



# Ordinance Fact Sheet

**TO:** CITY COUNCIL **DATE:** APRIL 24, 2006

**FROM:** CITY ATTORNEY

**SUBJECT: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PASADENA TO ESTABLISH THE BELLEFONTAINE 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 17.20.020 OF THE PASADENA MUNICIPAL CODE (BELLEFONTAINE LANDMARK OVERLAY DISTRICT)**

## PURPOSE OF ORDINANCE

This ordinance implements and codifies modifications to the boundaries of certain zoning districts approved by the City Council on January 30, 2006, to establish the Bellefontaine Landmark Overlay District.

## REASON WHY LEGISLATION IS NEEDED

This legislation is needed to amend the Zoning Map to allow for overly zoning of certain properties for inclusion in the Bellefontaine Landmark Overlay District, based on historical characteristics of the structures within the District.

## PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Planning and Development Department will implement the proposed ordinance through modifications to the Zoning Map and processing of subsequent building requests on the affected properties.

MEETING OF 4/24/2006

AGENDA ITEM NO. 9.A.4.

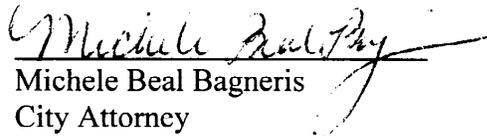
**FISCAL IMPACT**

There will not be an immediate fiscal impact as a result of this amendment to the Zoning Code. Permitting fees will be collected from any future development proposed on the properties impacted.

**ENVIRONMENTAL DETERMINATION**

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Class 8, Regulatory Actions to Protect the Environment.

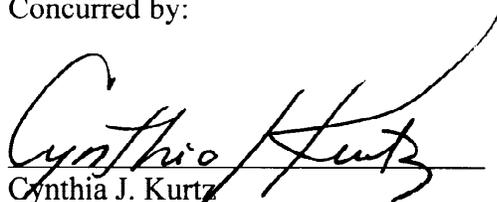
Respectfully submitted,

  
Michele Beal Bagneris  
City Attorney

Prepared by:

  
Theresa Fuentes  
Deputy City Attorney

Concurred by:

  
Cynthia J. Kurtz  
City Manager

Introduced by: \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF PASADENA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PASADENA ESTABLISHED BY SECTION 17.20.020 OF THE PASADENA MUNICIPAL CODE (BELLEFONTAINE LANDMARK OVERLAY DISTRICT)**

The People of the City of Pasadena ordain as follows:

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

**“SUMMARY**

This proposed ordinance will amend the official zoning map of the City of Pasadena, and modify the boundaries of certain zoning districts to establish the Bellefontaine Landmark Overlay District. Maps showing these modifications are attached to the full text of the ordinance and are on file in the City Clerk’s Office.

Ordinance No. \_\_\_\_\_ shall take effect 30 days from its publication.”

**SECTION 2.** The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

**SECTION 3.** This ordinance shall take effect 30 days from its publication.

Signed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
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 this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

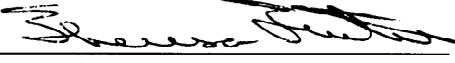
Date:

Published:

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JANE L. RODRIGUEZ, CMC  
CITY CLERK

APPROVED AS TO FORM:



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Theresa E. Fuentes  
Deputy City Attorney

Introduced by: \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

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**SECTION 2.** The official map of the City of Pasadena as established by Section 17.20.020 is amended by modifying the boundaries of certain zoning districts established therein as follows:

By reclassifying from the RS-4 (Single-family Residential, 4 units per acre), RS-4 HD (Single-family Residential, 4 units per acre, Hillside District) and PS (public and semi-public) to RS-4 LD-10 (Single-family Residential, 4 units per acre, Bellefontaine Landmark District), RS-4 HD LD-10 (Single-family Residential, 4 units per acre, Hillside District, Bellefontaine Landmark District), and PS LD-10 (Public and Semi-public, Bellefontaine Landmark District) as shown on the map entitled "Bellefontaine Landmark District" attached hereto as Exhibit A 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 B, is also on file in the City Clerk's Office of the City of Pasadena.

**SECTION 3.** Notwithstanding any provision of Title 17 to the contrary, all future construction, exterior alterations, relocations or demolitions 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 guidelines set forth in the "Design Guidelines for Historic Districts", on file in the City Clerk's Office of the City of Pasadena.

**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 30 days from its publication.

Signed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
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 this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, by the following vote:

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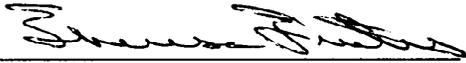
Date:

Published:

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JANE L. RODRIGUEZ, CMC  
CITY CLERK

APPROVED AS TO FORM:



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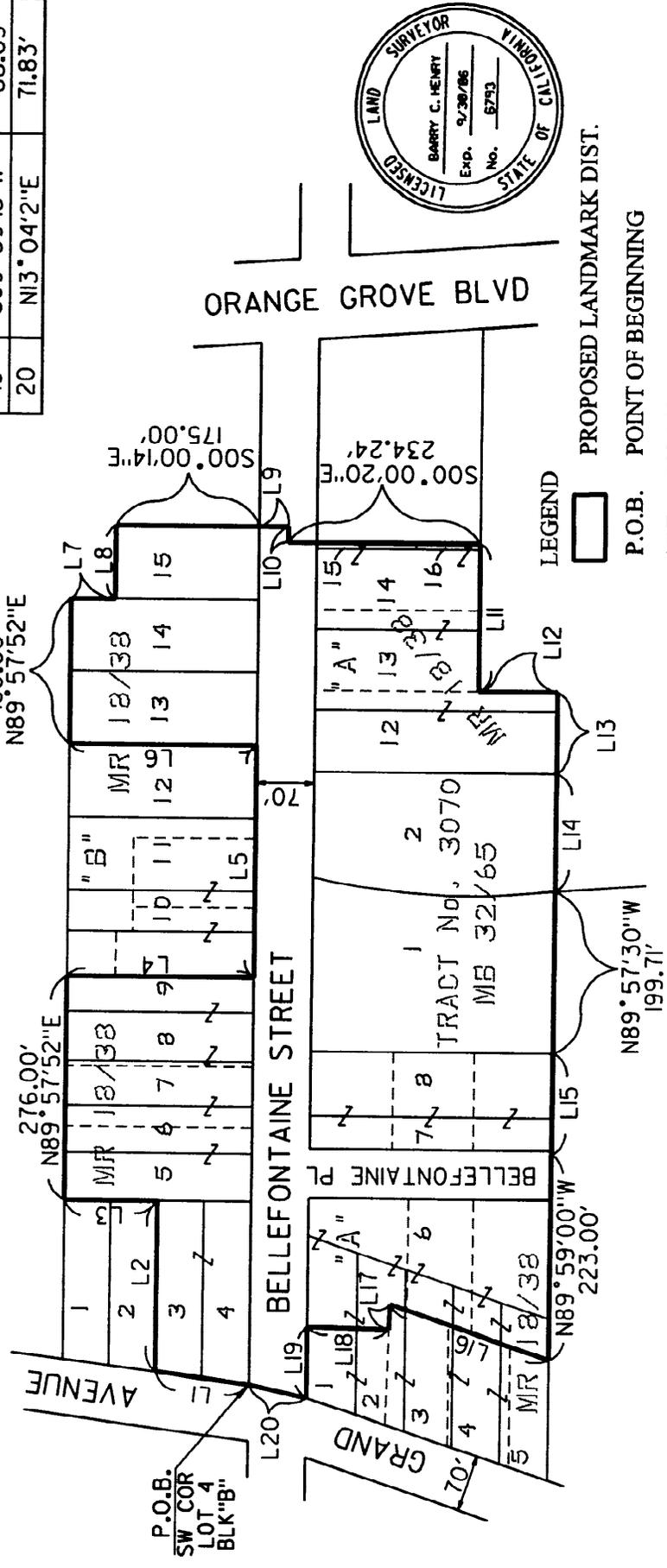
Theresa E. Fuentes  
Deputy City Attorney



LINE	DIRECTION	DISTANCE
1	N07°17'48"E	116.00'
2	N89°57'52"E	210.30'
3	N00°00'14"W	115.20'
4	S00°00'14"E	229.56'
5	N89°59'13"E	286.00'
6	N00°00'14"W	229.56'

LINE	DIRECTION	DISTANCE
7	S00°00'14"E	54.56'
8	N89°57'52"E	90.00'
9	S00°00'14"E	35.00'
10	S89°59'13"W	19.40'
11	S89°59'13"W	182.00'
12	S00°00'20"E	96.76'

LINE	DIRECTION	DISTANCE
13	S89°59'13"W	100.00'
14	N89°57'30"W	145.15'
15	N89°57'30"W	124.84'
16	N18°37'00"E	206.50'
17	N88°10'00"W	31.38'
18	N01°00'48"E	99.08'
19	S89°59'13"W	88.03'
20	N13°04'2"E	71.83'



JOB NO:	PCBX0067
SHEET NO:	1 OF 1
DATE:	12/16/05
SCALE:	1"=200'

**BELLEFONTAINE LANDMARK DISTRICT**  
 IN THE CITY OF PASADENA  
 COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA

**EXHIBIT A**

**DAVID EVANS AND ASSOCIATES INC**  
 800 North Haven Avenue, Suite 300  
 Ontario California 91764  
 Phone: 909-481-5750

## EXHIBIT B

### PROPOSED BELLEFONTAINE LANDMARK DISTRICT

Lot 12, those portions of Lots 1 through 8, inclusive, and those portions of Lots 13 through 16, inclusive, of Block "A" and Lots 3 through 8, inclusive, Lots 12 through 14, inclusive, and a portion of Lots 9 and 15 of Block "B" of the Replat of the Thomas and Wotkyns Subdivision of the H.G. Bennett Tract in the City of Pasadena, County of Los Angeles, State of California as per map recorded in Book 18, Page 38 of Miscellaneous Records in the Office of the County Recorder of said County, Lot 2 and a portion of Lot 1 of Tract No. 3070 as per map recorded in Book 32, Page 65 of Tract Maps in the Office of the County Recorder of said County, together with those portions of Bellefontaine Street and Bellefontaine Place described as a whole as follows:

**Beginning** at the Southwest corner of said Lot 4 of Block "B" being also the East line of Grand Avenue (70.00 feet wide) as shown on said Replat of the Thomas and Wotkyns Subdivision of the H.G. Bennett Tract;

Thence along the West line of said Lots 3 and 4, North  $7^{\circ}17'48''$  East, 116.00 feet to the Northwest corner of said Lot 3 of Block "B";

Thence along the North line of said Lot 3, North  $89^{\circ}57'52''$  East, 210.30 feet to the Northeast corner of said Lot 3;

Thence along the West line of said Lot 5 of Block "B", North  $0^{\circ}00'14''$  West, 115.20 feet to the Northwest corner of said Lot 5;

Thence along the North line of said Lots 5 through 9 of Block "B", inclusive, North  $89^{\circ}57'52''$  East, 276.00 feet to the East line of the West 44.00 feet of said Lot 9;

Thence along said East line, South  $00^{\circ}00'14''$  East, 229.56 feet to the South line of said Lot 9 of Block "B" being also the North line of Bellefontaine Street (70.00 feet wide) as shown on said Replat of the Thomas and Wotkyns Subdivision of the H.G. Bennett Tract;

Thence along said North line, North  $89^{\circ}59'13''$  East, 286.00 feet to the Southwest corner of said Lot 13 of Block "B";

Thence along the West line of said Lot 13, North  $0^{\circ}00'14''$  West, 229.56 feet to the Northwest corner of said Lot 13;

Thence along the North line of said Lots 13 and 14 of Block "B", North  $89^{\circ}57'52''$  East, 180.00 feet to the Northeast corner of said Lot 14;

Thence along the East line of said Lot 14, South  $0^{\circ}00'14''$  East, 54.56 feet to the South line of land described in deed recorded in Book 40247, Page 69 of Official Records.

Thence along said South line, North 89°57'52" East, 90.00 feet to the East line of said Lot 15 of Block "B";

Thence along said East line, South 0°00'14" East, 175.00 feet to the Southeast corner of said Lot 15;

Thence continuing along the southerly prolongation of said East line, South 0°00'14" East, 35.00 feet to the center line of said Bellefontaine Street;

Thence along said centerline, South 89°59'13" West, 19.40 feet to the northerly prolongation of the East line of the West 7.00 feet of said Lot 15 of Block "A";

Thence along said northerly prolongation and the East line of the West 7.00 feet of Lots 15 and 16 of Block "A", South 0°00'20" East, 234.24 feet to a line parallel with and 96.76 feet Northerly of the South line of said Lot 16;

Thence along said parallel line, South 89°59'13" West, 182 feet to the East line of the Westerly 25 feet of said Lot 13 of Block "A";

Thence along said East line, South 00°00'20" East, 96.76 feet to the South line of said Lot 13 of Block "A";

Thence along the South line of said Lots 12 and 13, South 89°59'13" West, 100.00 feet to the Southeast corner of said Lot 2 of Tract No. 3070;

Thence along the South line of said Lot 2, South 89°57'30" East, 145.15 feet to the Southwest corner of said Lot 2;

Thence North 89°57'30" West 199.71 feet to the East line of the West 80.00 feet of said Lot 8 of Block "A", said point being also on the South line of said Lot 8;

Thence along the South line of said Lots 7 and 8 of Block "A", North 89°57'30" West, 124.84 feet;

Thence continuing along the South line of Lot 7 and the South line of said Lots 5 and 6 of Block "A", North 89°59'00" West, 223.00 feet to a line parallel with and 50.00 feet Westerly of the West line of said Lot 6;

Thence along said parallel line, North 18°37'00" East, 206.50 feet to the Easterly prolongation of the Northerly line of a triangular strip of land described in the deed recorded in Book 3029, Page 287 of Official Records of said County;

Thence along said Easterly prolongation and said Northerly line, North 88°10'00" West, 31.98 feet;

Thence North 1°00'48" East, 99.08 feet to the North line of said Lot 1 of Block "A", being also the South line of said Bellefontaine Street;

Thence along said North line, South 89°59'13" West, 88.03 feet to the Northwest corner of said Lot 1 of Block "A";

Thence North 13°04'22" East, 71.83 feet to the **Point of Beginning**.

The above described parcel contains 509,948 square feet (11.707 acres) more or less.

All as shown on Exhibit "B" attached herewith and made a part hereof.

This real property description has been prepared by me,  
or under my direction, in conformance with the Professional  
Land Surveyors Act.

  
Barry C. Henry, P.L.S. 6793  
Expires 09/30/06

Date: 3/28/06

