

Ordinance Fact Sheet

TO: CITY COUNCIL **DATE: MARCH 13, 2000**

FROM: CITY MANAGER

SUBJECT: ZONE CHANGE FOR PROPERTIES LOCATED WITHIN THE TWO STUDY AREAS ALONG THE SAN PASQUAL/CALIFORNIA CORRIDOR

TITLE OF PROPOSED ORDINANCE:

An ordinance of the City of Pasadena Amending the Official Zoning Map of the City of Pasadena established by Section 17.98.040 of the Pasadena Municipal Code to change the designation of the properties located within the two study areas along the San Pasqual/California corridor.

PURPOSE OF ORDINANCE:

On February 14, 2000 after a public hearing, the City Council approved a Zone Change for the properties located within the two study areas along the San Pasqual/California corridor, and directed the City Attorney to prepare an ordinance. The purpose of this ordinance is to reclassify a portion of the properties within Study Area 1 from RS-6 (Single-family Residential, 0-6 units/acre) to RS-4 (Single-family Residential, 0-4 units/acre), and to reclassify the remaining properties of Study Area 1, as well as all of the properties within Study Area 2, from RS-4 (Single-family Residential, 0-4 units/acre) to RS-2 (Single-family Residential, 0-2 units/acre).

REASON WHY LEGISLATION IS NEEDED:

An ordinance is required to accomplish the zone changes.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED:

The Planning & Permitting Department will enforce the regulations and development standards that will occur as a result of this ordinance.

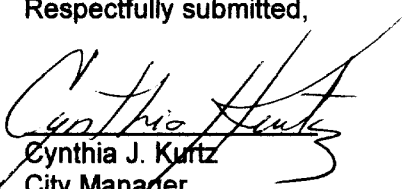
MEETING OF 3/13/2000

AGENDA ITEM NO. 9.A.2

FISCAL IMPACT:

Applying the new zoning designations to the study areas will not result in additional staff time to review residential projects. The development fees collected for new residential development projects are intended to cover future workload that may occur in the study areas.

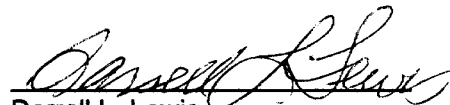
Respectfully submitted,

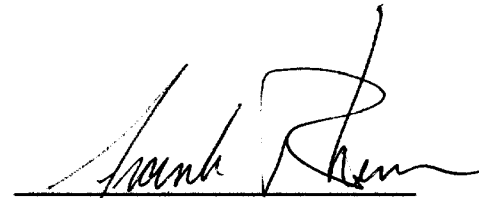

Cynthia J. Kurtz
City Manager

Prepared by:


Ariel Socarras
Associate Planner

Approved by:


Darrell L. Lewis
Director of Planning and Permitting


Michelle Beal Bagneris
City Attorney

Introduced by Councilmember

Ordinance No. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PASADENA ESTABLISHED BY SECTION 17.98.040 OF THE PASADENA MUNICIPAL CODE TO CHANGE THE DESIGNATION OF THE PROPERTIES LOCATED WITHIN THE TWO STUDY AREAS ALONG THE SAN PASQUAL/CALIFORNIA CORRIDOR

WHEREAS, the goals and objectives of the Land Use Element of the General Plan include policies to reinforce the guidelines necessary to maintain and enhance the City's existing residential neighborhoods; and

WHEREAS, a Zone Change study request was initiated by the residents of the San Pasqual/California corridor (the "study areas") seeking to assess the appropriateness of the areas' existing zoning designations and to maintain and enhance the residential character of this area; and

WHEREAS, a Zone Change study concluded that the study areas possessed characteristics, such as lot size and width, that warrant a zone change in order to preserve the existing character of the neighborhoods; and

NOW THEREFORE, The People of the City of Pasadena ordain as follows:

SECTION 1. The official zoning map of the City of Pasadena as established by Section 17.08.040 is amended by modifying the boundaries of certain zoning districts established therein as follows. Any interpretation of the location of boundaries as described below shall follow the rules for interpretation as established by Section 17.08.050 of the Pasadena Municipal Code.

1) By reclassifying from RS-6 (Single-family Residential, 0-6 units/acre) to RS-4 (Single-family Residential, 0-4 units/acre) the following properties located within Study Area 1:

- the properties fronting on the east side of Hill Street beginning at a point 150 feet north of San Pasqual Street to Oakdale Street;
- the properties fronting on the south side of Oakdale Street from Hill Street to Sierra Bonita Avenue;
- the properties fronting on the west side of Sierra Bonita Avenue from Oakdale Street to a point 175 north of San Pasqual Street;
- the properties fronting both sides of Ninita Parkway from Oakdale Street to points 175 feet north of San Pasqual Street (both sides);

as shown on the map entitled, 'Zone Change for the Properties Located Within the Two Study Areas Along the San Pasqual/California Corridor,' dated March 6, 2000, attached hereto as Exhibit A and incorporated herein by reference.

2) By reclassifying from RS-4 (Single-family Residential, 0-4 units/acre) to RS-2 (Single-family Residential, 0-2 units/acre) the following properties located within Study Area 1:

- the properties fronting on the north side of San Pasqual Street from Hill Street to Meredith Avenue;
- the properties fronting on the east side of Hill Street from San Pasqual Street to California Boulevard;
- the properties fronting on the west side of Sierra Bonita Avenue from San Pasqual Street to California Boulevard;
- the properties fronting on the south side of California Boulevard from Arden Road To Sierra Bonita Avenue;
- the properties fronting on the east side of Arden Road from California Boulevard to a point 262 feet south of California Boulevard;

- the properties fronting both sides of Hill Street from California Boulevard to points 269 feet south (both sides) of California Boulevard;
- the properties fronting the west side of Sierra Bonita Avenue from California Boulevard to a point 268 feet south of California Boulevard;

as shown on the map entitled, 'Zone Change for the Properties Located Within the Two Study Areas Along the San Pasqual/California Corridor,' dated March 6, 2000, attached hereto as Exhibit A and incorporated herein by reference.

3) By reclassifying from RS-4 (Single-family Residential, 0-4 units/acre) to RS-2 (Single-family Residential, 0-2 units/acre) the following properties located within Study Area 2:

- the properties fronting on the south side of San Pasqual street from a point 462 feet east of Randolph Avenue to the eastern City boundary;
- the properties fronting on the north side of California Boulevard from a point 287 feet east of Randolph Avenue to the eastern City boundary;
- the properties fronting on the south side of California Boulevard from a point 789 feet east of Sidney Avenue to the eastern City boundary;
- the properties fronting Sidney Avenue from California Boulevard to Lombardy Road;
- the properties fronting the north side of Lombardy Road from a point 339 feet east of Sidney Avenue to the eastern City boundary;
- all the properties located along Carroll Way and Brightside Lane;

as shown on the map entitled, 'Zone Change for the Properties Located Within the Two Study Areas Along the San Pasqual/California Corridor,' dated March 6, 2000, attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 3. This ordinance shall take effect thirty days from its publication.

Signed and approved this _____ day of _____, 2000.

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 _____, 2000 by the following vote:

AYES:

NOES:

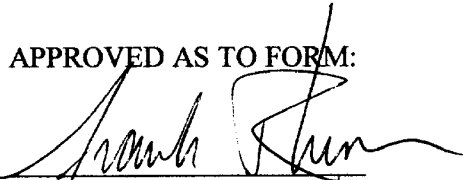
ABSENT:

ABSTAIN:

Published:

Jane Rodriguez, CMC
City Clerk

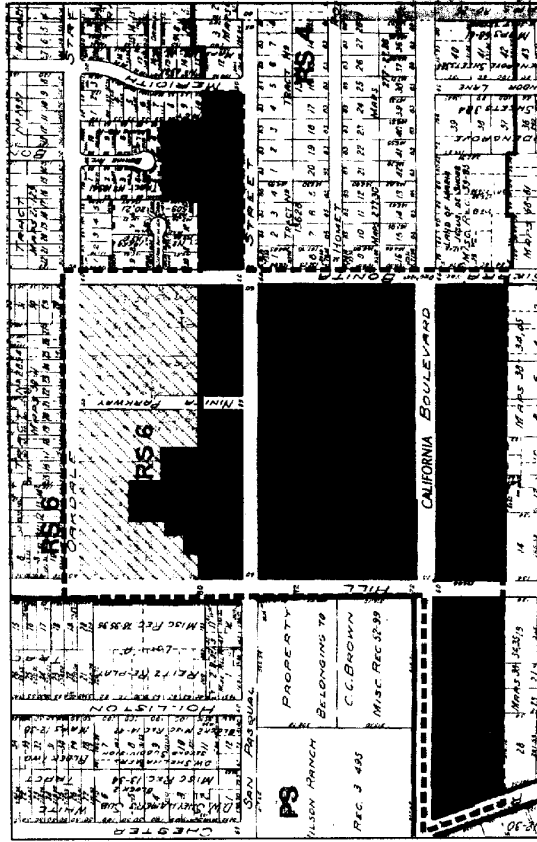
APPROVED AS TO FORM:



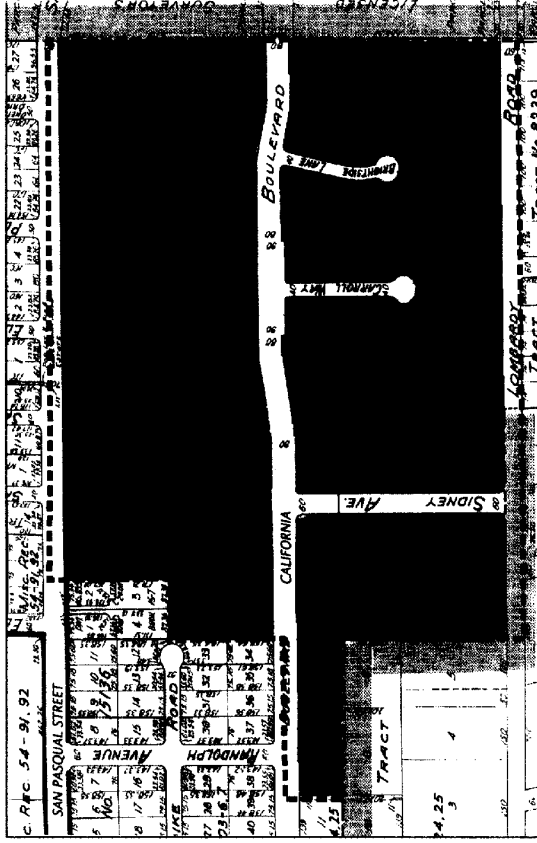
Frank L. Rhemrev
Assistant City Attorney

**ZONE CHANGE FOR THE PROPERTIES LOCATED
WITHIN THE TWO STUDY AREAS ALONG THE SAN
PASQUAL/CALIFORNIA CORRIDOR**

STUDY AREA 1



STUDY AREA 2



----- ZONE CHANGE STUDY AREA BOUNDARY



RS-4 (SINGLE-FAMILY RESIDENTIAL, 0-4 UNITS/ACRE TO RS-2 (SINGLE-FAMILY RESIDENTIAL, 0-2 UNITS/ACRE



RS-6 (SINGLE-FAMILY RESIDENTIAL, 0-6 UNITS/ACRE TO RS-4 (SINGLE-FAMILY RESIDENTIAL, 0-4 UNITS/ACRE



CITY BOUNDARY



EXHIBIT A

MARCH 6, 2000