



Ordinance Fact Sheet

TO: CITY COUNCIL **DATE:** DECEMBER 10, 2007

FROM: CITY ATTORNEY

SUBJECT: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PASADENA TO ESTABLISH THE HISTORIC HIGHLANDS LANDMARK 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 (HISTORIC HIGHLANDS LANDMARK OVERLAY DISTRICT)

PURPOSE OF ORDINANCE

This ordinance implements and codifies modifications to the boundaries of certain zoning districts approved by the City Council on December 3, 2007, to establish the Historic Highlands Landmark Overlay District.

REASON WHY LEGISLATION IS NEEDED

This legislation is needed to amend the Zoning Map to allow for overlay zoning of certain properties for inclusion in the Historic Highlands Landmark Overlay District, based on historical characteristics of the structures within the District.

MEETING OF 12/10/2007

AGENDA ITEM NO. 9.A.1.

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.

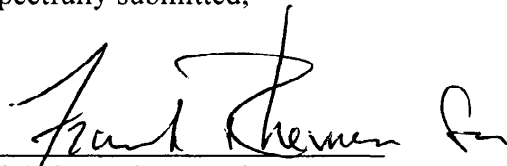
FISCAL IMPACT

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

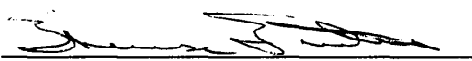
The project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Class 8, Regulatory Actions to Protect the Environment.

Respectfully submitted,



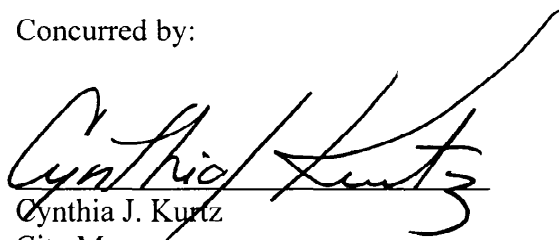
Michele Beal Bagneris
City Attorney

Prepared by:



Theresa Fuentes
Assistant City Attorney

Concurred by:



Cynthia J. Kurtz
City Manager

Introduced by: _____

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 (HISTORIC HIGHLANDS LANDMARK 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 Pasadena City Charter. The approved summary of this ordinance is as follows:

“SUMMARY

Ordinance No. _____ will amend the official zoning map of the City of Pasadena, and modify the boundaries of certain zoning districts to establish the Historic Highlands Landmark Overlay District. Maps showing these modifications 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 therein as follows:

By reclassifying from the RS-6 (Single-family Residential, 6 units per acre) to RS-6 LD-16 (Single-family Residential, 6 units per acre, Historic Highlands Landmark District); CO (Commercial Office), to CO LD-16 (Commercial Office, Historic Highlands Landmark District); and RM-16 (Multi-family Residential, 16 units per acre),

to RM-16 LD-16 (Multi-family Residential, 16 units per acre, Historic Highlands Landmark District) as shown on the map entitled "Historic Highlands Landmark District" attached hereto as Exhibit A and incorporated herein by this reference as if fully set forth herein, and on file in the City Clerk's office of the City of Pasadena. The legal description attached hereto as Exhibit B and incorporated herein is also on file in the City Clerk's Office of the City of Pasadena.

SECTION 3. Notwithstanding any provision of Title 17 to the contrary, all future construction, exterior alterations, relocations or demolitions initiated by application for a building permit, land-use entitlement or building plan check on or after the effective date of this ordinance will require a Certificate of Appropriateness prior to the issuance of any building permits according to the guidelines set forth in the Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings and the "Design Guidelines for Historic Districts" on file in the City Clerk's Office of the City of Pasadena.

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 _____,
2007.

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 this _____ day of _____, 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

Jane L. Rodriguez, CMC
City Clerk

APPROVED AS TO FORM:



Theresa E. Fuentes
Assistant City Attorney

0000057774C031

EXHIBIT "A"
HISTORIC HIGHLAND LANDMARK DISTRICT

The Historic Highland Landmark District is described as follows:

That certain area of the City of Pasadena, County of Los Angeles, State of California, bounded by the following described courses:

Beginning at the intersection of the Easterly line of Lake Avenue (90.00 feet wide) and the Southerly line of Lot 2, Block 9, of the Replat of Blocks 7, 8, 9 and 10 Pasadena Highland Tract as per map filed in Book 8, Page 48 of Maps, in the Office of the County Recorder of said County;

Thence along said Easterly line crossing Elizabeth Street (60.00 feet wide) and Topeka Street (60.00 feet wide), North $02^{\circ}30'00''$ East, 1,283.13 feet to the centerline of Atchison Street (60.00 feet wide);

Thence along said centerline, North $90^{\circ}00'00''$ East, 61.96 feet to the Southerly prolongation of the West line of the East 14.00 feet of Lot 14, Block 4 of the Pasadena Highland Tract as per map filed in Book 24, Page 99 of Miscellaneous Records, in the Office of the County Recorder of said County;

Thence along said prolongation and West line, North $00^{\circ}00'00''$ East, 177.00 feet to the South line of the Northerly 55.00 feet of Lots 13 and 14, Block 4 of said Pasadena Highland Tract;

Thence along said South line, North $90^{\circ}00'00''$ East, 64.00 feet to the East line of the Westerly 50.00 feet of said Lot 13;

Thence along said East line, North $00^{\circ}00'00''$ East, 55.00 feet to the North line of said Lot 13;

Thence along the North line of Lots 8 through 13, inclusive, Block 4 of said Pasadena Highland Tract, North $90^{\circ}00'00''$ East, 490.00 feet to the Northeast corner of said Lot 8, said point also being on the Westerly line of Catalina Avenue (60.00 feet wide);

Thence crossing said Catalina Avenue, North $90^{\circ}00'00''$ East, 60.00 feet to the Northwest corner of Lot 14, Block 3 of said Pasadena Highland Tract;

Thence along the North line of Lots 12 through 14, inclusive, Block 3 of said Pasadena Highland Tract, North $90^{\circ}00'00''$ East, 281.00 feet to the Northeast corner of said Lot 12;

Thence along the East line of said Lot 12, South $00^{\circ}00'00''$ East, 202.00 feet to the Southeast corner thereof, said point also being on the North line of said Atchison Street;

Thence crossing said Atchison Street, South $00^{\circ}00'00''$ East, 60.00 feet to the Northwest corner of Lot 4, Block 6 of said Pasadena Highland Tract;

Thence along the West line of said Lot 4, South 00°00'00" East, 202.00 feet to the Southwest corner thereof;

Thence along the South line of Lots 4 through 7, inclusive, Block 6 of said Pasadena Highland Tract, North 90°00'00" East, 374.00 feet to the Southeast corner of said Lot 7, said point also being on the Westerly line of Mar Vista Avenue (60.00 feet wide);

Thence crossing said Mar Vista Avenue, North 90°00'00" East, 60.00 to the Northwest corner of Lot 4 of Tract No. 13424 as per map filed in Book 277, Pages 8 and 9 of Maps, in the Office of the County Recorder of said County;

Thence along the North line of Lots 4, 11 and 12, all of said Tract No. 13424, South 89°55'00" East, 281.66 feet to the Northeast corner of said Lot 11;

Thence along the East line of said Lot 11, South 00°16'52" West, 63.00 feet to the Northwest corner of Lot 16 of Britton's Tract as per map filed in Book 13, Page 5 of Maps, in the Office of the County Recorder of said County;

Thence along the North line of Lots 16 through 20, inclusive, of said Britton's Tract, South 89°55'00" East, 281.52 feet to the Northeast corner of said Lot 20, said point being on the Westerly line of Michigan Avenue (60.00 feet wide);

Thence crossing said Michigan Avenue, South 89°55'00" East, 60.00 feet to the Northwest corner of Lot 44 of Lexington Heights as per map filed in Book 22, Page 69 of Maps, in the Office of the County Recorder of said County;

Thence along the North line of Lots 34 through 44, inclusive, of said Lexington Heights North 89°52'30" East, 568.25 feet to the Northeast corner of said Lot 34, said point being also on the Westerly line of Holliston Avenue (58.00 feet wide);

Thence crossing said Holliston Avenue, North 46°21'54" East, 80.14 feet to the Northwest corner of Lot 10 of Tract No. 5063 as per map filed in Book 53, Page 4 of Maps, in the Office of the County Recorder of said County;

Thence along the North line of Lots 10 through 14, inclusive, of said Tract No. 5063, North 89°52'00" East, 250.91 feet to the Northeast corner of said Lot 14;

Thence along the East line of said Lot 14, South 00°00'00" East, 162.00 feet to the Southeast corner thereof, said point also being on the Northerly line of said Topeka Street (60.00 feet wide);

Thence crossing said Topeka Street, South 39°43'36" West, 78.01 feet to the Northwest corner of Lot 5 of said Tract No. 5063;

Thence along the West line of said Lot 5, South 00°00'00" East, 121.08 feet to the Southwest corner thereof;

Thence along the South line of said Lot 5, North 89°49'00" East, 50.00 feet to the East line of the West 50.00 feet of the East 208.00 feet of Lot A of Tract No. 1345 as per map filed in Book 18, Page 134 and 135 of Maps, in the Office of the County Recorder of said County;

Thence along said East line, South 00°00'00" East, 120.00 feet to the North line of the South 80.00 feet of said Lot A;

Thence along said North line, North 89°49'00" East, 49.50 feet to the East line of the West 49.50 feet of the East 158.00 feet of said Lot A;

Thence along said East line, South 00°00'00" East, 80.00 feet to the South line of said Lot A, said point also being on the Northerly line of said Elizabeth Street (60.00 feet wide);

Thence crossing said Elizabeth Street, South 45°34'02" West, 71.42 feet to the East line of the West 50.00 feet of Lots 63 through 66, inclusive, of Rosetta Heights as per map filed in Book 24, Page 8 of Miscellaneous Records, in the Office of the County Recorder of said County;

Thence along said East line, South 00°00'00" East, 200.00 feet to the North line of said Lot 62 of said Rosetta Heights;

Thence along said North line, North 90°00'00" West, 50.00 feet to the Northwest corner of said Lot 62;

Thence along the West line of Lots 53 through 62, inclusive, of said Rosetta Heights, South 00°00'00" East, 500.00 feet to the North line of Lot 1 of Tract No. 5064 as per map filed in Book 53, Page 86 of Maps, in the Office of the County Recorder of said County;

Thence along said North line, North 90°00'00" West, 48.50 feet to the West line of the East 50.00 feet of Lots 1 and 2 of said Tract No. 5064;

Thence along said West line, South 00°00'00" East, 99.09 feet to the South line of said Lot 2;

Thence along said South line, North 89°50'45" East, 50.00 feet to the Southeast corner thereof;

Thence along the East line of Lots 3 through 13, inclusive, of said Tract No. 5064, South 00°00'00" East, 550.00 feet to the Southeast corner of said Lot 13;

Thence along the South line of said Lot 13, South 89°50'45" West, 207.33 feet to the Southwest corner thereof, said point also being on the East line of said Holliston Avenue (55.00 feet wide);

Thence crossing said Holliston Avenue, South 36°07'25" West, 93.41 feet to the intersection of the West line of said Holliston Avenue and the North line of Dane Alley (15.00 feet wide);

Thence along said North line crossing Chester Avenue (60.00 feet wide) and Michigan Avenue (65.00 feet wide), South $89^{\circ}51'30''$ West, 1,190.97 feet to the East line of said Mar Vista Avenue (60.00 feet wide);

Thence crossing said Mar Vista Avenue, North $69^{\circ}08'35''$ West, 64.21 feet to the Southeast corner of Lot 12 of Chicago Heights as per map filed in Book 12, Page 47 of Maps, in the Office of the County Recorder of said County;

Thence along the South line of said Lot 12, North $89^{\circ}53'00''$ West, 148.75 feet to the Southwest corner thereof;

Thence along the West line of Lots 4, 6, 8, 10 and 12, North $00^{\circ}00'00''$ East, 250.00 feet to the Southeast corner of Lot 1, all of said Chicago Heights;

Thence along the South line of said Lot 1, North $89^{\circ}53'00''$ West, 50.00 feet to the West line of the East 50.00 feet thereof;

Thence along said West line North $00^{\circ}00'00''$ East, 50.00 feet to the South line of Rio Grande Street (60.00 feet wide);

Thence along said South line crossing Wilson Avenue (60.00 feet wide) and Catalina Avenue (60.00 feet wide), North $89^{\circ}53'00''$ West, 516.25 feet to the West line of said Catalina Avenue;

Thence along said West line crossing Perkins Alley (16.00 feet wide), South $00^{\circ}00'00''$ East, 516.30 feet to the North line of Washington Boulevard (75.00 feet wide);

Thence along said North line, North $89^{\circ}50'00''$ West, 256.80 feet to the West line of Lot 29 of the Clark and Sisson Tract as per map filed in Book 6, Page 177 of Maps, in the Office of the County Recorder of said County;

Thence along said West line, North $00^{\circ}00'00''$ East, 154.55 feet to the South line of said Perkins Alley;

Thence along said South line and its Westerly prolongation, North $89^{\circ}58'00''$ West, 150.00 feet to the West line of Mentor Avenue (50.00 feet wide);

Thence along said West line, South $00^{\circ}00'00''$ East, 37.00 feet to the South line of the North 50.00 feet of Lots 18 through 20, inclusive, of said Clark and Sisson Tract;

Thence along said South line, North $89^{\circ}58'00''$ West, 143.16 feet to the East line of Sisson Alley (20.00 feet wide);

Thence along said East line, North $02^{\circ}30'00''$ East, 400.40 feet to the South line of said Rio Grande Street;

Thence along said South line, South 89°58'00" East, 125.65 feet to the West line of said Mentor Avenue;

Thence perpendicular to said South line, North 00°02'00" East, 30.00 feet to the centerline of said Rio Grande Street;

Thence along said centerline, South 89°58'00" East, 54.17 to the Southerly prolongation of the East line of said Mentor Avenue;

Thence along said East line, North 02°30'00" East, 295.45 feet to the South line of Lot 4, Block 12 of said Pasadena Highland Tract;

Thence along the South line of Lots 2 through 4, inclusive, Block 12 of said Pasadena Highland Tract, North 89°58'00" West, 119.47 feet to the West line of the East 10.00 feet of said Lot 2;

Thence along said West line and its Northerly prolongation, North 00°00'00" East, 232.00 feet to the centerline of Howard Street (60.00 feet wide);

Thence along said centerline, North 90°00'00" West, 167.24 feet to the Southerly prolongation of the West line of the East 50.00 feet of the West 100.00 feet of Lot 1, Block 9 of said Replat of Blocks 7, 8, 9 and 10 Pasadena Highland Tract;

Thence along said Southerly prolongation and said West line, North 02°30'00" East, 110.11 feet to the South line of Lot 2 of said Block 9;

Thence along said South line, North 90°00'00" West, 45.00 feet to the **Point of Beginning**.

All as shown on Exhibit "B" attached herewith and made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

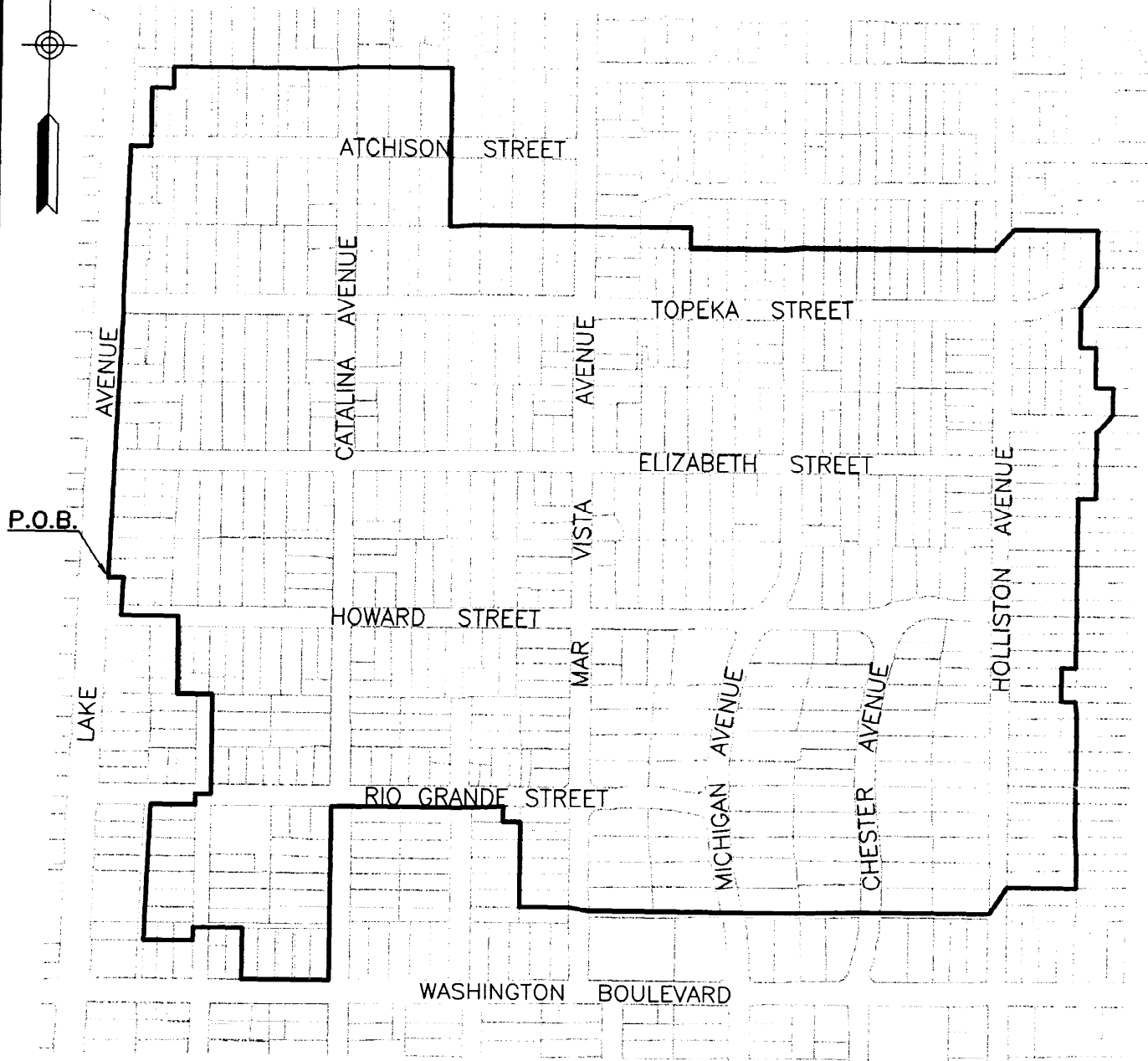
 11/29/07

David W. Hill, P.L.S. 7787


Expires: 12/31/07

Date:





LEGEND

 INDICATES LIMITS OF HISTORIC HIGHLAND LANDMARK DISTRICT

P.O.B. POINT OF BEGINNING



DAVID EVANS AND ASSOCIATES INC.

4200 Concours Street, Suite 200
Ontario California 91764

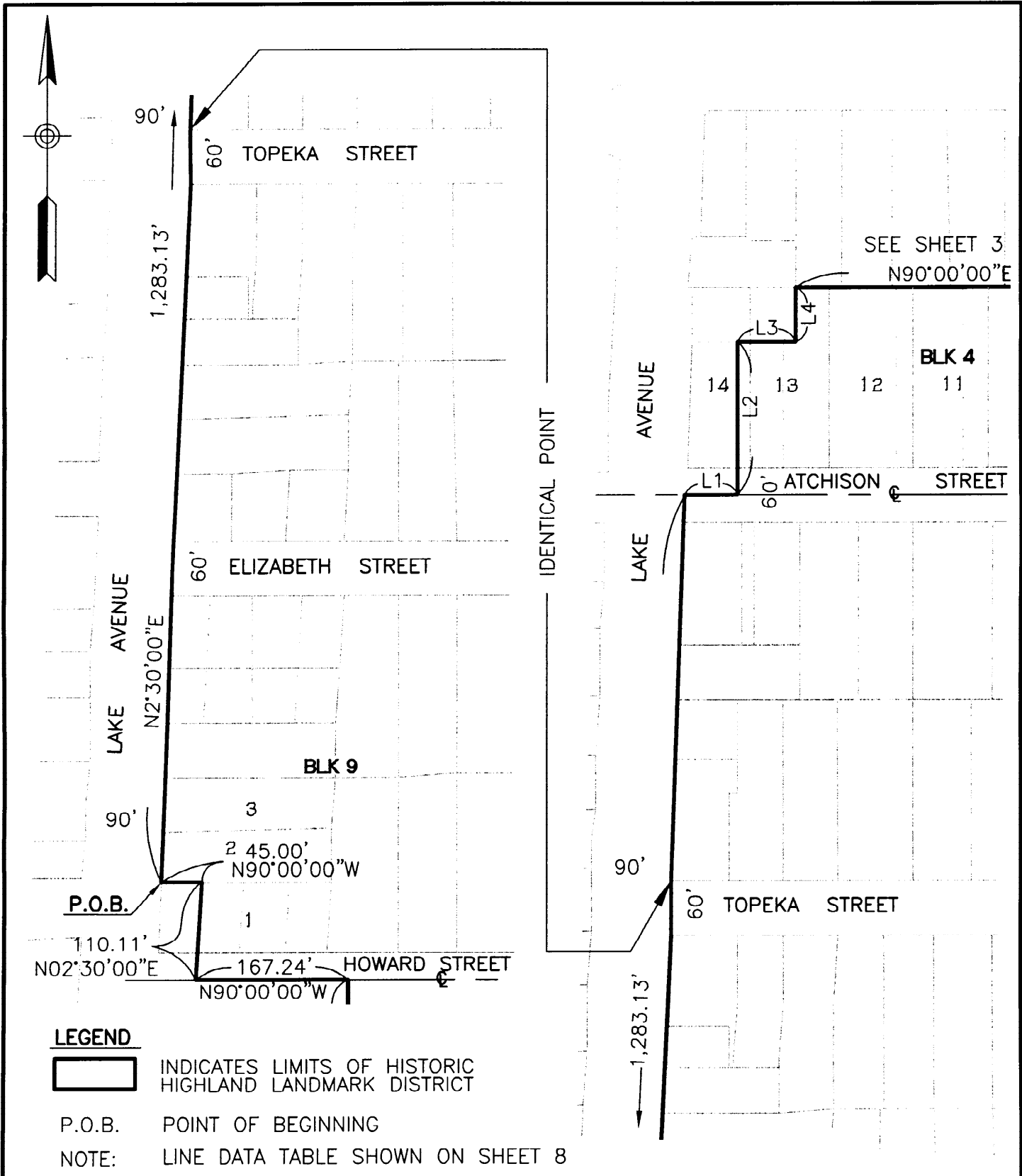
TEL:(909)481-5750 FAX:(909)481-5757

EXHIBIT "B"

HISTORIC HIGHLAND LANDMARK DISTRICT

CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET NO:	1 OF 8
JOB NO:	PDAX0067
DRAWN BY:	RXS1
DATE:	11/26/07
SCALE:	NTS



**DAVID EVANS
AND ASSOCIATES INC.**

4200 Concourse Street, Suite 200
Ontario California 91764

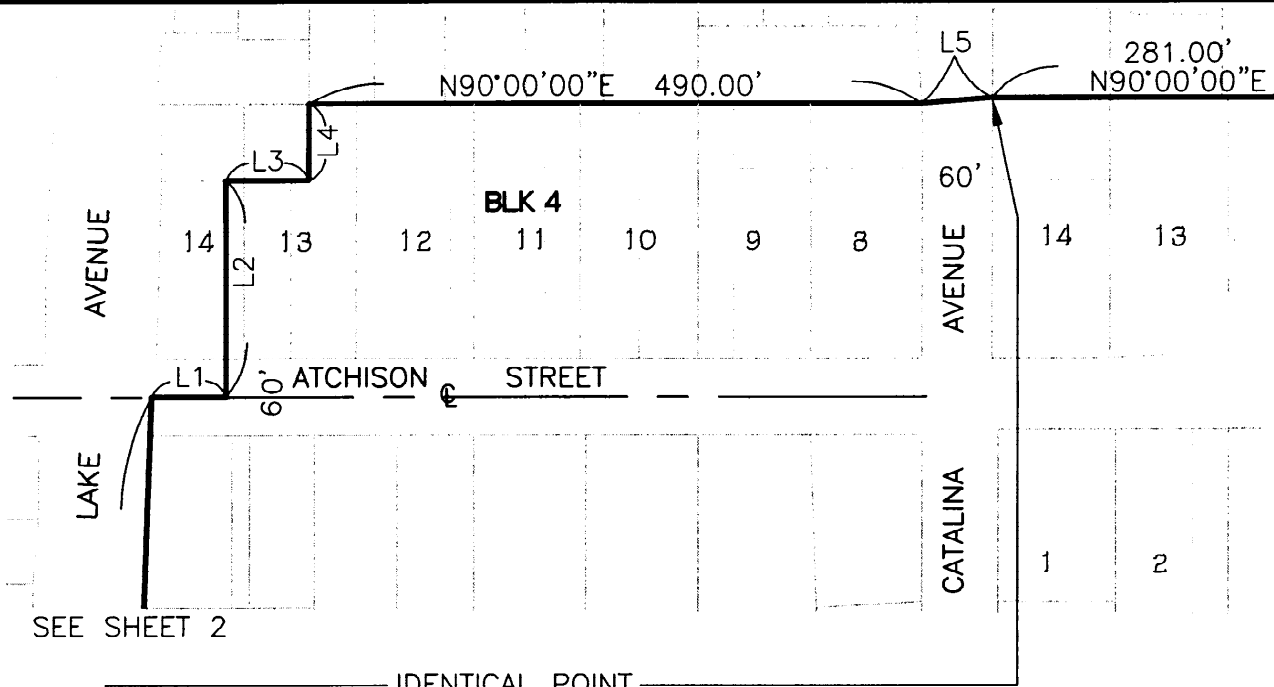
TEL:(909)481-5750 FAX:(909)481-5757

EXHIBIT "B"

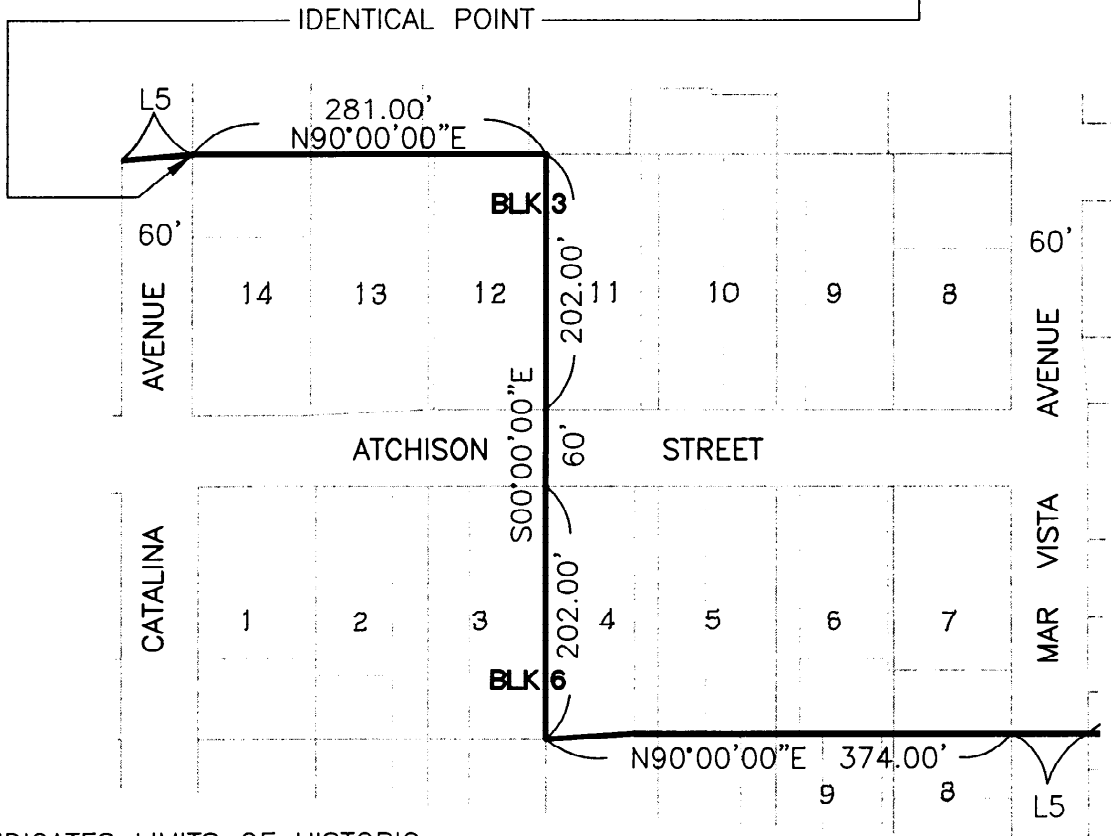
HISTORIC HIGHLAND LANDMARK DISTRICT

CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET NO:	2 OF 8
JOB NO:	PDAX0067
DRAWN BY:	RXSI
DATE:	11/26/07
SCALE:	NTS



SEE SHEET 2



SEE SHEET 4

LEGEND



INDICATES LIMITS OF HISTORIC HIGHLAND LANDMARK DISTRICT

P.O.B. POINT OF BEGINNING

NOTE: LINE DATA TABLE SHOWN ON SHEET 8



DAVID EVANS AND ASSOCIATES INC.

4200 Concourse Street, Suite 200
Ontario California 91764

TEL:(909)481-5750 FAX:(909)481-5757

EXHIBIT "B"

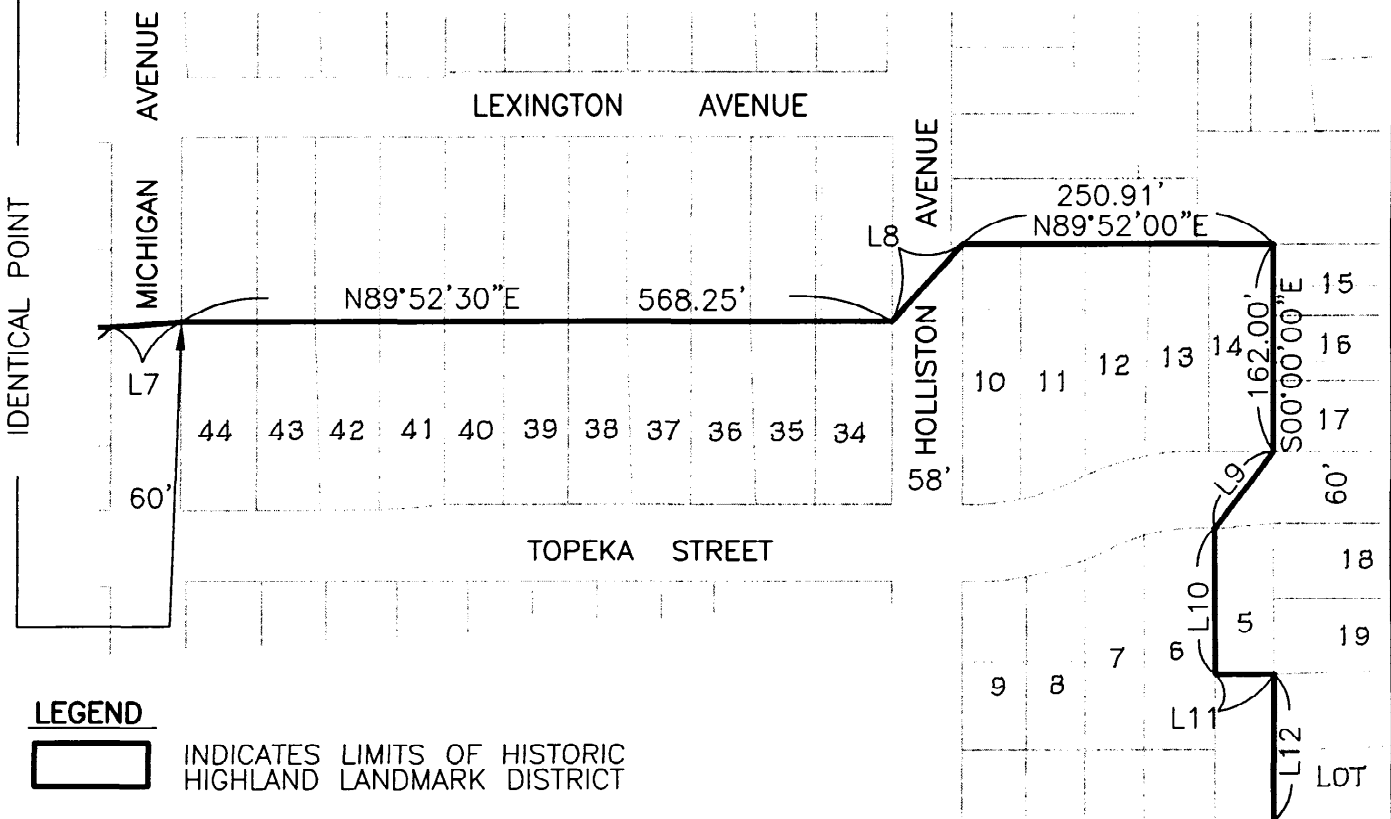
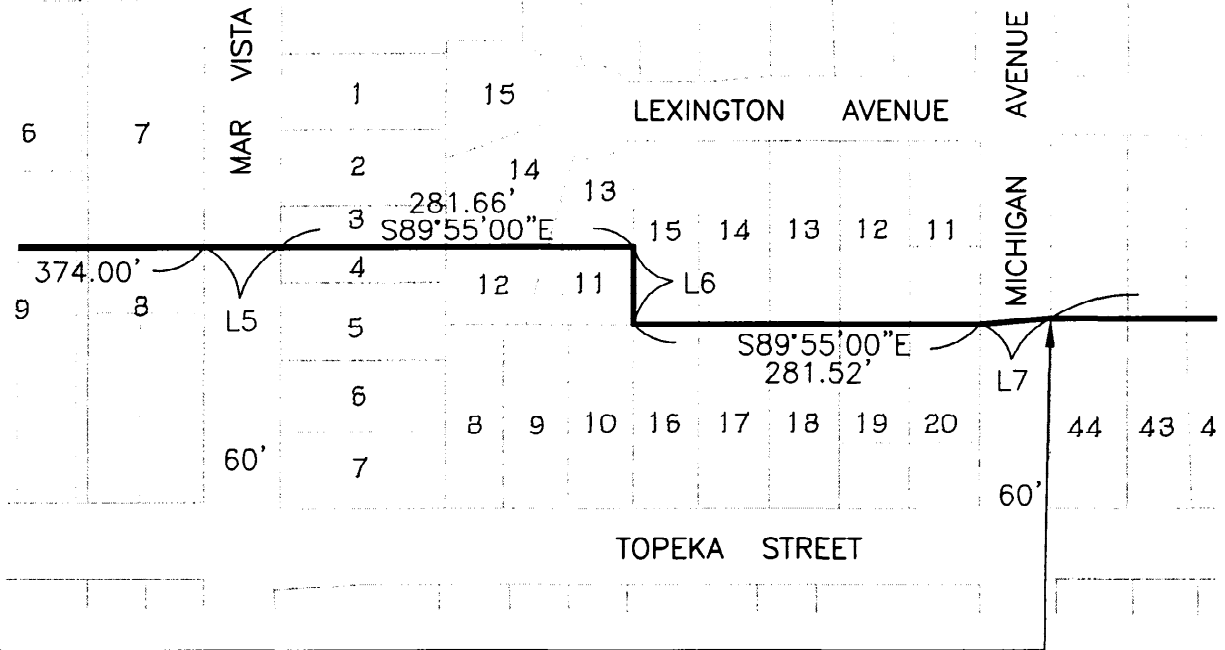
HISTORIC HIGHLAND LANDMARK DISTRICT

CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET NO:	3 OF 8
JOB NO:	PDAX0067
DRAWN BY:	RXSI
DATE:	11/26/07
SCALE:	NTS



SEE SHEET 3



LEGEND



INDICATES LIMITS OF HISTORIC HIGHLAND LANDMARK DISTRICT

P.O.B. POINT OF BEGINNING

NOTE: LINE DATA TABLE SHOWN ON SHEET 8

SEE SHEET 5



DAVID EVANS AND ASSOCIATES INC.

4200 Concourse Street, Suite 200
Ontario California 91764

TEL:(909)481-5750 FAX:(909)481-5757

EXHIBIT "B"

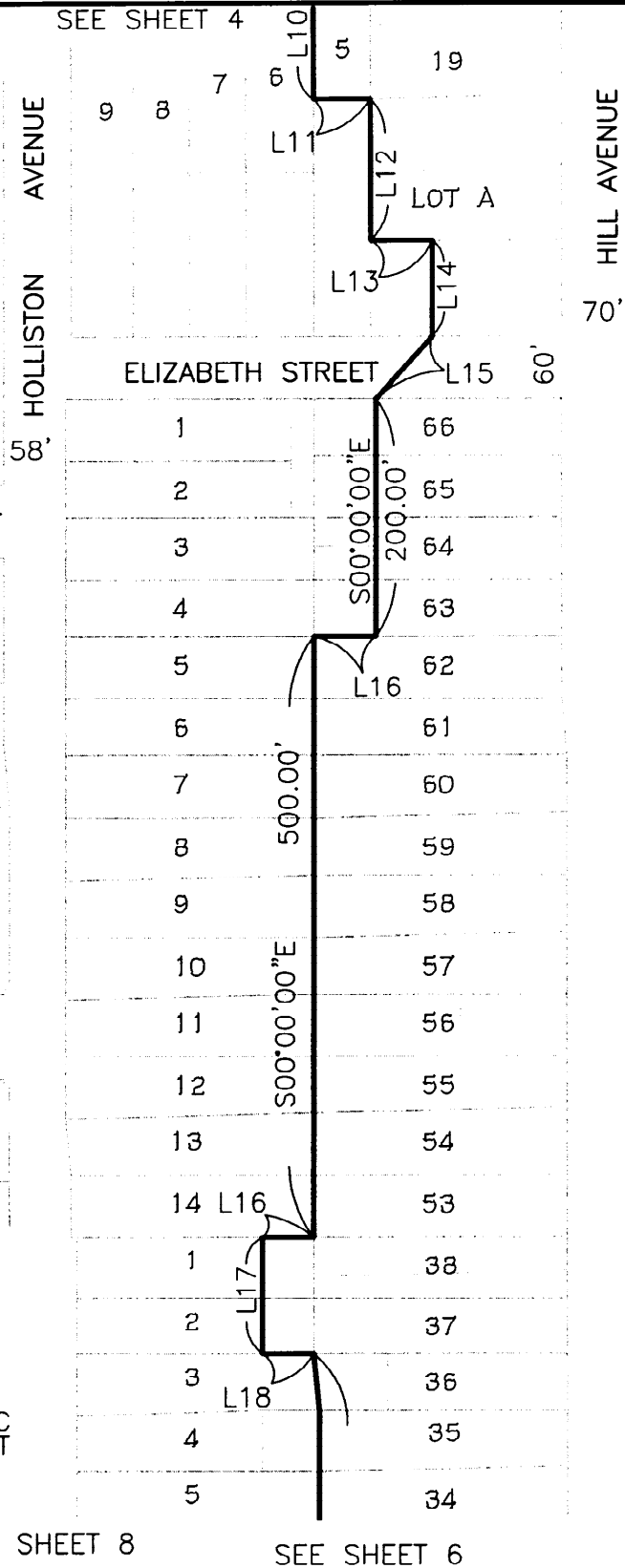
HISTORIC HIGHLAND LANDMARK DISTRICT

CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET NO:	4 OF 8
JOB NO:	PDAX0067
DRAWN BY:	RXSI
DATE:	11/26/07
SCALE:	NTS



SEE SHEET 4



ELIZABETH STREET

58'

HOLLISTON AVENUE

HILL AVENUE
70'

ELIZABETH STREET

60'

LOT A

LEGEND



INDICATES LIMITS OF HISTORIC
HIGHLAND LANDMARK DISTRICT

P.O.B. POINT OF BEGINNING

NOTE: LINE DATA TABLE SHOWN ON SHEET 8

SEE SHEET 6



**DAVID EVANS
AND ASSOCIATES INC.**

4200 Concourse Street, Suite 200
Ontario California 91764

TEL:(909)481-5750 FAX:(909)481-5757

EXHIBIT
"B"

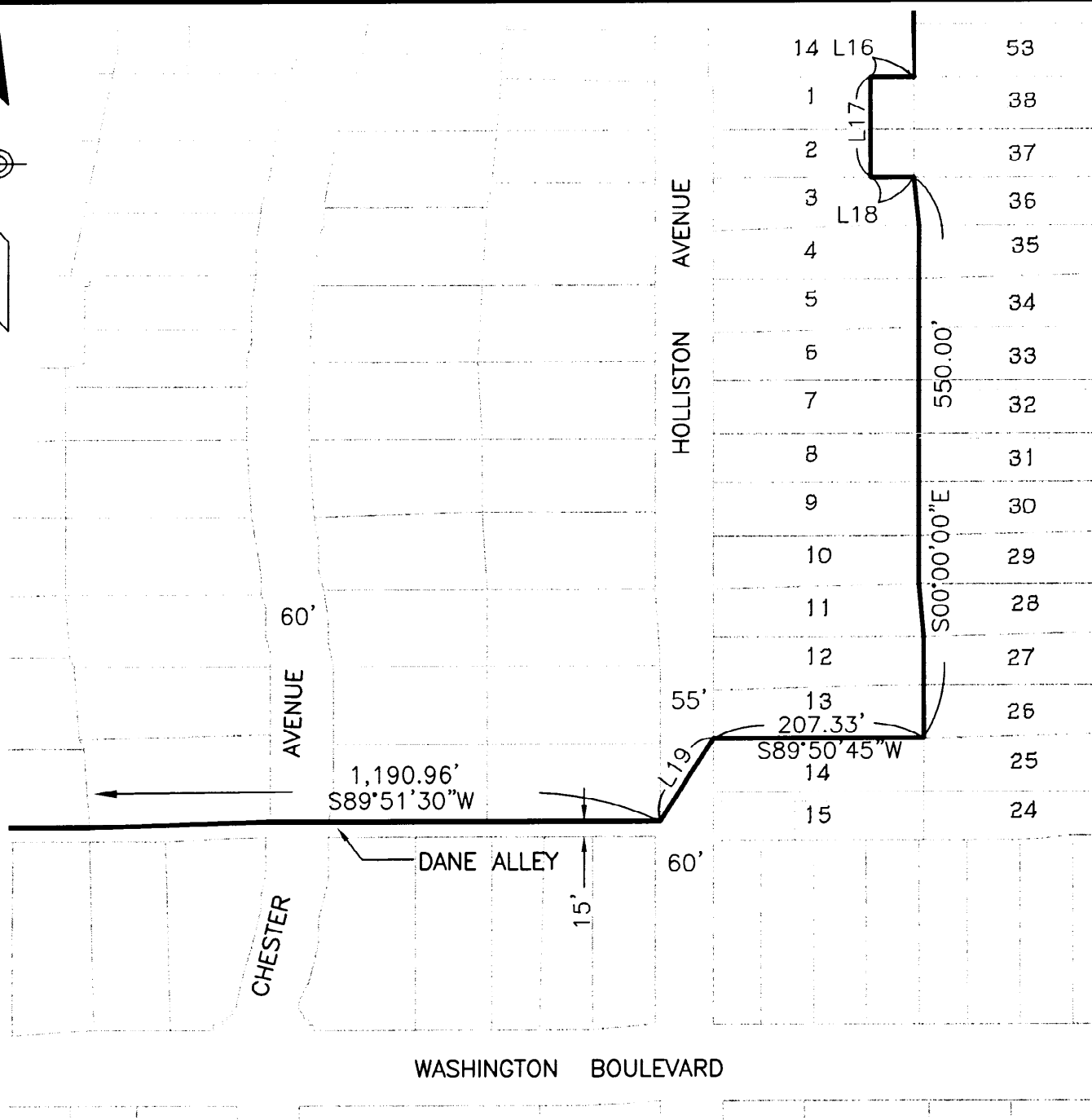
HISTORIC HIGHLAND
LANDMARK DISTRICT

CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET NO:	5 OF 8
JOB NO:	PDAX0067
DRAWN BY:	RXSI
DATE:	11/26/07
SCALE:	NTS



SEE SHEET 7



LEGEND



INDICATES LIMITS OF HISTORIC
HIGHLAND LANDMARK DISTRICT

P.O.B. POINT OF BEGINNING

NOTE: LINE DATA TABLE SHOWN ON SHEET 8



**DAVID EVANS
AND ASSOCIATES INC.**

4200 Concourse Street, Suite 200
Ontario California 91764

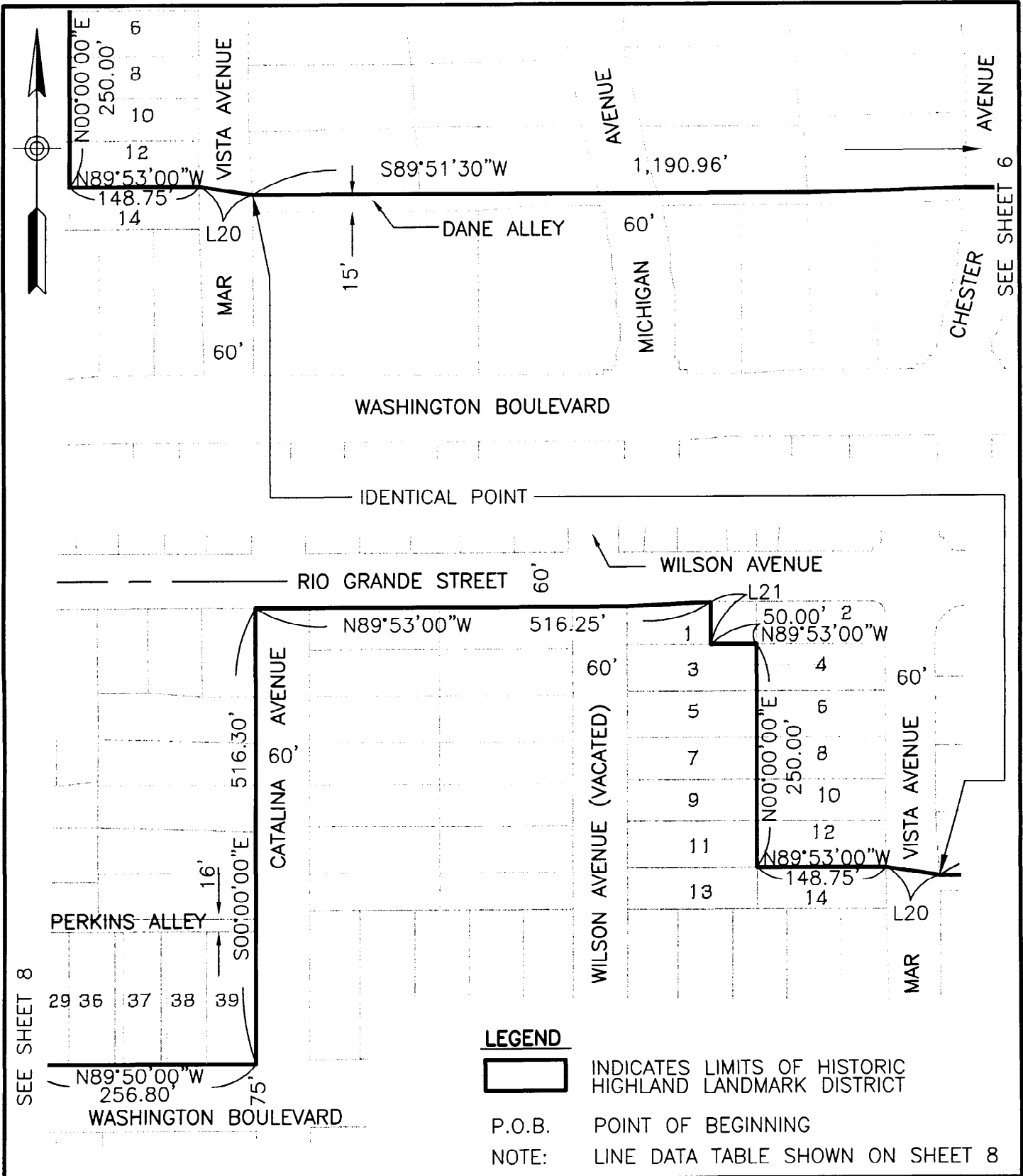
TEL:(909)481-5750 FAX:(909)481-5757

EXHIBIT
"B"

HISTORIC HIGHLAND
LANDMARK DISTRICT

CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET NO:	6 OF 8
JOB NO:	PDAX0067
DRAWN BY:	RXSI
DATE:	11/26/07
SCALE:	NTS



**DAVID EVANS
AND ASSOCIATES INC.**

4200 Concourse Street, Suite 200
Ontario California 91764

TEL:(909)481-5750 FAX:(909)481-5757

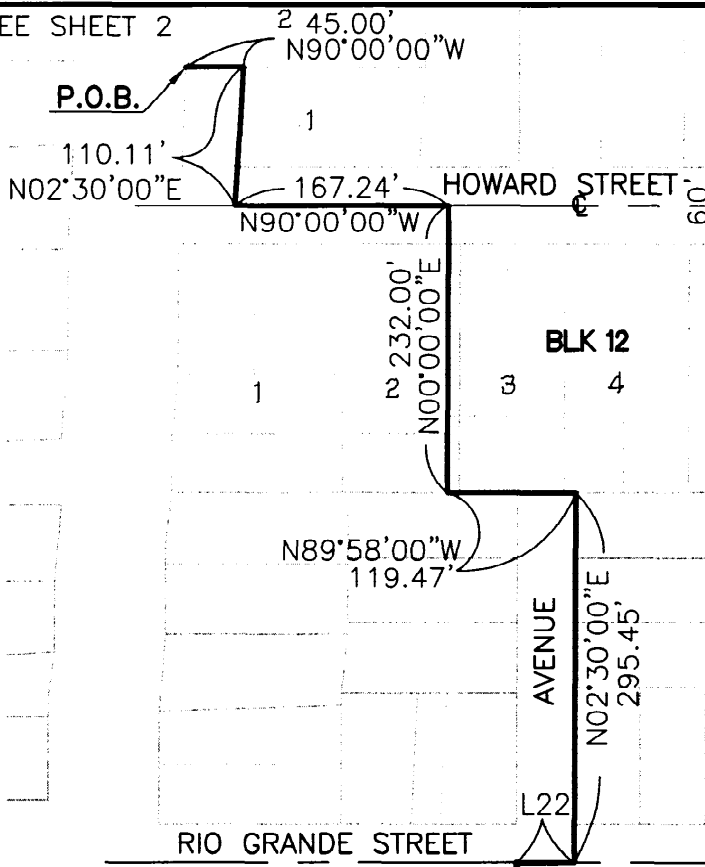
EXHIBIT "B"

HISTORIC HIGHLAND LANDMARK DISTRICT

CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET NO:	7 OF 8
JOB NO:	PDAX0067
DRAWN BY:	RXSI
DATE:	11/26/07
SCALE:	NTS

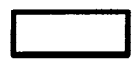
SEE SHEET 2



LINE DATA		
LINE	BEARING	DISTANCE
L1	N90°00'00"E	61.96'
L2	N00°00'00"E	177.00'
L3	N90°00'00"E	64.00'
L4	N00°00'00"E	55.00'
L5	N90°00'00"E	60.00'
L6	S00°16'52"W	63.00'
L7	S89°55'00"E	60.00'
L8	N46°21'54"E	80.14'
L9	S39°43'36"W	78.01'
L10	S00°00'00"E	121.08'
L11	N89°49'00"E	50.00'
L12	S00°00'00"E	120.00'
L13	N89°49'00"E	49.50'
L14	S00°00'00"E	80.00'
L15	S45°34'02"W	71.42'
L16	N90°00'00"W	48.50'
L17	S00°00'00"E	99.09'
L18	N89°50'45"E	50.00'
L19	S36°07'25"W	93.41'
L20	N69°08'35"W	64.21'
L21	N00°00'00"E	50.00'
L22	S89°58'00"E	54.17'

SEE SHEET 7

LEGEND

-  INDICATES LIMITS OF HISTORIC HIGHLAND LANDMARK DISTRICT
- P.O.B. POINT OF BEGINNING

DAVID EVANS AND ASSOCIATES INC.
 4200 Concourse Street, Suite 200
 Ontario California 91764
 TEL:(909)481-5750 FAX:(909)481-5757

EXHIBIT "B"

HISTORIC HIGHLAND LANDMARK DISTRICT
 CITY OF PASADENA
 COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

SHEET NO:	8 OF 8
JOB NO:	PDAX0067
DRAWN BY:	RXSI
DATE:	11/26/07
SCALE:	NTS