



Ordinance Fact Sheet

TO: CITY COUNCIL

DATE: January 25, 2016

FROM: CITY ATTORNEY

SUBJECT: A SECOND EXTENSION OF URGENCY ORDINANCE TEMPORARILY LIMITING SINGLE FAMILY DEMOLITION AND CONSTRUCTION IN LOWER HASTINGS RANCH

TITLE OF PROPOSED ORDINANCE

A SECOND EXTENSION OF THE 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 extends the moratorium approved by Council on March 2, 2015, and extended by Council on April 19, 2015, for one year, or until March 3, 2017. The moratorium prohibits 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 moratorium does not apply to additions that are not visible from a public road, as well as any project that had been issued a building permit as of March 5, 2015.

REASON WHY LEGISLATION IS NEEDED

Within the Neighborhood Overlay District there remains a 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

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incompatible with the established and potentially historic neighborhood character. In particular, and after researching the properties within Lower Hastings Ranch, staff has concluded that a portion of the neighborhood may be eligible for landmark district designation, generally bounded by Shadow Grove Road to the north, Fairmeade Road to the south, Cliff Drive to the West, and Michillinda Avenue to the East. Staff is studying this sub-area in greater depth to further identify contributing and non-contributing properties. If this extension is not approved and as a result the urgency ordinance would expire on March 2, 2015, building permits issued thereafter could negatively impact such properties.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

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

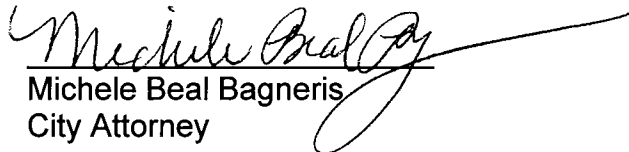
FISCAL IMPACT

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,


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