



# Ordinance Fact Sheet

TO: CITY COUNCIL DATE: May 24, 2004  
FROM: CITY ATTORNEY  
REGARDING: Zone Change Extending the Boundaries of the Bungalow Heaven  
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 (EXTENSION OF BUNGALOW HEAVEN 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 extend the boundaries of the Bungalow Heaven Landmark District to include additional properties as indicated on the map attached to the Ordinance entitled, "Bungalow Heaven Amendment." Once the Extended 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 for properties located within the boundaries of the new Bungalow Heaven Landmark Overlay District will require a Certificate of Appropriateness prior to the issuance of any building permits according to the "Design Guidelines for Historical Districts."

REASONS WHY LEGISLATION IS NEEDED:

An ordinance is required to incorporate the additional properties into the existing Bungalow Heaven Landmark Overlay District.

72655.1

MEETING OF 05/24/2004

AGENDA ITEM NO. 9.A.3.

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.

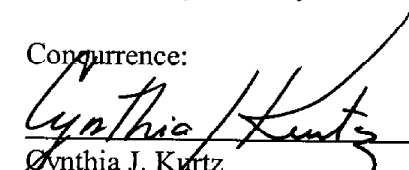
Respectfully submitted,

  
MICHELE BEAL BAGNERIS  
City Attorney

Prepared by:

  
Maribel S. Medina  
Assistant City Attorney

Concurrence:

  
Cynthia J. Kutz  
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 (EXTENSION OF BUNGALOW HEAVEN 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 is amended by modifying the boundaries of certain zoning districts established therein as follows:

By reclassifying from the RS-6 (Single-family Residential, 6 units per acre) and RM-32 (Multiple-family Residential, 32 units per acre) to RS-6 LD-1 (Single-family Residential, 6 units per acre, Bungalow Heaven Landmark District –1) as shown on the map entitled “Bungalow Heaven Amendment” attached hereto as Exhibit A, and the legal description, are incorporated herein by this reference as if fully set forth herein and are on file at 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 Bungalow Heaven 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 guidelines set forth in the “Design Guidelines for Historic Districts,” including the Bungalow Heaven supplemental chapter

therein and the Bungalow Heaven Conservation Plan 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 on the \_\_\_\_\_ day of \_\_\_\_\_, 2004, by the following vote:

AYES:

NOES:

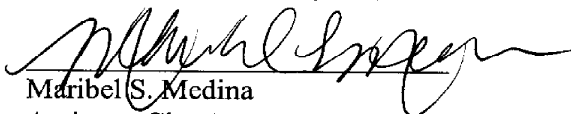
ABSENT:

ABSTAIN:

Published:

\_\_\_\_\_  
Jane L. Rodriguez, CMC  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Maribel S. Medina  
Assistant City Attorney

#72331

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**Amendment to Bungalow Heaven Landmark District**

Lots 14 through 27 of Tract No. 6667, in the City of Pasadena, County of Los Angeles, State of California per map recorded in book 68, Page 46 of Maps in the office of the County Recorder of said county together with that portion of Holliston Avenue adjacent to said Lots.

Together with a portion of the Grogan Tract Unrecorded Map 183 shown as "not a part of this subdivision" on said Tract No.6667.

TOGETHER WITH Lots 1 through 4, Lots 13 through 18, a portion of Lot A and that portion of Holliston Avenue adjacent to said Lots of Tract No. 2417 per map recorded in Book 23, Page 32 of said Maps.

TOGETHER WITH Lots 1 through 8, a portion of Lot B and that portion of Holliston Avenue adjacent to said Lots of Tract No. 2236 per map recorded in Book 22, Page 93 of said Maps.

TOGETHER WITH Lots 18 through 44, Lots 45 through 71, a portion of Lot "C" and Lot "D" and that portion of Holliston Avenue and Mountain Street adjacent to said Lots of Tract No. 1945 per map recorded in Book 24, Page 12 of said Maps.

TOGETHER WITH Lots 18 through 27 and that portion of Holliston Avenue, Mountain Street and Loma Vista Street adjacent to said Lots of Sutton Villa per map recorded in Book 16, Page 61 of said Maps.

TOGETHER WITH a portion of Block A and a portion of Holliston Avenue and Mountain Street adjacent to said Block of R. Williams Re-Plat of the Alpine Tract per map recorded in Book 39, Page 71 of said Maps.

TOGETHER WITH Lots 1 through 12, Block 47, Lots 18 through 26, Block 47 and that portion of Holliston Avenue and Loma Vista Street adjacent to said Lots of Pasadena Heights per map recorded in Book 8, Page 82 of said Maps described as a whole as follows:

Beginning at the northwest corner of Lot 20 of said Tract No. 6667;

thence Easterly along the north line of said Lot 20 to the northwest corner of Lot 21 of said Tract No. 6667;

thence northerly along the easterly line of said Holliston Avenue to the southerly line of Washington Street and shown on said Tract No. 6667;

thence Easterly along said southerly line to the northwest corner of Lot 37 of said Tract No. 6667;

thence Southerly along the westerly line of said Lot 37 to its southwest corner, also being on the north line of Lot 21 of said Tract No. 6667;

thence Easterly along said north line to the northeast corner of said Lot 21;

thence Southerly along the easterly lines of said Lots 21 through 27 of said Tract No. 6667 to the northeast corner of Lot 4 of said Tract No. 2417;

thence Southerly along said Lot 4 to the southeast corner of Lot 18 of said Tract No. 2417;

thence Easterly along the south line of said Lot 18 to the northeast corner of Lot 18 of said Tract No. 1945;

thence Southerly along the east line of Lots 18 through 37 to the southwest corner of Lot 1 of said Tract No. 1945;

thence Westerly along the westerly prolongation of said Lot 1 to the easterly line of said Lot 37;

thence Southerly along the easterly lines of said Lots 37 and 38 of said Tract No. 1945 to the southeast corner of said Lot 38;

thence Southerly and Easterly along the boundary of Lot 39 of said Tract No. 1945 to the most northeasterly corner of said Lot 39;

thence Southerly along the easterly lines of Lots 39, 40, 41 and 42 to a line that is parallel with and 165.00 feet northerly from the southerly line of said Lot 44;

thence Easterly parallel with said southerly line to a line that is parallel with and 74.00 feet easterly of the easterly line of Lots 42, 43 and 44 of said Tract No. 1945;

thence Southerly along said parallel line to the easterly prolongation of the southerly line of said Lot 44;

thence Southeasterly to a line that is parallel with and 50.00 feet easterly of the east line of Lots 17 and 18 of said Sutton Villa;

thence Southerly along said parallel line to a line that is parallel with and 4.00 feet north of the south line of Lot 2 of said Sutton Villa;

thence Westerly along said parallel line to the east line of said Lot 17 of said Sutton Villa;

thence Southerly along the east lines of Lots 17, 16, 15, 14, 13, 12, 11, and 10 and its southerly prolongation to the south line of Loma Vista Street as shown on said Sutton Villa;

thence Easterly along said southerly line to a line that is parallel with and 50.32 feet east of the west line of Lot 27 of said Pasadena Heights;

thence Southerly along said parallel line to a line that is 50.00 feet east of the west line of Lot 28 of said Pasadena Heights;

thence Southerly along said parallel line to the south line of said Lot 28;

thence Westerly along said south line to the northeast corner of Lot 24 of said Pasadena Heights;

thence Southerly along the east line of Lots 24, 23, 22, 21, 20, 19, and 18 to the southeast corner of said Lot 18;

thence Westerly along the south line of said Lot 18 and its westerly prolongation to the west line of Holliston Avenue and shown on said Pasadena Heights also being the northeast corner of Lot 12 of said Pasadena Heights;

thence Southerly along the east line of said Lot 12 to the southeast corner thereof;

thence Westerly along the south lines of Lots 12, 11 and 10 of said Pasadena Heights to the southwest corner of said Lot 10;

thence Northerly along the west line of Lots 10, 9, 8, 7, 6, 5, 4, 3, 2, and 1 to the northwest corner of said Lot 1, said northwest corner also being the southwest corner of Lot 27 of Sutton Villa;

thence along the west line of Lots 27, 26, 25, 24, 23, 22, 21, 20, and 19 to the northwest corner of said Lot 19;

thence Northeasterly to the southwest corner of Lot 45 of said Tract No. 1945;

thence Northerly along the west lines of Lots 45 through 71 and Lot "C" to the northwest corner of said Lot 71;

thence Westerly along the north line of Lot 72 of said Tract No. 1945 to the southwest corner of Lot 1 of said Tract No. 2236;

thence Northerly along the west lines of Lots 1 through 8 to the northwest corner of said Lot 8;

thence Easterly along the north line of said Lot 8 to the southwest corner Lot 14 of said Tract No. 6667;

thence Northerly along the west lines of Lots 14 through 20 of said Tract No. 6667 to the northwest corner of said Lot 20 and the Point of Beginning.



# BUNGALOW HEAVEN

## PROPOSED EXPANSION OF LANDMARK DISTRICT ZONING OVERLAY

