

Ordinance Fact Sheet

TO: CITY COUNCIL DATE: July 25, 2011

FROM: CITY ATTORNEY

SUBJECT: AN ORDINANCE AMENDING THE ZONING CODE REGARDING DEVELOPMENT STANDARDS FOR LOWER HASTINGS RANCH AND REQUIREMENTS FOR TEMPORARY FRAMES FOR ADDITIONS

TITLE OF PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS PROVISIONS OF TITLE 17 (THE ZONING CODE) TO REVISE THE DEVELOPMENT STANDARDS FOR THE LOWER HASTINGS RANCH NEIGHBORHOOD OVERLAY DISTRICT AND TO ESTABLISH BUILDING SILHOUETTE REQUIREMENTS

PURPOSE OF ORDINANCE

As approved by the City Council on March 14, 2011, this ordinance implements and codifies modifications to the development standards applicable to the Lower Hastings Ranch area of the City, and to require the construction of temporary frames for second story additions City-wide that are not compliant with the standards in the Zoning Code.

REASON WHY LEGISLATION IS NEEDED

This legislation is needed to amend the Zoning Code to ensure that the scale of front porch and second story additions in the Lower Hastings Ranch area of the City are appropriate within the surrounding neighborhood. The legislation is also needed to require the construction of temporary frames for second story additions City-wide that do not meet the requirements of the Zoning Code so as to assist with understanding the impact of the addition.

08/01/2011
MEETING OF 07/25/2011
AGENDA ITEM NO. 15-16

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

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

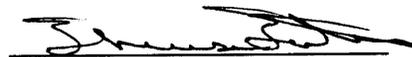
ENVIRONMENTAL DETERMINATION

On March 14, 2011, the City Council adopted a Negative Declaration pursuant to the California Environmental Quality Act for these Zoning Code amendments.

Respectfully submitted,


Michele Beal Bagneris
City Attorney

Prepared by:


Theresa Fuentes
Assistant City Attorney

Concurred by:


Michael J. Beck
City Manager

Introduced by: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS PROVISIONS OF TITLE 17 (THE ZONING CODE) TO REVISE THE DEVELOPMENT STANDARDS FOR THE LOWER HASTINGS RANCH NEIGHBORHOOD OVERLAY DISTRICT AND TO ESTABLISH BUILDING SILHOUETTE REQUIREMENTS

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 in Section 508 of the Pasadena City Charter. The approved summary of this ordinance is as follows:

“Summary

“Ordinance No. _____ amends various provisions of Title 17 (the Zoning Code) to revise the development standards for the Lower Hastings Ranch overlay district (ND) and to establish building silhouette requirements.

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

SECTION 2. Pasadena Municipal Code, Title 17, Article 2, Section 17.28.090 is amended as follows:

“17.28.090 - ND Neighborhood Overlay District

A. Purpose. The ND neighborhood overlay district is intended to create special regulations for the Lower Hastings Ranch Area.

B. Development standards. Development standards shall be those of the RS-6 district, except as follows.

1. Setbacks and encroachment plane.

a. Second story side setback. The second story of the main structure, and any portion of the main structure over ten feet in height, shall be set back a minimum of five feet from the existing first floor side walls, including any wall openings and modulations. This setback shall be calculated from the first floor side walls as they existed on August 25, 2011.

b. Second story front setback.

(1) Second story additions. Second story additions and any portion of the main structure over ten feet in height shall be set back a minimum of 10 feet from the first floor front wall. The setback shall be measured from the first floor front wall and any modulations as it existed on August 25, 2011.

(2) New main structure. On a new main structure which includes a second story, the second story and any portion of the main structure over ten feet in height, shall be set back a minimum of 10 feet from the first floor front wall and any modulations.

c. Encroachment plane. In addition to the minimum side yard requirements, the main structure shall not be located within a side-yard encroachment plane sloping at a 45-degree angle measured from the vertical, commencing six feet above the existing grade along the interior side property line.

d. Projections into yards and encroachment planes. See Section 17.40.160 (Setback and Encroachment Plane Requirements and Exceptions).

2. Height limits. No structure shall exceed the following height limits, except in compliance with Section 17.40.060 (Height Requirements and Exceptions).

a. The maximum height of main structures shall be 26 feet.

b. The maximum top plate height of the first story of the main structure shall not exceed ten feet. The maximum top plate height of the second story of the main structure shall not exceed 20 feet.

c. The floor height (i.e. the height from the bottom plate to the top plate) of a second floor shall not exceed the floor height of the first floor. In the case where the first floor height varies, the lowest floor height shall be used.

3. Size of second story additions. The maximum allowable floor area of a second-story shall be limited to 50 percent of the proposed floor area of the first story (including attached garage).

4. Front porches and entryways.

a. Height. The top plate height of a proposed or altered front porch shall not exceed the top plate height of the existing first story, or 10 feet, whichever is less. The front porch shall not exceed one-story and shall meet the roof slope requirements below.

b. Design. A proposed front porch shall be located under the existing roofline, or the roofline of a new front porch shall be the continuation of the existing roof of the main residence.

5. Roof pitch. The roof pitch of additions shall be the same roof pitch as the existing residence but shall not exceed 4:12 (vertical:horizontal). For new structures, the roof pitch shall be a maximum of 4:12 (vertical:horizontal).

SECTION 3. Pasadena Municipal Code, Title 17, Article 6, Section 17.29.080, Subsection C, Paragraph 5, Subparagraph b is amended as follows:

“b. Form. To provide visual analysis of a project, various forms of visual analysis may be provided in one or more of the following forms, as determined by Subsection 5.c (Specific requirements), below:

- (1) Digital and/or artistic renderings, including elevations or grading cross-sections;
- (2) Temporary silhouette in compliances with Section 17.60.080 (Temporary Silhouette Requirement);
- (3) Photomontages, including photos of the site with the temporary silhouette;”
- (4) Computer-generated photo simulations;
- (5) A three-dimensional scale model of the project structure and site of a scale sufficient to evaluate the project as determined by the Zoning Administrator; and
- (6) Any other technique acceptable to the Zoning Administrator that will provide an accurate three-dimensional visual depiction of the proposed project in its proposed location and context with sufficient detail to clearly illustrate how proposed structures and site development will look when complete.”

SECTION 4. Pasadena Municipal Code, Title 17, Article 6, Chapter 17.60 is amended by adding the following new section:

“17.60.080 - Temporary Silhouette Requirement.

A. Mandatory requirement. When a second-story portion of a residential (RS or RM-12) project requires a variance (such as, height, encroachment plane, floor area requirement or setbacks), the applicant shall be required to construct a temporary silhouette that depicts the proposed project.

B. Optional requirement. When a land use permit has been applied for, the Director or Zoning Administrator may require the applicant to construct a temporary silhouette that depicts the proposed project.

C. Silhouette standards.

1. The temporary silhouette shall consist of wood posts or other rigid materials at all corners of the structure and at either end of the proposed ridgelines, with a taut rope marked by triangular flagging connecting the posts.
2. The top one foot of the posts shall be painted red or orange to demarcate the height of the proposed structure.
3. The temporary silhouette shall be constructed at least 14 days prior to the public hearing and remain in place throughout the required noticing period and the appeal period. The Zoning Administrator or the Director may require the silhouette to be constructed more than 14 days before the hearing. The applicant shall not construct the temporary silhouette until instructed to do so.
4. The Zoning Administrator or the Director may modify these standards as needed.

D. Waiver. The applicant shall submit an application to the City which absolves the City of any liability associated with construction or damage by the temporary silhouette.

E. Certification. The applicant shall submit to the City an affidavit verifying that the silhouette was constructed on the site in a timely manner and in compliance with this Section.

F. Removal. The silhouette shall be removed within 10 days after the decision has become effective.”

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

Signed and approved this _____ day of _____, 2011.

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 _____ 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney