

Ordinance Fact Sheet

TO: CITY COUNCIL **DATE:** MARCH 20, 2006
FROM: CITY ATTORNEY
SUBJECT: AN ORDINANCE AMENDING TITLE 17 TO ALLOW FOR FLOOR AREA RATIO ADJUSTMENT IN HILLSIDES.

TITLE OF PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 OF THE PASADENA MUNICIPAL CODE TO ADD "FLOOR RATIO ADJUSTMENT FOR FLAT LOTS" IN THE HILLSIDE DEVELOPMENT PERMIT PROCESS.

PURPOSE OF ORDINANCE

This ordinance implements and codifies the Zoning Code amendments approved by the City Council on December 5, 2005, as amended on January 23, 2006 and March 6, 2006, to allow for application for adjustment to floor area ratios in hillside development.

REASON WHY LEGISLATION IS NEEDED

This legislation is needed to amend the Zoning Code in order to allow application for adjustment to floor area ratios in hillside development

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Planning and Development Department will implement the proposed ordinance through modifications to the Zoning Map and processing of subsequent building requests on the affected properties.

FISCAL IMPACT

There will not be an immediate fiscal impact as a result of this amendment to the Zoning Code. Permitting fees will be collected from any future development proposed on the properties impacted.

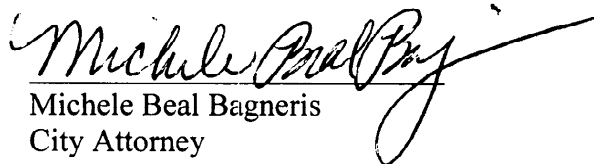
MEETING OF 3/20/2006

AGENDA ITEM NO. 10.A.2.

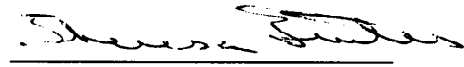
ENVIRONMENTAL DETERMINATION

A Negative Declaration was prepared and approved for the project in conformance with the requirements of the California Environmental Quality Act (CEQA).

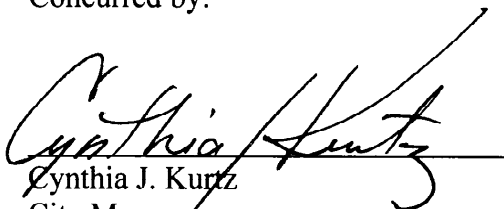
Respectfully submitted,


Michele Beal Bagneris
City Attorney

Prepared by:


Theresa Fuentes
Deputy City Attorney

Concurred by:


Cynthia J. Kurtz
City Manager

Introduced by Council Member _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 OF THE PASADENA MUNICIPAL CODE TO ADD “FLOOR RATIO ADJUSTMENT FOR FLAT LOTS” IN THE HILLSIDE DEVELOPMENT PERMIT PROCESS.

The People of the City of Pasadena ordain as follows:

SECTION 1. Section 17.29.080 entitled, “Hillside Development Permit”, is amended by adding the following:

“Section 17.29.080(J) – **Floor Area Ratio Adjustment for Flat Lots.** Through the Hillside Development Permit Process, lots in the RS-4 HD and RS-6 HD zones with an average slope of less than 15% may apply for an adjustment to the floor area ratio requirements for their lot. The average slope shall be determined following the development standard in Section 17.29.050(J). If approved, the maximum permissible floor area ratio for such lots is the same as the base single family non-hillside zones (30% of lot size + 500 square feet). An adjustment may be approved by the review authority only if the following three criteria are met:

- (1) Compliance with the remainder of the Hillside Overlay Development Standards (i.e. no Variances to the Hillside Overlay Development Standards).
- (2) No protected trees are removed as a result of the project;
- (3) Compliance with the Neighborhood Compatibility requirements of the Hillside Overlay Development Standards (Section 17.29.060(D)).”

SECTION 2. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published in full text.

SECTION 3. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____, 2006.

Bill Bogaard
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 _____ day of _____, 2006, by the following vote:

AYES:

NOES:

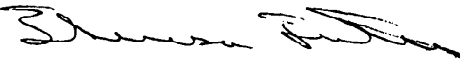
ABSENT:

ABSTAIN:

Date Published:

Jane L. Rodriguez, CMC
City Clerk

Approved as to form:



Theresa Fuentes
Assistant City Attorney