



# Ordinance Fact Sheet

**TO: CITY COUNCIL**

**DATE: JANUARY 24, 2000**

**FROM: CITY MANAGER**

**SUBJECT: A MORATORIUM ON THE CREATION OF FLAG LOTS IN SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS CITYWIDE (EXCLUDING HILLSIDE OVERLAY DISTRICTS)**

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**TITLE OF PROPOSED ORDINANCE:**

An uncodified ordinance of the City of Pasadena placing a moratorium on the acceptance, processing, and approval of any application for the creation of flag lots in single-family residential zoning districts citywide (excluding hillside overlay districts).

**PURPOSE OF ORDINANCE:**

On January 3, 2000, after a public hearing, the City Council approved a moratorium on the creation of flag lots in single-family residential zoning districts citywide (excluding hillside overlay districts), and directed the City Attorney to prepare an ordinance. The purpose of this ordinance is to prohibit the creation of flag lots in these districts until the completion of the Zoning Code revision.

**REASON WHY LEGISLATION IS NEEDED:**

An ordinance is required to implement this moratorium.

**PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED:**

As a result of the moratorium, the Planning & Permitting Department will not accept or process any applications for subdivisions in single-family residential districts citywide (excluding hillside overlay districts) that would result in the creation of flag lots.

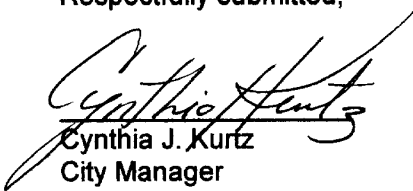
MEETING OF 01/24/00

AGENDA ITEM NO. 9.A.(1)

**FISCAL IMPACT:**

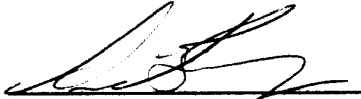
Applying the moratorium on the creation of flag lots in single-family residential districts citywide (excluding hillside overlay districts) will not result in an increased workload for Planning & Permitting Department staff. The proposed moratorium will prohibit certain types of projects, but due to the very low number of flag lot proposals submitted to the Planning & Permitting Department over the past few years, revenue lost from fees collected is minimal.

Respectfully submitted,



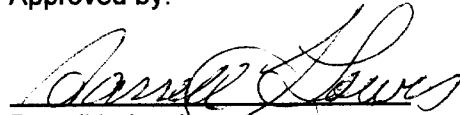
Cynthia J. Kurtz  
City Manager

Prepared by:

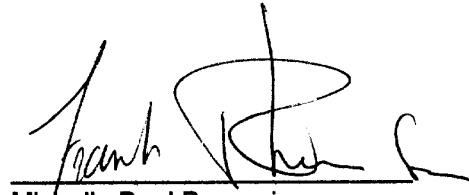


Ariel Socarras  
Assistant Planner

Approved by:



Darrell L. Lewis  
Director of Planning and Permitting



Michelle Beal Bagneris  
City Attorney

Introduced by Councilmember

ORDINANCE NO. \_\_\_\_\_

**AN UNCODIFIED ORDINANCE OF THE CITY OF PASADENA  
PLACING A MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND  
APPROVAL OF ANY APPLICATIONS FOR THE CREATION OF FLAG LOTS  
IN SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS CITYWIDE  
(EXCLUDING HILLSIDE OVERLAY DISTRICTS)**

WHEREAS, the goals and objectives of the Land Use Element of the General Plan include policies to reenforce the guidelines necessary to maintain and enhance the City's existing residential neighborhoods, and

WHEREAS, concerns have been expressed by residents of the City as to the adequacy of the current flag lot development standards for single family residential zoning districts in the City's Zoning Code in that the current standards have the potential of disrupting an established community's character and the residents have, therefore, requested the City to review and revise its development standards relating to the creation of flag lots; and

WHEREAS, the City's Zoning Code is currently in the process of being reviewed and revised to, inter alia, update development standards, including those relating to the creation of flag lots in single family residential zoning citywide; and

WHEREAS, the City recognizes that flag lots sometimes are necessary in the hillside areas due to development constraints that result from irregular lot lines, topography, or slope, but the City acknowledges that flag lots in the hillside areas should be subject to further review; and

WHEREAS, the City has hired a consultant to work with staff to assist in the zoning code revisions; and

WHEREAS, maintaining the status quo with respect to the creation of flag lots in single family residential zoning districts citywide (excluding hillside overlay districts) by assuring that no new flag lots are created and/or approved while the review of the development standards for flag lots is ongoing is consistent with good planning;

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

SECTION 1. Notwithstanding anything to the contrary in any title of the Pasadena Municipal Code, the City shall not accept, process, or approve any application for the creation of a flag lot(s) in single family residential zoning districts citywide (excluding hillside overlay districts).

SECTION 2. This ordinance shall expire one (1) year from its effective date, unless extended by the City Council by ordinance prior to its expiration date. This ordinance can only be extended for a total of one additional year.

SECTION 3. The City Clerk shall certify the adoption of this Ordinance and shall cause this ordinance to be published in full text.

SECTION 4. This ordinance shall take effect upon its publication.

Signed and approved this \_\_\_\_\_ day of January, 2000.

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Bill Bogaard  
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council at  
its meeting held \_\_\_\_\_, 2000 by the following vote:

AYES:

NOES:

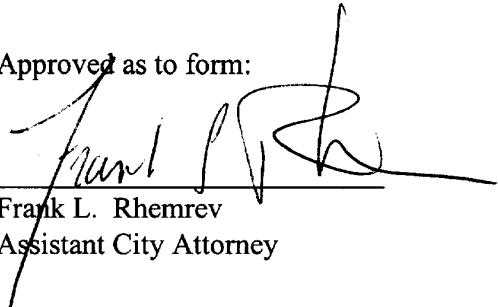
ABSENT:

ABSTAIN:

Published:

\_\_\_\_\_  
JANE L. RODRIGUEZ, CMC  
CITY CLERK

Approved as to form:

  
\_\_\_\_\_  
Frank L. Rhemrev  
Assistant City Attorney