

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** July 31, 2006

**FROM:** CITY MANAGER

**SUBJECT:** ZONING MAP AMENDMENT: ADOPT THE TWO-STORY HEIGHT LIMIT (HL-1) OVERLAY DISTRICT WITHIN THE FORMER PD-8 MULTI-FAMILY RESIDENTIAL (RM-32) ZONING DISTRICT IN THE SOUTH MARENGO STUDY AREA

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## **RECOMMENDATION**

It is recommended that the City Council:

1. Acknowledge that the proposed Height Overlay does not have the potential for causing a significant effect on the environment and thus under the CEQA Guidelines Article 5 (Section 15061(b)(3)) are exempt because they do not have the potential for having an impact on the environment;
2. Approve an amendment to the Zoning Map adopting the Height Limit Overlay District (HL-1) in the South Marengo Study Area on parcels designated PD-8 (Multi-family Residential), in whole or in part, as shown on Attachment A;
3. Find that the adoption of the HL-1 Height Limit Overlay District in the South Marengo Study Area is consistent with the goals, objectives and policies of the General Plan and the purposes of the Pasadena Municipal Code Title 17 (Zoning), as outlined in the body of the report;
4. Approve and implement the RM-32-OC to replace the PD-8 along South Marengo Avenue, as shown on Attachment B; and
5. Direct the City Attorney to prepare an ordinance that implements these recommendations as described in the agenda report and return within 60 days for first reading.

## **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission recommends approval of these amendments.

## **BACKGROUND**

In March of 2006, staff presented to City Council a series of map corrections intended to bring the Zoning Map in conformance with the Zoning Code. Those changes approved the removal of the Sign District Overlay (SD) for those properties designated CL-SD, changed the RM-16-2 along California Blvd. to RM-16. In addition to these updates, staff identified several sites throughout the City that were incorrectly designated on the Zoning Map and through the map amendments the underlying zoning was adjusted to match their respective uses. Proposed with these amendments, was the implementation of the RM-32-OC (Multi-Family Residential, 0-32 units per acre, Office Conversion Overlay) to replace PD-8 (Planned Development 8, South Marengo Avenue). The Council did not approve this map amendment and asked staff to consider modifying the zoning along this corridor. Staff initiated a study of the parcels that are zoned PD-8 (subject to multi-family RM-32 City of Gardens Development Standards) and identified those parcels on the east side of Marengo Avenue between California Boulevard and Fillmore Street (Attachment A). The study area was chosen due to the close proximity of an abutting residential zoning district (RS-6), directly to the east of the study area.

## **ANALYSIS**

The focus of this study was on those areas abutting single-family zoned areas. It found that there is a potential for three story development in the area between California and Fillmore on the east side of Marengo Avenue. Thus staff's recommendation is to impose the HL-1 overlay that limits the height to two stories. Through analysis of the study area, staff determined three-story development has the potential to be incompatible with the RS 6 single-family zoning district to the east of study area. The proposed Height Limit Overlay District would limit the height, so that the purposes of the City of Gardens standards may be accomplished more fully where three-story development is incompatible. The proposed Height Limit Overlay District would not restrict the number of units permitted on a site but would result in smaller potential building area. This overlay has been previously applied to other areas abutting single-family districts. The proposed Height Limit Overlay District would affect the rear 40 percent on sites that are at least 60 feet in width, limiting the rear 40 percent on the sites to two stories rather than the current three stories. The proposed Height Limit (HL-1) Overlay District would not affect the limit for the front 60 percent on the wider parcels, which is already limited to two stories. With the implementation of the RM-32-OC and approval of this request, the proposed zoning designation will be RM-32-OC-HL-1 along the study area as identified in Attachment B.

Recent changes to the City of Gardens Ordinance pertaining to setback requirements when abutting residential will not be modified as a result of the height overlay. In addition to the setback requirement, development at the rear 40% of the lot will be limited to 23 feet to the top plate and 32 feet at the highest ridgeline. A limit of 23 feet to the top plate, where the roof and the outside wall intersect, has the effect of limiting a structure to two stories. Only those parcels in the study area that are 60 feet or more in width will be affected by the proposed Height Limit (HL-1) Overlay District.

**COMMUNITY MEETING**

A neighborhood meeting was held on June 29, 2006. Four residents and three letters were received regarding the meeting. In general, participants gave strong support to the proposed Overlay District, and welcomed the height overlay which is currently in place in other areas of within the City.

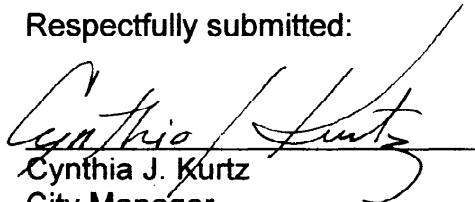
**ENVIRONMENTAL DETERMINATION**

Under the CEQA Guidelines Article 5 (Section 15061 (b) (3) describes the "general rule." The general rule states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. In this case, the implementation of a height overlay, to limit the number of stories for new development can be seen with certainty to have no significant effect on the environment.

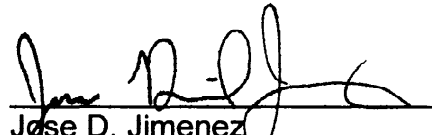
**FISCAL IMPACT**

The proposed Height Overlay will limit new development to two stories, preserving the surrounding neighborhood. As a result there will be no fiscal impact by the proposed change. Future project requesting an entitlement will be reviewed at the time of submittal to determine appropriate fees to be paid.

Respectfully submitted:

  
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City Manager

Prepared by:

  
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Associate Planner

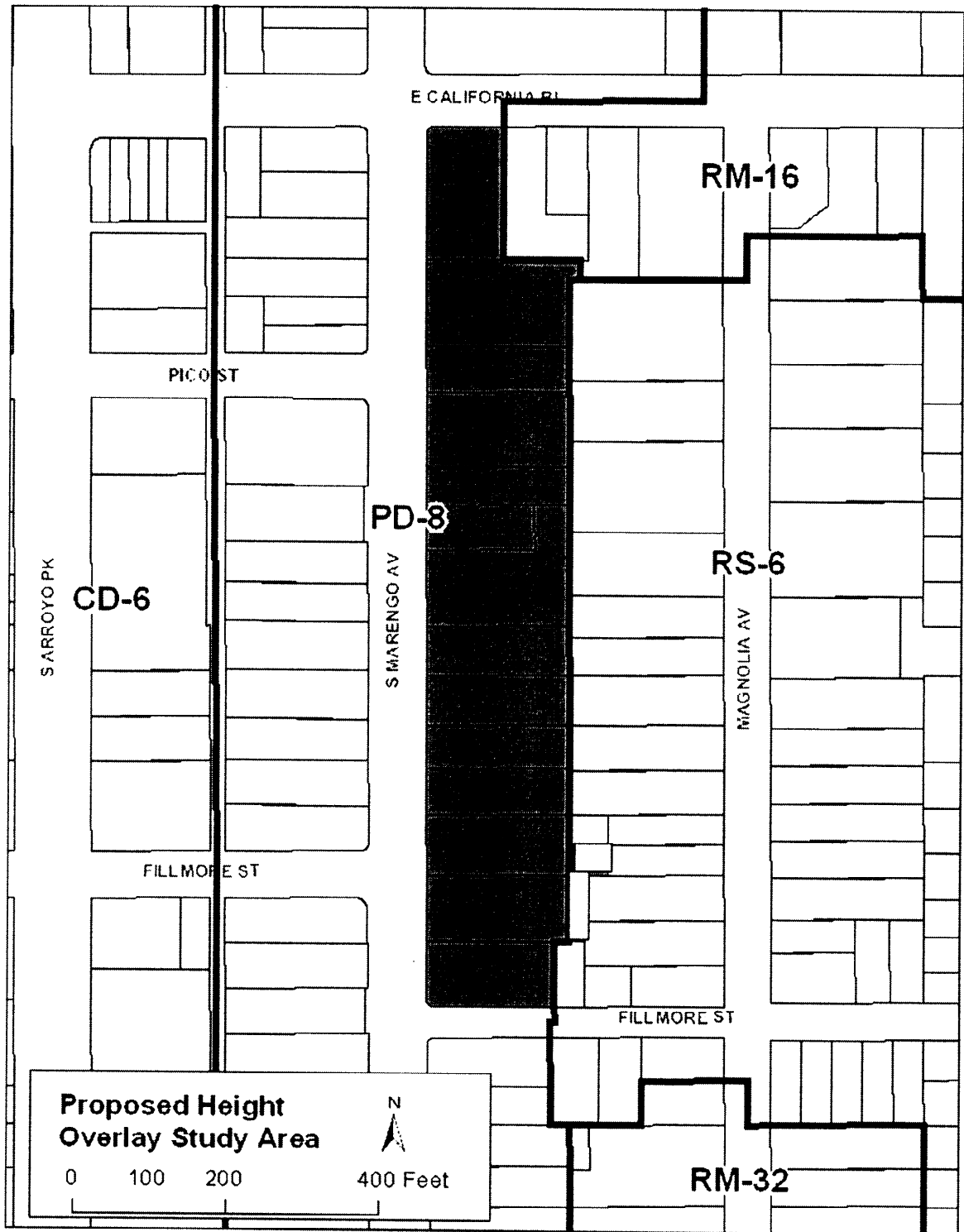
Reviewed by:

  
Richard J. Bruckner  
Planning and Development Department

**Attachments**

- A. South Marengo Avenue Area Map
- B. Zoning Map Amendment implementing the RM-32-OC

# Attachment A



# Attachment B

