

# Ordinance Fact Sheet

TO: CITY COUNCIL DATE: February 5, 2001  
FROM: CITY MANAGER  
SUBJECT: EXTENSION OF MORATORIUM ON THE CREATION OF FLAG LOTS  
CITYWIDE IN SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS

---

## **TITLE OF PROPOSED ORDINANCE**

An uncodified ordinance of the City of Pasadena extending Ordinance No. 6818 and Ordinance No. 6821, extending a moratorium on the acceptance, processing, and approval of any applications for the creation of flag lots in single family residential zoning districts citywide.

## **PURPOSE OF ORDINANCE**

On February 7, 2000, the City Council adopted Ordinance No. 6818. On March 20, 2000, the City Council adopted Ordinance No. 6821. These ordinances placed a moratorium on the acceptance, processing, and approval of any application for the creation of flag lots in single family residential zoning districts citywide to address the concerns expressed by residents of the City as to the adequacy of the current flag lot development standards for single-family residential zoning districts and to protect these areas from potential flag lot subdivisions until appropriate standards are developed in the upcoming comprehensive revision of the Zoning Code. The Zoning Code revision has yet to be completed, and an extension of the moratoriums is necessary to maintain the protective measures established by the moratoriums on the creation of flag lots. An ordinance imposing a moratorium expires after one year, however, the moratorium may be extended for one year by ordinance. This ordinance will extend Ordinance 6818 and Ordinance 6821 for one year.

## **REASON WHY LEGISLATION IS NEEDED**

An ordinance is required to extend the moratorium.

MEETING OF 2/5/2001

AGENDA ITEM NO. 9.A.(1)

**PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED**

As a result of the extension of the moratorium, the Planning & Permitting Department will continue not to accept or process any applications for subdivisions in single-family residential districts that would result in the creation of flag lots.

**FISCAL IMPACT**

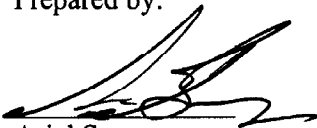
The continued application of the moratorium on the creation of flag lots citywide in single-family residential districts will not result in an increased workload for Planning & Permitting Department Staff. The extension of the moratorium will prohibit certain types of projects, but due to the very low number of flag lot proposals submitted to the Planning & Permitting Department over the past few years, lost revenue from fees is minimal.

Respectfully Submitted,



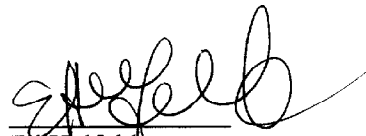
Cynthia J. Kurtz  
City Manager

Prepared by:

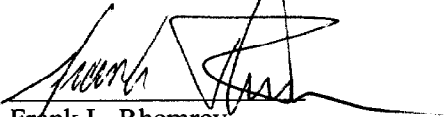


Ariel Socarras  
Associate Planner

Approved by:



Ed Helfeld  
Interim Director  
Planning and Permitting



Frank L. Rhemrev  
Assistant City Attorney

Introduced by Councilmember

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

**AN UNCODIFIED ORDINANCE OF THE CITY OF PASADENA EXTENDING  
ORDINANCE NO. 6818 AND ORDINANCE NO. 6821 EXTENDING A  
MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND APPROVAL OF  
ANY APPLICATIONS FOR THE CREATION OF FLAG LOTS IN SINGLE  
FAMILY RESIDENTIAL ZONING DISTRICTS CITYWIDE**

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 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 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; and

WHEREAS, the City has adopted Ordinance No. 6818 and Ordinance No. 6821, which

collectively placed a moratorium on the acceptance, processing, and approval of any application for the creation of flag lots in single family residential zoning districts citywide for a period of one year; and

WHEREAS, the City's Zoning Code revisions have not been completed and the City wishes to extend the moratorium for one additional year.

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's determination not to accept, process, or approve any application for the creation of a flag lot(s) in single family residential zoning districts citywide is extended for one additional year.

SECTION 2. Ordinance No. 6818 is hereby extended for one year from its effective date.

SECTION 3. Ordinance No. 6821 is hereby extended for one year from its effective date.

SECTION 4. The City Clerk shall certify the adoption of this Ordinance and shall cause this ordinance to be published in full text.

SECTION 5. This ordinance shall take effect upon its publication.

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

---

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:

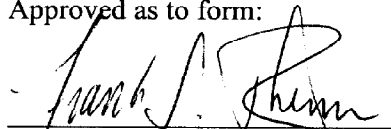
ABSENT:

ABSTAIN:

Published:

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

Approved as to form:

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