



CITY OF GLENDALE CALIFORNIA
REPORT TO CITY COUNCIL

February 10, 2009

AGENDA ITEM

Report: To give staff direction regarding the rezoning and/or establishment of a special setback for properties along and adjacent to Hollister Terrace.

1. Motion to initiate rezoning and/or establishing a special setback ordinance along and adjacent to Hollister Terrace.

COUNCIL ACTION

Public Hearing []	Ordinance []	Consent Calendar []	Action Item <input checked="" type="checkbox"/>	Report Only []
Approved for <u>2-10-2009</u> calendar				

ADMINISTRATIVE ACTION

	Signature
Submitted Hassan Haghani, Director of Planning	
Prepared Chris Baghdikian, Planner	
Approved James E. Starbird, City Manager.....	
Reviewed Scott Howard, City Attorney	
Timothy Foy, Assistant Director of Planning	
Kristen Asp, Senior Planner	

RECOMMENDATION

Staff recommends that the Council give staff direction on options to proceed with rezoning and/or establishing a special setback for certain properties on and adjacent to Hollister Terrace located between Waltonia Drive and the east terminus of Hollister Terrace.

SUMMARY

Pursuant to a request from a councilmember, staff conducted a preliminary study of the street front setbacks of properties on and adjacent to Hollister Terrace. Upon initial investigation, staff found that there are unique circumstances applicable to certain blocks to warrant further review of the zoning and the street front setback requirements. No physical improvements within the street front setbacks are being proposed. This is similar to the recent rezoning and special setback establishment for properties along certain blocks of East Glenoaks Boulevard.

FISCAL IMPACT

No new costs associated with this project are expected.

BACKGROUND

Existing Conditions/Current Zoning

Planning staff has completed a preliminary review of the aforementioned areas along and adjacent to Hollister Terrace and has concluded that several residential blocks have reasonably uniform and large front yard setbacks. These large front yards are a prominent feature of the neighborhood development along certain blocks as identified below and may be desirable to maintain.

The properties are zoned R1R. This zoning designation requires a minimum street front setback of 15 feet. Staff has used maps produced by the Geographic Information Systems (GIS) to estimate the existing street front setbacks of the buildings and calculate a preliminary average of the setbacks. Although the average building setbacks vary from block to block as detailed below, there are several blocks where the average building setback is near 25 feet.

Since the R1R zone allows a street front setback of 15 feet, a new house or an addition to an existing house could be constructed as close as 15 feet from the front property line. Over time, this would result in a noticeable change in the uniformity and size of the front yards. There are several methods that can be used to maintain the desired development pattern:

1. Special Setback Ordinance

Per Section 30.63.010 of the Zoning Ordinance, the purpose of a setback ordinance is to permit a greater or lesser setback from a particular street or streets than provided for in the zone in which the property is located. Generally they are to allow for future street widening or to provide flexibility in the development of certain blocks or neighborhoods due to unique circumstances.

In this instance, the proposal would be to recommend an ordinance for a special setback for certain blocks where it would be desirable to maintain an existing uniform building setback pattern that is different from the pattern that can be achieved with the 15-foot standard in the R1R zone.

2. Zone Change from R1R to R1

Another method of preserving the front yard building setback is to change the zone from R1R to R1. The R1 zone requires a minimum street front setback of 25 feet versus 15 feet in the R1R

zone. However, changing the zone would also have other consequences. The R1 zone requires a smaller street side setback, 6 feet versus 15 feet in the R1R zone, and a smaller interior setback, 6 feet versus 10 feet in the R1R (for a new house).

Additionally, the R1 zone has a lower height standard, 25 feet versus 32 feet in the R1R zone. Staff was unable to measure building height in the field.

3. Combination of Zone Change and Special Setback Ordinance

A third method would be to consider both a change of zone and the establishment of a special setback depending on the characteristics of a particular block.

In this instance, the proposal would be to recommend a zone change and a special setback ordinance. This combination would help reduce the number of properties with nonconformities.

Note: The process to initiate a Zone Change or Special Setback Ordinance does not require a public notice. Staff has sent a letter to potentially affected property owners to inform them of this Council discussion. Full public noticing, as required by the Zoning Code, will be done for Planning Commission and City Council hearings when the process is initiated. Additionally, a noticed neighborhood meeting will be held prior to review by the Planning Commission.

DISCUSSION

Staff has divided the length of Hollister Terrace into 15 blocks for analysis and discussion (maps of the blocks are attached). The front yards appear quite deep, generally. This is due to the lack of sidewalks which visually extends the uninterrupted lawns from the curb to the houses. In fact, the right-of-way line is located approximately 15 feet from the curb face, except for the block at the east end of Hollister Terrace where the right-of-way becomes narrower and the right-of-way line is closer to the curb. The characteristics of the development in each block with respect to the street front setback are discussed below. (The properties along Story Place, Blocks 10 and 11, were also added to the study since they have a development pattern similar to that of Block 9 facing Hollister Terrace.)

Block 1: The properties in this block slope upward from the street. The building setbacks vary from zero to 20 feet with an average of 8.88 feet. This block contains two houses with a zero-foot setback and two houses with a 3-foot setback. There is no apparent uniformity in the building setbacks. The existing R1R zone requires a minimum street front setback of 15 feet and any increase in the minimum setback would result in additional nonconformities.

Block 2: The properties in this block are relatively flat and do not front on Hollister Terrace.

Block 3: The properties in this block are relatively flat and do not front on Hollister Terrace.

Block 4: The properties in this block slope upward from the street. The building setbacks vary from 11 to 44 feet with an average of 24.50 feet. The front yards do not display a strong pattern. (In this block, 2203, 2227 and 2231 Hollister Terrace were left out of the setback calculations because the first property has no frontage on Hollister Terrace and the other two are flag lots zoned ROS.)

Block 5: The properties in this block are relatively flat. The building setbacks vary from 16 to 35 feet with an average of 24.55 feet. There is a pattern of large front yards in this block.

Block 6: The properties in this block slope upward from the street. The building setbacks vary from 12 to 45 with an average of 21.81. There is no apparent uniform front yard pattern in this block and a street front setback larger than 15 feet would result in additional nonconformities.

Block 7: The properties in this block are relatively flat. The building setbacks vary from 19 to 33 feet with an average of 27.60 feet. The front yards have the appearance of uniform depth. A street front setback of 25 feet would maintain the majority of the deep front yards and would result in three nonconforming houses. A street front setback of 20 feet would result in one additional nonconformity.

Block 8: The properties in this block slope upward from the street. The building setbacks vary from 18 to 26 feet with an average of 23.64 feet. There is some uniformity in the front yards.

Block 9: The properties in this block are relatively flat. The building setbacks vary from 15 to 20 feet with an average of 17 feet. The existing 15-foot street front setback required in the R1R zone appears appropriate to maintain the front yard uniformity in this block.

Block 10: The properties in this block are relatively flat. The building setbacks vary from 15 to 25 feet with an average of 20.50 feet. The development in this block is similar to Block 9 and the existing 15-foot street front setback required in the R1R zone appears appropriate.

Block 11: The properties in this block are relatively flat. The building setbacks vary from 10 to 20 feet with an average of 17 feet. The development in this block is also similar to Block 9 and the existing 15-foot street front setback required in the R1R zone appears appropriate and would not result in additional nonconformities.

Block 12: The properties in this block slope upward from the street. The building setbacks vary from 20 to 40 feet with an average of 24.92 feet. There is some uniformity in the depth of the front yards.

Block 13: The properties in this block are relatively flat. The building setbacks vary from 22 to 30 feet with an average of 25.54 feet. In this block, the depth of the front yards has a strong sense of uniformity. A 25-foot street front setback may be appropriate to maintain this pattern.

Blocks 14: The properties and the street in this block are noticeably sloping. The building setbacks vary substantially and there is no apparent uniformity in the building line.

Block 15: The characteristics of this block are similar to Block 14.

Proposal

- Staff proposes to conduct a neighborhood meeting of those properties that would be affected by a zone change and/or special setback ordinance to protect existing prevailing setbacks in order to gauge the public opinion.
- Staff proposes to draft an ordinance to protect the existing prevailing setbacks.
- Present the proposed ordinance and neighborhood comments to the Planning Commission for recommendation to City Council.

Staff Recommendation

Staff recommends that the Council initiate rezoning and/or establishing a special setback ordinance for certain properties on and adjacent to Hollister Terrace located between Waltonia Drive and the east terminus of Hollister Terrace.

ATTACHMENTS

- A. Maps of the blocks considered for rezoning and special setback
- B. Charts with approximate setback measurements

Motion

Moved by Council Member _____, seconded by Council Member _____, to direct staff to initiate rezoning and/or establishing a special setback ordinance along and adjacent to Hollister Terrace.

Votes as follows:

Ayes:

Noes:

Absent:

Abstain:

APPROVED AS TO FORM



CITY ATTORNEY

DATE 2-04-09