



Planning & Community Development Department

# **Application for Amendments to the Bungalow Heaven Landmark District Conservation Plan**

City Council  
June 16, 2025





# Conservation Plans

## Planning & Community Development Department

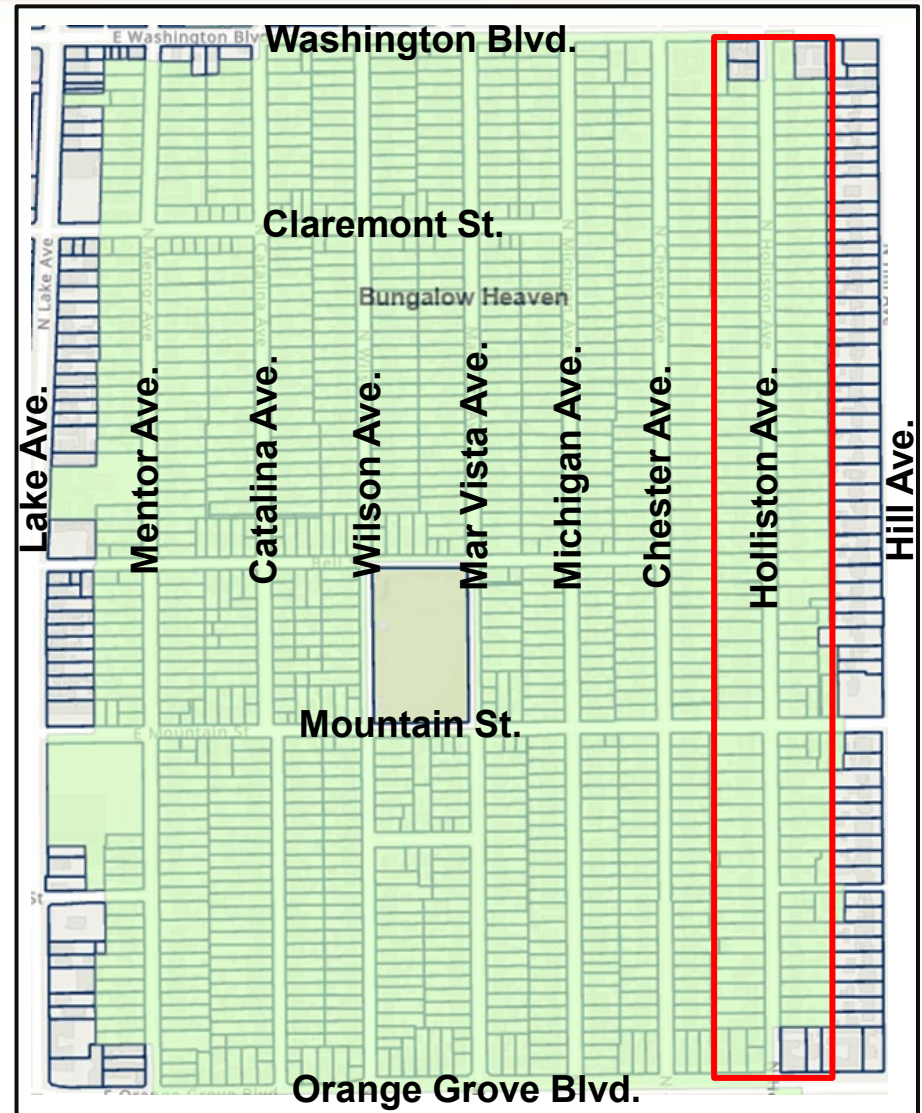
- First three landmark districts:
  - Bungalow Heaven;
  - Garfield Heights; and
  - Banbury Oaks.
- Established Certificate of Appropriateness (COA) review requirements for each landmark district.
- Historic Preservation Ordinance (HPO) subsequently amended to create uniform procedures for all future landmark districts.
- Conservation Plans remain in effect and may be amended or rescinded according to procedures in the Zoning Code.



# Bungalow Heaven

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- City's first landmark district (1989).
- Holliston Avenue added in 2004 (in red).
- Strong intact collection of bungalows constructed from "the turn of the century through the 1930s."





# Conservation Plan Amendment Process

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- **Eligibility Review:**
  - Determine if proposed amendments are eligible under Pasadena Municipal Code (PMC) Sections 17.62.070.H.1 and 17.62.070.A.3.
  - Prior to determination, a neighborhood meeting is held.
  - Eligibility Determination issued with a 10-day appeal period.
  - If found to be eligible, application can proceed to Formal Review step.
- **Formal Review:**
  - Proposed amendments formally reviewed at public hearings:
    - Historic Preservation Commission (recommendation).
    - Planning Commission (if there are boundary changes).
    - City Council (final decision).



# Application Timeline

## Planning & Community Development Department

- **November 16, 2023:** Neighborhood Association submitted application for Conservation Plan amendments Eligibility Review
- **May 20, 2024:** Notice of Pending Decision and Neighborhood Meeting issued
- **June 20, 2024:** Neighborhood Meeting held
- **July 1, 2024:** Staff issued Eligibility Determination of proposed amendments; determined to meet the findings for eligibility.
- **July 10, 2024:** Two appeals were filed; both denied by the HPC on October 1, 2024.
- **October 15, 2024:** The Bungalow Heaven Neighborhood Association initiated the Formal Review of the amendments.
- **December 17, 2024:** The HPC voted to recommend City Council approve amendments as proposed.



# Proposed Amendments

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## Three Proposed Amendments:

- 1) Extending Period of Significance to 1956:
  - Period currently interpreted to end approximately 1939 based on original designation report and conservation plan language which references “turn of the century through the 1930s.”
  - Extension would include Minimal Traditional and Ranch style bungalows constructed from the 1930s through 1956.
  - Would result in 67 additional properties (6% of district properties) becoming contributing (numbers are approximate, no formal list of C/NC properties).
- 2) Pro forma and terminology updates to recognize 2004 expansion of district and 2021 revision to the HPO.
- 3) Addendum providing baseline list of contributing and non-contributing properties.





# Staff Analysis

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- Amendments will bring the plan into greater consistency with the HPO.
- Expansion of period of significance will ensure all properties that represent the full development pattern of the district are protected.
- Inclusion of contributing/non-contributing list will ensure property owners and staff are fully aware of district requirements and procedures.
- Staff agrees with applicant's period of significance justification and determinations of C/NC properties.



# Required Findings

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- Amendments are required to meet the findings in PMC Section 17.62.070.H.5:
  - The proposed amendments are consistent with the purposes of this Chapter; and
  - The proposed amendments are in conformance with the goals, policies, and objectives of the General Plan; and
  - The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.





# Staff Recommendation

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- Find that the project is categorically exempt from the California Environmental Quality Act pursuant to Section 15308, Class 8 (Actions by Regulatory Agencies for Protection of the Environment);
- Find that the proposed Conservation Plan Amendments meet the findings for approval; and
- Approve the amendments to the Bungalow Heaven Conservation Plan.



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