



# Notice of Public Hearing

## Planning Commission

1. Notice of Intent to Adopt a Negative Declaration and
2. Notice of Public Hearing for Zoning Code Amendments to the City's Residential Development Standards

**PROJECT DESCRIPTION:** The City of Pasadena is preparing amendments to the City's Zoning Code to update the development standards for single-family developments. 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 the Single-Family Residential (RS) Zoning District. 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 Multi-Family Residential, Two-Units Per Lot (RM-12) Zoning District, since they all refer to the RS Zoning District and Article 8 (Definitions) of the Zoning Code for certain development standards.

Development standards that have been examined as part of the code amendments 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.

Specifically, the proposed code amendments for the RS Zoning District include the following: reduce the maximum floor area for lots 12,000 square feet in area and greater; reduce the maximum height for the main structure; no longer include the pole portion of flag lots or private driveways in calculating maximum floor area; remove other exceptions that increase maximum floor area; reduce the size of additions for non-conforming setbacks; reduce the allowable height of the top plate for attics; and modify lot coverage standards.

No new construction or specific project is proposed as part of the code amendments.

**APPROVALS NEEDED:** The Planning Commission will conduct a public hearing and consider recommendation of the proposed amendments and the Negative Declaration on April 22, 2009. The City Council will consider adoption of the Negative Declaration concurrent with consideration of approval of the Zoning Code Amendments. The date for the City Council adoption of the Negative Declaration and project approvals has not been set.

**ENVIRONMENTAL DETERMINATION:** An initial environmental study prepared for the project determined that there will be less than significant impacts on the environment. Therefore a Negative Declaration has been prepared. The Planning Commission will take comments on the proposed Negative Declaration at the hearing and will forward a recommendation to the City Council.

**NOTICE IS HEREBY GIVEN** that the Planning Commission will hold a public hearing to receive testimony, oral and written, on the above proposed Zoning Code Amendments and receive comment on the recommended Negative Declaration. The hearing is scheduled for:

**Date:** April 22, 2009  
**Time:** 6:15 p.m.  
**Place:** Pasadena City Hall  
Council Chambers, Room S249  
100 North Garfield Avenue

**PUBLIC REVIEW PERIOD:** Comments on the Initial Study and Negative Declaration may be received in writing between April 3, 2009 and April 23, 2009 and orally at public hearings or meetings considering these documents. Written documents should be sent to Jason Mikaelian, Senior Planner, Permit Center, 175 N. Garfield Ave., Pasadena, 91109-7215 (626) 744-6754, [jmikaelian@cityofpasadena.net](mailto:jmikaelian@cityofpasadena.net). If you wish to challenge this matter in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the hearing body, at or prior to the public hearing. Website: [http://www.ci.pasadena.ca.us/planning/deptorg/curplng/SingleFamilyUpdates/sfr\\_Home.asp](http://www.ci.pasadena.ca.us/planning/deptorg/curplng/SingleFamilyUpdates/sfr_Home.asp).

**ADA:** In compliance with the Americans with Disabilities Act (ADA) of 1990, listening assistive devices are available with a 24-hour advance notice. Please call (626) 744-4009 or (626) 744-4371 (TDD) to request use of a listening device. Language translation services may be requested with 48-hour advance notice by calling (626) 744-4009.

**PUBLISH:** April 3, 2009; April 9, 2009 and April 17, 2009.