

ENVIRONMENTAL DETERMINATION:

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

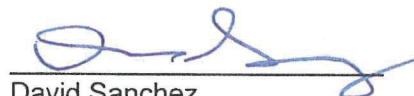
Respectfully submitted,


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Attachments:

Attachment A – Design Guidelines (draft)

ATTACHMENT A
DRAFT SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES

Draft Design Review Guidelines for Single Family Residences

1. Introduction

Pasadena's single-family neighborhoods are both locally and nationally cherished for their design excellence, mix of traditional and contemporary architectural styles and tranquil settings. Equally important, Pasadena's neighborhoods convey a consistent block-by-block and house-by-house sense of place and character that contributes to their livability. Recent examples of new single-family houses and additions to existing houses have sometimes come into conflict with established development patterns and architectural styles. Pasadena residents seek to ensure that new construction and additions to existing houses are designed to be compatible with and respectful of the City's single-family neighborhoods.

In Pasadena single-family neighborhoods, a high-quality design for a new house or addition to an existing residence begins with an understanding of and sensitivity to the existing neighborhood setting. This context-based sensitivity additionally focuses on the immediate and abutting residential property conditions. For new construction, second stories, additions, and substantial exterior remodels, key neighborhood residential design factors that need to be preserved or mitigated include the conservation of existing relationships of new construction to existing massing, bulk, views to and from properties, front yard and side yard setbacks, scale and modulation along the same street, and the character, materials, and colors of the surrounding neighborhood.

To address compatibility of new construction in Pasadena's existing single-family neighborhoods and preserve the character and value of residential settings, Neighborhood Compatibility Design Review Guidelines have been developed as evaluative criteria for the City's neighborhood compatibility review process. The Guidelines are intended to serve as a useful tool for residents, applicants, staff and decision-makers to make the findings required to approve projects subject to this process.

2. Single-Family Residential Neighborhood Compatibility Design Review Process

A. Applicability

The Neighborhood Compatibility Design Review Guidelines are applicable to all single family residences located outside of Lower Hastings Ranch, Hillside Overlay Districts, and Landmark or Historic Districts. Certain projects, such as a new single-family house or second-story addition, may require a public hearing with the Hearing Officer.

B. Review Authority

Hearing Officer Review required for:

- Construction of a new single-family residence
- A new second story added to an existing one-story residence
- Any second story addition to an existing two story house, if visible from a street
- Significant exterior alterations

3. Design Review Guidelines

A. Neighborhood Context

Buildings are what principally define a neighborhood's character and form. As houses are constructed, modified, and added on to over time, they contribute to the community feel of a neighborhood and give it a sense of place. Therefore,

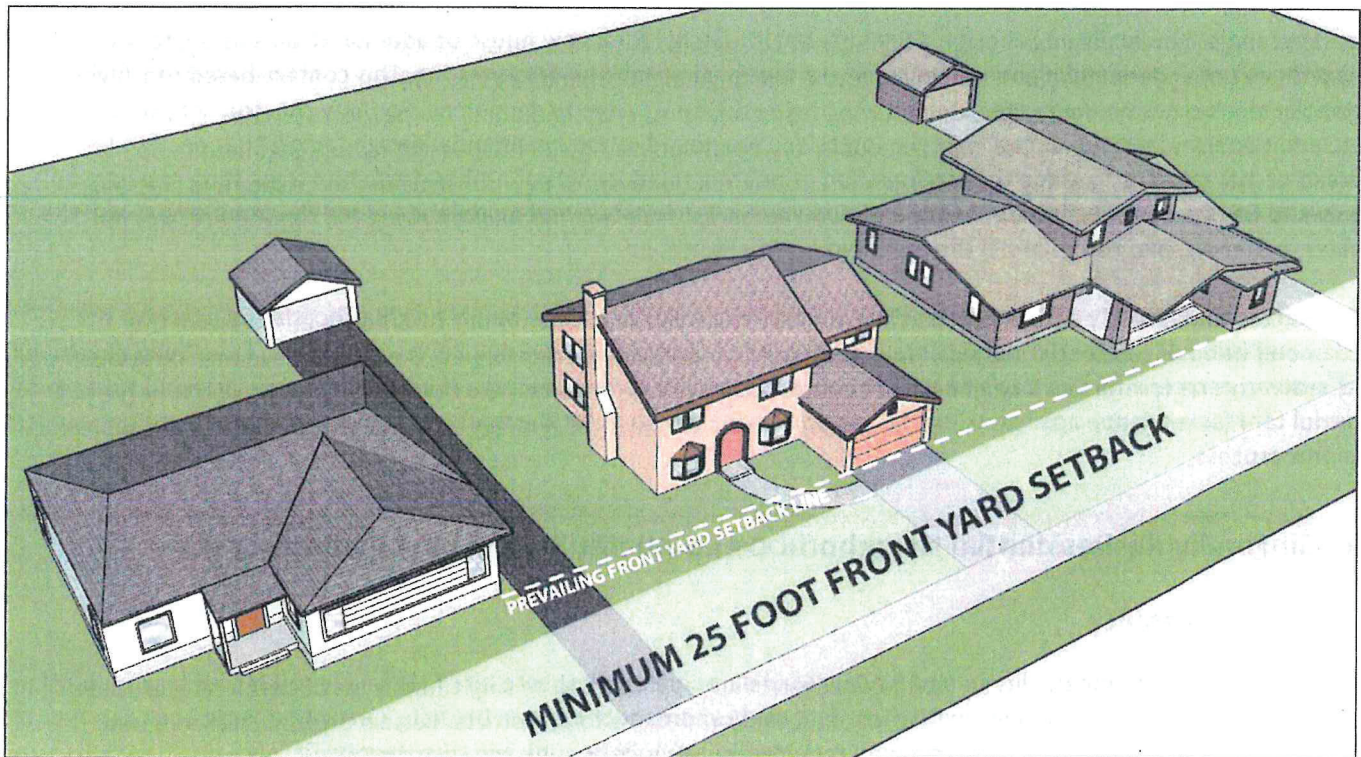
It is essential for homeowners, designers, and architects to first consider how a proposed new house or addition will relate to its physical, historical, cultural, and climactic environment and ensure that a new house or major addition is compatible with its surroundings.

It is important to note that compatibility does not necessarily mean repeating the existing or historical design patterns found in a neighborhood. Compatibility is understanding these existing patterns and interpreting them in ways that acknowledge and contribute to the distinctive form of a neighborhood.

Guidelines:

1. Preserve Prevailing First- and Second-Story Front Yard Setbacks.

A project design should maintain and follow the existing and prevailing front yard setbacks at both the first and second stories. In cases where adjoining dwellings have different setbacks, the project design should establish transitions in the front building plane that average and blend the different front yard setbacks.



- 2. Maintain Single-Story Neighborhood Context.** One-story houses and additions are preferred in many of Pasadena's neighborhoods, particularly in areas with a predominantly single-story character. In neighborhoods with a majority of one-story houses, new two-story dwellings and new second-stories are discouraged. Specifically, where a majority of adjoining dwellings along a block face are one-story, one-story construction and additions shall be prioritized and preferred before consideration of two-story designs.

B. Bulk, Massing, Proportion and Scale

New houses and additions should be designed to be compatible with neighboring houses in terms of bulk, massing, proportion, and scale, as defined below.

- **Bulk:** The visual perception of the shape and composition of a structure. A house's perceived bulk is affected by variations in height, setbacks, and stepped-back upper stories.
- **Massing:** The arrangement of a house's bulk, including relationships between open areas (such as patios and atriums) and solid areas (the enclosed portions of the house).

Bulk and Massing are important to consider when designing a new house, or when adding on to an existing one, because both help determine whether or not a house is compatible with its surroundings. For example, a blocky, tall two-story house may look out of place when surrounded by one-story traditional houses that have a lot of variation and detailing in their design. New houses and additions to existing houses should be complementary to other houses on the block and not overwhelm them.



The new house on the right appears bulky and massive compared to the older house on the left.

- **Proportion:** The relative sizes and dimensions of architectural elements such as windows, doors, and entryways to each other and to the entire structure.
- **Scale:** The proportional relationship of a house and its architectural elements to human beings. In general, houses should be designed with a human scale in mind, and not appear monumental or overbearing.

Proportion and Scale are equally important in establishing a sense of harmony, both in terms of a house's architectural design and between a new house and existing houses. In Pasadena, houses have traditionally been designed to be "human-scale" versus "monumental scale". A common problem with larger homes is that as a house gets larger, its architectural elements begin to scale up to remain proportional with the rest of the house. As a result, a large house may have elements that look proportional, but human scale may be lost. New houses and additions must also be considerate of surrounding houses, and be designed to generally match the prevailing scale and proportion.

Examples of Architectural Elements that affect a House's scale:

- Walls (blank walls are discouraged)
- Windows and Doors (size, proportion, number, height and placement)
- Entryway (over 10' in height is considered "monumental" in scale)
- Garage (location, type of door, number of bays)
- Roof Style and Elements (hipped, gable, flat, dormers, etc.)
- Columns (should be appropriate to the style of the house)
- Exterior Stairs and Porches (width, location, quantity)
- Pedestal Treatment (is the house or entry raised on a pedestal?)



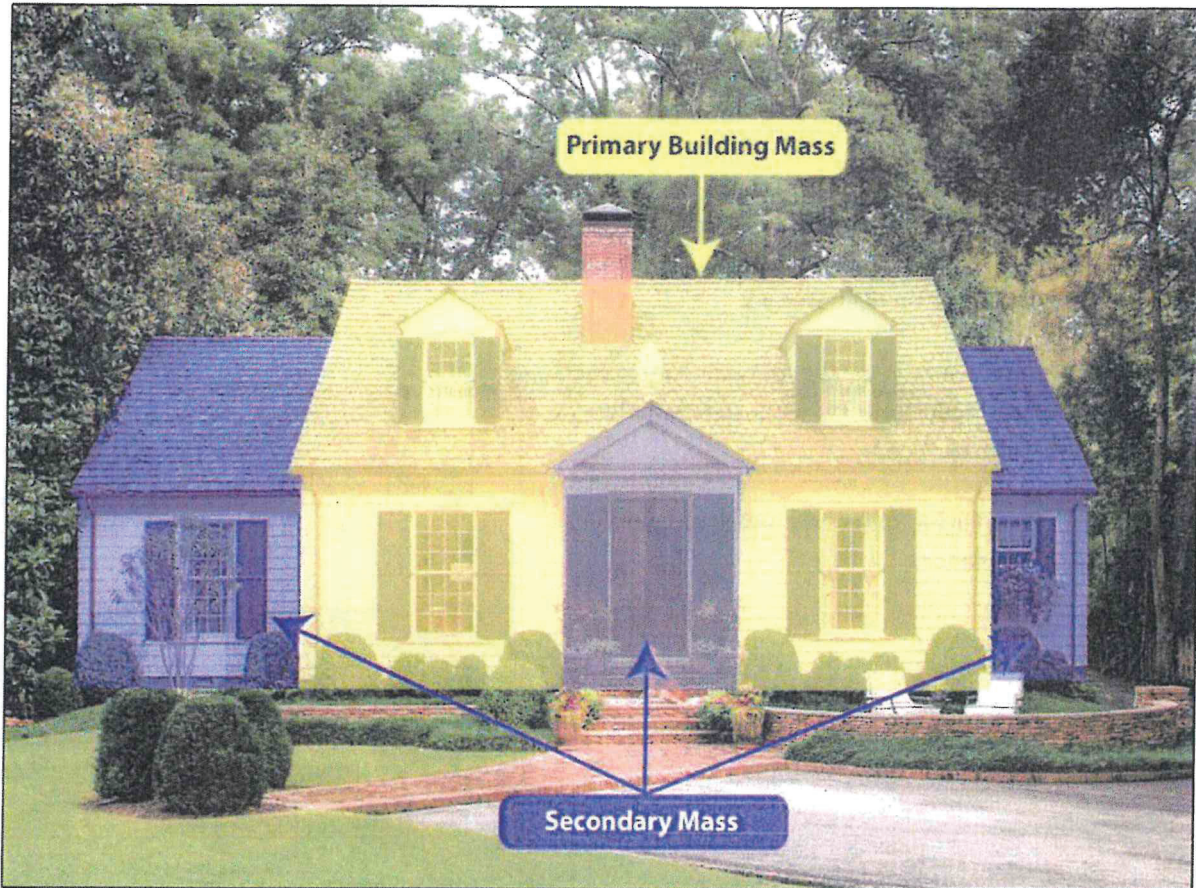
The two-story house at center has architectural elements such as a porch, windows, and dormers that exhibit a human scale, are proportional to each other, and relate well to the architectural elements on neighboring houses.



The house at right has a two-story, monumentally-scaled entry that is out of scale compared to the modestly-sized porch and entry of the neighboring house. The house's windows and doors are also disproportionately large.

Guidelines:

1. **Complement Major Massing with Minor Massing.** The massing of a house should be broken down into the primary mass, which forms the bulk of the house, and secondary masses that add architectural interest to a structure and reduce its overall bulk. New residences and large additions should be designed to respond to the types of massing found in the surrounding neighborhood, and should be proportionally similar to the massing, rooflines, height, setbacks, and front building planes of adjoining residences.



2. **Main Entries.** Front entries and front porches that are human-scale and which face the street are a common element in most of Pasadena’s single-family neighborhoods. Front doors and windows that are visible from the street also enhance neighborhood safety by keeping “eyes on the street”.

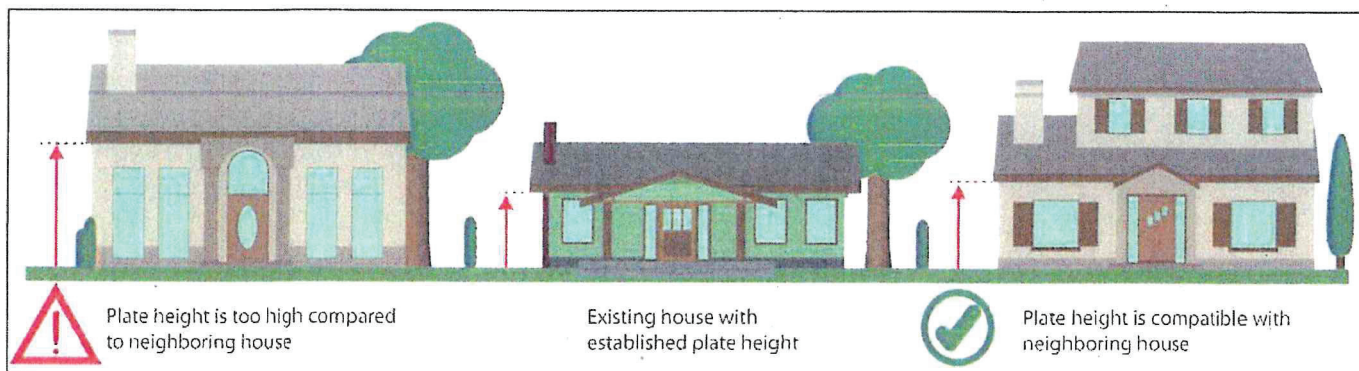
New houses or substantial exterior renovations should incorporate main entries that are visible from and oriented towards the street and contribute to a friendly neighborhood experience.

When designing a new house or major addition involving the front façade, consider the design, orientation, and visibility of other front entries in the neighborhood.

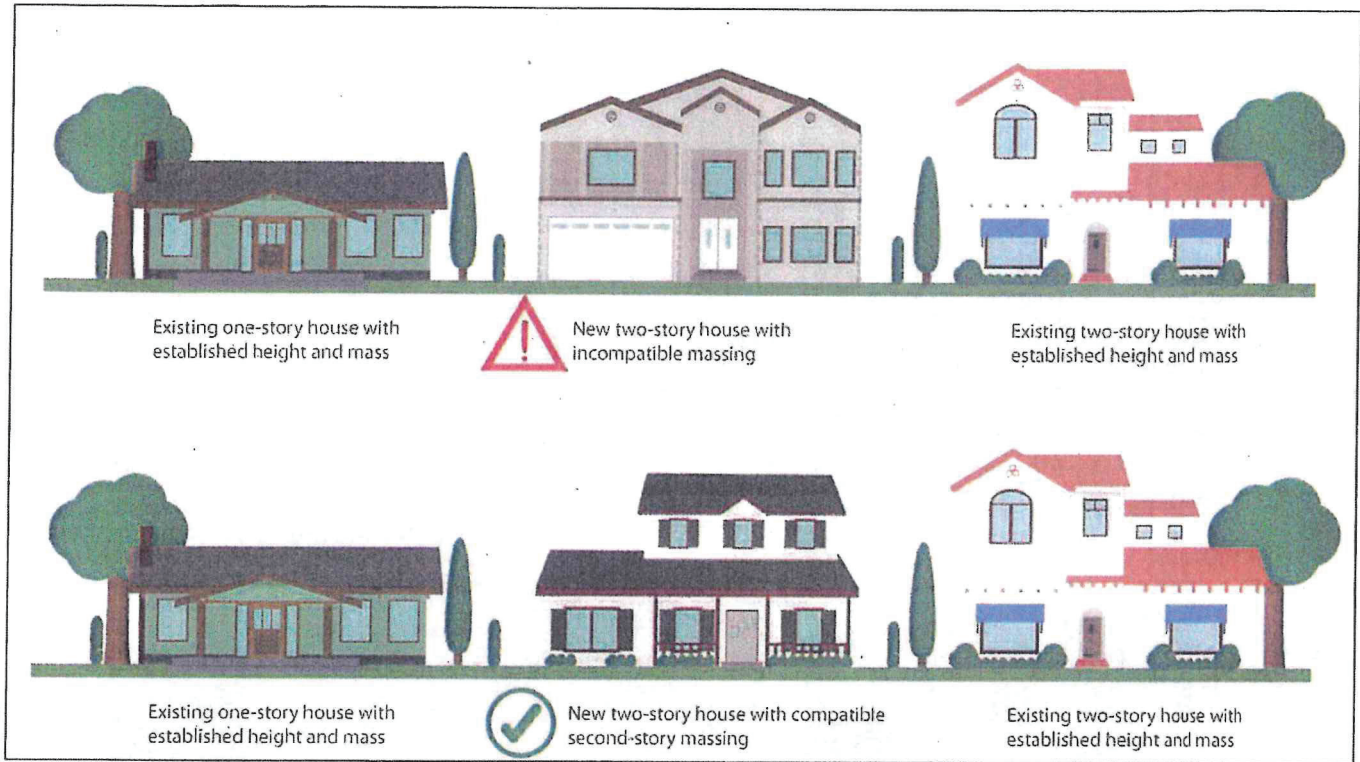
- Landscaped pathways from the sidewalk to the main entry are encouraged, rather than a path directly from the driveway.
- Avoid blocking a front entry with walls, screens, hedges or fences.



3. **Compatible First and Second Story Floor-to-Plate Height.** Newly constructed houses often have taller first-story plate heights compared to older, established houses. This can cause a new house to appear overbearing and out of scale in relation to surrounding houses. The floor-to-plate height of the first story of a new dwelling or first-story addition should be consistent with the floor-to-plate heights found along the same block face, and should not exceed the average height along the block face by more than one foot. The floor-to-plate height of new second stories or second-story additions should be no greater than the first-story plate height.



4. **Provide Height Transitions Where Upper Levels Abut Existing One-Story Dwellings.** Where a new two-story residence or new second-story addition abuts an existing one-story dwelling, the second-story portion should be set back from the adjacent one-story dwelling to provide a gradual transition in height between the one-story dwelling and two-story dwellings. In cases where both abutting dwellings are one-story, second-story massing should be set back on both sides, or both first and second story should observe a larger side yard setback.

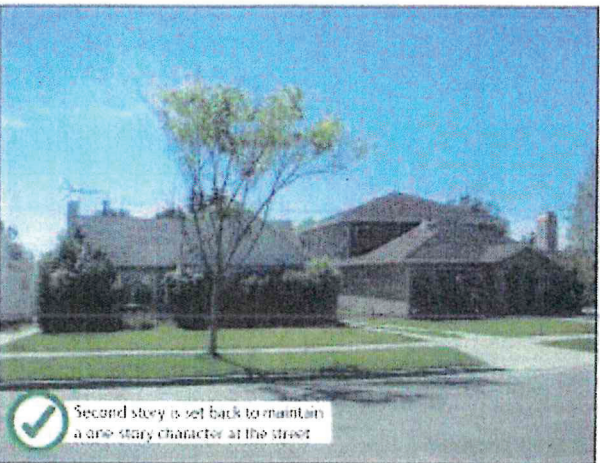
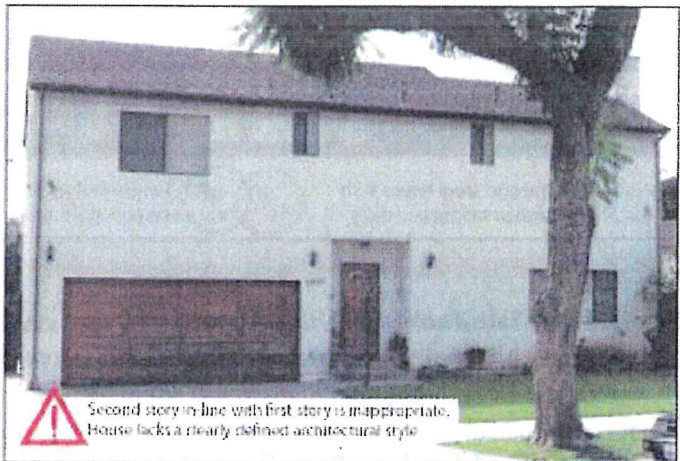
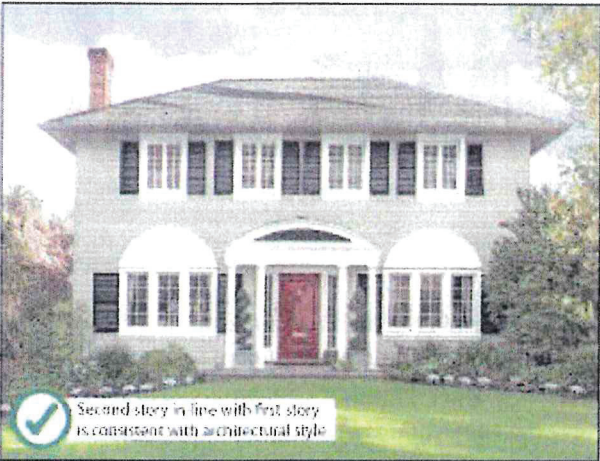
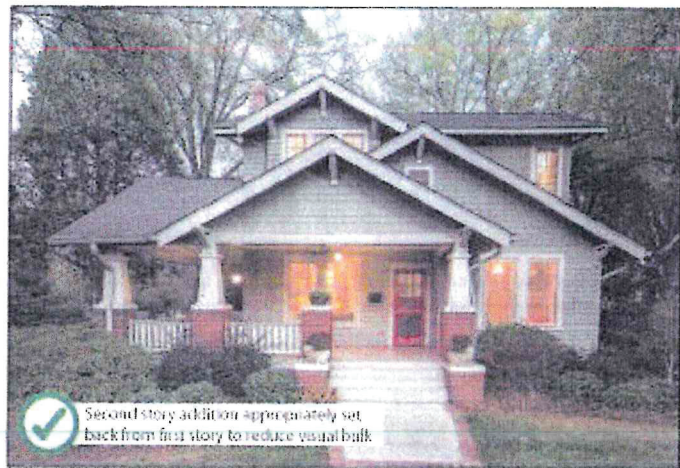
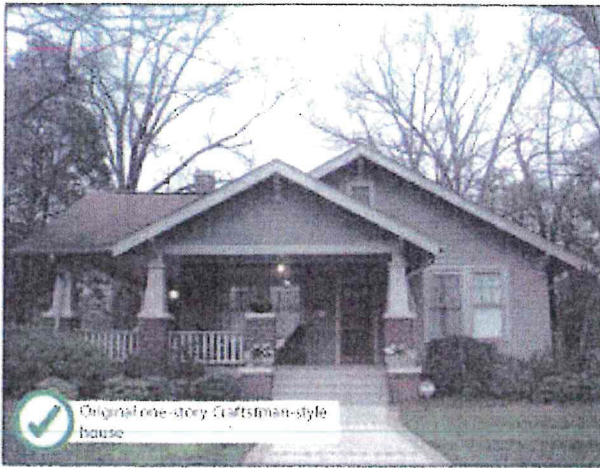


5. **Modulate Side Yard-Facing Bulk.** Consider the side yard elevations of adjoining residences and, where appropriate, include horizontal and vertical plane breaks similar to those found on adjoining residences. Where a new structure or addition is greater in size than an adjoining residence, the additional area, mass, and bulk of the new residence or addition should be stepped back beyond the minimum side-yard setback requirements.



6. **Street-Facing Facades.** In cases where a majority of the adjoining residences are one-story, a project proposing a second story addition should set the second story behind the main roof ridgeline of the first story.

- **Exceptions.** A second story may be constructed closer to or in line with the front plane of the enclosed portion of the first story, provided that such a design is typical for the style of architecture proposed (e.g. Colonial Revival) and that style is compatible with the surrounding neighborhood. In such cases, consider providing a first-story covered porch element where appropriate. Porches should be designed to be compatible with the architectural style of the house (e.g., deep porches for a Craftsman style house).



C. Architectural Design

Pasadena is distinguished by a unique built environment that differentiates it from most other cities in Southern California. Its sense of place is rooted in its majestic natural setting at the base of the San Gabriel Mountains and

adjacent to the Arroyo Seco, in its pedestrian-friendly neighborhoods with interconnected streets, in its human-scaled building fabric, and in its Mediterranean climate of hot summer days, temperate summer nights, and mild winters.

Pasadena is home to many prominent houses, neighborhoods, districts, and corridors designed and built during various periods in its history and in a variety of configurations and architectural styles. The successful introduction of a new house or significant alteration to existing houses requires an unusual degree of skill and sensitivity on the part of architects, thoughtful communication and discussion between property owners and residents, as well as a great deal of insight and critical sense on the part of those sitting in judgement of their work.

Guidelines:

- 1. Respond to Architectural Styles Found In The Neighborhood.** Pasadena has a rich history of houses representing Victorian, Arts and Crafts, Period Revival, and Mid-Century Modern periods, with many examples of traditional architectural styles from each period. While each architectural style is different, they work together throughout Pasadena's neighborhoods towards creating a consistent sense of place and character. When considering a new residence or major addition, it is important to observe, study, and creatively respect the architectural styles and characteristics found in the surrounding neighborhood and especially along the same block face.

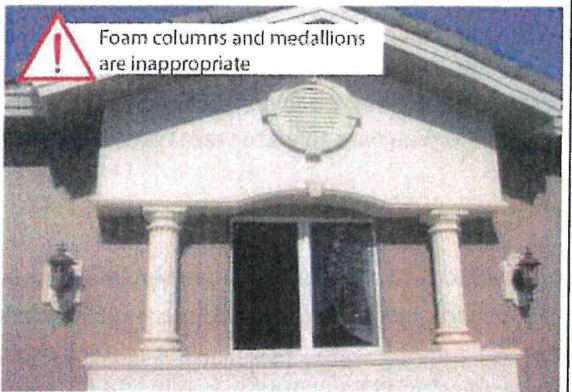
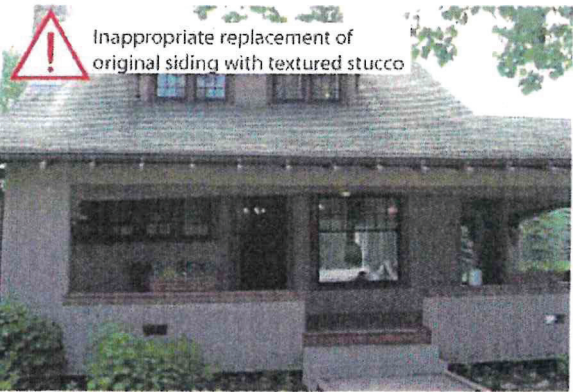
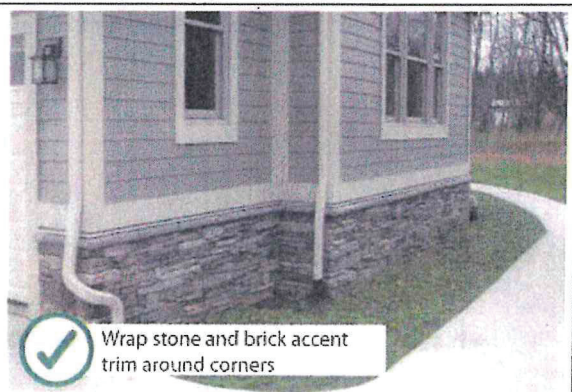
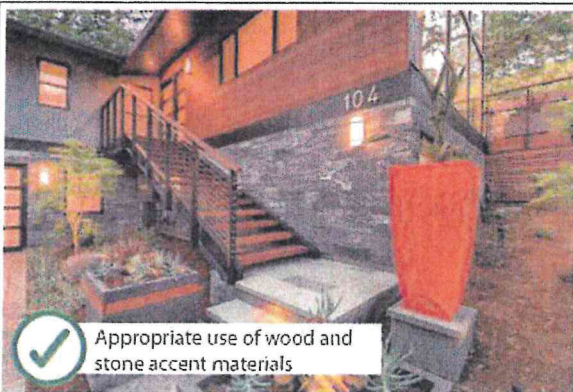
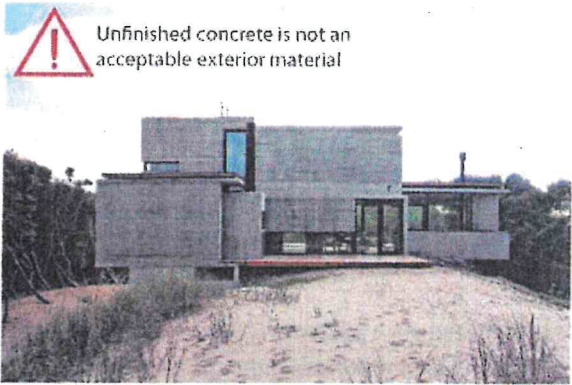
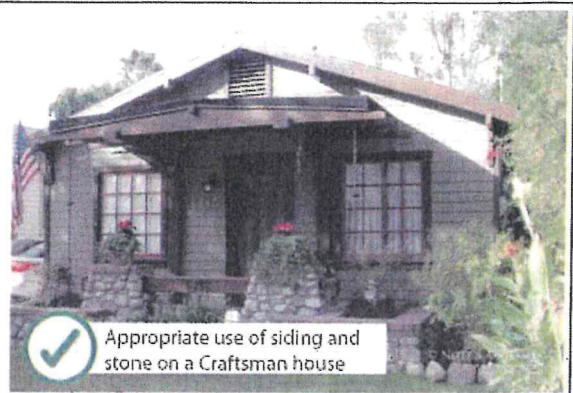
Examples of architectural styles that are commonly found throughout Pasadena's neighborhoods may be found in **Appendix A**. Homeowners are not limited to using only these styles; however, new construction should be designed to be complementary to these and other styles found throughout the neighborhood. Projects subject to the Design Review process will be required to demonstrate how the proposed architectural style is compatible with the surrounding context. Note that this guideline does not require mimicry of historical architectural styles found in a neighborhood. Contemporary designs that demonstrate compatibility with the surrounding context may be approved. Houses designed in traditional architectural styles should follow the language of that style and avoid incorporating elements from other styles, including such elements as massing, roof form, proportions of solid walls to openings, materials, detailing, etc.

- 2. Accessory Structures.** When a proposed accessory structure would be visible from a public right-of-way, it should be designed to reflect the same character and architectural expression as the main dwelling, while remaining subordinate to the main dwelling in size, height, and location.
- 3. Compatible Roofs.** Roof forms should be designed to be compatible with the roof form of adjoining houses and those houses on the same block face. Typically, buildings should utilize pitched roofs, roofs with intersecting ridgelines, and roofs with multi-level ridgelines at differing heights. When new dwellings and upper level additions are proposed adjacent to homes of lesser height, bulk, or mass, the roof of the new dwelling should express a transition in height and/or mass from the adjacent dwelling to the high point of the new roof construction.



4. **Quality Materials.** Housing in Pasadena is typified by high-quality construction that adds a sense of permanence and value to the City's single-family neighborhoods. Building walls should be clad in materials that age gracefully, weather well, and are appropriate to the architectural style of the structure. Examples of appropriate materials include, but are not limited to, brick, stone (natural and manufactured), stucco, and wood. Materials such as corrugated metal, unfinished concrete, and architectural foam are inappropriate. Stucco coatings over existing wood shingles or siding on Craftsman residences are highly discouraged. When multiple materials are used on a building wall, they should transition at inside corners.

Examples of Appropriate and Inappropriate Building Materials

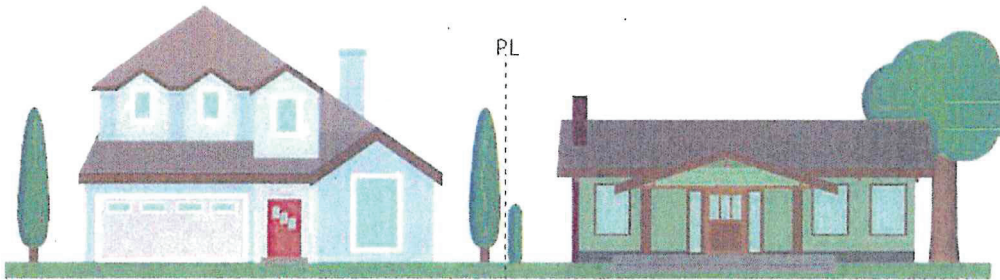


D. Consideration of Neighbors

When designing a new single-family house or extensively remodeling an existing structure, consider the impact to neighboring properties. Consider the concerns that you might have if your next door neighbor were proposing to build a new house or addition, and incorporate those concerns into your thinking as your project is being designed. It is necessary for applicants to demonstrate how a proposed project was designed with neighbors in mind and to ensure that efforts are made to maximize privacy between properties.

Guidelines:

1. **Appropriately Place Second Story Massing.** To help provide privacy between neighboring properties, new second stories should be placed closer to existing two-story houses than to existing one-story houses. If neither of the existing adjacent houses is two-story, placement of a new second story should favor one adjacent property and should consider the neighbor's privacy when determining placement. Second story portions of a building adjoining an interior side yard should be set back no less than ten (10) feet from the interior side property line to provide a privacy buffer between adjacent dwellings. Aligning second story massing near other two-story houses also helps satisfy Guideline B.4. In some cases, the above guidelines may not be compatible with certain architectural styles, such as Colonial Revival. Proposals that cannot satisfy the guidelines should explain why the guideline cannot be followed and provide alternative privacy measures, such as additional landscaping.
2. **Maximize Privacy For Windows Overlooking Side Yards.** Windows on second stories are encouraged to face front yards and rear yards. When second-story windows are located on side yards, they should be located with consideration to a neighbor's privacy, generally be smaller in size such as clerestory windows, and avoid direct views into a neighbor's back yard or into the windows, balconies, and patios of neighboring houses.
3. **Consider Landscaping As A Buffer.** Consider the use of landscaping in the form of tall hedges and trees along interior side and rear yard property lines to provide enhanced privacy between residences.



E. Project Landscaping

Pasadena's single-family residential neighborhoods are typically graced with lush, well-kept landscaping that provides a sense of privacy and tranquility. Appropriate landscaping also serves to integrate a new structure into the surrounding neighborhood's environmental setting. When designing a new single-family house or extensively remodeling an existing structure, study the existing tree and landscaping patterns found throughout the neighborhood and design accordingly. Consideration should also be given to water use and compliance with the Model Water Efficient Landscape Ordinance.

Guidelines:

1. **Architectural Design Should Be Complemented By Landscaping.** When a new dwelling or addition is proposed, consider the landscaping found on properties along the block face, as well as City requirements for irrigation and low water use. The selection of plant materials and hardscape should be chosen with consideration to adjoining landscaping and should be compatible with the design of the proposed structure.

2. **Provide Shade Trees Along Street Frontages.** Projects involving the construction of a new dwelling should incorporate one or more shade trees in a front yard and/or street-facing corner side yard.
3. **Constrain Use of Fences, Walls, and Hedges at Front Yards.** Observe the front yards of houses in the surrounding neighborhood. Front yards with an open design (i.e., minimal or no front-yard fences, walls, or tall hedges) are encouraged in Pasadena's single-family neighborhoods.
 - If more than half of the developed lots along a residential blockface have an open front yard design or if the houses on either side of the project have open front yard designs, maintaining an open front yard design is highly encouraged.
 - If fences, walls, and/or hedges are placed in a front yard, they should maintain unobstructed views to and from the residence (particularly the front entry). Fences, walls, and hedges lower than 42" are encouraged.

APPENDIX A

EXAMPLES OF COMMON SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES IN PASADENA

A.1 Craftsman

A.2 Mediterranean

A.3 Minimal Traditional

A.4 Mid-Century Modern

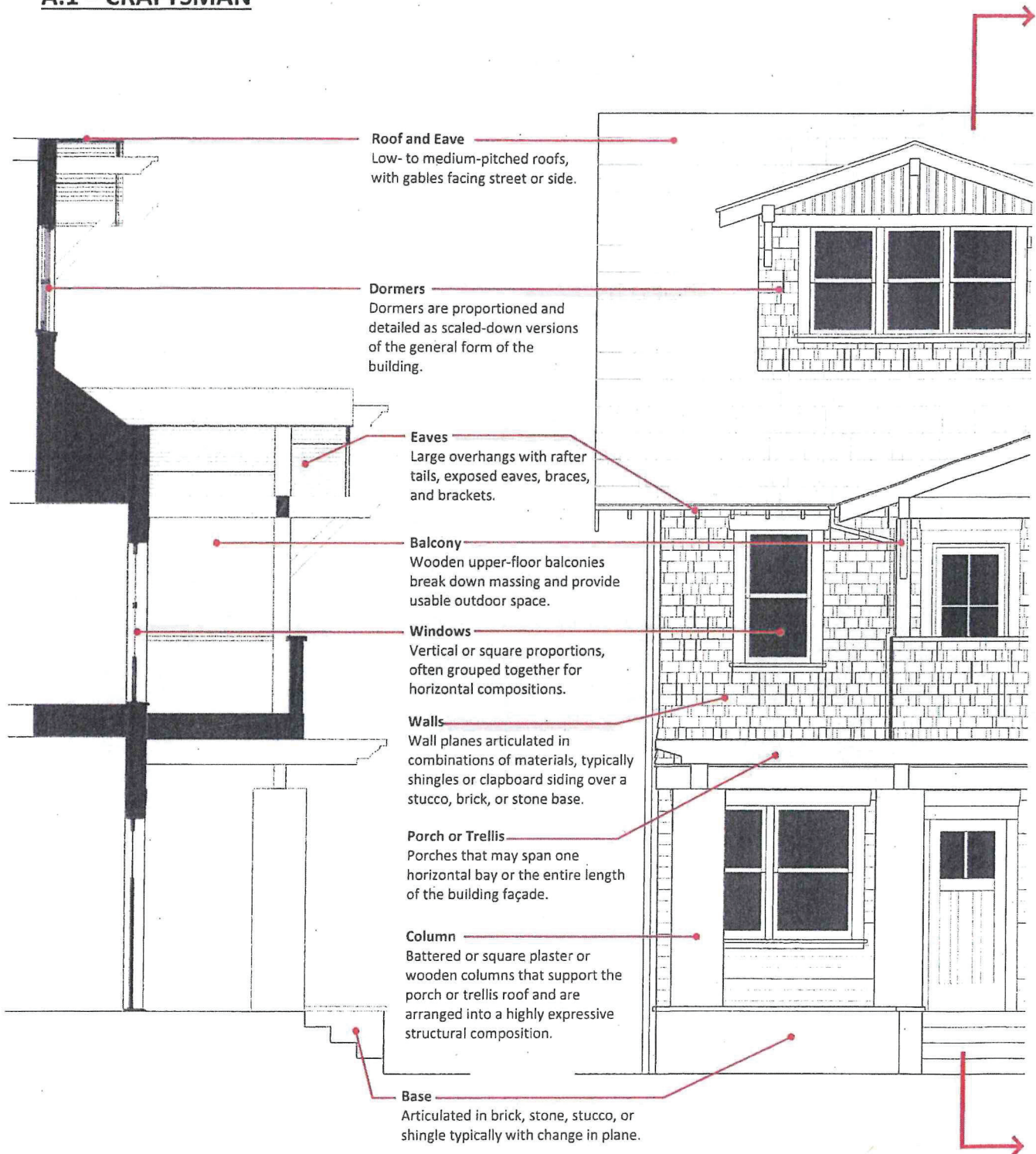
A.5 Colonial Revival

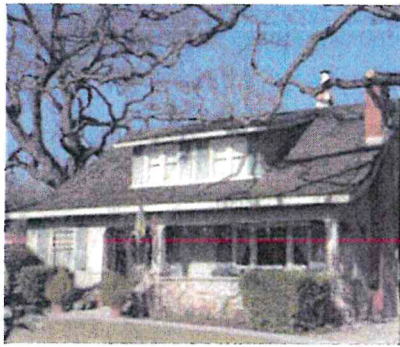
A.6 English Tudor/Cottage

A.7 Victorian

A.8 Ranch

A.1 – CRAFTSMAN





A. One-story volume with occupied attic space



B. Painted brick base



C. Painted shakes above painted plaster



A. Two-story volume with wrap-around porch



B. Brick base



C. Stone base with clapboard siding



A. Cantilevered bay window



B. Plaster ground floor as base



C. Plaster and wood siding

A. Massing

1. Form is a simple rectangular mass, horizontally proportioned, either one or two stories in height.
2. The mass is articulated by components such as attached porches, balconies, bay windows, or projecting room volumes so integrally composed into the building that they are indistinguishable from principal volumes.
3. Inhabited attics are typical. They reduce the apparent volume of buildings and enrich their roof form through the scale, location, and rhythm of dormers.

B. Base

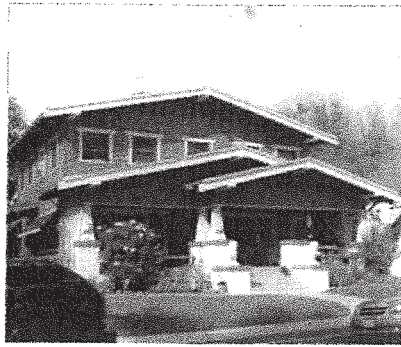
1. Bases are often articulated as separate from the main wall through a change of plane or material.
2. The base may be expressed as a foundation, or be comprised of the entire first floor.
3. The lower floor walls may be stucco, brick, or stone.
4. When stone is used as a base, stones are stacked naturally, with large stones lower on the wall and smaller ones above.

C. Primary Walls

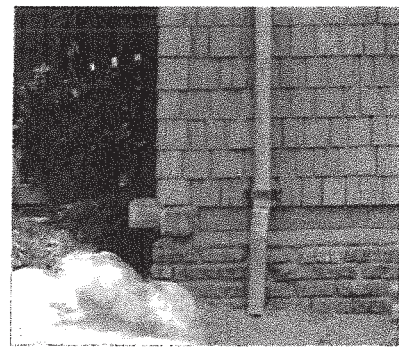
1. Walls are articulated with changes in planes and or/materials.
2. Material changes are limited to two.
3. Heavy materials, such as stone, brick or stucco, are located at the ground floor.
4. Lighter materials, such as shingles, shakes, or clapboard siding, should be located above heavier materials.



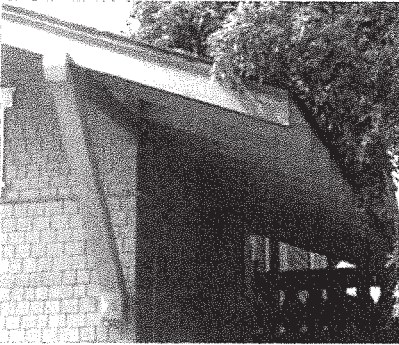
D. Attic vents placed at gable ends



E. Low-slung roofs



F. Downspout



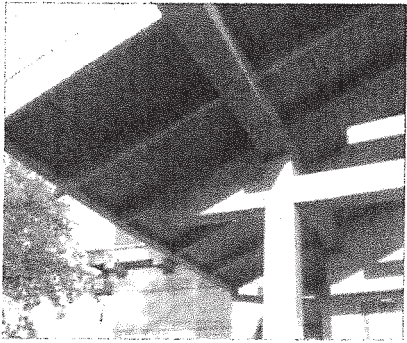
D. Wood brace and exposed rafters



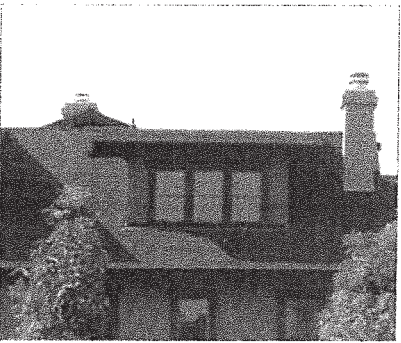
E. Dormer window with pitched roof



F. Gutter and downspout



D. Exposed rafter tails



E. Dormer with shed roof



F. Downspout attached to wall with decorative strap

D. Roof-Wall Connections

1. Wide eaves with exposed rafters and projecting rafter tails are typical.
2. Wood braces, brackets, and extended beams are often used to support large roof projections.
3. Attic vents are placed at the gable ends of the roof and finished with decorative wood grilles.
4. The detailing and joinery typical of carpentry construction are prominent in roof-wall connections.

E. Roof

1. Roof forms include gables that face the street or side yard.
2. Principal gables have a shallow pitch between 3:12 and 5:12. Shed slopes are less than the principal slope. Dormers may be used to provide light and air to attic rooms.
3. Heavy timbers are used in roof construction for braces, brackets, and principal structural supports.
4. Roofs are detailed to appear thin and insubstantial. Their structure (often in 2x4s) and roofing (asphalt sheets or shingles) reinforces this intended visual thinness.

F. Rainwater Drainage

1. Rainwater may be conducted off pitched roofs by a traditional combination of gutters and downspouts.
2. Gutters and downspouts are painted galvanized metal or copper and typically half-round, round, square, or ogee.



G. Picture window with transom windows



H. Front Porch



I. Trellis with vines



G. Painted openings framed by wide boards



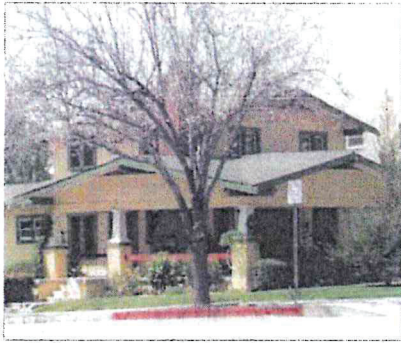
H. Attached chimney



I. Wooden fence



G. Single opening and wide door with lights



H. Front wrap-around porch



I. Porte-cochere with driveway

G. Openings

1. Window openings are usually vertically-proportioned and aligned or grouped to form a horizontal composition.
2. Windows typically are not deeply recessed and may be divided into lights of equal increments, or divided on upper portion only.
3. Front doors are typically wider than average and often include decorative lights.
4. Openings are typically framed in wide boards.

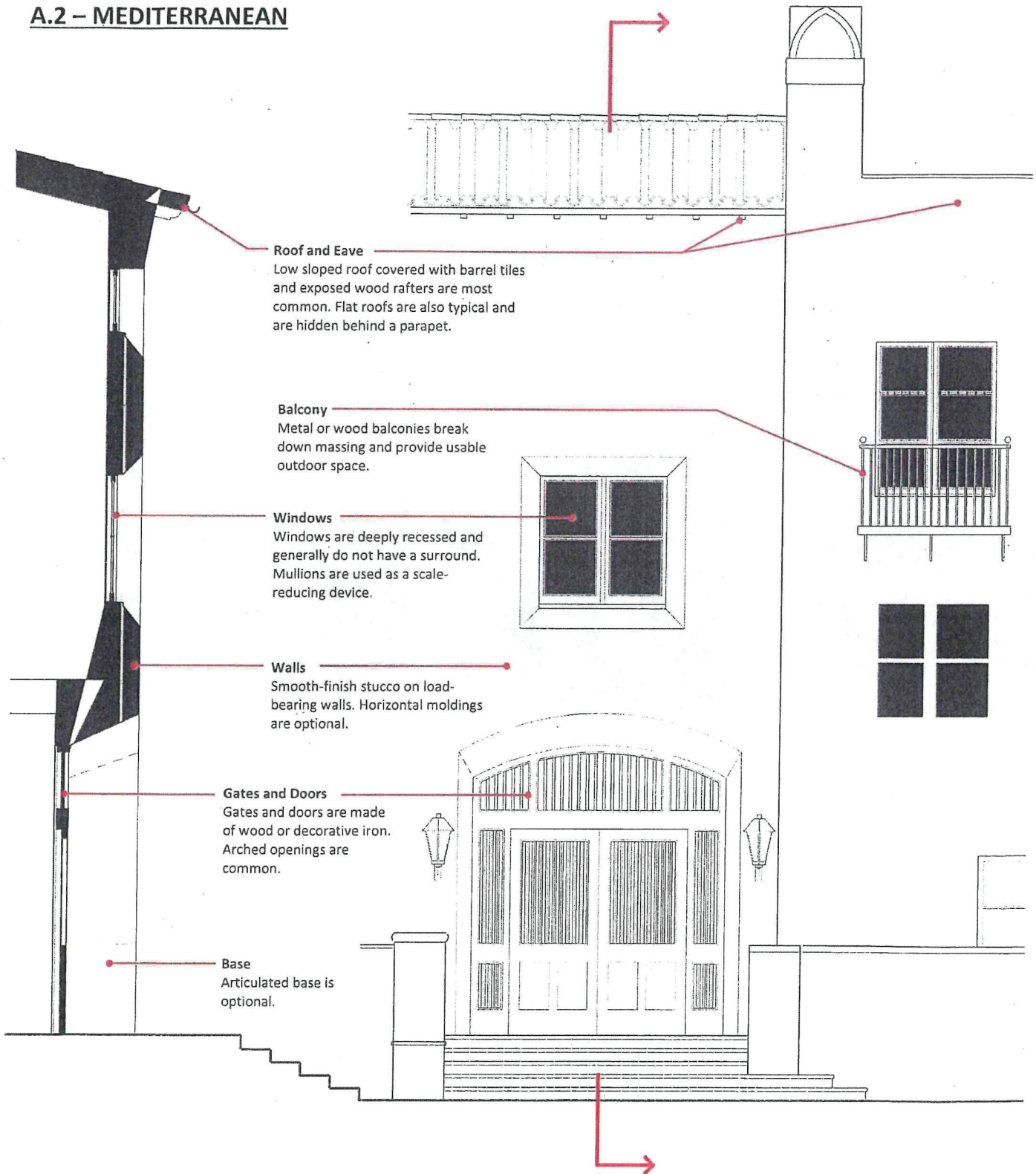
H. Attached Elements

1. Porches, balconies, porte-cocheres, chimneys and trellises are often added to the simple main mass of the building and articulated as separate elements.
2. Columns are highly elaborated. They are tapered and square, articulated as columns or piers, and rendered in stone, brick, plaster, wood, or a combination of these materials.

I. Site Definition and Landscaping

1. Entries are typically elevated and defined by porches and terraces.
2. Fences and garden gates are typically wooden.
3. Driveways through porte-cocheres are common.
4. Terrace or patio walls are of river stone, brick, or concrete. Floors are finished in concrete.
5. Attached or detached vine-covered trellises are typical.

A.2 – MEDITERRANEAN





A. Primary mass with secondary side massing



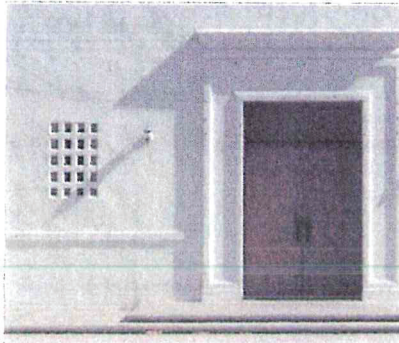
B. Painted base



C. Plaster Walls with formal window composition



A. Primary mass with secondary tower element



B. Plaster molding articulates base



C. Plaster walls with informal window composition



A. Single mass



B. Painted base with stone planters



C. Plaster walls with clay tile grilles.

A. Massing

1. Buildings can be composed of a single mass or of a primary mass offset by a variety of secondary masses.
2. Multiple masses can interlock or offset vertically or horizontally.

B. Base

1. Buildings may be designed with or without a base.
2. The base, when present, may be composed of cast concrete, stone or ceramic tile, articulated as a painted band, or defined as a zone of plaster.
3. Elements set back within the wall may be composed of different materials than adjacent walls. Typical materials include tile, stone, or plaster painted a different color.

C. Primary Walls

1. In keeping with historical precedents constructed of load-bearing masonry, exterior walls convey a sense of mass and weight and are expressed as expanses of plaster.
2. Walls are often articulated with moldings or applied ornament of stone or cast concrete.
3. Plaster finish has the texture and appearance of a hand-applied finish.
4. Arched openings are common.



D. Flat roof with parapet and tile cap



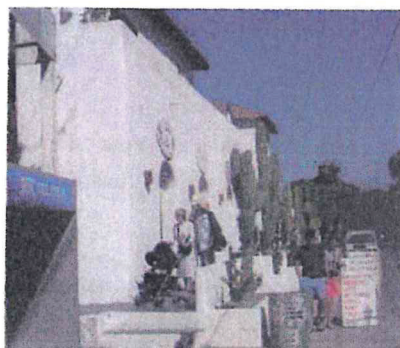
E. Sloped tile roof



F. Gutter transitions to internal drain pipe



D. Tile roof without eaves



E. Parapet with flat roof



F. Gutter painted to match eave and walls



D. Shallow eave with large rafter tails



E. Roof as balcony behind articulated parapet



F. Gutter and downspout

D. Roof-Wall Connections

1. Roof visually dominates walls by firmly covering building mass.
2. Exterior walls transition into the roof by one of three means:
 - a. A projected wooden eave with exposed wooden rafter,
 - b. A plaster parapet with or without a tile cap, or
 - c. A tile cap
3. Foam moldings are discouraged.

E. Roof

1. Roofs are typically pitched at a 3:12 ratio and finished in Roman or Mission tile laid irregularly (tile may be multi-color).
2. Flat roofs are common and are hidden by a substantial parapet. May be accessible and used as balconies or terraces.
3. Tile end conditions are mortar filled. Bird stops are discouraged.

F. Rainwater Drainage

1. Rainwater is conducted off pitched roofs by a traditional combination of gutters and downspouts.
2. Flat roofs are typically drained by use of trumpet scuppers. Roofs that drain internally have copper or ceramic scuppers on exterior walls.



G. Recessed windows



H. Attached balcony and integrated chimney



I. An arched zaguán leads to a courtyard



G. Recessed serially composed openings



H. Integrated stairs



I. Garden walls enclose a small patio area



G. Recessed formally composed openings



H. Integrated chimney and trellis



I. An internal courtyard.

G. Openings

1. Openings are deep-set, oriented vertically, and may be combined with balconies, loggias, and arcades.
2. Window compositions can be symmetrical overall, locally symmetrical, asymmetrical, or serial.
3. Functional shutters typically cover the entire window area when closed.
4. Wood or steel casement windows are often multi-pane and French doors are multi-panel.

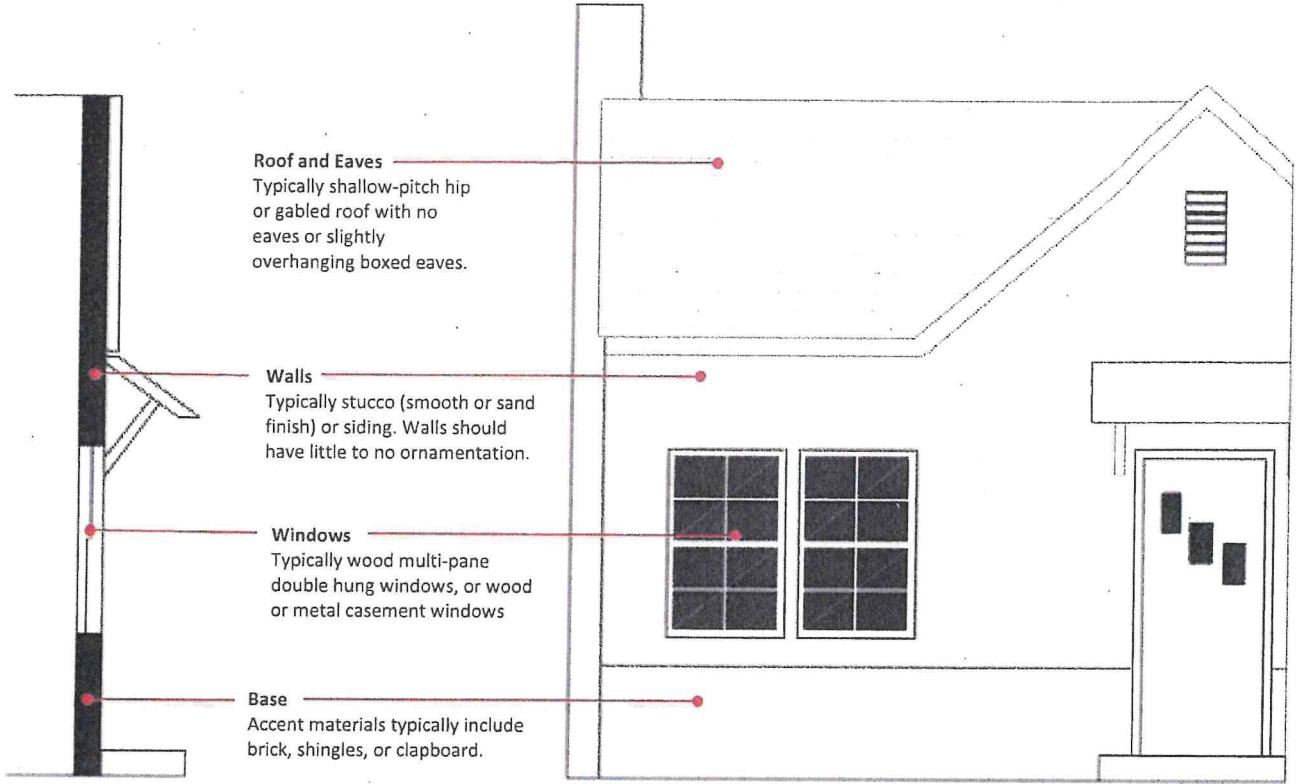
H. Attached Elements

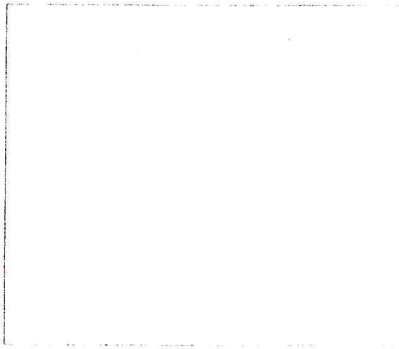
1. Architectural elements such as balconies, stairs, and chimneys may project beyond the building's primary mass.
2. Building massing is enhanced by the incorporation of attached elements that generally reflect a human scale.

I. Site Definition and Landscape

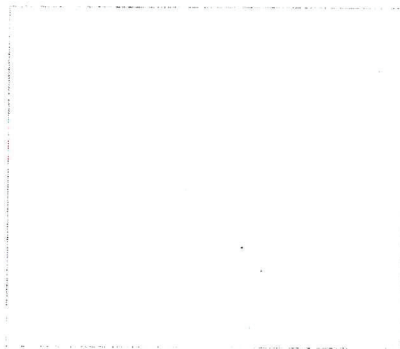
1. Houses may be designed around an internal courtyard or atrium.
2. Garden walls and zaguáns (passageways leading from an entrance to a central patio area) are common

A.3 – MINIMAL TRADITIONAL





A. Primary mass with secondary side massing



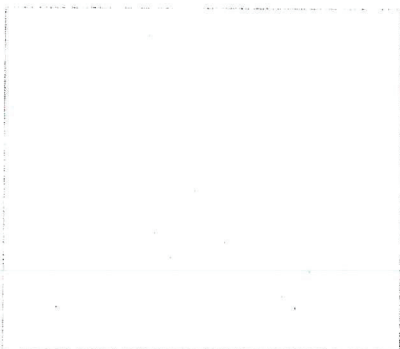
B. Painted base



C. Plaster Walls with formal window composition



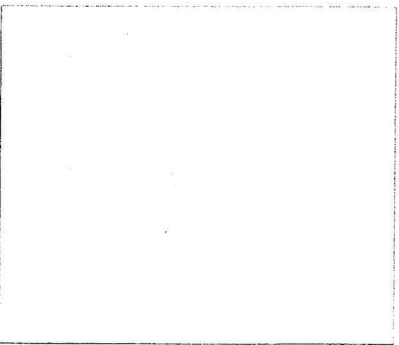
A. Primary mass with secondary tower element



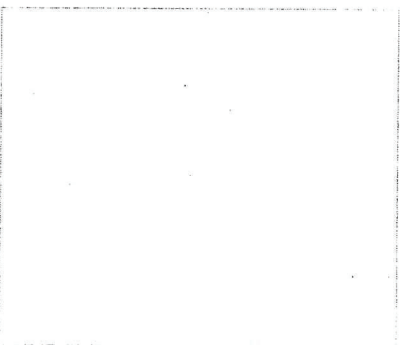
B. Plaster molding articulates base



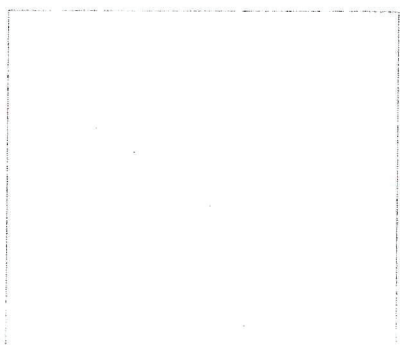
C. Plaster walls with informal window composition



A. Single mass



B. Painted base with stone planters



C. Plaster walls with clay tile grilles.

A. Massing

1. Buildings are typically one or two stories with asymmetrical massing.
2. Garages may be detached, or attached to main house. If attached, garages are less prominent and clearly subordinate to the main house.

B. Base

1. Buildings may be designed with or without a base.
2. The base, when present, may be composed of cast concrete, stone or ceramic tile, articulated as a painted band, or defined as a zone of plaster.
3. Elements set back within the wall may be composed of different materials than adjacent walls. Typical materials include tile, stone, or plaster painted a different color.

C. Primary Walls

1. In keeping with historical precedents constructed of load-bearing masonry, exterior walls convey a sense of mass and weight and are expressed as expanses of plaster.
2. Walls are often articulated with moldings or applied ornament of stone or cast concrete.
3. Plaster finish has the texture and appearance of a hand-applied finish.
4. Arched openings are common.

ATTACHMENT E

POWERPOINT PRESENTATION (JULY 10, 2018 DESIGN COMMISSION STUDY SESSION)



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Planning & Community Development

Mansionization Single-Family Residential

Planning Commission

May 23, 2018





Purpose of Tonight's Meeting

Planning & Community Development

- Provide Background
- Summarize Key Issues
- Discuss Solutions
- Next Steps

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Background

Planning & Community Development

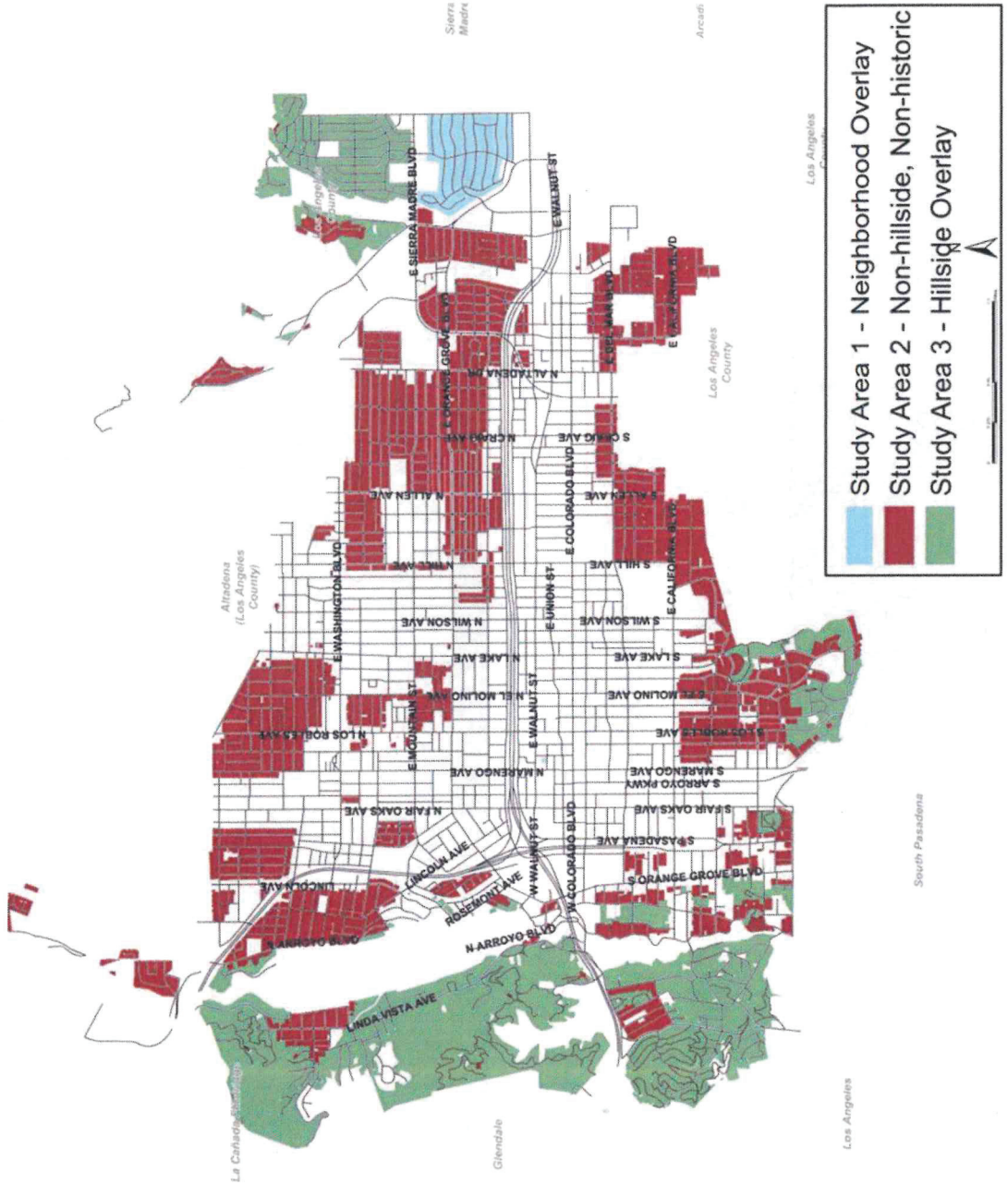
- City Council directed staff to develop strategy to address mansionization.
- Staff worked with the Planning Commission to develop a three-phase strategy.
 - > Phase 1 – Lower Hastings Ranch
 - > Phase 2 – Citywide Single-Family Residential
 - > Phase 3 – Hillside Overlay

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Map of Area

Planning & Community Development





Citywide Outreach

Planning & Community Development

- **March through June 2015**
 - > Eight city-wide community meetings to discuss mansionization.

Date	Location
March 26, 2015	Pasadena Christian Church
April 9, 2015	Alkebu-lan Cultural Center
April 16, 2015	Lamanda Park Library
May 7, 2015	Pasadena City College
May 12, 2015	Madison Elementary School
May 20, 2015	Jefferson Elementary School
May 21, 2015	Armenian General Benevolent Union
June 11, 2015	Westridge School

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Lower Hastings and Hillside Overlay

Planning & Community Development

- **Lower Hastings Ranch**
 - > **December 2014 – September 2015**
 - Meetings with Lower Hastings Ranch Association Board and residents of Lower Hastings Ranch
 - > **March – September 2016**
 - Planning Commission and City Council Public Hearings
- **Hillside Overlay**
 - > **March – October 2016**
 - Five Hillside Community Meetings
 - Meetings with Neighborhood Association representatives
 - > **November 2016 – February 2017**
 - Planning Commission Study Sessions and Workshops
 - > **April – June 2017**
 - Planning Commission and City Council Public Hearings



Concerns Raised by Residents

Planning & Community Development

- Size and Massing of New Houses
- Architectural Style/Compatibility with Neighborhood
- Privacy/View Obstruction
- Neighborhood Notification

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Issues – Size/Massing of Houses

Planning & Community Development

- Concern that current regulations allow for new development that is out of scale with existing houses.



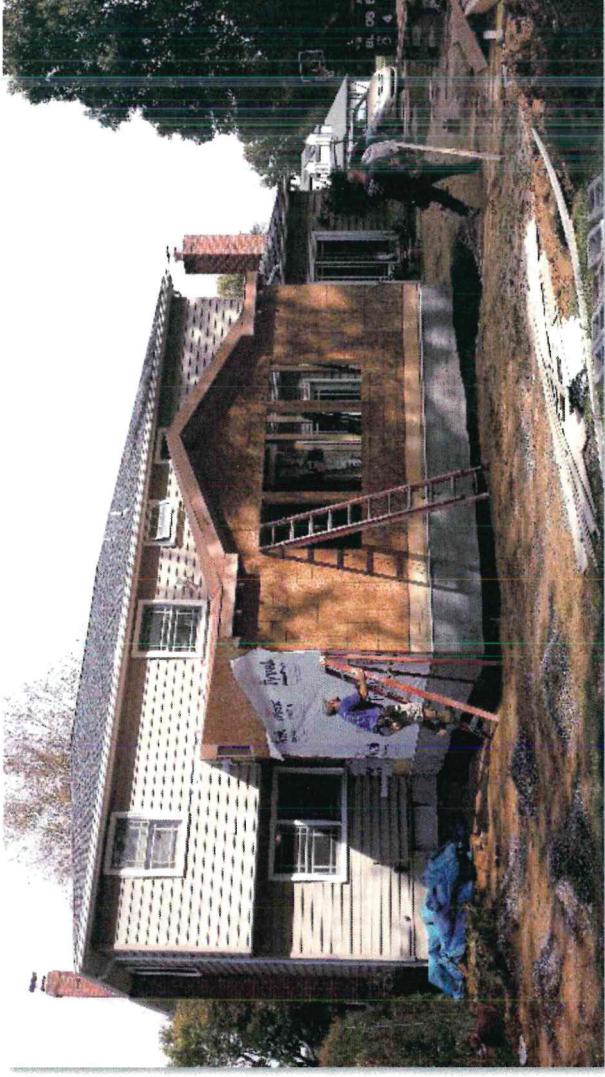
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Issues – Size/Massing of Houses

Planning & Community Development

- Concern that future regulations not be overly burdensome.
 - > Some residents suggested that additions not visible from the street are less intrusive and that current regulations are sufficient in those cases.



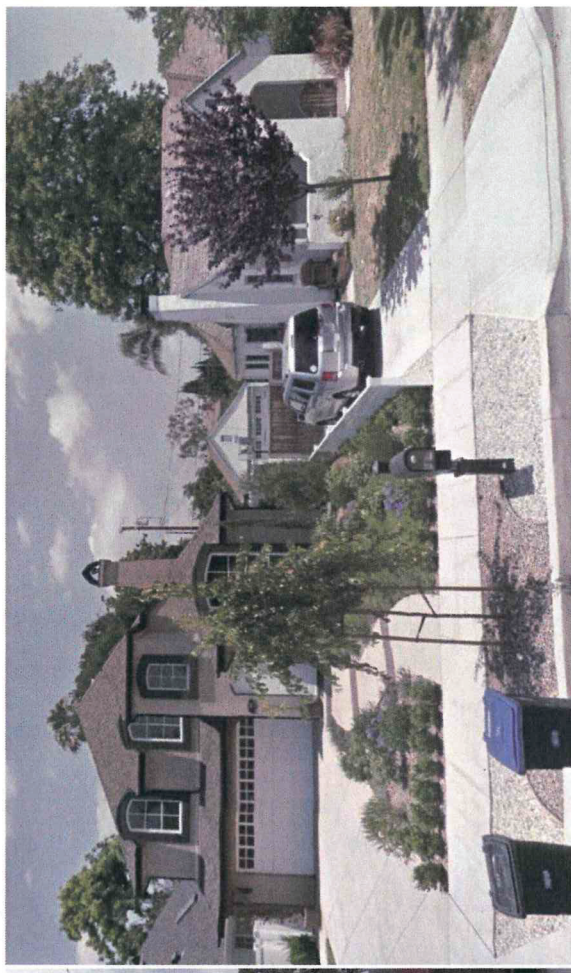
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Issues – Architectural Style

Planning & Community Development

- Desire for new construction to complement existing neighborhood architectural styles.





Issues – Privacy/View Obstruction

Planning & Community Development

- Concern that oversized houses may cause privacy/view issues.



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Issues – Process and Notification

Planning & Community Development

- Desire by some residents for expanded neighborhood notification of projects.
 - > Ministerial projects, such as a plan check, do not require neighborhood notification.
 - Plan check projects include additions to single-family houses and new construction, if not in Hillside Overlay or Lower Hastings Ranch.
 - No public hearing required for ministerial projects.
 - > Discretionary projects, such as a Hillside Development Permit or Neighborhood Development Permit, do require neighborhood notification.
 - These projects require notification because they are subject to a public hearing.



Potential Solutions

Planning & Community Development

- **Implement changes to development standards**
 - > e.g. height, setbacks
- **Implement discretionary review process for Single-Family Residences**
 - > Allow for neighborhood notification and public hearing
 - > Develop thresholds for review
 - New house
 - Second-story addition
 - Significant renovations



Potential Solutions

Planning & Community Development

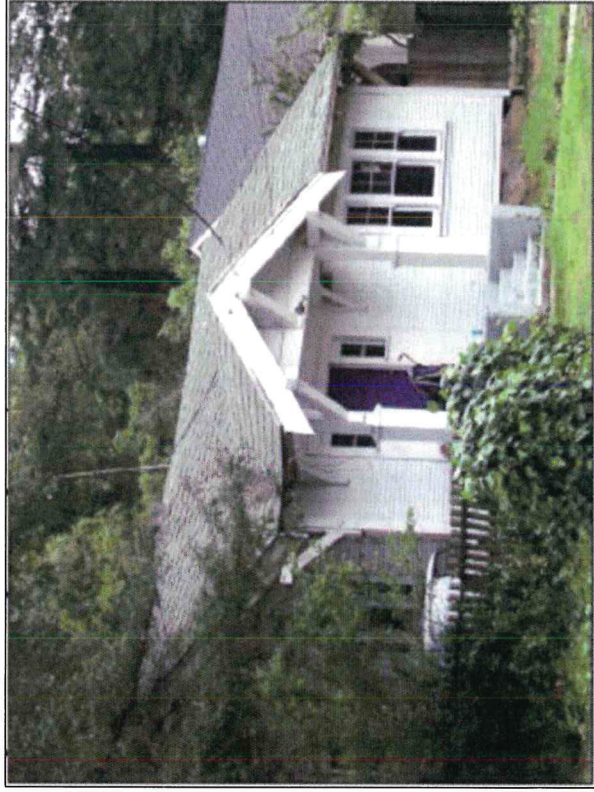
- **Develop Single-Family Residential Design Guidelines**
 - > Used in discretionary review process and “best practices” document to encourage compatible architecture
 - > **Examples of guidelines include:**
 - Preservation of prevailing front yard setbacks
 - Consideration of first and second-story plate heights
 - Limit height of front-facing entries and porches
 - Limit double-height interior spaces
 - Consideration of architectural styles found in existing neighborhood



Example – Second Story Addition

Planning & Community Development

- New second story is architecturally consistent with style of original one-story house
- Bulk and mass minimized by keeping second story within roof area

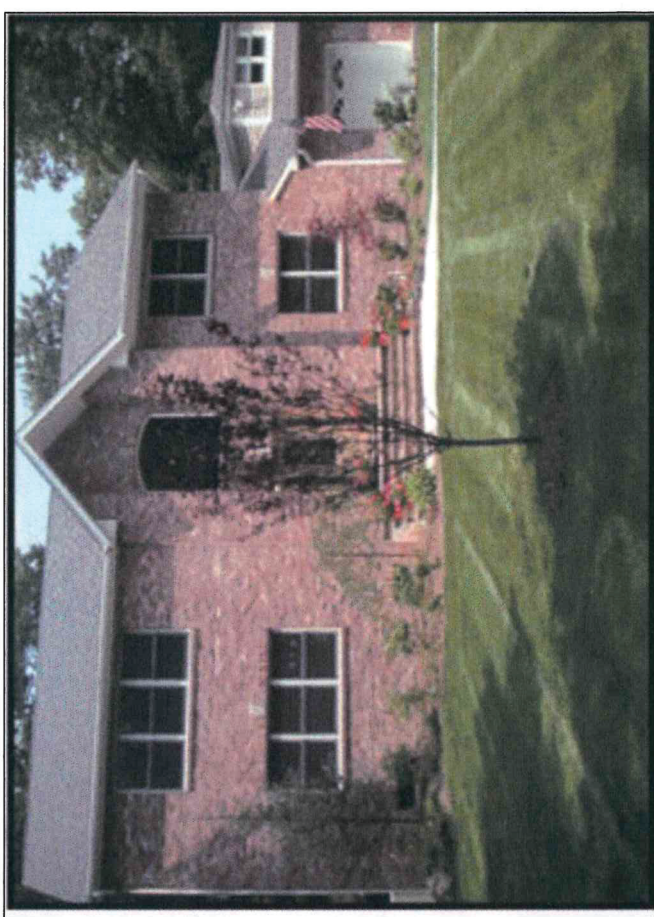




Example – Second Story Addition and Remodel

Planning & Community Development

- Originally a one-story Ranch style house
- Significant renovation to exterior, including new second story





Example – Compatibility

Planning & Community Development

- Examples of significant renovation/new construction that attempts to conform to existing neighborhood character



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Example – Compatibility

Planning & Community Development

- Examples of new construction that does not take existing neighborhood context into account





Next Steps

Planning & Community Development

- Receive input from public and Planning Commission
- Refine draft Design Guidelines
- Return to Planning Commission for recommendation (Summer 2018)



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Planning & Community Development

Mansionization Single-Family Residential

Planning Commission

May 23, 2018



ATTACHMENT F

POWERPOINT PRESENTATION (MAY 23, 2018 PLANNING COMMISSION STUDY SESSION)



Planning & Community Development

Mansionization Single-Family Residential Design Guidelines

Design Commission

July 10, 2018





Purpose of Tonight's Meeting

Planning & Community Development

- Provide Background on Efforts to Address Mansionization Issues
- Summarize Key Issues Identified in Public Meetings
- Discuss Solutions and Obtain Feedback on Draft Single-Family Residential Design Guidelines
- Next Steps

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Background

Planning & Community Development

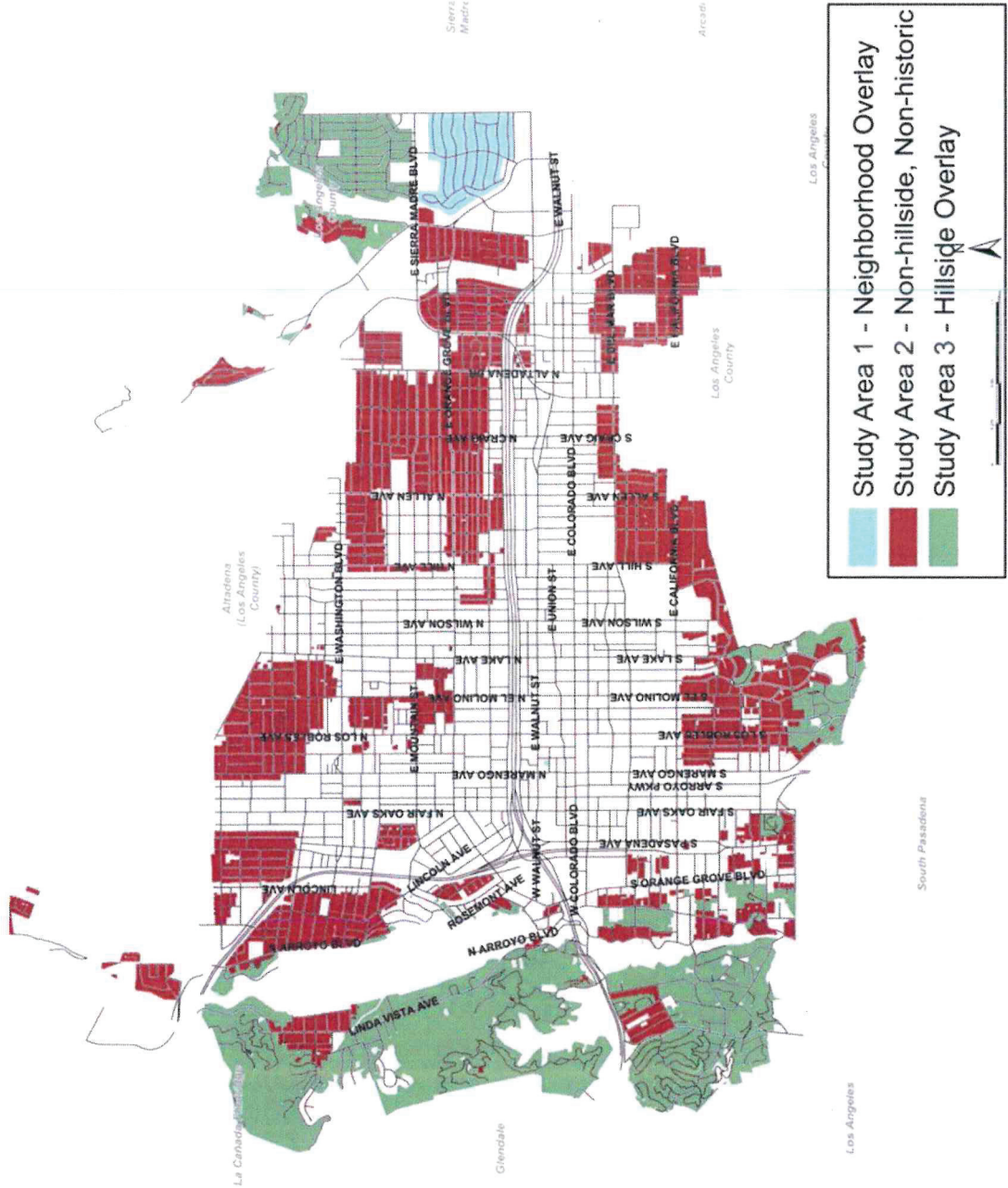
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Map of Area

Planning & Community Development



- Study Area 1 - Neighborhood Overlay
- Study Area 2 - Non-hillside, Non-historic
- Study Area 3 - Hillside Overlay



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Planning & Community Development

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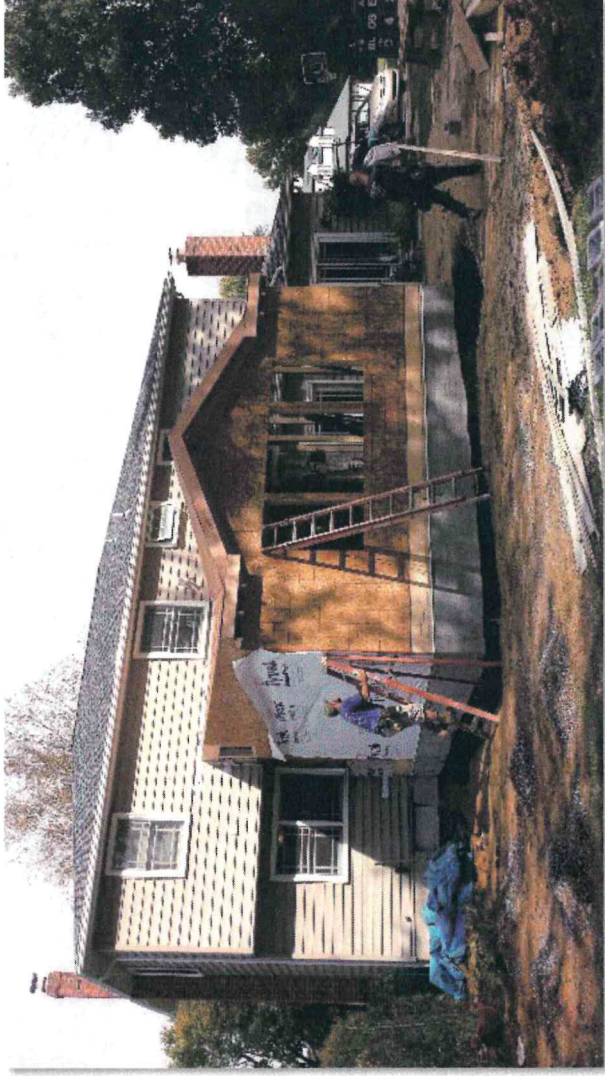
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Potential Solutions

Planning & Community Development

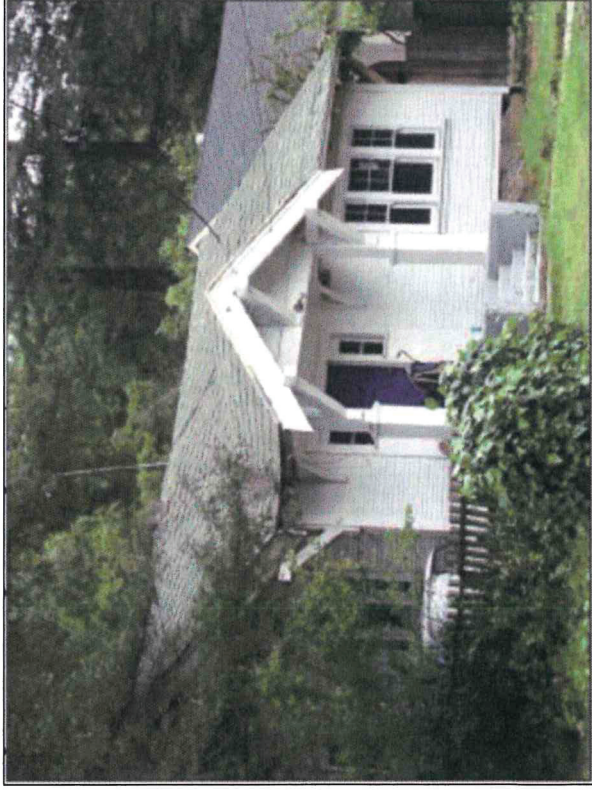
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Planning & Community Development

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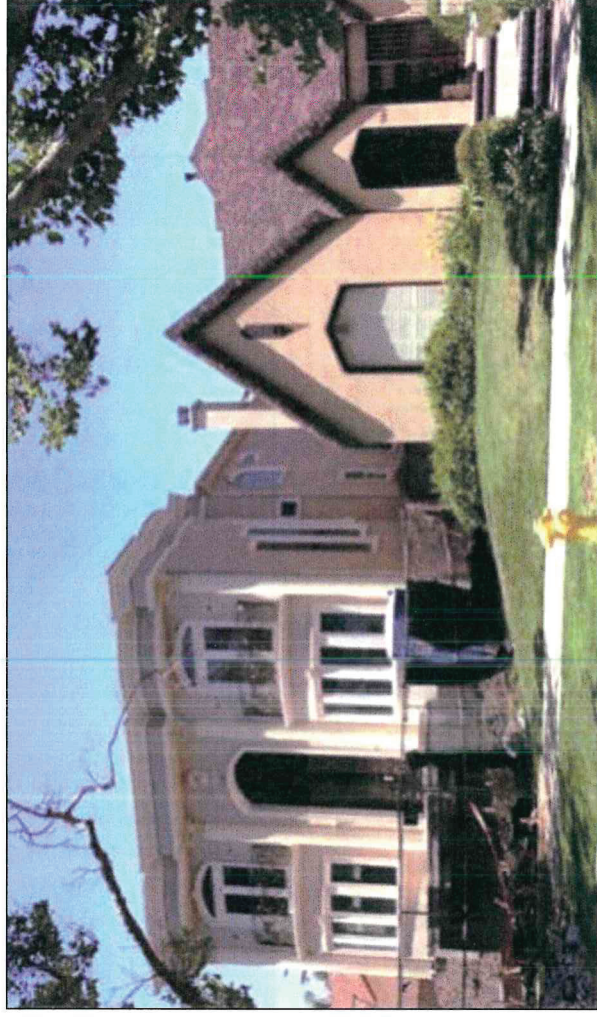
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Example – Compatibility

Planning & Community Development

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Next Steps

Planning & Community Development

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Planning & Community Development

Mansionization Single-Family Residential Design Guidelines

Design Commission

July 10, 2018

