

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** AUGUST 22, 2005

**FROM:** CITY MANAGER

**SUBJECT:** PREDEVELOPMENT REVIEW FOR PLANNED DEVELOPMENT,  
ZONE CHANGE, AND SUBDIVISION TO CONSTRUCT 35 SINGLE  
FAMILY RESIDENCES – 1000 ROSE AVENUE  
PAC 2005 – 0003

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## **RECOMMENDATION**

This report is for information purposes only.

## **BACKGROUND**

The City's Predevelopment Plan Review Guidelines identify projects of "community-wide" significance that are presented to the City Council for informational purposes. Under the criteria for Projects of Community-Wide significance, the Director of Planning and Development can make a determination if a project qualifies as a project of "community-wide" significance based solely on "major importance to the City, related to factors such as adverse impacts on traffic, trees, open space, or other similar determinations. The Director has determined that this project qualifies under this criterion, as it is a new, large subdivision proposed in a developed residential area and includes a change in land use.

## **PROJECT DESCRIPTION**

The project site is a 4.75-acre parcel located between Altadena Avenue and Washington Boulevard, north of Sierra Madre Villa Boulevard. Thirty-five (35) single-family, two-story residences with detached garages are proposed. A Zone Change is being requested from the existing RS-1 Zoning District to a Planned Development. The RS-1 zone allows 1 unit per acre. The project proposes 7.3 units per acre; therefore, it is inconsistent with the zone, thus the request for a Zone Change. The General Plan anticipated this request for a zone change and noted that this site could be developed similar to the adjacent Rose Court. A subdivision is being requested to create the lots

for individual ownership. The site was formerly leased from the Pasadena Unified School District to a private tennis club. The existing tennis court facilities will be demolished in order to build the new single family homes. The surrounding property is zoned PD17 to the north and east, RS-6 to the west, and PS (Public-Semi) to the south.

### **DISCRETIONARY REVIEWS**

In accordance with Section 17.60.030 of the Zoning Code, the applicant is requesting Concurrent Permit Processing, due to multiple land use permit applications that will be filed as one package. The discretionary reviews include a Planned Development Zone Change and Subdivision.

### **PRELIMINARY PLAN REVIEW SUMMARY**

General Plan Review: The General Plan designation for the project site is Medium Density Residential (0 – 16 dwelling units per acre). The Land Use Element of the General Plan identifies initial general development criteria for the former Rose Avenue Tennis Court site. Specifically, the General Plan states that “this site could be developed with the same density as the adjacent Rose Court development (PD17)” to the north and east, which is 12.9 units per acre. In addition, the same development standards such as detached single family housing fronting Rose Avenue would be made part of the development standards”. The project as presented is consistent with the prescribed density parameters, the project proposes 7.3 units per acre. However, the front yard orientation for the single family homes fronting Rose Avenue is currently being revised to ensure consistency with the General Plan and compatibility with the character of the neighborhood.

The project furthers the General Plan policies and objectives by providing additional units to the City’s housing stock.

Environmental Review: An Initial Study is required.

Planned Development: The Planned Development entitlement is intended for sites where an applicant and the City desires to achieve a particular mix of uses, appearance, land use compatibility, or special sensitivity to neighborhood character. In this project, appearance and special sensitivity to neighborhood character should be given particular consideration given the surrounding primarily residential character of the neighborhood. The Zoning Code specifies the provision of common open space and other amenities (flexibility in access, light, etc.) that typically enhance Planned Developments. The project can be enhanced by the inclusion of common open space, as well as other amenities.

Trees: A preliminary review of the tree inventory indicates a total of 40 trees. Although most of the trees are listed on the Protected Tree Specimen List, they do not meet the diameter criteria for protection. The developer is proposing to plan one 24” box tree for each lot in the subdivision, which will be selected from the Protected Tree Specimen list.

In addition, the developer will comply with the requirements for the Master Street Tree Plan, which calls for Oak trees to be planted 20 feet on center. The Master Plan does not specify the Oak tree species. The tree replacement total for this project will exceed the 40 trees proposed to be removed.

Zoning: The project will need a zone change from RS-1 to Planned Development. As part of the comprehensive review of the Planned Development, consideration will be given to application of the single family (RS) residential development standards specified in the Zoning Code. Staff further recommends that the proposed project be connected to one if not both of the streets (i.e. Ashley and Crowne Drive) in PD-17 as a method for providing improved circulation so that the project has more than one access. Further, staff strongly recommends that open space and other amenities be provided in accordance with the Planned Development standards.

Design Review: By Code, new construction of single-family homes is exempt from design review. However, the Design Commission will review the layout of the Planned Development and provide advisory comments to the Planning Commission during the circulation of the draft Initial Environmental Study.

Transportation: A full Traffic and Parking Impact Analysis will be required in accordance with the City's established guidelines.

Inclusionary Housing Plan: The project is required to provide 5 affordable Inclusionary Housing Units. The applicant has opted to comply with the In-Lieu Fee payment alternative.

Advisory Review: The following Commissions would be involved during the entitlement process:

- Planning Commission
- Design Commission
- Transportation Advisory Commission, if the project meets traffic thresholds

**TIMELINE**

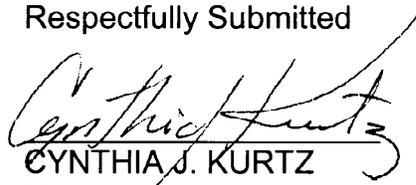
The following schedule outlines the major stages of reviews for this project.

<b>Dates</b>	<b>Activity</b>
6/15/05	Pre-application Conference between applicant and City Staff
8/22/05	Preliminary Plan Review presentation to City Council
August 5 2005	Applicant submitted application for Planned Development Zone Change and Subdivision Distribution of application to various departments for review. and comment and determination of completeness.

September/October 2005	<p>Staff prepares draft Initial Environmental Study</p> <ul style="list-style-type: none"> <li>• Review of submitted studies, i.e. traffic analysis, air quality, etc.</li> <li>• Preparation of draft Initial Environmental Study</li> <li>• Circulation of Draft Initial Environmental Study to pertinent sections/departments for review and comments.</li> <li>• Finalize Initial Environmental Study and make determination</li> <li>• Posting of environmental determination (negative declaration or mitigated negative declaration) at L.A. County Recorder's office</li> <li>• Provide 20-day public review of Negative Declaration and Study</li> </ul>
October 2005	<p>Neighborhood Meeting</p> <ul style="list-style-type: none"> <li>• Preparation and mailing of meeting notice within a 500' radius</li> </ul>
October/November 2005	<p>Advisory review by Commissions</p> <ul style="list-style-type: none"> <li>• Design Commission</li> <li>• Transportation Advisory Commission, if appropriate.</li> </ul>
December 2005	<p>Planning Commission Hearing on the Planned Development Zone Change and Subdivision</p> <ul style="list-style-type: none"> <li>• Prepare, mail and post notices of public hearing 15 days in advance</li> <li>• Mailing and posting of public notice</li> <li>• Preparation of staff report</li> <li>• Planning Commission Public Hearing with recommendation to City Council.</li> </ul>
January 2006	<p>City Council Hearing on Planned Development Zone Change and Subdivision</p> <ul style="list-style-type: none"> <li>• Preparation of public notice</li> <li>• Mailing and posting of public notice</li> <li>• Preparation of agenda report</li> </ul>
February 2006	<p>City Council Reading of Ordinance</p> <ul style="list-style-type: none"> <li>• Preparation of Ordinance</li> <li>• 1st reading of Ordinance</li> <li>• 2nd reading of Ordinance</li> </ul>
Depending on Submittal	<p>Applicant submits for plan check</p>

**FISCAL IMPACT:** The developers will pay fees for the required discretionary actions. The project will also generate plan check fees, permit fees, and construction tax.

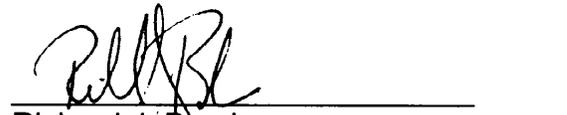
Respectfully Submitted

  
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Director of Planning and Development

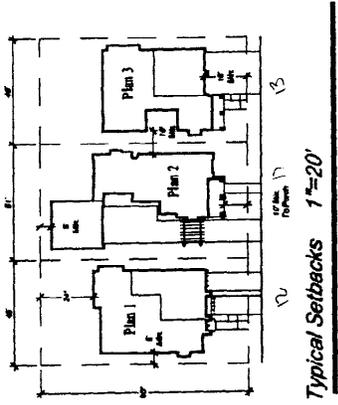
Attachments:

Project Site Plan and Elevation

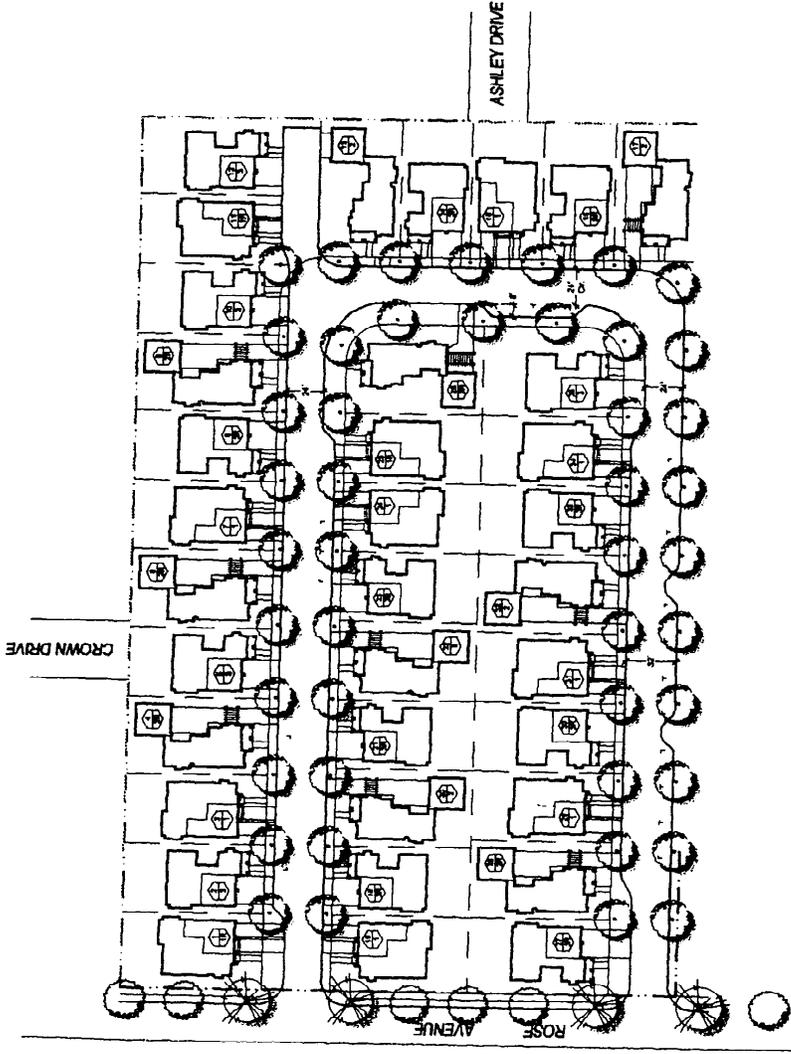
**Attachments**

**Project Summary:**  
 Total Site Area: 4.75 Acres  
 Total Units: 35 Homes  
 Net Density: 7.3 Homes/Acre

**Parking Summary:**  
 Garages: 70 Spaces  
 Open: 16 Spaces  
 Total: 86 Spaces  
 (2.45 Spaces/home)



- NOTES
1. SEE PLANNING CONCEPTUAL SITE PLAN FOR GENERAL LAYOUT
  2. SEE ARCHITECTURAL DRAWINGS FOR ALL SETBACKS AND DIMENSION INFORMATION
  3. BASE INFORMATION ON THE EXISTING

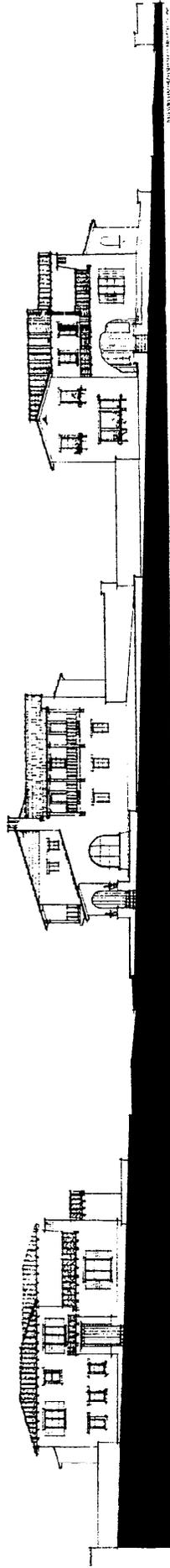


street **SCENE**

*Rose Avenue*  
 PASADENA, CA  
 Trebor Builders  
 a Province Group affiliate



**WILLIAM HEZMALHALCH ARCHITECTS, INC.**  
 2004571 March 10, 2001



PLAN I SPANISH

PLAN I MONTEREY

PLAN I SPANISH

street | scene

# Rose Avenue

PASADENA, CA  
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