

ATTACHMENT D:
Summary of Comments Made by Community

Community Workshop, Planning Commission Meeting, June 25, 2008

- Need to balance rights of property owners and neighbors
- Limit location of windows to maintain privacy
- Issue of exposed staircases for second stories
- Concern height limit of 32 feet may still be too high
- Need for increased setbacks for second stories
- Need for community meetings and additional community outreach
- Specific issues raised by Upper Hastings Ranch residents (limit second stories, preserve views, need for maximum floor area ratio, preserve ranch architectural style)

Community Meeting, Victory Park, October 23, 2008

- Protect City
 - Don't allow large encroachments
 - Don't allow houses to be built to the maximum standards
- Smaller properties not always in scale with surrounding larger properties
- Issues with two-story houses surrounded by one-story houses
- Don't increase house size beyond what neighborhood can handle
- Protect views of mountains

Community Meeting, Jackie Robinson Center, October 29, 2009

- Need for walkable neighborhoods
- Preserve high home ownership
- Preserve street trees
- Maintain low turnover of home ownership
- Maintain stability of neighborhood
- New houses and house additions do not always fit context of the street/neighborhood
- Architecture sometimes does not match surrounding area
- Sometimes new houses and house additions have too much bulk and mass
- Issues with two-story houses surrounded by one-story houses

Community Meeting, Allendale Branch Library, November 6, 2009

- Amendments should be consistent with the City's Green Plan (over-building does not efficiently use of resources)
- There should be a relationship between lot size and house size
- Open space and native habitat should be preserved (animals and vegetation)

- Front yard setbacks and green space should be maintained
- Encourage diversity of architectural styles
- Concern that design review and strict standards will restrict that diversity
- Preserve single-family neighborhoods, limit areas for multi-family family development
- Need to maintain 'neighborhood' feel
- Concern there are too many multi-family developments, and too many single-family residents are renters
- Need to preserve single-family residences in multi-family zones
- Single-family residence should follow LEED (Leadership in Energy and Environmental Design) standards
- Second floor balconies should be sensitively designed to preserve privacy and reduce noise
- Protect views
- Modify rear yard setback to encourage one story additions, rather than second story additions
- Maintain existing top plate height of 23 feet (allows raised house with steps, allows diversity in architectural styles)
- Use the same number for FAR (maximum floor area) and lot coverage
- Maintain some flexibility in maximum height to allow diversity in architectural styles
- Extra height for attic dormers may be appropriate for some architectural styles
- Limit approvals of Variances to any changes

Webpage Comments, October 2008 through June 2009

- Unclear how hillside properties would be affected by proposed amendments (October 13, 2008).
- Design Guidelines should be proposed as part of amendments. Massing and bulk issues are directly related to the design of any structure (October 13, 2008).
- Pasadena should not be 'mansionized'. If it was, it would destroy the character of the City (October 15, 2008).
- City should also be concerned about exotic colors being used in residential areas (October 16, 2008).
- New houses or additions should reflect the design of the surrounding residences and/or the original residence (October 28, 2008).
- Overbuilding and 'mansionization' ruins the charm of neighborhoods and makes Pasadena look like any other suburban neighborhood. Need to protect neighborhoods (November 1, 2008).
- Use of vinyl or plastic windows replacing glass and wood frame windows should not be permitted (November 11, 2008).
- Maintain existing top plate height of 23 feet, or have a 'sliding scale' to allow an increase in plate height if house is set back farther from property line. This

would allow a raised foundation with steps and diversity in architectural styles (November 25, 2008).

- Limit the top plate height to something that is in keeping with the existing structure (i.e. first floor top plate 110 percent of the existing top plate height). This would keep additions from dwarfing the original house of surrounding houses (March 18, 2009).
- The historical and community fabric of City should be preserved and maintained. Not only referring to architecture and the structure of buildings, but the preservation of families. Ability to have parents live in a separate space on the same property would be ideal (April 21, 2009).

Comments on Initial Study, April 2009

- Opposed to two-story additions in the Upper Hastings Ranch overlay. When properties are overbuilt, they are not consistent with the neighborhood or the City's General Plan. Floor area formula should be added to Upper Hastings Ranch (April 23, 2009).

ATTACHMENT E:

**CITY OF PASADENA
PLANNING DIVISION
HALE BUILDING
175 NORTH GARFIELD AVENUE
PASADENA, CA 91101-1704**

INITIAL STUDY

In accordance with the Environmental Policy Guidelines of the City of Pasadena, this analysis, the associated "Master Application Form," and/or Environmental Assessment Form (EAF) and supporting data constitute the Initial Study for the subject project. This Initial Study provides the assessment for a determination whether the project may have a significant effect on the environment.

SECTION I – PROJECT INFORMATION

- 1. Project Title:** Updates to Single-Family Development Standards
- 2. Lead Agency Name and Address:** City of Pasadena
- 3. Contact Person and Phone Number:** Jason C. Mikaelian, (626) 744-6754
- 4. Project Location:** The proposed Zoning Code Amendments will be Citywide, but with primarily a focus on the RS (Single-Family Residential) zoning districts.
- 5. Project Sponsor's Name and Address:** City of Pasadena
- 6. General Plan Designation:** Varied, but with a primary focus on the Low Density Residential designation.
- 7. Zoning:** Varied, but with a primary focus on the RS (Single-Family Residential) zoning districts.
- 8. Description of the Project:**

The City's Mansionization Ordinance was first adopted in 1991, with the most recent updates completed in 2005. The City of Pasadena is preparing Amendments to the City's Zoning Code and General Plan to update the development standards for Single-Family Residential zones. The code amendments are designed to ensure the scale of new construction is appropriate with existing development. The area of analysis focuses primarily on large, non-hillside properties in single-family zones (RS Zoning Districts). However, the proposed code amendments may also impact the Hillside District (HD) overlay, Upper Hastings Ranch (HD-1) overlay, Lower Hastings Ranch (ND) overlay and the RM-12 (Two-unit per lot) zoning district, since they all refer to the RS Zoning District and Definitions Section for certain development standards.

Development standards that have been examined as part of this code amendment include gross floor area, lot coverage, setbacks, height, encroachment plane and additions to non-conforming structures. In addition, definitions related to attics have also been examined for proposed revisions. Other development standards of the Zoning Code, such as the HD overlay, basement areas and standards for accessory structures were already amended as part the 2005 Zoning Code updates.