

Agenda Report

DATE: March 1, 1999
TO: City Council
FROM: City Manager
SUBJECT: Approval of Zoning Map Amendment for Garfield Heights Landmark District Overlay (LD-2)

RECOMMENDATION: It is recommended that the City Council:

1. Approve the establishment of the Garfield Heights landmark overlay district shown on the attached map (ATTACHMENT 1) and a Resolution to adopt the Garfield Heights Conservation Plan (ATTACHMENT 2);
2. Affirm the findings of the Planning Commission that:
 - the proposed district has a significant architectural and historical character that can be preserved and enhanced through appropriate controls on new development and alterations to existing buildings and landscaping; and
 - the proposed district is consistent with the policies and objectives of the Land-Use Element of the Comprehensive General Plan (i.e., Objective 6, historic preservation) and the purposes of §17.52.010 (landmark overlay district) of the municipal code.

SUMMARY OF REVIEW BY CULTURAL HERITAGE AND PLANNING COMMISSIONS

As required by Chapter 17.52 (P.M.C), the Cultural Heritage Commission approved establishment of the Garfield Heights Landmark District through a determination that the area meets specific significance criteria for designation. In addition, the Planning Commission approved the landmark district designation by determining that the area has a significant architectural and historic character that should be protected by the City and that the protection of the buildings in the district meets objectives of the General Plan and of the purposes of landmark district designation in the Zoning Code.

PLANNING COMMISSION RECOMMENDATION

On January 27, 1999, the Planning Commission, in accordance with §17.52.060, reviewed the application for a LD (landmark district) overlay to the zoning map. After a public hearing, the Planning Commission approved the application 7-1. The majority of the public comment favored the landmark district designation; the comment that opposed the designation focused on past issues of rezoning and on the rights of property owners in the district.

After finding that 1) the establishment of a LD (landmark) overlay zone in portions of the Garfield Heights neighborhood is categorically exempt from the California Environmental Quality Act (CEQA) under §150308 of the administrative code, class 8: actions by regulatory agencies for protection of the environment; 2) the proposed district has a significant architectural and historical character that can be preserved and enhanced through appropriate controls on new development and alterations to existing buildings and landscaping; and 3) the proposed district is consistent with the policies and objectives of the Land-Use Element of the Comprehensive General Plan (i.e., Objective 6, historic preservation) and the purposes of §17.52.010 (landmark overlay district) of the municipal code, the Planning Commission recommended that the City Council approve the establishment of the Garfield Heights Landmark District and adopt by resolution the Garfield Heights Conservation Plan.

CULTURAL HERITAGE COMMISSION RECOMMENDATION

On January 4, 1999, the Cultural Heritage Commission reviewed the proposed landmark district designation of Garfield Heights. The Commission:

- Found that the proposed designation of Garfield Heights as an LD overlay district complies with Criteria A, D and G for historic/architectural significance in Pasadena Municipal Code §17.52.040 (ATTACHMENT 3); and
- Recommended that the Planning Commission approve the proposed zone map amendment to establish a landmark district overlay (LD-2) and forward that recommendation to the City Council.

BACKGROUND

City of Pasadena staff first began working with the Garfield Heights Neighborhood Association on the landmark district designation in 1997. Staff attended two neighborhood meetings early in 1998. These meetings were widely advertised within the area served by the association; the advertised agenda included the topic of landmark district designation. At both meetings, staff presented information on the historic resources in the area (an intensive-level survey of Garfield Heights was completed in 1992), the designation process and the procedure for protecting historic resources in designated landmark districts. A committee of the neighborhood association then initiated the preparation of a conservation plan and solicitation of property owners to vote in favor of establishing the landmark district.

On December 28, 1998, after the submittal of the required materials for establishment of a landmark district, the Planning Manager of the Planning Division, Planning and Permitting Department, notified the applicant that the application for a Zoning Map Amendment was complete. The Pasadena Municipal Code directs that the Planning Commission hold a noticed public hearing within 90 days of the letter determining that the application is complete. On January 27, 1999, the Planning Commission held a public hearing to review the Garfield Heights Landmark District overlay.

Criteria for Establishment of LD Overlay District

In addition to the requirement that a LD overlay district applies to any R zone designation, a landmark district must also meet specific significance criteria. As required by §17.52.050, the Cultural Heritage Commission found that the Garfield Heights Landmark District meets the following criteria (see ATTACHMENT 3):

- (A) The area possesses character, interest or value as part of the heritage of the city;
- (D) Structures within the area exemplify a particular architectural style or way of life important to the city; and
- (G) The area or its structures embody elements of outstanding attention to architectural or landscape design, detail, materials, or craftsmanship.

Requirements for Initiation of Zoning Map Amendment

Conservation Plan. The applicant, a committee of the Garfield Heights Neighborhood Association, and Design and Historic Preservation Section staff prepared the Garfield Heights Landmark District Conservation Plan. The plan was modeled after the Bungalow Heaven Conservation Plan. It includes a description and map of the proposed district, a statement of significance, a statement of goals and objectives, a set of criteria for new construction and alteration to protect the architectural and historic character of the proposed district, and proposed rules and regulations for design review.

Neighborhood Workshop. On July 20, 1998, the Design and Historic Preservation Section staff conducted a neighborhood workshop at the Jackie Robinson Community Center. Staff presented information on the historic architecture in the neighborhood and the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, and distributed a question-and-answer hand-out about landmark districts. The group discussed the design criteria and review procedures specified in the district conservation plan. The workshop was noticed by mailing and posting within the district boundaries and in an area of 300 feet outside the boundaries.

Filing of Petition. The application for landmark district designation requires the filing of a petition with the signatures of 51% of property owners, a conservation plan, a processing fee and receipts for certified mailing to all property owners within the proposed district (P.M.C. §.17.52.050). In the case of Garfield Heights, the Planning Commission, upon recommendation of the Cultural Heritage Commission, waived the fee for the zoning map amendment.

The petition for the Garfield Heights Landmark District, which was submitted by the applicant, bears the signatures of owners of 58.5% (144 of 246 parcels) of the properties within the proposed boundaries. In comparison, the Bungalow Heaven Landmark District designation in 1989 just reached the required 51% owner consent.

Notice of the proposed designation was mailed to all property owners in the affected area. Receipts for all 246 certified mailings are on file in the Design and Historic Preservation Section.

GENERAL PLAN

The proposed landmark district (LD-2) designation is an overlay to the existing General Plan designation of Low-Density Residential (0-6 dwelling unit per acre) and Low-Medium Density Residential (2 dwelling unit per lot). The overlay does not change the land use regulations of the underlying zoning regulations currently in place.

The proposed landmark district overlay is consistent with the General Plan and specifically supports the following goals and objectives of the Land Use Element:

Objective 6. Historic Preservation: Promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas.

Objective 7. Residential Neighborhoods: Preserve the character and scale of Pasadena's established residential neighborhoods.

ZONING

The landmark district overlay will change the existing zoning designations from RS-6 and RM-12 to LD-2 RS-6 and LD-2 RM-12.

ENVIRONMENTAL DETERMINATION

The designation of the Garfield Heights Landmark District is a legislative action protects historic resources. It is, therefore, categorically exempt under Class 8 of the California Environmental Quality Act.

CONCLUSION

The proposed Garfield Landmark District is supported by a majority of the property owners affected by the designation. The required submittals, a conservation plan, the petition with at least 51% owner consent, and the notice by certified to all affected property owners, are complete.

The designation of Garfield Heights as a landmark district overlay will offer protection to the historic resources in this neighborhood of the city that would not otherwise be protected. The establishment of the City's second landmark overlay district achieves for this neighborhood one of the goals of the General Plan: Change will be harmonized to preserve Pasadena's historic character and environment.

FISCAL IMPACT

The City's General Fee Schedule exempts fees for design review by the Cultural Heritage Commission in landmark districts. Since most reviews will be conducted by staff, for which there is no fee, the fiscal impact is minimal. The City will collect a fee for public notice when the Commission conducts a review.

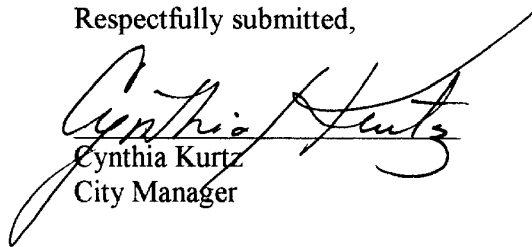
WORKLOAD IMPACT

The administration of the landmark district review process for Garfield Heights will increase the workload for staff. However, because this landmark district is about 1/3 the size of the Bungalow Heaven Landmark District, the workload impact is expected to be easily managed.

HOUSING IMPACT

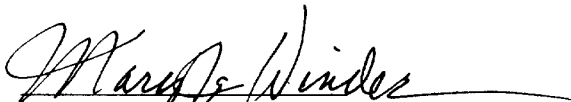
The designation of the Garfield Heights Landmark District will have a positive affect on preserving existing housing in this neighborhood. The standards for review of changes in the landmark district encourages the retention of existing residential buildings in the neighborhood.

Respectfully submitted,



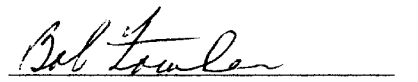
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