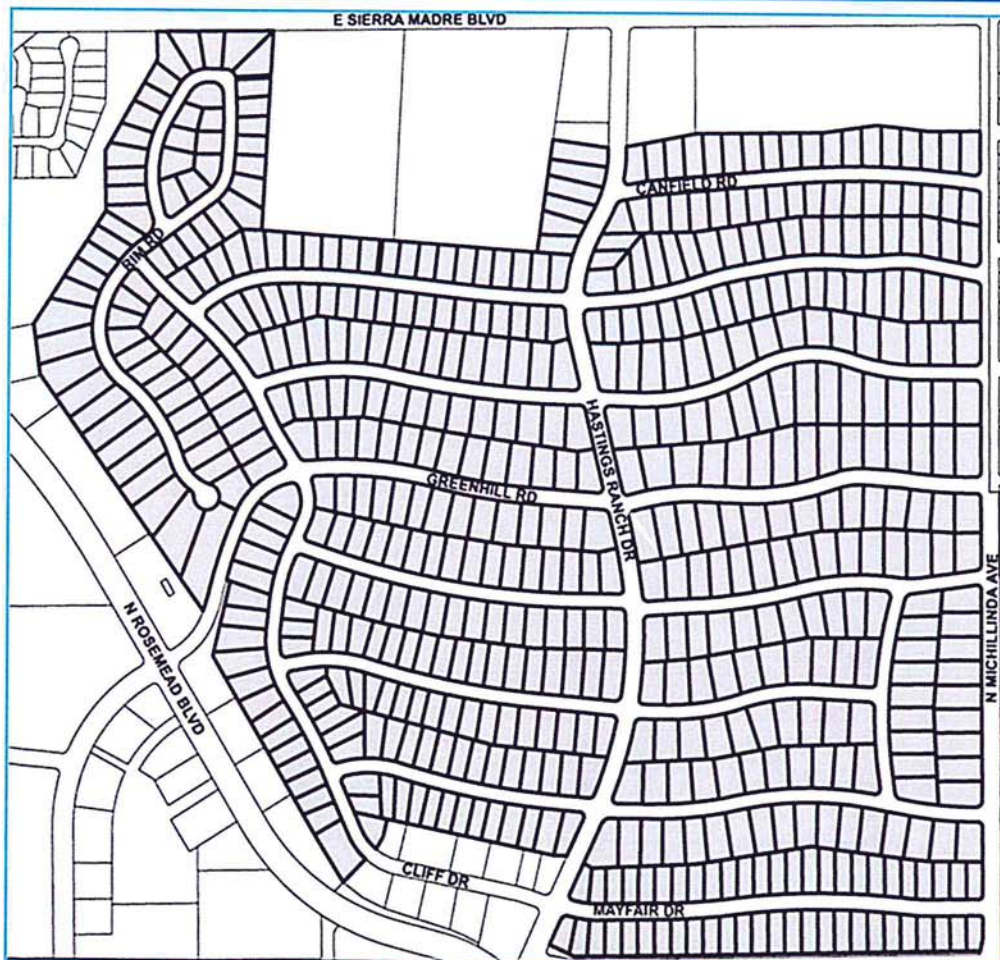
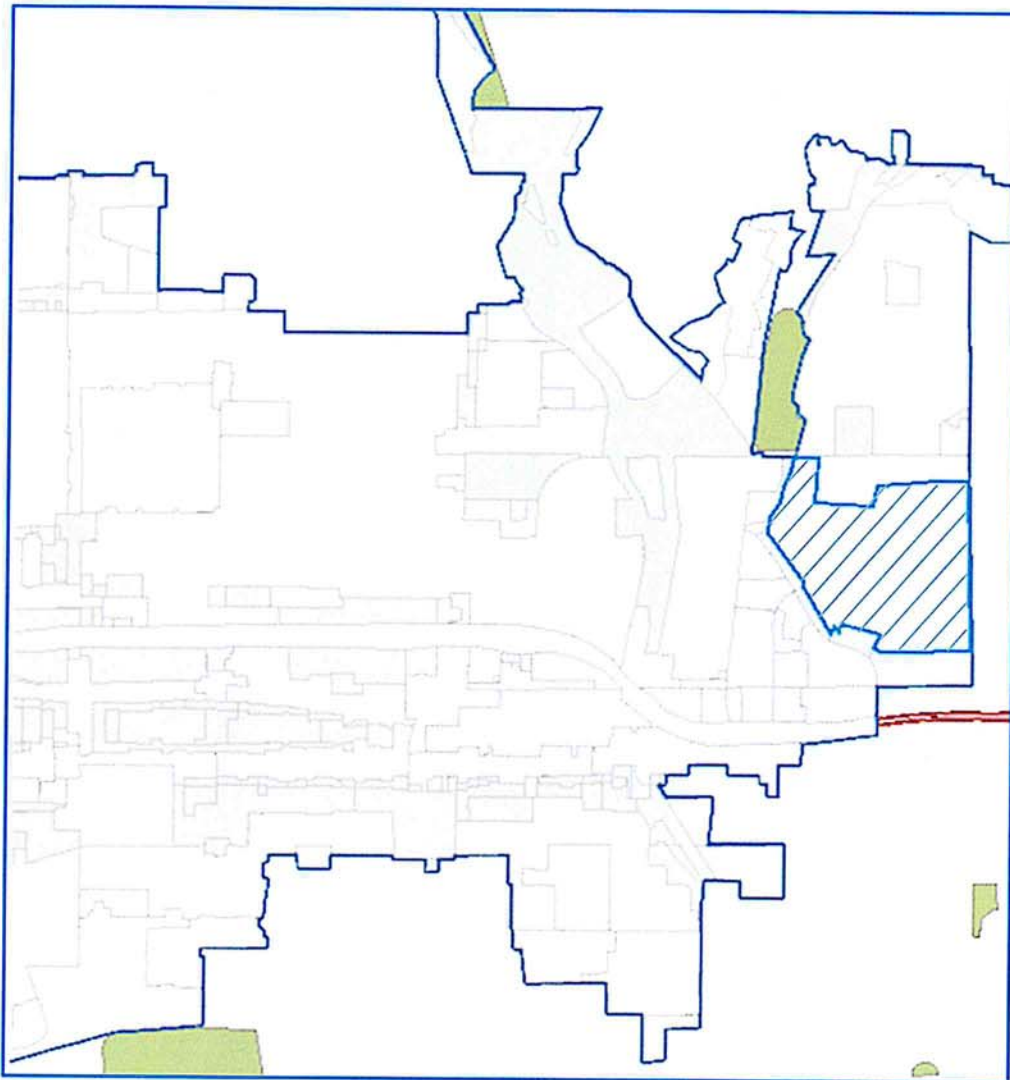


Attachment A

Map of Lower Hastings Ranch Neighborhood



Attachment B
Ordinance Fact Sheet



Ordinance Fact Sheet

TO: CITY COUNCIL **DATE:** FEBRUARY 23, 2015
FROM: CITY ATTORNEY
SUBJECT: AN URGENCY ORDINANCE TEMPORARILY LIMITING SINGLE
FAMILY DEMOLITION AND CONSTRUCTION IN LOWER HASTINGS
RANCH

TITLE OF PROPOSED ORDINANCE

AN INTERIM URGENCY ORDINANCE OF THE CITY OF PASADENA
TEMPORARILY LIMITING SINGLE FAMILY HOME DEMOLITION AND
CONSTRUCTION IN THE NEIGHBORHOOD OVERLAY DISTRICT IN ORDER TO
PRESERVE THE POTENTIAL HISTORIC CHARACTER OF THE LOWER HASTINGS
RANCH NEIGHBORHOOD

PURPOSE OF ORDINANCE

This ordinance implements the moratorium approved by Council this same date. Within the Neighborhood Overlay District, the ordinance temporarily prohibits the demolition of more than 50 percent of exterior walls of a structure; second-story development or second-story additions of any size; a single-story addition to a dwelling unit that increases the gross floor area by more than 500 square feet or 20 percent of the existing floor area of the primary structure including an attached garage, whichever is greater; and a single-story detached accessory structure that constitutes more than 20 percent of the primary structure's gross floor area including an attached garage. The moratorium would not apply to additions of any size that are not visible from a public street and development projects that have been issued a building permit as of the effective date of the proposed moratorium.

REASON WHY LEGISLATION IS NEEDED

Within the Neighborhood Overlay District there is a current and immediate threat to

03/02/2015
MEETING OF ~~02/23/2015~~
AGENDA ITEM NO. ~~-16-~~ 11

public health, safety and welfare because without the moratorium, the established and potentially historic character of the Lower Hastings Ranch neighborhood could be adversely impacted by demolition of existing structures, or new remodeling that is incompatible with the established and potentially historic neighborhood character.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Planning and Development Department will implement the proposed ordinance as requests for permits subject to the moratorium are sought.

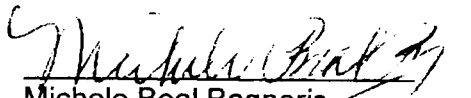
FISCAL IMPACT

There will not be an immediate fiscal impact as a result of this temporary moratorium.


ENVIRONMENTAL DETERMINATION

On this same date, the Council found this ordinance to be exempt from the California Environmental Quality Act (CEQA Guidelines Sections 15061(b)(3) and 15262 because the interim ordinance does not have the potential for causing a significant effect on the environment and because the project involves only feasibility or planning studies for possible future actions which the City has not approved, adopted, or funded, and does not involve adoption of a plan that will have a legally binding effect on later activities.


Respectfully submitted,


Michele Beal Bagneris
City Attorney

Prepared by:


Theresa E. Fuentes
Assistant City Attorney

Concurred by:


Michael Beck
City Manager

Introduced by Councilmember Masuda

ORDINANCE NO. 7256

WHEREAS, the City of Pasadena ("City") has adopted both the Land use and Housing Element of the General Plan; and

WHEREAS, the Land Use Element set forth policies and goals toward the improvement of the physical environment and the protection of neighborhoods; specifically "OBJECTIVE 5 - CHARACTER AND SCALE OF PASADENA: Preservation of Pasadena's character and scale, including its traditional urban form and historic character, shall be given highest priority in the consideration of future development" and "OBJECTIVE 6 – HISTORIC PRESERVATION: Promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas."

WHEREAS, residents in the Neighborhood Overlay District have repeatedly voiced concerns regarding adverse impacts of newer development on the existing neighborhood character; and

WHEREAS, in 1990 the City Council adopted Ordinance No. 6380, "An Ordinance for the City of Pasadena Placing a Moratorium on the Issuance of Building Permits for Single Family Residences in Specified Single Family Residential Districts Pending the Completion of a Zoning Study to Address the Mansionization Phenomenon," which would apply to the same properties as this ordinance, but the Council concludes that there are changed circumstances pertaining to the preservation of the potentially historic character of the Neighborhood Overlay District since the adoption of Ordinance #6380, in that none of the residences within the Neighborhood Overlay District were more than 50 years old and historic significance was not a factor during consideration of

the adoption of Ordinance #6380, but now all residences all more than 50 years old and may be historic;

WHEREAS, the Planning Department has reviewed existing development standards applicable to the Neighborhood Overlay District and has started analyzing potential code revisions to preserve its historic character and to address residents' concerns; and

WHEREAS, further regulation on demolition or substantial remodeling of existing residences that may have adverse impacts to the historic character of the established neighborhood of Lower Hastings Ranch may be required; however, City staff needs adequate time to study the matter and complete the public hearing process for potential code revisions; and

WHEREAS, the City Council concludes that the City of Pasadena's historic neighborhood character is a tremendous community resource and can be diminished each time a dwelling unit is demolished or remodeled which may impact the character of the neighborhood; and therefore there is current and immediate threat to public health, safety and welfare because without the moratorium, the established and potentially historic character of the Lower Hastings Ranch neighborhood could be adversely impacted by demolition of existing structures, or new remodeling that is incompatible with the established and potentially historic neighborhood character; and

WHEREAS, pursuant to California Government Code Section 65858, and in order to protect the public health, safety and welfare, the City Council may adopt, as an urgency measure, an interim ordinance prohibiting any uses that may be in conflict with a contemplated general plan or zoning proposal that the City intends to study within a reasonable time.

NOW THEREFORE, the People of the City of Pasadena ordain as follows:

SECTION 1. This ordinance, due to its length and the corresponding cost of publication, will be published by title and summary as permitted by

Section 508 of the Pasadena City Charter. The approved summary of this ordinance is as follows:

“SUMMARY

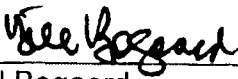
Ordinance No. 7256 temporarily prohibits, within the Neighborhood Overlay District, the demolition of more than 50 percent of exterior walls of a structure; second-story development or second-story additions of any size; a single-story addition to a dwelling unit that increases the gross floor area by more than 500 square feet or 20 percent of the existing floor area of the primary structure including an attached garage, whichever is greater; and a single-story detached accessory structure that constitutes more than 20 percent of the primary structure’s gross floor area including an attached garage. This ordinance will not apply to additions of any size that are not visible from a public street; and development projects that have been issued a building permit as of the effective date of the proposed moratorium. A map showing the affected parcels is attached to the full text of the ordinance and is on file in the City Clerk’s Office. This ordinance may be extended after a duly noticed public hearing.

Ordinance No. 7256 shall take effect upon publication.”

SECTION 2. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 3. This ordinance shall take effect upon publication, and shall remain in effect for a period of 45 days from the date of adoption, in accordance with California Government Code Section 65858.

Signed and approved this 2nd day of March,
2015.

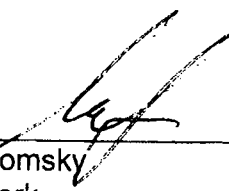


Bill Bogaard
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the
City Council of the City of Pasadena at its meeting held this 2nd
day of March, 2015, by the following vote:

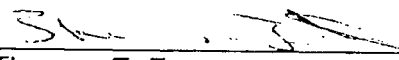
AYES: Councilmember Gordo, Kennedy, Madison, Masuda,
McAustin, Tornek, Vice Mayor Robinson, Mayor Bogaard
NOES: None
ABSENT: None
ABSTAIN: None

Date Published: March 5, 2015
Pasadena Journal



Mark Jomsky
City Clerk

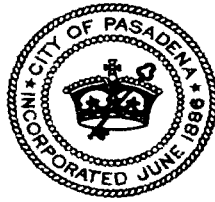
APPROVED AS TO FORM:



Theresa E. Fuentes
Assistant City Attorney

Attachment C

City Manager Green Sheet, Summary of Extension



MEMORANDUM

TO: Michael J. Beck, City Manager

FROM: Vincent P. Bertoni, AICP, Director of Planning & Community Development

DATE: January 4, 2016

SUBJECT: Second Extension of Lower Hastings Ranch Interim Urgency Ordinance No. 7256

Background: At the March 2, 2015 City Council Meeting, the Council adopted Ordinance No. 7256 which imposed a moratorium temporarily prohibiting the following: demolition of more than 50 percent of exterior walls of a structure; second-story development or second-story additions of any size; a single-story addition to a dwelling unit that increases the gross floor area by more than 500 square feet or 20 percent of the existing floor area of the primary structure including an attached garage, whichever is greater, and a single-story detached accessory structure that constitutes more than 20 percent of the primary structure's gross floor area including an attached garage. The adopted interim urgency ordinance was effective for 45 days and would have expired on April 19, 2015. On April 13, 2015, Ordinance No. 7259 was adopted by the City Council, extending the moratorium for an additional 10 months and 15 days. This extension will expire on March 4, 2016. State law permits one final extension of this moratorium for one year; therefore staff will be bringing forward a request to the City Council to extend the interim urgency ordinance for an additional year, setting the new expiration date to March 4, 2017.

Pursuant to the requirements of Government Code Section 65858(d), this memorandum serves as a written report describing the measures taken to alleviate the conditions which led to the adoption of the interim urgency ordinance.

Measures Taken Thus Far: Staff has already begun a multi-phase neighborhood compatibility study to develop regulations that will encourage single-family residential development to be consistent in scale and character with neighboring properties. The first phase of this study encompasses the Lower Hastings Ranch neighborhood. In December 2014, staff distributed surveys to residents of Lower Hastings Ranch aimed at understanding community concerns with incompatible single family home development and received a total of 29 completed surveys. Staff reviewed the completed surveys and identified the most prevalent concerns. On March 12, 2015, staff contacted a resident interested in designating the Lower Hastings Ranch neighborhood as a landmark district. It

has since been determined that portions of Lower Hastings Ranch may be eligible for landmark district designation and staff is continuing to analyze these sub-areas.

Concurrent with outreach being done specifically for Lower Hastings Ranch, staff began conducting citywide outreach by holding eight community meetings to discuss mansionization and neighborhood compatibility in non-historic, non-hillside residential areas:

Date	Location
March 26, 2015	Pasadena Christian Church
April 9, 2015	Alkebu-lan Cultural Center
April 16, 2015	Lamanda Park Library
May 7, 2015	Pasadena City College
May 12, 2015	Madison Elementary School
May 20, 2015	Jefferson Elementary School
May 21, 2015	Armenian General Benevolent Union
June 11, 2015	Westridge School

The community meetings were spread throughout the City in order to visit neighborhoods in each Council District and afford staff the opportunity to speak directly with as many residents as possible. Meetings were presented in an open house format, with multiple stations arranged throughout the meeting space. At each meeting, members of the public received background information on single-family zoning regulations, asked clarifying questions, and provided comments. Over 400 residents attended the meetings.

While these meetings were targeted specifically at property owners in non-Hillside areas and whose houses are not designated historic, residents from neighborhoods throughout the City attended, including Lower Hastings Ranch, sharing diverse points of view. The majority of comments received were focused on mansionization and neighborhood compatibility, although other issues such as historic preservation, landscaping, and code enforcement were raised.

Staff met with members of the Lower Hastings Ranch Association Board in July 2015 to further discuss concerns related to mansionization and landmark district eligibility. In September 2015, staff held two meetings with residents and association members to discuss the existing regulations and conceptual code changes intended to address mansionization. On September 23, 2015, staff prepared an informational report to the Planning Commission outlining the City's outreach efforts, potential issues and changes identified by residents, and possible code changes that could address those concerns. On September 25, 2015, staff toured the Lower Hastings Ranch neighborhood with residents and discussed the types of building forms, architectural styles, and design elements that could be considered appropriate for the neighborhood. Staff is releasing a follow-up survey developed with resident input, aimed at refining the type(s) of regulatory measures that could best achieve the community's desire for greater compatibility. The results of this survey will be incorporated into draft regulations and guidelines.

Staff is currently developing revised regulations and guidelines for development within Lower Hastings Ranch, and is retaining RRM Design Group to assist in tailoring the regulations to reflect the unique character of this neighborhood. Prior to returning to the Planning Commission or City Council with any proposed regulations, staff will first host a community meeting to vet the draft regulations with residents of Lower Hastings Ranch.

Any new regulations and corresponding changes to the Zoning Code will require separate environmental review and must be presented to the Planning Commission for a formal recommendation prior to consideration by the City Council. This entire work effort is anticipated to take several months and should be completed by the end of summer 2015. Pursuant to State Law, the interim urgency ordinance extension request is for one year, allowing staff sufficient time to develop revised regulations, conduct additional public outreach, prepare the required environmental analysis and present the revised regulations to the required City Committees, Commission and the City Council. The interim urgency ordinance will be repealed once permanent regulations are adopted.

State Regulations: Pursuant to California Government Code Section 65858, the City Council may, in order to protect public safety, health, and welfare, adopt an interim ordinance prohibiting any uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the legislative body, planning commission, or planning department is considering or studying or intends to study within a reasonable time. Legislative findings are required to be made that there is a current and immediate threat to the public health, safety, and welfare. A four-fifths vote of the body is necessary and the interim ordinance may be in effect for 45 days. The legislative body may, after proper notice and public hearing, initially extend an interim ordinance for a 10 month and 15 day period and subsequently extend the interim ordinance for an additional year. Extensions to the ordinance require a four-fifths vote, and not more than two extensions may be adopted. The item to extend this ordinance will be considered by the City Council on January 11, 2016 at a duly noticed public hearing.