

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

INTERIM URGENCY ORDINANCE OF THE CITY OF **PASADENA** AN TEMPORARILY LIMITING SINGLE FAMILY HOME DEMOLITION 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

MEETING	OF_	02/	23/2015
AGENDA	ITEM	NO.	16

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 Béck City Manager