

OFFICE OF THE CITY MANAGER

**MEMORANDUM -- CITY OF PASADENA**

To: City Council

From: City Manager

Date: January 23, 2006

Subject: 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

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At the City Council meeting of December 5, 2005, staff presented a recommendation for: 1) a map amendment to rezone certain properties in the Hillside Overlay District that did not exhibit the characteristics of a Hillside area, and 2) a Zoning Code Amendment to allow a process for owners of flat lots (less than 15% average slope) within a Hillside Overlay District to apply for an increase to Floor Area Ratio. City Council approved the map amendment but did not approve the code amendment (recommendation #6).

When the map amendment was presented to City Council for first reading of the ordinance on January 9, 2006, Council requested more information on the code amendment portion of the original recommendation.

The code amendment recommendation came from the Planning Commission discussion as a method of providing some relief from the more stringent Hillside Development Standards for lots that were flat but considered part of a hillside neighborhood.

The recommended text of the code amendment was proposed to read as follows:

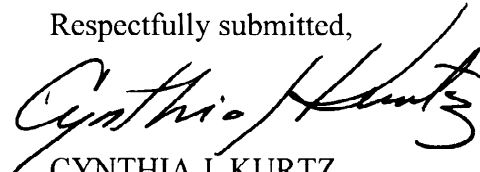
“Section 17.29.080 J – **Floor Area Ratio Adjustment for Flat Lots.** Through the Hillside Development Permit Process, lots in the RS-4-HD and RS-6-HD zones with an average slope of less than 15% may apply for an adjustment to the floor area ratio requirements for their lot. If approved, the maximum permissible floor area ratio for such lots is the same as the base single family non-hillside zones (30% of lot size + 500 square feet).”

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1/23/2006  
4.B.

January 23, 2006  
Page 2 of 2

Respectfully submitted,

A handwritten signature in black ink, reading "Cynthia J. Kurtz". The signature is written in a cursive style with a large, sweeping initial "C".

CYNTHIA J. KURTZ  
City Manager

The following person spoke in opposition to the City Manager's recommendation:

Ms. Zoila Martinez, appellant

Discussion followed regarding the Design Guidelines for the Landmark District, notification given to property owners during and after the landmark designation process, the permit process for front door replacements with and without a landmark designation, and the process and timeframe for restoring the original door to the house and/or installing an appropriate door.

Councilmember Holden expressed concerns regarding the notification process and balancing equity issues involving the property owner.

Councilmember Gordo suggested a resolution be worked out with the appellant and neighbors prior to taking action on the staff recommendation.

The City Attorney explained the impact of continuing the public hearing and the role of Councilmembers in working out a resolution to the current problem with the front door.

It was moved by Councilmember Tyler, seconded by Councilmember Little, to close the public hearing. (Motion unanimously carried) (Absent: Councilmember Haderlein)

It was moved by Councilmember Holden, seconded by Councilmember Little, to approve the City Manager's recommendation, with the understanding that there is flexibility as to the timing for compliance, and that staff will work with the applicant and the neighbors for a reasonable solution. (Motion carried, with Councilmember Gordo objecting) (Absent: Councilmember Haderlein)

**PUBLIC HEARING: HILLSIDE OVERLAY DISTRICT RE-ZONING STUDY**

**Recommendation of City Manager:** It is recommended that, following a public hearing, the City Council:

- (1) Approve the Initial Environmental Study and Negative Declaration (Attachment B of the agenda report);
- (2) Approve the De Minimis Impact Finding on the State Fish and Wildlife Habitat (Attachment C of the agenda report);
- (3) 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;
- (4) Find that the proposed revisions to the Hillside Development Overlay District and Single Family Residential Districts are consistent with the goals and policies of the General Plan;

- (5) Approve the Zoning Map changes as shown on Attachments A-1, A-2 and A-3 of the agenda report;
- (6) Approve the Zoning Code amendment to Section 17.29.080 of the Zoning Code, related to floor area ratio calculations on flat lots (Attachment D of the agenda report); and
- (7) Direct the City Attorney to prepare an ordinance that implements this recommendation and return within 60 days.

**Recommendation of Planning Commission:** The Planning Commission reviewed the proposed hillside re-zoning study on September 21, 2005. Following public testimony, the item was split into two separate actions. The first action included the entirety of the staff recommendation with the exception of the Rosita Lane Study Area (Study Area No. 5). The Rosita Lane Study Area was removed from this action because one Commissioner requested to be withdrawn from voting on this area due to a conflict. The vote on this action was 5-2 in favor of the staff recommendation. The second action was only on the Rosita Lane Study Area recommendation and the vote was 6-0 in favor of the staff recommendation.

The Mayor opened the public hearing and provided a brief history of the study process.

The City Clerk reported the notice of public hearing was published in the Pasadena Star-News on November 21, 2005; and 22 pieces of correspondence were received.

Mr. Jason Kruckeberg, Senior Planner, reviewed the agenda report and responded to questions.

The City Manager differentiated between conditional use permits vs. variances.

Mr. Richard Bruckner, Director of Planning and Development Department, responded to questions related to flat lots and possible discretionary actions under the Hillside Ordinance.

Vice Mayor Madison expressed concerns regarding the creation of exceptions in the Hillside Overlay District Ordinance as this relates to Recommendation No. 6 in the agenda report.

The following persons spoke in support of the City Manager's recommendation:

Mr. Tom McGuire, Pasadena resident  
Mr. Ken Kiessling, Pasadena resident  
Mr. Wei Ming Koo, Pasadena resident  
Ms. April Seymour, Pasadena resident

The following persons spoke in opposition to portions of the City Manager's recommendation and/or expressed concerns:

Mr. John Quinn, Pasadena resident  
Mr. Michael Hurley, Linda Vista Annandale Association representative

Discussion followed on inclusion/exclusion of flat lots within certain areas of the Hillside Overlay District, and the rationale for inclusion/exclusion of certain flat lots from the Hillside Overlay District.

It was moved by Vice Mayor Madison, seconded by Councilmember Little, to close the public hearing. (Motion unanimously carried) (Absent: Councilmember Haderlein)

It was moved by Vice Mayor Madison, seconded by Councilmember Tyler, to approve the City Manager's recommendation, with the exception of Recommendation No. 6, which is not approved, and to remove the properties south of Old Mill Road and east of Banning Way (located in Study Area 9) from the Hillside Overlay District. (Motion unanimously carried) (Absent: Councilmember Haderlein)

The Mayor thanked Mr. Kruckeberg and staff for their work on this matter.

**CONTINUED PUBLIC HEARING: ADOPT A RESOLUTION FOR THE VACATION OF A PORTION OF MADIA STREET FROM APPROXIMATELY 380 FEET EAST OF LINDA VISTA AVENUE TO THE EAST END OF MADIA STREET**

**Recommendation of City Manager:** It is recommended that the City Council take the following actions:

(1) Hold a public hearing on the proposed vacation and hear evidence offered by persons interested;

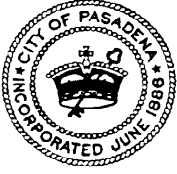
(2) Adopt a resolution that:

(a) Affirms that the City Council has determined that the proposed vacation of the subject portion of Madia Street will have no significant effect on the environment; therefore, it is declared to be categorically exempt (Class 4) pursuant to the guidelines of the California Environmental Quality Act, CEQA Section 15304; Minor Alterations to Land,

(b) Finds that the proposed vacation of the subject portion of Madia Street is consistent with the General Plan Mobility Element and is unnecessary for present or prospective public use for traffic purposes,

(c) Orders the vacation of the subject portion of Madia Street based on certain conditions set forth in Exhibit "C" of the agenda report, if and only if those certain conditions are met,

(3) Declare that the City's interest in the proposed vacated street is an easement only with a reasonable market value of less than \$1,000, and therefore, the City's interest in the



# 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~~ 1/23/2006  
4.B. &  
AGENDA ITEM NO. ~~9.A.3~~ 9.A.1.

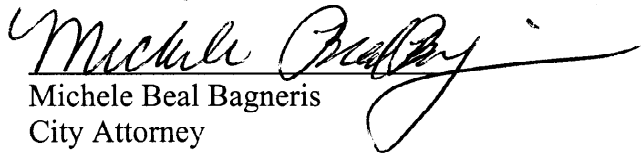
**FISCAL IMPACT**

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. Maps showing these reclassifications are attached to the full text of the ordinance and are on file in the City Clerk’s Office.

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:

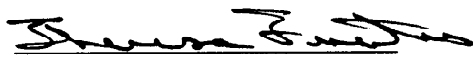
ABSENT:

ABSTAIN:

Date Published:

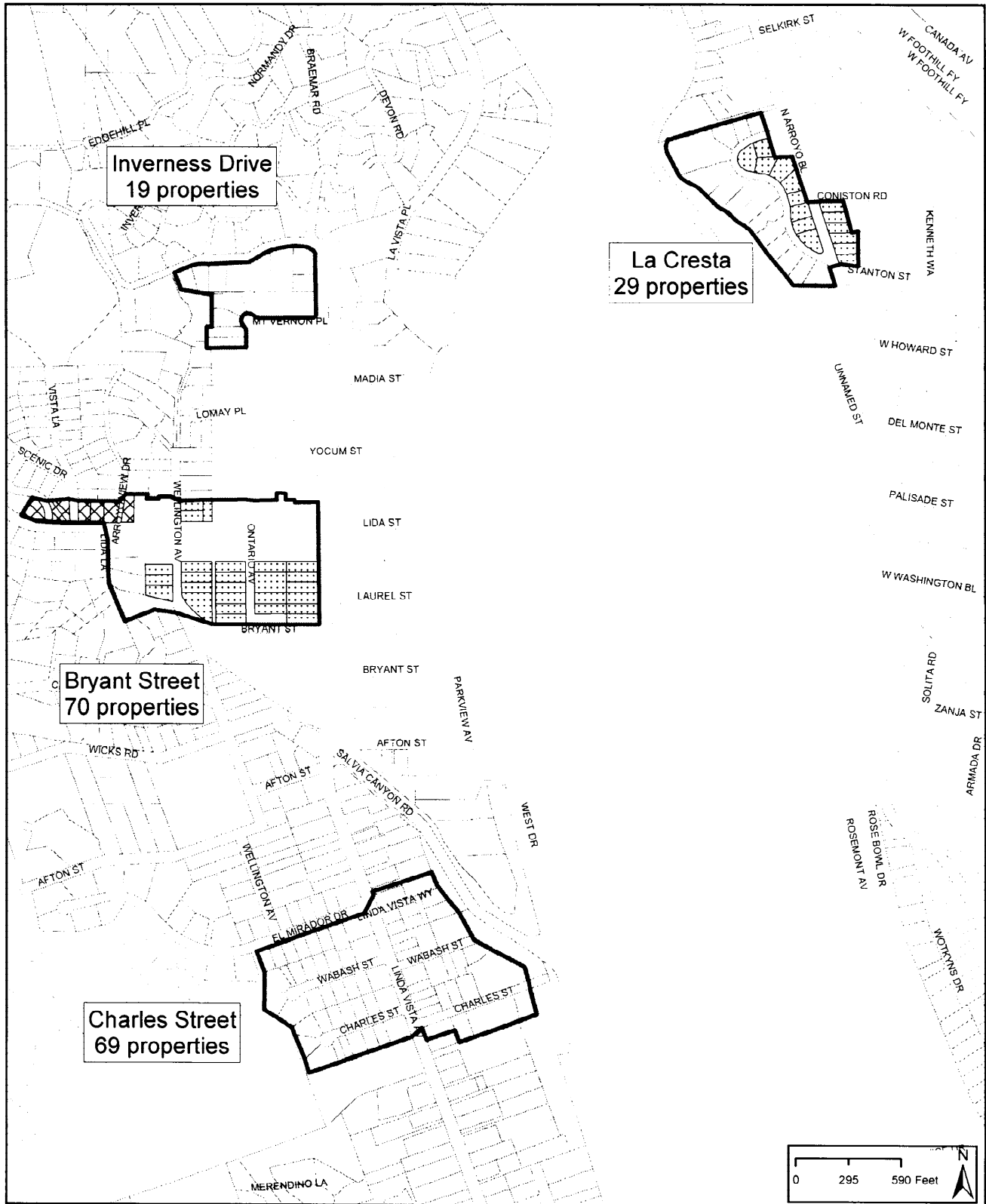
\_\_\_\_\_  
Jane L. Rodriguez, CMC  
City Clerk

Approved as to form:



Theresa Fuentes  
Deputy City Attorney

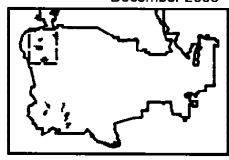
# EXHIBIT 1



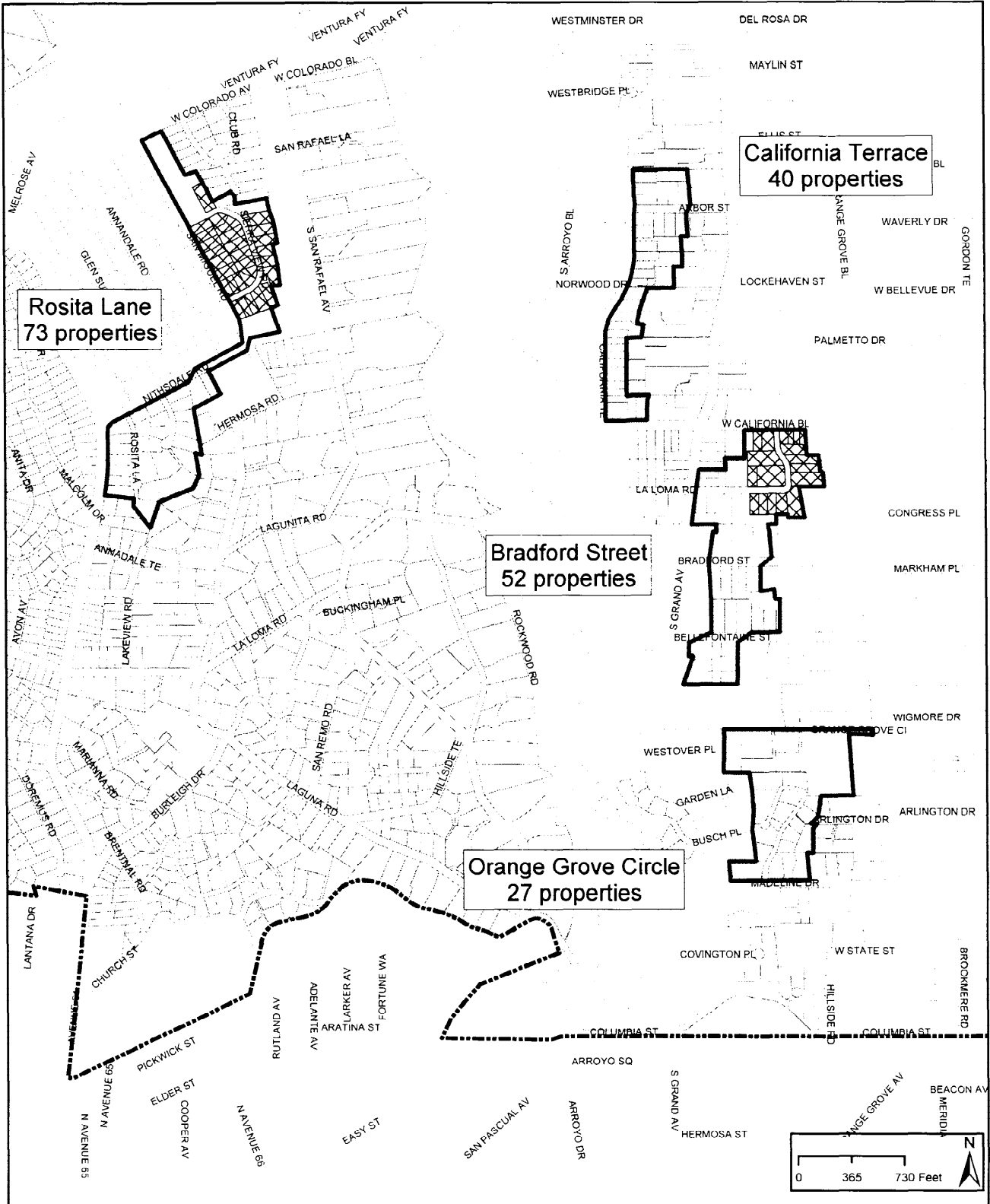
December 2005



## Hillside Rezone Study



**EXHIBIT 2**

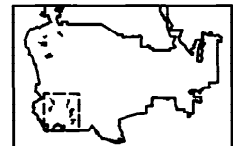


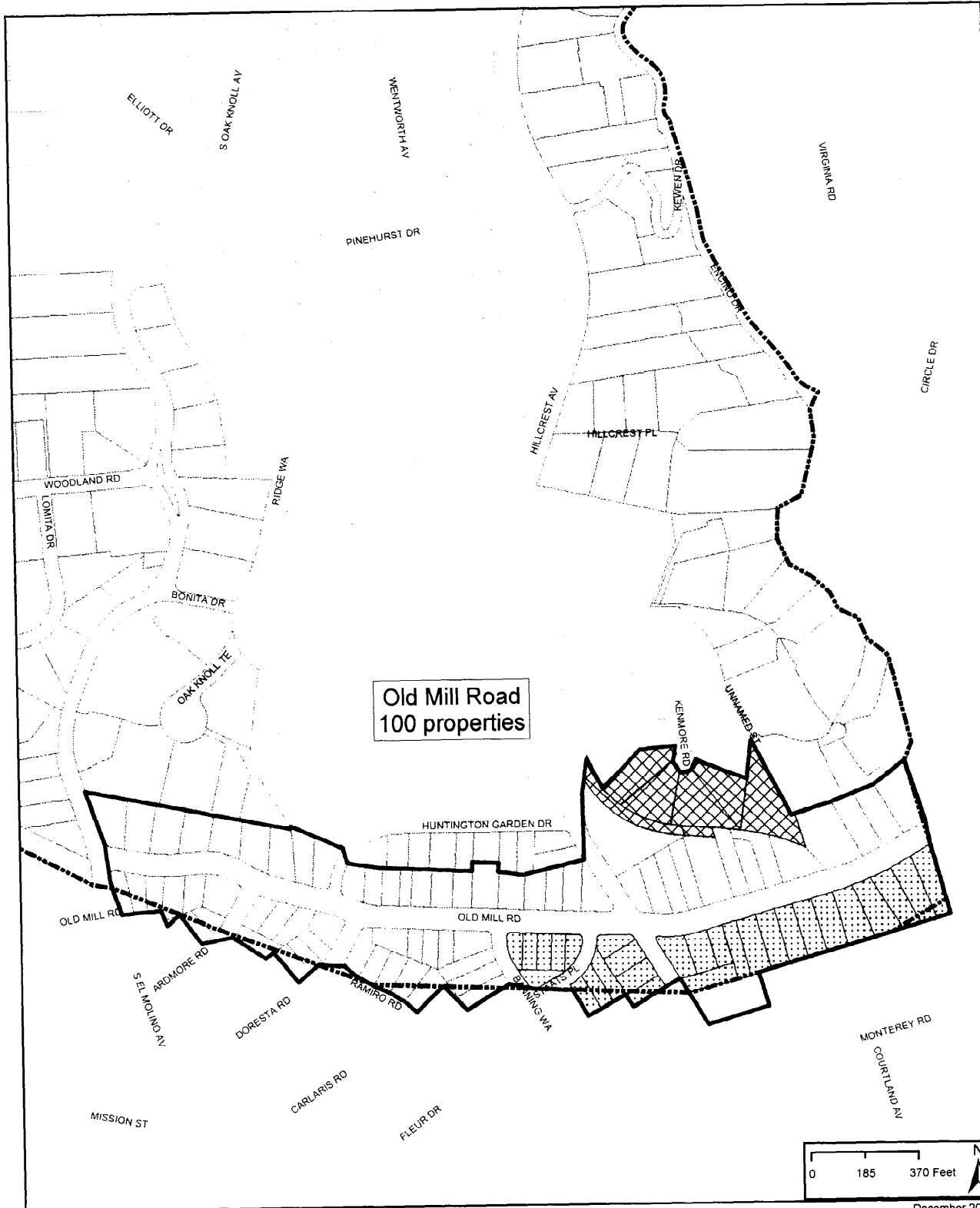
December 2005



**Hillside  
Rezone  
Study**

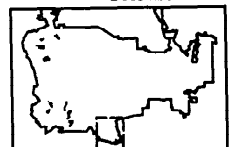
- Hillside Overlay District (HD)
- Study Area Boundary
- Add to HD Zone
- Remove from HD Zone





# Hillside Rezone Study

- Hillside Overlay District (HD)
- ▭ Study Area Boundary
- ▨ HZC\_pc\_Study\_Areas selection
- ▩ Add to HD Zone
- ▧ Remove from HD Zone



December 2005

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