-008-008		X	RS-6	RS-6 HD
210 Sierra View Rd.	5715-008-009		X	RS-6	RS-6 HD
206 Sierra View Rd.	5715-008-020		X	RS-6	RS-6 HD
194 Sierra View Rd.	5715-008-021		X	RS-6	RS-6 HD
186 Sierra View Rd.	5715-008-022		X	RS-6	RS-6 HD
180 Sierra View Rd.	5715-008-023		X	RS-6	RS-6 HD
170 Sierra View Rd.	5715-008-024		X	RS-6	RS-6 HD
160 Sierra View Rd.	5715-008-025		X	RS-6	RS-6 HD
150 Sierra View Rd.	5715-008-026		X	RS-6	RS-6 HD
140 Sierra View Rd.	5715-008-027		X	RS-6	RS-6 HD
132 San Miguel Rd.	5715-008-001		X	RS-6	RS-6 HD
150 San Miguel Rd.	5715-008-002		X	RS-6	RS-6 HD
160 San Miguel Rd.	5715-008-003		X	RS-6	RS-6 HD
176 San Miguel Rd.	5715-008-030		X	RS-6	RS-6 HD
190 San Miguel Rd.	5715-008-031		X	RS-6	RS-6 HD
200 San Miguel Rd.	5715-008-006		X	RS-6	RS-6 HD
155 Hillcrest Ave.	5325-016-050		X	RS-4	RS-4 HD
1550 Kenmore Rd.	5325-016-019		X	RS-4	RS-4 HD
1560 Kenmore Rd.	5325-016-020		X	RS-4	RS-4 HD
1545 Kenmore Rd.	5325-016-021		X	RS-4	RS-4 HD
1535 Kenmore Rd.	5325-016-022		X	RS-4	RS-4 HD

Address	Assessor Parcel Number	Remove from HD	Add to HD	Existing Zoning	Proposed Zoning
1550 S. Oak Knoll Ave.	5325-016-052		X	RS-4	RS-4 HD
965 Old Mill Rd.	5325-016-054		X	RS-4	RS-4 HD
1660 S. Oak Knoll Ave.	5325-017-026	X		RS-4 HD	RS-4
940 Old Mill Rd.	5325-017-025	X		RS-4 HD	RS-4
950 Old Mill Rd.	5325-017-024	X		RS-4 HD	RS-4
964 Old Mill Rd.	5325-017-023	X		RS-4 HD	RS-4
970 Old Mill Rd.	5325-017-022	X		RS-4 HD	RS-4
984 Old Mill Rd.	5325-017-021	X		RS-4 HD	RS-4
992 Old Mill Rd.	5325-017-020	X		RS-4 HD	RS-4
1010 Old Mill Rd.	5325-017-019	X		RS-4 HD	RS-4
1016 Old Mill Rd.	5325-017-018	X		RS-4 HD	RS-4
1026 Old Mill Rd.	5325-017-017	X		RS-4 HD	RS-4
1040 Old Mill Rd.	5325-017-016	X		RS-4 HD	RS-4
1050 Old Mill Rd.	5325-017-053	X		RS-4 HD	RS-4
1060 Old Mill Rd. **	5325-017-050	X		RS-4 HD	RS-4
1070 Old Mill Rd. **	5325-017-051	X		RS-4 HD	RS-4
1080 Old Mill Rd. **	5325-017-052	X		RS-4 HD	RS-4
910 Old Mill Rd.	5325-031-001	X		RS-4 HD	RS-4
1629 S. Oak Knoll Ave.	5325-031-002	X		RS-4 HD	RS-4
1641 S. Oak Knoll Ave. **	5325-031-003	X		RS-4 HD	RS-4
1651 S. Oak Knoll Ave. **	5325-031-031	X		RS-4 HD	RS-4
1659 S. Oak Knoll Ave. **	5325-031-032	X		RS-4 HD	RS-4
1630 Staats Pl. **	5325-031-035	X		RS-4 HD	RS-4
1640 Staats Pl. **	5325-031-034	X		RS-4 HD	RS-4
1650 Staats Pl. **	5325-031-036	X		RS-4 HD	RS-4
1720 Banning Wy. **	5325-031-033	X		RS-4 HD	RS-4
1710 Banning Wy.	5325-031-025	X		RS-4 HD	RS-4
884 Old Mill Rd.	5325-031-026	X		RS-4 HD	RS-4
876 Old Mill Rd.	5325-031-027	X		RS-4 HD	RS-4
870 Old Mill Rd.	5325-031-028	X		RS-4 HD	RS-4
860 Old Mill Rd.	5325-031-029	X		RS-4 HD	RS-4
852 Old Mill Rd.	5325-031-030	X		RS-4 HD	RS-4

** Note: Only a portion of the parcel