



Planning & Community Development Department

Zoning Code Amendment: Single-Family Residential Development Standards

City Council
October 19, 2020





Recommendation

Planning & Community Development Department

- **Recommend City Council:**
 - 1) Find that the proposed Zoning Code Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15308 (Class 8, Actions by Regulatory Agencies for Protection of the Environment);
 - 2) Approve of Findings for Zoning Code Amendments;
 - 3) Approve the proposed Amendments to Sections 17.22.040, 17.22.050, and 17.50.250; and
 - 4) Direct the City Attorney to prepare an ordinance within 60 days amending Title 17 of the Pasadena Municipal Code (Zoning Code) Section 17.22 (Residential Zoning Districts) and Section 17.50 (Standards for Specific Land Uses).



Council Initiation

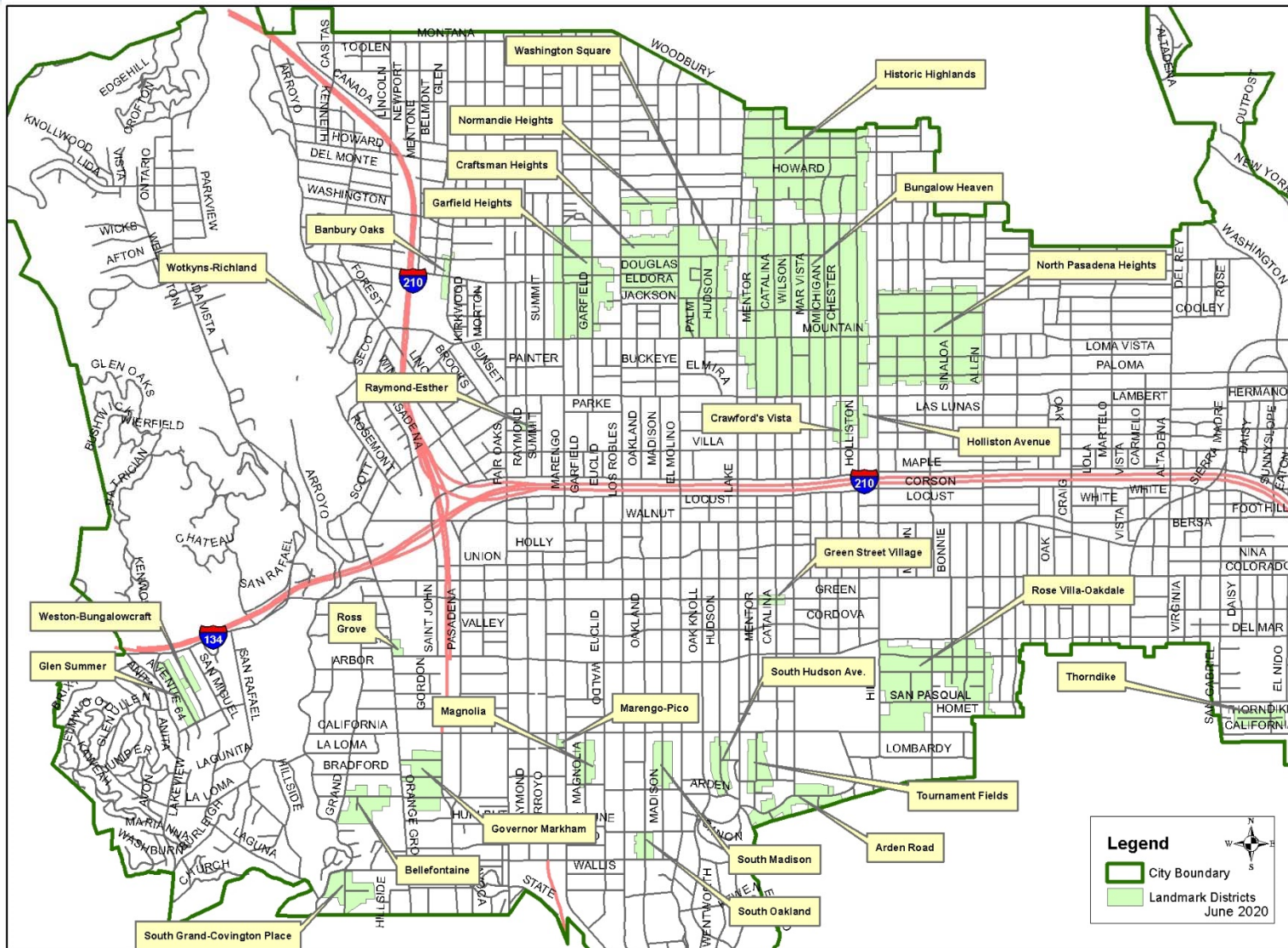
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- Project initiated by City Council in response to community concern regarding potential for “mansionization” of single-family residential neighborhoods.
- Three-Phase effort:
 - > Phase 1 – Lower Hastings Ranch (completed 2017)
 - > Phase 2 – Citywide, non-historic, non-hillside (presented tonight)
 - > Phase 3 – Hillside Overlay Districts (completed 2018)



Map of Area

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Background

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- **Community Outreach**
 - > **March 2015 – October 2016**
- **Planning Commission Meetings**
 - > **May 2018**
 - > **July 2018**
 - > **May 2019**
 - > **August 2020**



PC Recommendation

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- **Planning Commission Hearing – September 9, 2020**
 - > Commission voted to recommend approval of the proposed Zoning Code Amendment, with the following modifications:
 - Affirm direction to adopt neighborhood compatibility requirements and calculations;
 - Develop discretionary review process and associated findings for single-family residential projects that seek to exceed Neighborhood Compatibility requirements, up to current FAR maximums;
 - Update existing notification requirements and add story pole requirement;
 - Apply all proposed amendments to Landmark District overlay zones;
 - Develop Architectural Design Guidelines and return to PC at future meeting.



Recommendations – Neighborhood Compatibility

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- **Recommendation:**
 - > Establish Neighborhood Compatibility requirements, similar to Hillside Overlay zones;
 - > Applicants required to survey properties within 500 feet and provide square footage analysis, including median house size;
 - > Projects would not be allowed to exceed 35% above the neighborhood median house size by right;
 - > Discretionary process to exceed 35% above median could be implemented, allowing applicants to reach current maximum FAR, subject to findings and conditions of approval



Neighborhood Compatibility Samples

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RS-2 (lot size 24,726 s/f)			
Existing house: 6,500 s/f		Max FAR allowed today (25%+1000): 7,182 s/f	
	Median House Size	Median + 35%	Median + 50%
Blockface	2,772	3,742	4,158
300' Radius	2,510	3,389	3,765
500' Radius	2,569	3,468	3,854

RS-4 (lot size 7,206 s/f)			
Existing house: 2,208 s/f		Max FAR allowed today (30%+500): 2,662 s/f	
	Median House Size	Median + 35%	Median + 50%
Blockface	2,402	3,243	3,603
300' Radius	2,305	3,112	3,458
500' Radius	2,200	2,970	3,300

RS-6 (lot size 5,496 s/f)			
Existing house: 1,705 s/f		Max FAR allowed today (30%+500): 2,149 s/f	
	Median House Size	Median + 35%	Median + 50%
Blockface	1,507	2,034	2,261
300' Radius	1,659	2,240	2,489
500' Radius	1,695	2,288	2,542

RS-6 (lot size 7,439 s/f)			
Existing house: 2,359 s/f		Max FAR allowed today (30%+500): 2,732 s/f	
	Median House Size	Median + 35%	Median + 50%
Blockface	1,938	2,616	2,907
300' Radius	1,936	2,614	2,904
500' Radius	1,912	2,581	2,868

RS-6 (lot size 8,661 s/f)			
Existing house: 2,606 s/f		Max FAR allowed today (30% + 500): 3,098 s/f	
	Median House Size	Median + 35%	Median + 50%
Blockface	1,465	1,978	2,198
300' Radius	1,588	2,144	2,382
500' Radius	1,500	2,025	2,250

RS-6 (lot size 6,442 s/f)			
Existing house: 1,589 s/f		Max FAR allowed today (30%+500): 2,433 s/f	
	Median House Size	Median + 35%	Median + 50%
Blockface	1,187	1,602	1,781
300' Radius	1,283	1,732	1,925
500' Radius	1,353	1,827	2,030

RS-6 (lot size 8,735 s/f)			
Existing house: 2,748 s/f		Max FAR allowed today (30%+500): 3,121 s/f	
	Median House Size	Median + 35%	Median + 50%
Blockface	1,112	1,501	1,668
300' Radius	1,316	1,777	1,974
500' Radius	1,357	1,832	2,036

RS-6 (lot size 10,327 s/f)			
Existing house: 2,348 s/f		Max FAR allowed today (30%+500): 3,598 s/f	
	Median House Size	Median + 35%	Median + 50%
Blockface	1,257	1,697	1,886
300' Radius	1,199	1,619	1,799
500' Radius	1,222	1,650	1,833



Staff Recommendations – Height & Privacy

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- **Recommendations - Height:**
 - > Establish first story top plate height maximum of 10 feet
 - > Lower second story top plate height maximum from 23 feet to 20 feet
 - > Retain existing overall height maximums, which are dependent on lot width:
 - Site less than 75 feet wide – 28 feet maximum overall height
 - Site 75 feet wide or greater – 32 feet maximum overall height

- **Recommendations - Privacy:**
 - > Incorporate requirements specifying that new second story windows shall not overlap with second story windows on adjacent properties.
 - > Second story windows must be off-set from windows on adjacent properties to avoid direct line-of-sight into neighboring properties
 - > Exemption for clerestory windows or windows necessary for safe egress, as determined by the Building Code.



Staff Recommendations – Accessory Structures & Primary Structure Materials

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- **Recommendations – Accessory Structures:**
 - > When visible from a public right-of-way, exterior finishes and roof materials required to be similar to those found on the primary structure
 - > Amend PMC Section 17.40.110.B (Reflective Surfaces) to include accessory structures
 - > Require roof pitch of accessory structures to be similar to the roof pitch of the primary structures, within a specified range.

- **Recommendations – Primary Structure Materials:**
 - > Prohibit specific materials for use as exterior treatments on primary structures
 - Unpainted, textured, and/or tinted concrete as exterior finish
 - Architectural foam as exterior trim
 - > Design Guidelines and Design Review
 - Planning Commission requested consideration at a later date.
 - Not recommended by staff.



Staff Recommendations – Notification

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Recommendation:

- > Staff to work with Building Department to ensure that project descriptions are clear and accurately describe projects
- > Planning Commission recommended that notice boards be required to include a rendering of the proposed project
- > For projects seeking to exceed 35% above the neighborhood median house size, a Notice of Application could be mailed to all properties within 500 feet, prior to approval of any permit.



Staff Recommendations - Summary

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- Adoption of neighborhood compatibility standards and calculations related to maximum floor area, applicable to non-landmark districts;
- Development of discretionary review process to permit applicants to exceed neighborhood compatibility requirements, applicable to non-landmark districts;
- Adoption of new second story window location requirements;
- Updating standards related to primary structure materials as well as first and second story plate heights;
- Updating standards related to accessory structure finish materials and roof pitch;
- Requiring story poles to demonstrate height as part of discretionary review; and
- Updating enforcement methods and notification of projects to neighbors, including project renderings to be posted on notification boards for projects with issued building permits as well as a notice of application for projects that require discretionary review.
- Staff's recommendation does not include the Planning Commission recommendation to apply the neighborhood compatibility regulations to landmark districts or to bring single-family architectural design guidelines back to the Planning Commission for further discussion.



Recommendation

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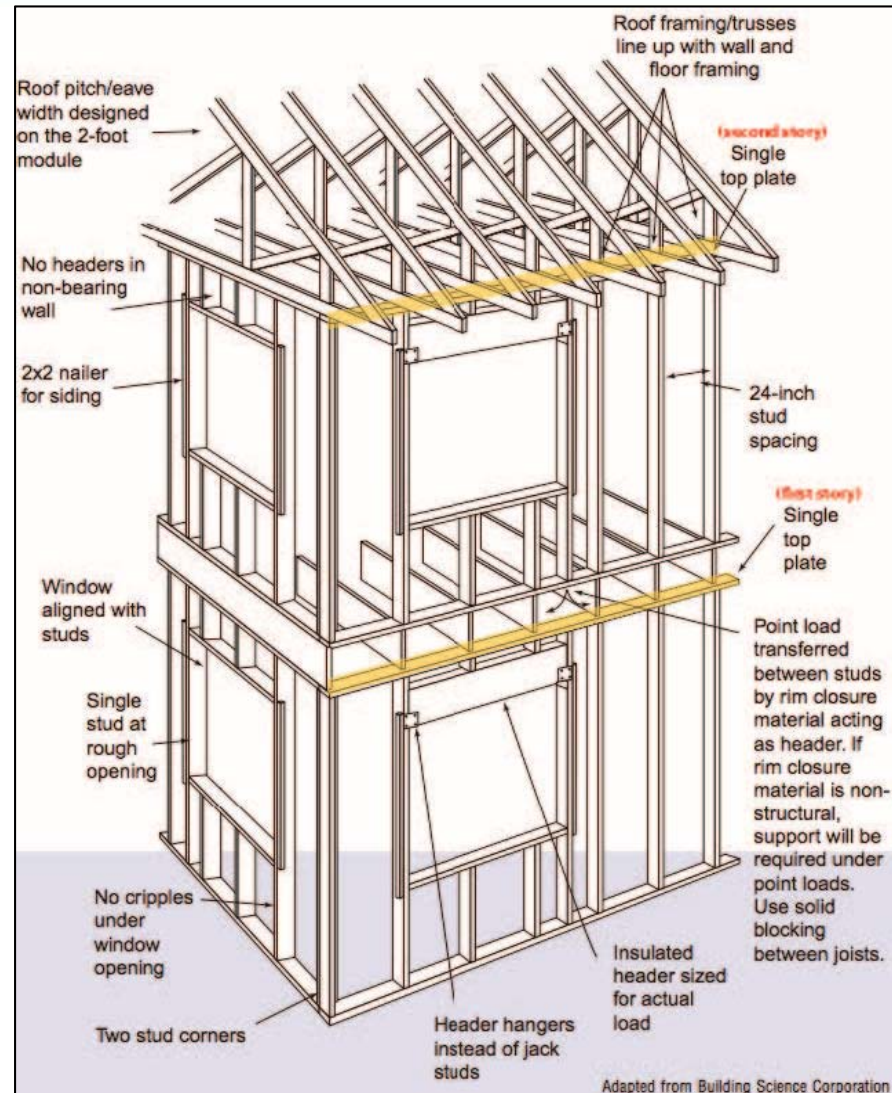
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Example – Plate Heights

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Examples from Other Cities

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- **Arcadia**
 - > Design review process for new houses, rebuilds, second story additions, and residential additions larger than 500 square feet or 25% of existing gross floor area before the addition, whichever is less
- **Burbank**
 - > Design review process for new houses that exceed 0.35 FAR or larger than 3,000 square feet, additions of more than 500 square feet, and/or cases of whole house demolition
- **Glendale**
 - > Design review process for new houses and additions exceeding 700 square feet and façade changes that include an addition exceeding 200 square feet



HDP Thresholds (HD and HD-SR)

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A Hillside Development Permit is required for:

- Proposed subdivision;
- New dwelling or structure;
- Structures located within 20' of the top edge of the Arroyo Seco Slope Bank;
- Addition of 500 square feet or greater to the first floor of an existing structure;
- Projects proposing to match an existing structure height that exceeds the general height limit if existing structure was constructed before May 3, 2004;
- Any new square footage above the first story; and
- Major renovations

A Hillside Development Permit is not required for:

- An addition to the first floor of an existing dwelling that increases the gross floor area by less than 500 square feet.
- One single-story detached accessory structure that constitutes no more than 20 percent of the existing gross floor area of the primary structure (including attached garage).



HDP Thresholds (HD-1)

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In Upper Hastings Ranch (HD-1), a Hillside Development Permit is required for:

- A second- floor addition to an existing dwelling. The Hearing Officer may approve the permit only after first making the findings requires by [Section 17.61.050](#) for Conditional Use Permit approval and the finding contained in 17.92.080.F.2. Other types of proposed development shall comply with the permit requirements of the base zoning district.