

# Ordinance Fact Sheet

TO: CITY COUNCIL                      DATE: DECEMBER 9, 2002

FROM: CITY ATTORNEY

SUBJECT: PROPOSED ORDINANCE FOR ZONE CHANGE OF PARCELS WITHIN  
THE RAYMOND-SUMMIT-VILLA-MAPLE AREA

TITLE OF PROPOSED ORDINANCE:

AN ORDINANCE OF THE CITY OF PASADENA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PASADENA ESTABLISHED BY SECTION 17.08.040 OF THE PASADENA MUNICIPAL CODE FOR THE PARCELS ALONG RAYMOND AND SUMMIT AVENUES, BETWEEN MAPLE AND VILLA STREETS.

PURPOSE OF ORDINANCE:

The purpose of this ordinance is to create a zone change from RM-16 (Multi-family residential, 16 dwelling units per net acre) to RM-12 (Multi-family residential, 12 units per acre, two units per lot). The subject area includes lots and portions of lots on the west side of Raymond Avenue between Villa and Maple Streets, which were within the boundaries of the Fair Oaks/Orange Grove Specific Plan areas and are currently zoned PD-2 and RM-16.

REASONS WHY LEGISLATION IS NEEDED:

An ordinance is needed to amend the City's Zoning Code and the City Council directed preparation of this ordinance.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED:

The Planning Department will have the primary responsibility of implementing the zone change.

66524.1

MEETING OF 12/9/2002

AGENDA ITEM NO. 9.A.2.

ENVIRONMENTAL:

A Negative Declaration was prepared for the proposed zone change.


FISCAL IMPLICATIONS:

There is no fiscal impact anticipated.


Respectfully submitted,

  
Michele Beal Bagneris  
City Attorney

Prepared by:

  
Maribel S. Medina  
Assistant City Attorney

Concurrence:

  
Cynthia J. Kurtz  
City Manager

Introduced by Council Member \_\_\_\_\_

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF PASADENA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PASADENA ESTABLISHED BY SECTION 17.08.040 OF THE PASADENA MUNICIPAL CODE FOR THE PARCELS ALONG RAYMOND AND SUMMIT AVENUES, BETWEEN MAPLE AND VILLA STREETS**

The People of the City of Pasadena ordain as follows:

**SECTION 1.** This ordinance due to its length and the corresponding cost of publication will be published by title and summary as permitted by Section 508 of the Charter. The approved summary of this ordinance is as follows:

**“Summary**

The official 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:

By reclassifying from RM-16 (Multifamily residential; 16 dwelling units per acre) to RM-12 (Multifamily residential, 12 units per acre, 2 units per lot) for those parcels located along Raymond Avenue and Summit Avenue, between Villa and Maple Streets as shown in the area’s legal description and map dated December 2002, on file in the City Clerk’s Office of the City of Pasadena.”

**SECTION 2.** The official 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:

By reclassifying from RM-16 (Multifamily residential; 16 dwelling units per acre) to RM-12 (Multifamily residential, 12 units per acre, 2 units per lot) for those parcels located along Raymond Avenue and Summit Avenue, between Villa and Maple Streets as shown in the area’s legal description and map, attached hereto as Exhibit A and incorporated by this reference.

**SECTION 3.** The subject area includes lots and portions of lots on the west side of Raymond Avenue between Villa and Maple Street, which are within the boundaries of the Fair Oaks/Orange Grove Specific Plan area. These parcels were designated RM 16 by the Fair Oaks/Orange Grove Specific Plan. However, until the Fair Oaks/Orange Grove Specific Plan implementing ordinance becomes effective, the zoning of these properties currently is PD-2 and RM-16. This ordinance changes both designations to RM 12.

**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 upon the expiration of 30 days from its publication.

Signed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_  
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 \_\_\_\_\_ day of \_\_\_\_\_, 2002, by the following  
vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

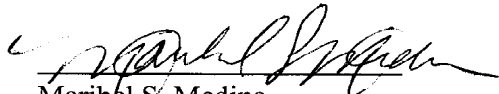
Date:

Published:

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Jane L. Rodriguez, CMC  
City Clerk

Approved as to Form:



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Maribel S. Medina  
Assistant City Attorney

## Legal Description

### For Raymond / Summit Area Proposed Zone Change from RM 16 to RM 12

That certain land in the City of Pasadena, County of Los Angeles, State of California, described as follows:

Beginning at the southeast corner of Lot 16 Block A of S. Townsend's Subdivision of the Summit Avenue Tract as per map recorded in Book 11 Page 13 of Miscellaneous Records; thence along the easterly line of said Lot 16, Lots 15, 14 and 13 of said Block A North 0° 43' 10" West 150.00 feet the southeast corner of said Lot 13; thence along the southerly line of said Lot 13 South 89°16'06" West 60.00 feet; thence parallel to said easterly line North 0° 43' 10" West 50.00 feet to a point on the northerly line of said Lot 13, distant South 89°16'06" West 60.00 feet from the northeast corner of said Lot 13; thence along the southerly line of said Lot 13 North 89° 16' 06" East 9.52 feet to the southwest corner of Parcel 2 of Parcel Map No. 14713 as per map recorded in Book 150 Pages 85 and 86 of Parcel Maps, thence along the westerly line of said Parcel 2 North 0° 43' 10" West 173.00 feet; thence South 89° 16' 06" East 10.00 feet; thence North 0°43' 10" West 166.91 feet to the northwest corner of Parcel 1 of said Parcel Map, said point lying on the southerly sideline of Villa Street (50' wide); thence along the southerly sideline of Villa Street South 89° 15' 00" West 169.40 feet, more or less to the southeasterly right-of-way intersection of Villa Street (50 feet wide) and Summit Avenue (60 feet wide), thence South 89° 15' 00" West 60.00 feet to the northeast corner of Lot 18, Block D of the New Fair Oaks Avenue Tract as per map recorded in Book 11 Page 1 of Miscellaneous Records; thence South 89° 15' 00" West 293.00 feet to the Northwest corner of Lot 17 of said New Fair Oaks Avenue Tract; thence South 89° 15' 00" West 60.00 feet to the southwesterly right-of-way intersection of Villa Street (50 feet wide) and Raymond Avenue (60 feet wide), said point being on the north line of Lot 12, Block D of New Fair Oaks Avenue Tract as per map recorded in Book 11 Page 1 of Miscellaneous Records, distant North 90° 00' 00" West 10.00 feet from the northeast corner of said Lot 12; thence along the northerly lines of Lots 12,11,10 and 9 of said Block D North 90° 00' 00" West 226.00 feet to the northwest corner of Lot 9 of said New Fair Oaks Avenue Tract; thence along the westerly line of said Lot 9 South 0° 00' 00" West 213.00 feet to the southwest corner of said Lot 9; thence along the southerly line of said Lot 9 North 90° 00' 00" East 59.00 feet to the southeast corner of said Lot 9; thence along the westerly lines of Lots 13,14 and 15 of said Block D South 0° 00' 00" East 126.36 feet to the southwest corner of said Lot 15; thence along the southerly production of said west line of said Lot 15 South 0°00'00" East 48.64 feet to the north line of Lot 6, Block D of said New Fair Oaks Avenue Tract; thence along the northerly line of said Lot 6 North 90° 00' 00" West 33.00 feet to a point on the westerly line of Lot 8 of Miller, Carter and Frost Subdivision as per map recorded in Book 13 Page 41 of Miscellaneous Records; thence along the westerly lines of Lots 8,9,10 and 11 of said Miller, Carter and Frost Subdivision South 0°00'00" East 152.37 feet to a point on the easterly prolongation of the southerly

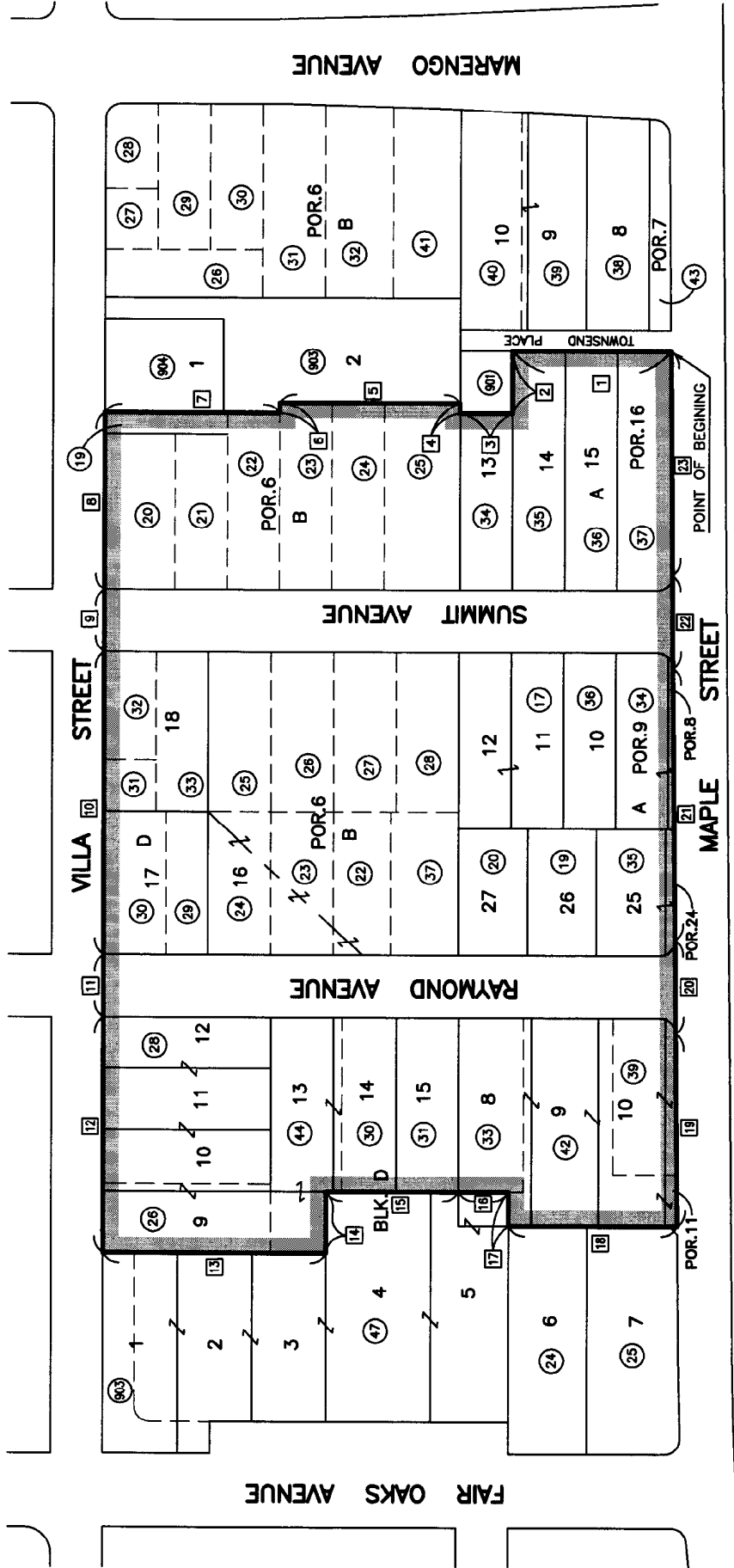
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line of the parcel of land conveyed by Director's Deed D-055045 recorded in Book D-4965, Page 481, Official Records; thence along said easterly prolongation through Raymond Avenue and Summit Avenue North  $89^{\circ} 27' 32''$  East 185.00 feet; thence across Raymond Avenue North  $89^{\circ}27'32''$  East 90.00 feet, more or less, said point lying on the northerly sideline of Maple Street (52 feet wide); thence continuing along said northerly sideline North  $89^{\circ}27'32''$  East 262.84 feet; thence across Summit Avenue North  $89^{\circ}27'32''$  East 90.00 feet, more or less; thence North  $89^{\circ}27'32''$  East 215.00 feet to the Point of Beginning.

NO.	BEARING	DISTANCE
1	N00°43'15"W	150.00'
2	S89°16'06"W	60.00'
3	N00°43'10"W	50.00'
4	N89°16'06"E	9.52'
5	N00°43'10"W	173.00'
6	S89°16'06"E	10.00'
7	N00°43'10"W	166.91'
8	S89°15'00"W	169.40'

NO.	BEARING	DISTANCE
9	S89°15'00"W	60.00'
10	S89°15'00"W	293.00'
11	S89°15'00"W	60.00'
12	N90°00'00"W	226.00'
13	S00°00'00"W	213.00'
14	N90°00'00"E	59.00'
15	S00°00'00"E	126.36'
16	S00°00'00"E	48.64'

NO.	BEARING	DISTANCE
17	N90°00'00"W	33.00'
18	S00°00'00"E	152.37'
19	N89°27'32"E	185.00'
20	N89°27'32"E	90.00'
21	N89°27'32"E	262.84'
22	N89°27'32"E	90.00'
23	N89°27'32"E	215.00'



# CITY OF PASADENA RAYMOND / SUMMIT AREA ZONE CHANGE TO RM-12

INDICATES ZONE CHANGE AREA

DECEMBER 2002



NOT TO SCALE

PREPARED BY:



**DAVID EVANS  
AND ASSOCIATES INC.**  
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