

Ordinance Fact Sheet

TO: CITY COUNCIL DATE: May 24, 2004
FROM: CITY ATTORNEY
REGARDING: Zone Change Creating Ross Grove Landmark Overlay District

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 (ROSS GROVE LANDMARK OVERLAY DISTRICT)

PURPOSE OF ORDINANCE:

After a duly noticed public hearing, the City Council directed preparation of this ordinance. This ordinance amends the Zoning Code to create a landmark overlay district that shall be referred to as the Ross Grove Landmark Overlay District. Once the Overlay District becomes effective, all future construction, exterior alterations, relocations or demolition initiated by application for a building permit, land-use entitlement or building plan check on or after the effective date of this ordinance will require a Certificate of Appropriateness prior to the issuance of any building permits according to the Secretary of Interior's Standards for Rehabilitation and the "Design Guidelines for Historical Districts", which includes a supplemental chapter for Ross Grove Landmark District.

REASONS WHY LEGISLATION IS NEEDED:

An ordinance is required to accomplish this zone change and historical landmark designation.

72654.1

MEETING OF 05/24/2004

AGENDA ITEM NO. 9.A.2.

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.

ENVIRONMENTAL:

Landmark designation is categorically exempt from the California Environmental Quality Act ("CEQA") under Section 150208 of the CEQA Guidelines (Class 8, actions by regulatory agencies for protection of the environment).

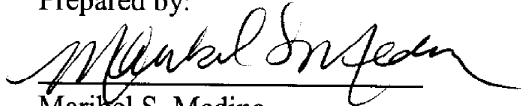
FISCAL IMPLICATIONS:

The City's General Fee Schedule exempts fees for design review in landmark districts. Fees will continue to be collected for all other entitlement permits.

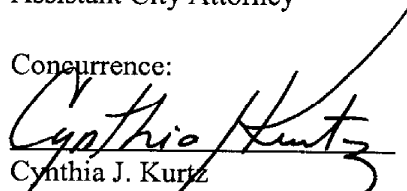
Respectfully submitted,


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 (ROSS GROVE LANDMARK OVERLAY DISTRICT)

The People of the City of Pasadena ordain as follows:

SECTION 1. The official map of the City of Pasadena as established by Section 17.08.040 of the City's Zoning Code is amended by modifying the boundaries of certain zoning districts established therein as follows:

By reclassifying from the WGSP-1B zoning [West Gateway Specific Plan, Ambassador College Campus east of Orange Grove Blvd. Residential must comply with the RM-16 (Mutli-family residential, 16 units per acre.) to WGSP-1B LD-6 (West Gateway Specific Plan, Ross Grove Landmark District) as shown on the map entitled "Ross Grove Landmark District" 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 attached hereto as Exhibit A-2, is also on file in the City Clerk's Office of the City of Pasadena.

SECTION 2. Notwithstanding any provision of Title 17 to the contrary, on or after the effective date of this ordinance all future construction, exterior alterations, relocations or demolitions initiated by application for a building permit, land-use entitlement or building plan check for properties located within the boundaries of the Ross Grove Landmark Overlay District will require a Certificate of Appropriateness prior to the issuance of any building permits according to the Secretary of the Interior's Standards for Rehabilitation and the "Design Guidelines for Historic Districts," which includes a supplemental chapter for Ross Grove Landmark District, on file in the City Clerk's Office of the City of Pasadena.

SECTION 3. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published in full text.

SECTION 4. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____, 2004.

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 _____, 2004, by the following vote:

AYES:

NOES:

ABSENT:

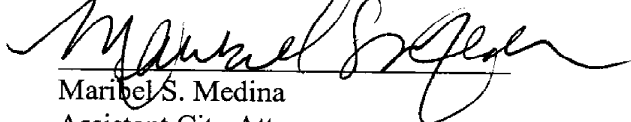
ABSTAIN:

Date:

Published:

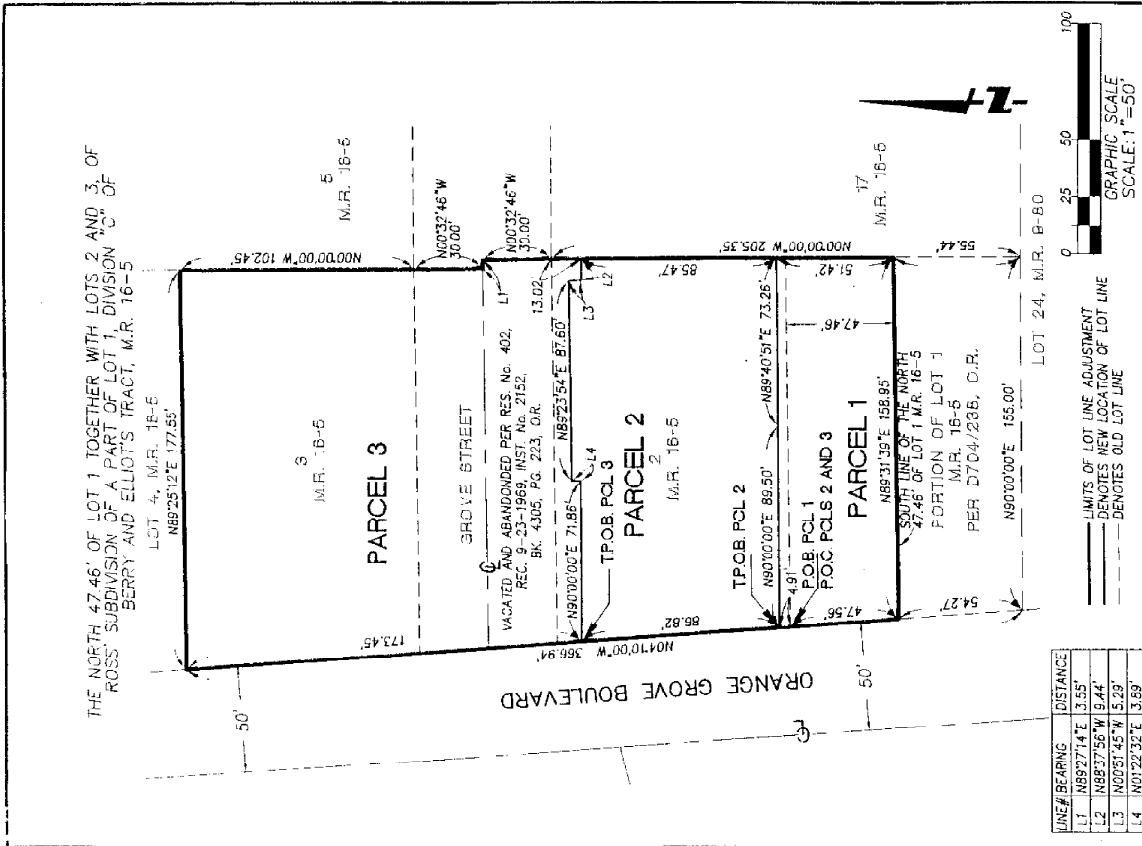
JANE L. RODRIGUEZ, CMC
CITY CLERK

APPROVED AS TO FORM:

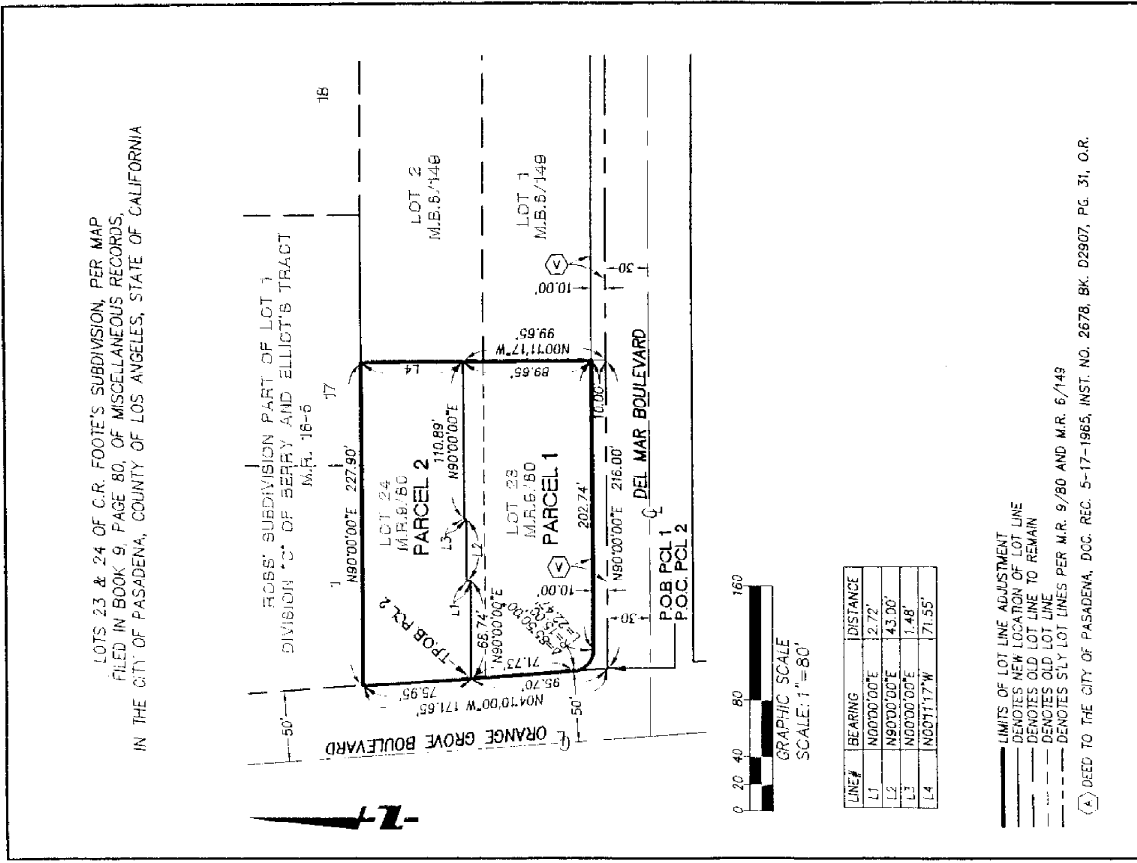


Maribel S. Medina
Assistant City Attorney

EXHIBIT 1-A ROSS GROVE LANDMARK DISTRICT



PART 1



PART 2

EXHIBIT A-2, PART 1
ROSS GROVE LANDMARK DISTRICT
LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 2, AND THE NORTH 47.46 FEET OF LOT 1 OF ROSS' SUBDIVISION OF A PART OF LOT 1, DIVISION "C" OF BERRY AND ELLIOT'S TRACT, AS SHOWN ON THE MAP THEREOF FILED IN BOOK 16 AT PAGE 5 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 1, BEING ALSO A POINT ON THE EASTERLY RIGHT OF WAY OF ORANGE GROVE BOULEVARD AS SHOWN ON SAID MAP; THENCE ALONG SAID EASTERLY RIGHT OF WAY NORTH 04°10'00" WEST 4.91 FEET; THENCE NORTH 90°00'00" EAST 89.50 FEET; THENCE NORTH 89°40'51" EAST 73.26 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2; THENCE ALONG THE EASTERLY LINE OF SAID LOT 2 AND THE EASTERLY LINE OF SAID LOT 1 SOUTH 00°00'00" EAST 51.42 FEET TO THE SOUTHEASTERLY CORNER OF THE NORTH 47.46 FEET OF LOT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID NORTH 47.46 FEET OF LOT 1 SOUTH 89°31'39" WEST 158.95 FEET TO THE SOUTHWESTERLY CORNER OF THE NORTH 47.46 FEET OF LOT 1, BEING ALSO A POINT ON THE EASTERLY RIGHT OF WAY OF ORANGE GROVE BOULEVARD AS SHOWN ON SAID MAP; THENCE ALONG SAID EASTERLY RIGHT OF WAY NORTH 04°10'00" WEST 47.56 FEET THE POINT OF BEGINNING.

CONTAINING 8,328 SQUARE FEET, MORE OR LESS.

PARCEL 2:

THAT PORTION OF LOT 2 OF ROSS' SUBDIVISION OF A PART OF LOT 1, DIVISION "C" OF BERRY AND ELLIOT'S TRACT, AS SHOWN ON THE MAP THEREOF FILED IN BOOK 16 AT PAGE 5 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 1, BEING ALSO A POINT ON THE EASTERLY RIGHT OF WAY OF ORANGE GROVE BOULEVARD AS SHOWN ON SAID MAP; THENCE ALONG SAID EASTERLY RIGHT OF WAY NORTH 04°10'00" WEST 4.91 FEET TO THE **TRUE POINT OF BEGINNING** OF THE HEREIN DESCRIBED LAND; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 04°10'00" WEST 86.82 FEET; THENCE NORTH 90°00'00" EAST 71.86 FEET; NORTH 01°22'32" EAST 3.89 FEET; THENCE NORTH 89°23'54" EAST 87.60 FEET; THENCE SOUTH 00°51'45" EAST 5.29 FEET; THENCE SOUTH 88°37'56" EAST 9.44 FEET TO A

LEGAL DESCRIPTION

POINT ON THE EASTERLY LINE OF SAID LOT 2; THENCE ALONG THE EASTERLY LINE OF SAID LOT 2 SOUTH 00°00'00" EAST 85.47 FEET; SOUTH 89°40'51" WEST 73.26; THENCE SOUTH 90°00'00" WEST 89.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 14,727 SQUARE FEET, MORE OR LESS.

PARCEL 3:

THOSE PORTIONS OF LOTS 2 AND 3 OF ROSS' SUBDIVISION OF A PART OF LOT 1, DIVISION "C" OF BERRY AND ELLIOT'S TRACT, AS SHOWN ON THE MAP THEREOF FILED IN BOOK 16 AT PAGE 5 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, TOGETHER WITH THAT PORTION OF GROVE STREET WHICH REVERTED TO SAID LOTS 2 AND 3 PER SAID STREET'S VACATION AND ABANDONMENT BY RESOLUTION NUMBER 402, RECORDED SEPTEMBER 23, 1969, AS INSTRUMENT NUMBER 2152 IN BOOK 4305 AT PAGE 223 OF OFFICIAL RECORDS, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 1, BEING ALSO A POINT ON THE EASTERLY RIGHT OF WAY OF ORANGE GROVE BOULEVARD AS SHOWN ON SAID MAP; THENCE ALONG SAID EASTERLY RIGHT OF WAY NORTH 04°10'00" WEST 4.91 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 04°10'00" WEST 86.82 FEET; TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LAND; THENCE NORTH 90°00'00" EAST 71.86 FEET; NORTH 01°22'32" EAST 3.89 FEET; THENCE NORTH 89°23'54" EAST 87.60 FEET; THENCE SOUTH 00°51'45" EAST 5.29 FEET; THENCE SOUTH 88°37'56" EAST 9.44 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2; THENCE ALONG THE EASTERLY LINE OF SAID LOT 2 NORTH 00°00'00" WEST 13.02 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2, BEING ON THE SOUTHERLY RIGHT OF WAY OF GROVE STREET, ABANDONED PER DOCUMENT RECORDED SEPTEMBER 23, 1969 AS INSTRUMENT NUMBER 2152, IN BOOK 4305 PAGE 223 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY; THENCE ALONG THE EASTERLY LINE OF THAT PORTION OF SAID STREET WHICH REVERTED TO SAID LOT 2 BY SAID ABANDONMENT NORTH 00°32'46" WEST 30.00 FEET TO THE CENTERLINE OF SAID STREET; THENCE ALONG SAID CENTERLINE SOUTH 89°27'14" WEST 3.55 FEET TO THE SOUTHEASTERLY CORNER OF THAT PORTION OF SAID GROVE STREET WHICH REVERTED TO SAID LOT 3 BY SAID ABANDONMENT; THENCE ALONG THE EASTERLY LINE OF SAID REVERSION NORTH 00°32'46" WEST 30.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3; THENCE ALONG THE EASTERLY LINE OF SAID LOT 3 NORTH 00°00'00" WEST 102.45 FEET TO THE NORTHEASTERLY

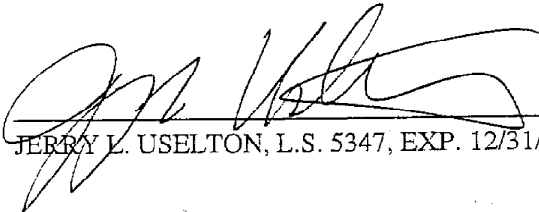
LEGAL DESCRIPTION

CORNER OF SAID LOT 3; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 3 SOUTH 89°25'12" WEST 177.55 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3, BEING ALSO A POINT ON THE EASTERLY RIGHT OF WAY OF ORANGE GROVE BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT OF WAY SOUTH 04°10'00" EAST 173.45 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 29,570 SQUARE FEET, MORE OR LESS.

EACH AS SHOWN ON THE EXHIBIT "B" MAP ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

DATED THIS 9TH DAY OF SEPTEMBER, 2003.



JERRY L. USELTON, L.S. 5347, EXP. 12/31/03

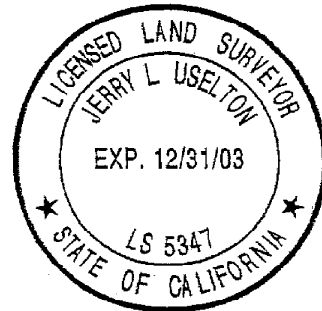


EXHIBIT A-2 PART 2

ROSS GROVE LANDMARK DISTRICT

LEGAL DESCRIPTION

PARCEL 1:

THOSE PORTIONS OF LOTS 23 AND 24 OF THE PLAT OF C.R. FOOTE'S SUBDIVISION AS SHOWN ON THE MAP THEREOF FILED IN BOOK 9 AT PAGE 80 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 23, BEING ALSO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF DEL MAR AVENUE (FORMERLY BERKSHIRE STREET) AND THE EASTERLY RIGHT OF WAY OF ORANGE GROVE AVENUE AS SHOWN ON SAID MAP; THENCE ALONG SAID EASTERLY RIGHT OF WAY NORTH 04°10'00" WEST 95.70 FEET; THENCE NORTH 90°00'00" EAST 68.74 FEET; THENCE NORTH 00°00'00" EAST 2.72 FEET; THENCE NORTH 90°00'00" EAST 43.00 FEET; THENCE NORTH 00°00'00" EAST 1.48 FEET; THENCE NORTH 90°00'00" EAST 110.89 FEET TO THE EASTERLY LINE OF SAID LOT 24; THENCE SOUTH 00°11'17" EAST ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF LOT 23 OF SAID MAP 99.65 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 23 ON SAID NORTHERLY RIGHT OF WAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY SOUTH 90°00'00" WEST 216.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION GRANTED TO THE CITY OF PASADENA BY DOCUMENT RECORDED MAY 17, 1965 AS INSTRUMENT NUMBER 2678, IN BOOK D-2907 AT PAGE 31 OF OFFICIAL RECORDS.

CONTAINING 19,313 SQUARE FEET, MORE OR LESS.

PARCEL 2:

THAT PORTION OF LOT 24 OF THE PLAT OF C.R. FOOTE'S SUBDIVISION AS SHOWN ON THE MAP THEREOF FILED IN BOOK 9 AT PAGE 80 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 23 HEREINABOVE DESCRIBED IN PARCEL 1, BEING ALSO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF DEL MAR AVENUE (FORMERLY BERKSHIRE STREET) AND THE EASTERLY RIGHT OF WAY OF ORANGE GROVE AVENUE AS SHOWN ON SAID MAP; THENCE ALONG SAID EASTERLY RIGHT OF WAY NORTH 04°10'00" WEST 95.70 FEET TO THE **TRUE POINT OF BEGINNING** OF THE HEREIN DESCRIBED LAND; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY NORTH 04°10'00" WEST 75.95 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 24; THENCE ALONG THE NORTH

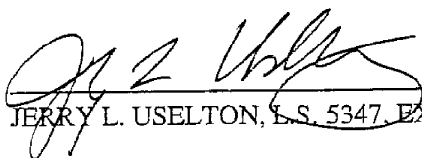
LEGAL DESCRIPTION

LINE OF SAID LOT NORTH 90°00'00" EAST 227.90 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT; THENCE ALONG THE EASTERLY LINE OF SAID LOT SOUTH 00°11'17" EAST 71.55 FEET; THENCE SOUTH 90°00'00" WEST 110.89 FEET; THENCE SOUTH 00°00'00" WEST 1.48 FEET; THENCE SOUTH 90°00'00" WEST 43.00 FEET; THENCE SOUTH 00°00'00" WEST 2.72 FEET; THENCE SOUTH 90°00'00" WEST 68.74 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 16,481 SQUARE FEET, MORE OR LESS.

EACH AS SHOWN ON THE EXHIBIT "B" MAP ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

DATED THIS 9TH DAY OF SEPTEMBER, 2003.



JERRY L. USELTON, L.S. 5347, EXP. 12/31/03

