

Introduced by: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 (THE ZONING CODE), CHAPTER 17.71 (NONCONFORMING USES, STRUCTURES, AND LOTS) TO ADDRESS NONCONFORMING USES WHOSE REQUIRED LICENSES OR PERMITS ARE REVOKED, TERMINATED OR SUSPENDED

The People of the City of Pasadena ordain as follows:

SECTION 1. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.71 (Nonconforming Uses, Structures, and Lots), Section 17.71.060 (Abatement and Termination) is amended as follows:

“17.71.060 - Abatement and Termination

Nonconforming uses and structures shall be subject to abatement and termination of the use, in the following manner:

A. Termination for violation of or change of use. Whenever any of the following facts are found to exist with reference to a nonconforming use, the nonconforming protection/benefits provided by this Chapter shall cease, and the use shall be abated, except as otherwise allowed by this Chapter.

1. Violation of any applicable law;
2. The revocation or termination or suspension of any license or permit that is required in order to operate the nonconforming use;
3. A change from a nonconforming use to another nonconforming use;

4. A change from a nonconforming use to a conforming use;
5. An increase or enlargement of the area, space, or volume of the structure or land occupied by or devoted to the nonconforming use except if the structure is nonconforming with respect to setbacks, height, distance between structures, architectural projections, staircase and landing area encroachments, and the requirements of the City's adopted Building Code are met. No new additions or alterations shall increase existing nonconformities; or
6. A structural alteration, except as required by law.

...” [Remainder of this Section remains unchanged]

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 30 days from its publication.

Signed and approved this _____ day of _____, 2021.

Victor Gordo
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 _____ day of _____ 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney