



Ordinance Fact Sheet

TO: City Council

DATE: December 15, 2003

FROM: City Attorney

SUBJECT: Establishment of a Height Limit Overlay District in Zoning Study Areas 1C, 2 and 12

TITLE OF PROPOSED ORDINANCE:

An ordinance of the City of Pasadena amending Title 17 of the Pasadena Municipal Code, the Revised Zoning Code to create the Height Limit (HL-1) Overlay District, and amending the Official Zoning Map of the City of Pasadena established by Section 17.08.040 of the Pasadena Municipal Code to apply the Height Limit Overlay on certain properties located within Zoning Study Areas 1C, 2 and 12.

PURPOSE OF ORDINANCE:

On August 11, 2003, following a public hearing, the City Council approved the establishment of a Height Limit Overlay District, and the application of this overlay district on certain properties located within Zoning Study Areas 1C, 2 and 12. Area 1C is a portion of the area bounded by Altadena Drive, Colorado Boulevard, Del Mar Boulevard and San Gabriel Boulevard, as shown on Exhibit A-1, and A-2.. Area 2 is a portion of the area bounded by South Marengo Avenue, Alpine Street, Wallis Street and South Euclid Avenue, as shown on Exhibit B-1, and B-2. Area 12 is a portion of the area bounded by South Marengo Avenue, Allendale Road and South Euclid Avenue, as shown in the Exhibit C-1, and C-2. Only those parcels that are zoned RM-32 or PD-8 or PS, in whole or in part, are subject to the Height Limit Overlay district.

REASON WHY LEGISLATION IS NEEDED:

An ordinance is required to amend zoning regulations that apply to certain development within the city, and to amend the Official Zoning Map of the City of Pasadena.

70611.1

MEETING OF 12/15/2003
AGENDA ITEM NO. 9.A.(1)

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED:

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


FISCAL IMPACT:

The Height Limit Overlay district will not restrict the number of units permitted on sites subject to Chapter 17.24 (City of Gardens) Development Standards. Therefore, there will be no impact on fees based on number of dwelling units. The overlay district, however, will limit the number of stories; thus, the fees based on project valuation may vary according to the floor area of projects.

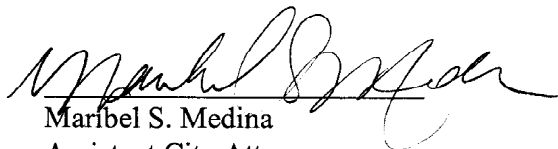
ENVIRONMENTAL:

A Negative Declaration was prepared and approved for the project in conformance with the requirements of the California Environmental Quality Act (CEQA).

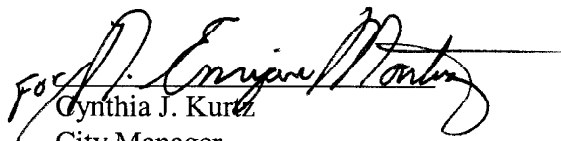
Respectfully submitted,


for Michele Beal Bagneris
City Attorney

Prepared by:


Maribel S. Medina
Assistant City Attorney

Concurred by:


Cynthia J. Kurz
City Manager

Introduced by Council Member _____

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 OF THE PASADENA MUNICIPAL CODE, THE REVISED ZONING CODE TO CREATE THE HEIGHT LIMIT (HL-1) OVERLAY DISTRICT, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PASADENA ESTABLISHED BY SECTION 17.08.040 OF THE PASADENA MUNICIPAL CODE TO APPLY THE HEIGHT LIMIT OVERLAY ON CERTAIN PROPERTIES IN ZONING STUDY AREAS 1C, 2 AND 12.

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 zoning map of the City of Pasadena established by Section 17.08.040 is amended to apply the height limit overlay to certain properties in order to ensure that the height of future new multifamily residential development is compatible with the height of lower density development in the surrounding adjacent parcels as follows:

By reclassifying from RM-32 (Multifamily Residential, 32 units per acre) to RM-32 HL-1 (Multifamily Residential, 32 units per acre with Height Limit Overlay); from RM-32 PK (Multifamily Residential, 32 units per acre with Parking Overlay) to RM-32 PK HL-1 (Multifamily Residential, 32 units per acre with Parking Overlay and Height Limit Overlay) as shown on the map entitled “Height Limit Overlay District in Zoning Study Area 1C” on file in the City Clerk’s Office of the City of Pasadena. The legal description titled Exhibit A-2, is also on file in the City Clerk’s Office of the City of Pasadena.

By reclassifying from RM-32 (Multifamily Residential, 32 units per acre) to RM-32 HL-1

(Multifamily Residential, 32 units per acre with Height Limit Overlay); from PD-8 (Planned Development 8 – Marengo Avenue) to PD-8 HL-1 (Planned Development 8 – Marengo Avenue with Height Limit Overlay) as shown on the map entitled “Height Limit Overlay District in Zoning Study Area 2” titled Exhibit B-1 on file in the City Clerk’s Office of the City of Pasadena. The legal description titled Exhibit B-2, is also on file in the City Clerk’s Office of the City of Pasadena.

By reclassifying from RM-32 (Multifamily Residential, 32 units per acre) to RM-32 HL-1 (Multifamily Residential, 32 units per acre with Height Limit Overlay); from PS (Public, Semi-Public) to PS HL-1 (Public, Semi-Public with Height Limit Overlay) as shown on the map entitled “Height Limit Overlay District in Zoning Study Area 12” titled Exhibit C-1 on file in the City Clerk’s Office of the City of Pasadena. The legal description titled Exhibit C-2, is also on file in the City Clerk’s Office of the City of Pasadena.”

SECTION 2. Subsection C of section 17.08.030 of the Pasadena Municipal Code entitled, “Applicability of land use regulations and development standards” is amended by adding the following:

HL-1 Height Limit Overlay district 17.62 entitled, “Overlay District Regulations” is amended by adding a new chapter as follows:

“Chapter 17.62 HL1 HEIGHT LIMIT OVERLAY DISTRICT

Sections:

- 17.62.010 Specific Purposes.
- 17.62.020 Applicability.
- 17.62.030 Land Use Regulations.
- 17.62.040 Development Standards.
- 17.62.050 Building Height Limit.

17.62.010 Specific Purposes.

In addition to the general purposes of this article and the purposes of the base district, the specific purposes of the HL-1 height limit overlay district are to:

- A. Provide a mechanism by which, in specific areas of the City, new development under Chapter 17.24 (City of Gardens) is more restrictive than the standards under the base district.
- B. Ensure that the height of future new multifamily residential development is compatible with the height of lower density development in the surrounding or adjacent parcels.

17.62.020 Applicability.

The provisions of this chapter shall apply to certain specific areas designated “HL-1” on the official zoning map of the city, and shall be combined with the applicable underlying base district.

17.62.030 Land Use Regulations.

Land use regulations shall be those of the underlying district.

17.62.040 Development Standards.

Except as modified in this chapter, the development standards shall be those of the underlying district.

17.62.050 Building Height Limit.

- A. **General.** On lots 60 feet in width or greater, the maximum height of structures in the rear 40 percent of the site is 23 feet to the top plate and 32 feet to the highest ridgeline.
- B. **Maximum Height at Garden Rectangle.** The maximum height of structures shall not exceed two stories.”

SECTION 3. 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-32 (Multifamily Residential, 32 units per acre) to RM-32 HL-1 (Multifamily Residential, 32 units per acre with Height Limit Overlay); from RM-32 PK (Multifamily Residential, 32 units per acre with Parking Overlay) to RM-32 PK HL-1 (Multifamily Residential, 32 units per acre with Parking Overlay and Height Limit Overlay) as shown on the map entitled “Height Limit Overlay District in Zoning Study Area 1C” attached hereto as Exhibit A-1 and incorporated herein by this reference as if fully set forth herein, and on file in the City Clerk’s Office of the City of Pasadena. The legal description is attached hereto as Exhibit A-2, also on file in the City Clerk’s Office of the City of Pasadena.

By reclassifying from RM-32 (Multifamily Residential, 32 units per acre) to RM-32 HL-1 (Multifamily Residential, 32 units per acre with Height Limit Overlay); from PD-8 (Planned Development 8 – Marengo Avenue) to PD-8 HL-1 (Planned Development 8 – Marengo Avenue with Height Limit Overlay) as shown on the map entitled “Height Limit Overlay District in Zoning Study Area 2” attached hereto as Exhibit B-1 and incorporated herein by this reference as if fully set forth herein, and on file in the City Clerk’s Office of the City of Pasadena. The legal description is attached hereto as Exhibit B-2, also on file in the City Clerk’s Office of the City of Pasadena.

By reclassifying from RM-32 (Multifamily Residential, 32 units per acre) to RM-32 HL-1 (Multifamily Residential, 32 units per acre with Height Limit Overlay); from PS (Public, Semi-Public) to PS HL-1 (Public, Semi-Public with Height Limit Overlay) as shown on the map entitled “Height Limit Overlay District in Zoning Study Area 12” attached hereto as Exhibit C-1 and incorporated herein by this reference as if fully set forth herein, and on file in the City Clerk’s Office of the City of Pasadena. The legal description is attached hereto as Exhibit C-2, also on file in the City Clerk’s Office of the City of Pasadena.

SECTION 4. The provisions of this ordinance shall not apply to development projects

which have obtained final concept or consolidated design review approval as of the effective date of this ordinance.

SECTION 5. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 6. This ordinance shall take effect thirty days after its publication.

Signed and approved this _____ day of _____, 2003.

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 _____, 2003, by the following vote:

AYES:

NOES:

ABSENT:

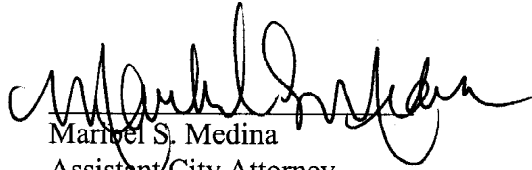
ABSTAIN:

Date Published:

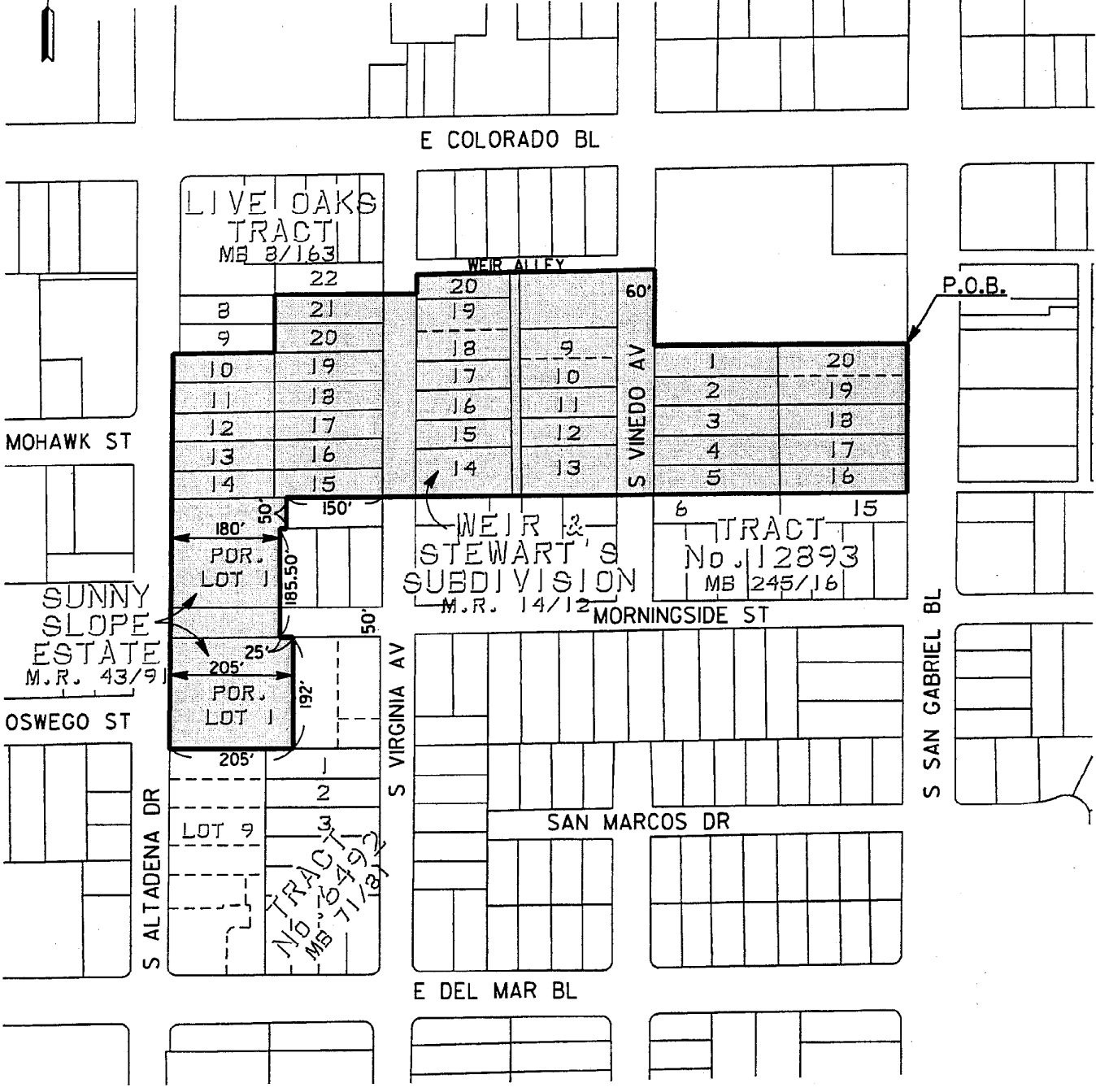
Published:

Jane L. Rodriguez, CMC
City Clerk

APPROVED AS TO FORM:



Mariel S. Medina
Assistant City Attorney



**DAVID EVANS
AND ASSOCIATES INC.**
800 North Haven Avenue, Suite 300
Ontario California 91764
Phone: 909.481.5750

EXHIBIT A-1

**HEIGHT LIMIT OVERLAY
DISTRICT IN ZONING STUDY
AREA 1C**

IN THE CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET NO:	1 OF 1
JOB NO:	PDAX0071
DRAWN BY:	TLK/JACC
DATE:	11/03/03
	NOT TO SCALE

EXHIBIT A-2

Legal Description ZONING STUDY AREA 1C

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

Beginning at the northeast corner of Lot 20 of Tract No. 12893 per map recorded in Book 245, Page 16 of Maps in the office of the County Recorder of said county;

thence Southerly along the east line of said Lot 20 and its southerly prolongation to the southeast corner of Lot 16 of said Tract No. 12893;

thence Westerly along the southerly line of said Lot 16 and its westerly prolongation to the southeast corner of Lot 15 of Live Oaks Tract per map recorded in Book 8, Page 163 of said Maps;

thence Westerly, 150.00 feet along the southerly line of said Lot 15;

thence South 50.00 feet to a line that is parallel with 50.00 feet south of the south line of said Lot 15;

thence West along said parallel line to a line that is parallel with and 180.00 feet east of the west line of Lot 1 of No. 1 Map of Subdivision of the Sunny Slope Estate per map recorded in Book 43, Page 91 of Miscellaneous Records in the office of said County Recorder;

thence along said parallel line, South, 185.50 feet to the southerly line of Morningside Street, 50.00 feet wide;

thence along said South line of Morningside Street, East, 25.00 feet to a line that is parallel with and 205.00 feet east of the west line of said Lot 1 of No. 1 Map of Subdivision of the Sunny Slope Estate;

thence along said parallel line, South, 192.00 feet to the south line of said Lot 1 of No. 1 Map of Subdivision of the Sunny Slope Estate;

thence along said south line, West, 205.00 feet to the west line of said Lot 1 of No. 1 Map of Subdivision of the Sunny Slope Estate;

thence along said west line, North to the northwest corner of Lot 10 of said Live Oaks Tract;

thence East along the north line of said Lot 10 to the northeast corner of said Lot 10;

thence along the east line of Lots 8 and 9 of said Live Oaks Tract to the northwest corner of Lot 21 of said Live Oaks Tract;

EXHIBIT A-2

Legal Description

ZONING STUDY AREA 1C

Page 2

thence East along the north line of said Lot 21 and its easterly prolongation to the west line of Lot 20 of Weir & Stewart's Subdivision per map recorded in Book 14, Page 12 of said Miscellaneous Records;

thence North along said west line to the northwest corner of said Lot 20;

thence along the north line of said Lot 20 and its easterly prolongation to the east line of Vinedo Avenue, 60.00 feet wide;

thence South along said east line to the westerly prolongation of the north line of Lot 1 of said Tract No. 12893;

thence East along the north line of Lot 1 and Lot 20 of said Tract No. 12893 to the Point of Beginning.

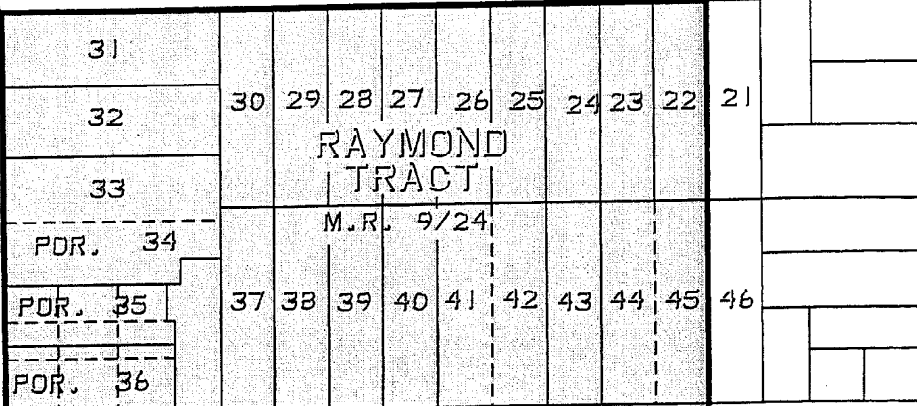


P.O.B.

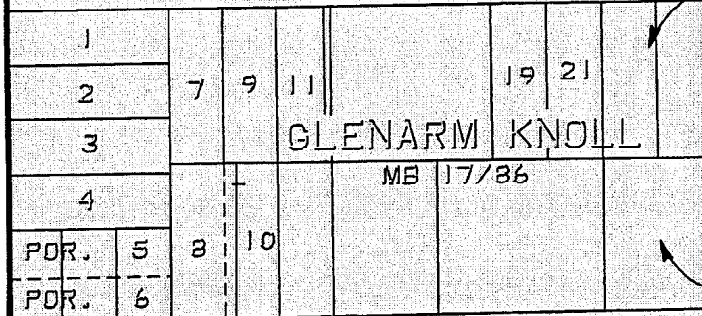
ALPINE ST

S MARENGO AV

S EUCLID AV



OHIO ST

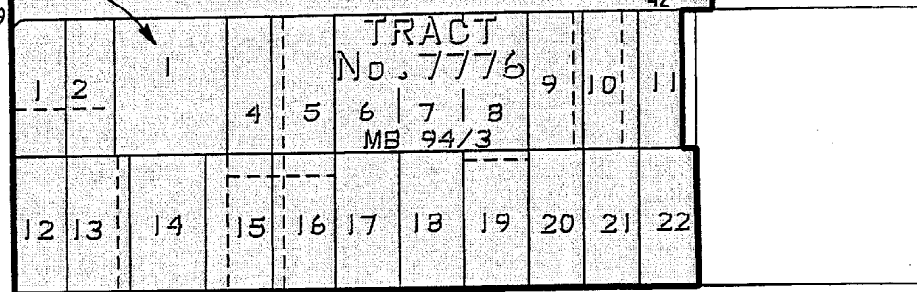


TRACT No. 44130 MB 1068/67-68

TRACT No. 42167 MB 1010/44-45

GLENARM ST

TRACT No. 53080 MB 1257/98-99



WALLIS ST



DAVID EVANS AND ASSOCIATES INC.

800 North Haven Avenue, Suite 300
Ontario California 91764
Phone: 909.481.5750

EXHIBIT B-1

**HEIGHT LIMIT OVERLAY
DISTRICT IN ZONING STUDY
AREA 2**

IN THE CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET NO:	1 OF 1
JOB NO:	PDAX0066
DRAWN BY:	TLK/JACO
DATE:	11/03/03
NOT TO SCALE	

EXHIBIT B-2

Legal Description ZONING STUDY AREA 2

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

Beginning at the northwest corner of Lot 31 of Raymond Tract per map recorded in Book 9, Page 24 of Miscellaneous Records in the office of the County Recorder of said county;

thence East along the north line of Lots 22 through 31 of said Raymond Tract to the northeast corner of said Lot 22;

thence South along the east line of said Lot 22 and its southerly prolongation to the south line of Glenarm Street, 80.00 feet wide;

thence West along said south line to a line that is parallel with and 42.00 feet east of the west line of Lot 11 of Tract No. 7776 per map recorded in Book 94, Page 3 of Maps in the office of said County Recorder;

thence Southerly along said parallel line to the south line of said Lot 11;

thence Easterly along said southerly line to the northeast corner of Lot 22 of said Tract No. 7776;

thence Southerly along the east line of said Lot 22 to the southeast corner of said Lot 22;

thence Westerly along the southerly lines of Lots 12 through 22 of said Tract No. 7776 to the southwest corner of said Lot 12;

thence Northerly along the westerly line of said Lot 12 and its northerly prolongation to the northwest corner of Lot 1 of Glenarm Knoll per map recorded in Book 17, Page 86 of said Maps;

thence northerly to the southwest corner of Lot 36 of said Raymond Tract;

thence Northerly along the westerly line of said Raymond Tract to the Point of Beginning.



TRACT
No. 53484
MB 1277/6-7

ALLENDALE RD

P.O.B.

TRACT
No. 13779
MB 290/10

TRACT
No. 52802
MB 1244/99-100

22

21

20

19

18

17

16

LOT 1

LOT 1

N05° 00' 00" W
30.00'

N89° 22' 50" E
240.00'

N85° 00' 00" E
101.98'

N85° 48' 50" W
(R)

Δ=03° 41' 50"
R=700.00'
L=45.17'

TRACT
No. 11136
MB 203/7-8

N47° 43' 00" E
80'

S47° 42' 30" W
33.40'

S42° 17' 00" E
13.25'

N42° 17' 00" W
4.00'

S47° 43' 00" W
9.31'

N42° 17' 00" W
3.29'

S54° 25' 14" W
51.04'

LOS ROBLES PARK

M.R. 66/39-40

S47° 43' 00" W
335.10'

N42° 17' 00" W
160.00'
S MARENGO AV

L.S. 24 1/2

S EUCLID AV



**DAVID EVANS
AND ASSOCIATES INC.**

800 North Haven Avenue, Suite 300
Ontario California 91764
Phone: 909.481.5750

EXHIBIT C-1

**HEIGHT LIMIT OVERLAY
DISTRICT IN ZONING STUDY
AREA 12**

IN THE CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET NO:	1 OF 1
JOB NO:	PDAX0071
DRAWN BY:	TLK/JACO
DATE:	11/03/03
	NOT TO SCALE

EXHIBIT C-2
Legal Description
ZONING STUDY AREA 12

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

Beginning at the northeast corner of Lot 1 of Tract No. 52802 per map recorded in Book 1244, Pages 99 and 100 of Maps in the office of the County Recorder of said county;

thence along the east line of said Lot 1, South 00°35'00" West, 165.95 feet to the southeast corner of said Lot 1 also being the north line of Lot 4 of Tract No. 11136 per map recorded in Book 203, Page 7 and 8 of said Maps;

thence along the northerly line of said Lot 4, North 85°00'00" East, 101.98 feet to the northeast corner of said Lot 4, said northeast corner being on a non-tangent curve, concave easterly and having a radius of 700.00 feet, a radial line of said curve bears North 85°48'50" West;

thence Southerly 45.17 feet along said curve through a central angle of 03°41'50" to the southerly line of said Lot 4;

thence along said southerly line, South 85°04'00" West, 187.74 feet;

thence along the southeasterly line of said Lot 4, South 47°42'30" West, 92.50 feet to the most northerly corner of a parcel of land shown as No. 7 on Licensed Surveyor's Map filed in Book 24, Page 2 of Records of Survey in the office of said County Recorder;

thence North 42°17'00" West, 4.00 feet;

thence South 47°43'00" West, 9.31 feet;

thence North 42°17'00" West, 3.29 feet;

thence South 54°25'14" West, 51.04 feet;

thence South 47°42'30" West, 33.40 feet to the southwesterly line of said Lot 4;

thence along said southwesterly line, South 42°17'00" East, 13.25 feet to the most southerly corner of said Lot 4;

thence along the southeasterly line of said Lot 4, also being the southeasterly line of Lot 2 of Los Robles Park per map recorded in Book 66, Pages 39 and 40 of Miscellaneous Records in the office of said County Recorder, South 47°43'00" West, 335.10 feet to the most southerly corner of said Lot 2;

EXHIBIT C-2

Legal Description

ZONING STUDY AREA 12

Page 2

thence along the southwesterly line of said Lot 2, North 42°17'00" West, 160.00 feet to the most southerly corner of Lot 1 of said Los Robles Park;

thence along the southwesterly line of said Lot 1, North 42°17'00" West, 80.00 feet to a line that is parallel with and 80.00 feet northwesterly of the southeasterly line of said Lot 1;

thence along said parallel line, North 47°43'00" East to a line that is parallel with and 30.00 feet southerly of the southerly line of Lots 16 through 22 of said Tract No. 13779;

thence North 05°00'00" West, 30.00 feet to the southerly line of Lot 21 of said Tract No. 13779;

thence along the southerly lines of Lots 21, 20, 19, and 18 of said Tract No. 13779 to the southeast corner of said Lot 18;

thence along the easterly line of said Lot 18, North 00°36'40" West, 184.33 feet to the northeast corner of said Lot 18;

thence along the northerly lines of Lots 17, 16 of said Tract No. 13779 and along the northerly line of Lot 1 of Tract No. 53484 per map recorded in Book 1277, Pages 6 and 7 of said Maps and along the northerly line of Lot 1 of said Tract No. 52802, North 89°22'50" East, 240.00 feet to the Point of Beginning.