



# Ordinance Fact Sheet

**TO:** CITY COUNCIL

**DATE:** January 9, 2017

**FROM:** CITY ATTORNEY

**SUBJECT: ORDINANCE REVISING THE NEIGHBORHOOD OVERLAY DISTRICT**

## TITLE OF PROPOSED ORDINANCE

**AN ORDINANCE OF THE CITY OF PASADENA AMENDING SECTION 17.28.090, CHAPTER 17.28 OF TITLE 17 (ZONING CODE) OF THE PASADENA MUNICIPAL CODE TO REVISE THE ND NEIGHBORHOOD OVERLAY DISTRICT**

## PURPOSE OF ORDINANCE

This ordinance implements the direction given by the City Council on October 10, 2016, to amend the Zoning Code development standards governing single family residences in the Neighborhood District Overlay zone.

## REASON WHY LEGISLATION IS NEEDED

This legislation responds to community concerns regarding "mansionization," specifically in the Lower Hastings Ranch area of the City. The modifications to the Zoning Code set forth in the ordinance further regulate single family development standards, and in particular adds a Neighborhood Development Permit process.

## PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Planning & Community Development Department will implement the proposed ordinance.

MEETING OF 01/09/2017

AGENDA ITEM NO. 15

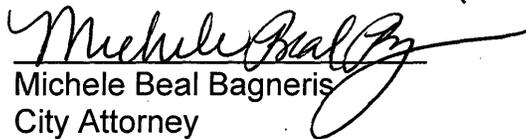
**FISCAL IMPACT**

There will not be an immediate fiscal impact as a result of this amendment to the Zoning Code. Fees for the Neighborhood Development Permit will be developed at a future date.

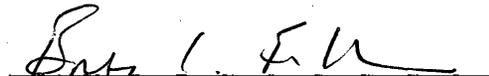
**ENVIRONMENTAL DETERMINATION**

In 2011, the City Council certified a Negative Declaration when enacting the Neighborhood Overlay District ordinance. On October 10, 2016, the City Council adopted an addendum to that Negative Declaration, concluding that the proposed ordinance will not result in any significant impacts.

Respectfully submitted,

  
Michele Beal Bagneris  
City Attorney

Prepared by:

  
for Theresa E. Fuentes  
Assistant City Attorney

Concurred by:

  
Steve Mermell  
City Manager