

ATTACHMENT A

SPECIFIC FINDINGS FOR LANDMARK DISTRICT DESIGNATION

1. *Within its boundaries, a minimum of 60% of the properties qualify as contributing.*

All of the buildings in the district were built between 1949-1958, the period of significance, with most homes built in the early 1950's and one built in 1958. These houses represent a strong collection of architect-designed buildings, with one exception, and were designed in the Mid-Century Modern and Modern Ranch architectural styles. Six of the seven buildings in the district (86%) remain largely intact on their street-facing elevations and are contributors to the proposed landmark district. The house at 1105 Mesita Road has been significantly altered along the primary façade including changes to windows openings, size, and location as well as conversion of livable space into an attached two-car garage and has therefore been determined to be non-contributing to the district.

Generally, buildings that retain most of their original exterior features or historically significant alterations are contributing to a landmark district. Minor exterior alterations, which may be reversed, typically do not render a building noncontributing. Buildings with two or more substantial alterations including openings with altered dimensions, exterior cladding/coating in a different material or finish, or modified roof form or material are typically noncontributing. Buildings built outside of the period of significance or that do not represent the general architectural character or historic context of the district are also noncontributing.

2. *A simple majority (51%) of property owners support the designation at the time of designation by the City Council.*

In the final petition certified by the Planning Commission, owners of 57% (4 out of 7) of the properties within the district boundary signified their support for landmark district designation in writing, which exceeds the minimum 51% requirement. No formal opposition to this landmark district has been received.

3. *The grouping represents a significant and distinguishable entity of Citywide importance that is united historically by past events or aesthetically by plan or development and one or more of a defined historic, cultural, development and/or architectural context(s) (e.g., the 1993 Citywide historic context, a historic context prepared in an intensive-level survey or a historic context prepared specifically for the nominated landmark district).*

The proposed district is significant because it contains a cohesive and contiguous collection of single-family residential buildings that are designed in the Mid-Century Modern and Modern Ranch architectural styles and represent the work of significant architect Harold B. Zook as identified in the historic context report "Cultural Resources of the Recent Past."

SPECIFIC FINDINGS FOR ZONING MAP AMENDMENT

1. *The proposed Zoning Map Amendment is in conformance with the goals, policies, and objectives of the General Plan.*

The General Plan Land Use Element contains Guiding Principle 2: "Pasadena's historic resources will be preserved. Citywide, new development will be in harmony with and enhance Pasadena's unique character and sense of place. New construction that could affect the integrity of historic resources will be compatible with, and differentiated from, the existing resource;" and Goal 8: "Preservation and enhancement of Pasadena's cultural and historic buildings, landscapes, streets and districts as valued assets and important representations of its past and a source of community identity, and social, ecological, and economic vitality." Goal 8 also includes policies 8.1-8.10 which encourage identification and protection of historic resources and indicate support for historic designations, including Landmark Districts, preservation efforts, adaptive use, design compatibility, maintenance and enforcement. Based on these provisions, staff finds that the proposal is consistent with the General Plan.

2. *The proposed Zoning Map Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*

As outlined in Pasadena Municipal Code Section 17.28.080.A, the purposes of the LD Landmark Overlay District are as follows:

1. Implement the General Plan by ensuring development consistent with the urban design, neighborhood enhancement, housing, land use, and historic and cultural resources elements thereof;
2. Deter the demolition, destruction, alteration, misuse or neglect of architecturally significant buildings that form an important link to Pasadena's past;
3. Promote the conservation, preservation, protection, and enhancement of each landmark district;
4. Stimulate the economic health and residential quality of the community and stabilize and enhance the value of property; and
5. Encourage development that is consistent with the Secretary of the Interior's Standards and City Council-adopted design guidelines based on the Secretary of the Interior's Standards.

All of the land uses allowed in the base zoning district remain unchanged, as do the applicable development standards. Applications for Certificate of Appropriateness will be required to ensure that exterior changes to the buildings within the district are consistent with the Secretary of the Interior's Standards and the Design Guidelines for Historic Districts, which will ensure compatibility with the historic character of the district and preservation of important publicly visible exterior historical features of the buildings within the district. Finally, as demonstrated in the submitted petition, a majority of the property owners within the district boundaries support the designation. Based on this analysis, staff

finds that the proposal will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.