



Agenda Report

January 26, 2015

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
**SUBJECT: UPDATE ON MANSIONIZATION AND NEIGHBORHOOD
COMPATIBILITY STUDY**

RECOMMENDATION:

The following report is for information only, no City Council action is required.

BACKGROUND:

There have been several recently built homes in various parts of the City that are out of scale and character with the existing established neighborhoods. To ensure that this does not become commonplace and in an effort to be proactive, on September 8, 2014 the City Council directed staff to develop a strategy to encourage development on single-family residential parcels to be more compatible with neighboring properties through revisions to the City's Zoning Code. To commence the process, the City Council directed staff to bring the issue to the Planning Commission to develop a work plan.

Planning Commission

On November 19, 2014, staff presented to the Planning Commission a tentative work program and strategy to separate the City into three different phases and study areas:

- Phase 1: Lower Hastings Ranch Overlay area – Winter 2014 to Summer 2015
- Phase 2: Non-Hillside Overlay area and Non- Historic Properties – Early Spring 2015 to Fall 2015
- Phase 3: Hillside Overlay areas – Fall 2015 to Summer 2016

The Planning Commission reviewed the work program and tentative schedule and provided the following comments:

1. Development standards should be reviewed to determine whether an accessory structure should be located behind the primary structure;

2. The Hillside Overlay areas should be separated into three distinctive hillside areas with different development standards for each area. Also, ensure that at least one neighborhood meeting is held in each one of the distinctive Hillside areas; and
3. Creative outreach efforts, such as charrettes, online outreach and social media should be utilized, especially in Phase 2 because there is a wide-range of people to cover.

Community Outreach

The Lower Hastings Ranch neighborhood was selected to be studied in the first phase of the study because it is an established neighborhood with a consistent style of homes, similar topography and a relatively smaller and defined boundary. The tentative work program presented to Planning Commission for the Lower Hastings Ranch code revision includes two neighborhood meetings, one Design Commission meeting, one Planning Commission meeting and one City Council meeting and anticipates the code revision to be complete by mid-Summer 2015.

In early December 2014, Planning staff conducted a visual survey of the homes and architectural styles of the Lower Hastings Ranch neighborhood. Planning staff also sent mailers to all property owners and occupants within the Lower Hasting Ranch neighborhood inviting them to attend a neighborhood meeting held on December 18, 2014 at the Hastings Ranch Library.

The meeting was attended by approximately 30 residents and included a brief overview of the existing development standards that apply to single-family development projects in the Lower Hastings Ranch Overlay. At the meeting, residents expressed the need for a building moratorium until a permanent solution has been established as discussed in more details later in this report.

Planning staff also distributed surveys at the meeting and encouraged attendees to give extra surveys to their neighbors who could not attend the meeting (Attachment). Completed surveys are due to Planning staff by January 30, 2015. Planning staff will compile all the comments received and hold a second neighborhood meeting to discuss the outcome of the survey and possible changes to address concerns raised. The second neighborhood meeting is anticipated to be held in late February or early March 2015.

Moratorium

At the Lower Hastings Ranch neighborhood meeting, residents expressed concerns that a moratorium was needed to address issues regarding view blockage, aesthetics and inconsistency with neighborhood character that could result from development under existing rules. Pursuant to California Government Code Section 65858, the City Council may establish a moratorium to protect the City from a threat to the public health, safety or welfare. Approval of a moratorium requires a four-fifths vote of the City

Council and lasts for 45 days from its date of adoption. The City Council may extend the moratorium for 10 months and 15 days and subsequently may extend it for one additional year if certain additional findings are made, for a total of two years. Any extension also requires a four-fifths City Council vote for adoption. Therefore, only one moratorium on the same subject can be adopted (for a total of two years) by a City at any time in the City's history.

Should the City Council seek to establish a moratorium, the issue would need to be agendaized at a future meeting. Because of the State requirements regarding moratoriums, it will be important for the City Council to consider the scope of the moratorium - a moratorium prohibiting any new building permits to be issued may be too broad; while other considerations may be prohibiting building permits for any second-story construction or possibly building permits for construction over a certain size.

COUNCIL POLICY CONSIDERATION:

This update is provided to inform the City Council of progress related to a Zoning Code revision to protect the character of residential neighborhoods. Protecting the character and scale of the City's residential neighborhoods is stated in the General Plan – OBJECTIVE 7 – RESIDENTIAL NEIGHBORHOODS: Preserve the character and scale of Pasadena's established residential neighborhoods.

Policy 7.1 – Mansionization: Ensure that all new development in residential neighborhoods discourages mansionization.

ENVIRONMENTAL ANALYSIS:

This report is for information only, no action is proposed that would be subject to environmental review. Environmental analysis of code revisions will be evaluated once proposed changes are identified.

FISCAL IMPACT:

This report is for information only and will not result in any fiscal impacts. Any additional fiscal impacts will be evaluated as part of the FY16 budget process.

Respectfully submitted,



VINCENT P. BERVONI, AICP
Director of Planning & Community
Development Department

Prepared by:



Ha Ly, AICP
Associate Planner

Concurred by:



Laura F. Dahl
Senior Planner

Approved by:


MICHAEL J. BECK
City Manager

Attachment: (1)

Lower Hastings Ranch Survey