

ATTACHMENT A:  
Ordinance Fact Sheet



public health, safety and welfare because without the moratorium, the established and potentially historic character of the Lower Hastings Ranch neighborhood could be adversely impacted by demolition of existing structures, or new remodeling that is incompatible with the established and potentially historic neighborhood character.

**PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED**

The Planning and Development Department will implement the proposed ordinance as requests for permits subject to the moratorium are sought.

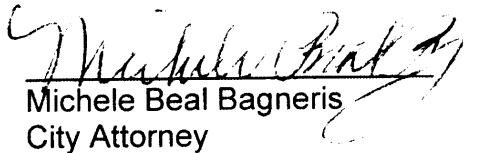
**FISCAL IMPACT**

There will not be an immediate fiscal impact as a result of this temporary moratorium.

**ENVIRONMENTAL DETERMINATION**

On this same date, the Council found this ordinance to be exempt from the California Environmental Quality Act (CEQA Guidelines Sections 15061(b)(3) and 15262 because the interim ordinance does not have the potential for causing a significant effect on the environment and because the project involves only feasibility or planning studies for possible future actions which the City has not approved, adopted, or funded, and does not involve adoption of a plan that will have a legally binding effect on later activities.

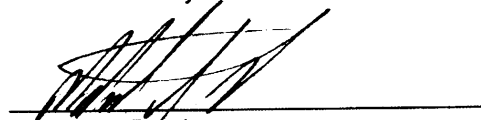
Respectfully submitted,

  
Michele Beal Bagneris  
City Attorney

Prepared by:

  
Theresa E. Fuentes  
Assistant City Attorney

Concurred by:

  
Michael Beck  
City Manager

Introduced by Councilmember Masuda

ORDINANCE NO. 7256

**WHEREAS**, the City of Pasadena (“City”) has adopted both the Land use and Housing Element of the General Plan; and

**WHEREAS**, the Land Use Element set forth policies and goals toward the improvement of the physical environment and the protection of neighborhoods; specifically “OBJECTIVE 5 - CHARACTER AND SCALE OF PASADENA: Preservation of Pasadena’s character and scale, including its traditional urban form and historic character, shall be given highest priority in the consideration of future development” and “OBJECTIVE 6 – HISTORIC PRESERVATION: Promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas.”

**WHEREAS**, residents in the Neighborhood Overlay District have repeatedly voiced concerns regarding adverse impacts of newer development on the existing neighborhood character; and

**WHEREAS**, in 1990 the City Council adopted Ordinance No. 6380, “An Ordinance for the City of Pasadena Placing a Moratorium on the Issuance of Building Permits for Single Family Residences in Specified Single Family Residential Districts Pending the Completion of a Zoning Study to Address the Mansionization Phenomenon,” which would apply to the same properties as this ordinance, but the Council concludes that there are changed circumstances pertaining to the preservation of the potentially historic character of the Neighborhood Overlay District since the adoption of Ordinance #6380, in that none of the residences within the Neighborhood Overlay District were more than 50 years old and historic significance was not a factor during consideration of

the adoption of Ordinance #6380, but now all residences all more than 50 years old and may be historic;

**WHEREAS**, the Planning Department has reviewed existing development standards applicable to the Neighborhood Overlay District and has started analyzing potential code revisions to preserve its historic character and to address residents' concerns; and

**WHEREAS**, further regulation on demolition or substantial remodeling of existing residences that may have adverse impacts to the historic character of the established neighborhood of Lower Hastings Ranch may be required; however, City staff needs adequate time to study the matter and complete the public hearing process for potential code revisions; and

**WHEREAS**, the City Council concludes that the City of Pasadena's historic neighborhood character is a tremendous community resource and can be diminished each time a dwelling unit is demolished or remodeled which may impact the character of the neighborhood; and therefore there is current and immediate threat to public health, safety and welfare because without the moratorium, the established and potentially historic character of the Lower Hastings Ranch neighborhood could be adversely impacted by demolition of existing structures, or new remodeling that is incompatible with the established and potentially historic neighborhood character; and

**WHEREAS**, pursuant to California Government Code Section 65858, and in order to protect the public health, safety and welfare, the City Council may adopt, as an urgency measure, an interim ordinance prohibiting any uses that may be in conflict with a contemplated general plan or zoning proposal that the City intends to study within a reasonable time.

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

**SECTION 1.** This ordinance, due to its length and the corresponding cost of publication, will be published by title and summary as permitted by

Section 508 of the Pasadena City Charter. The approved summary of this ordinance is as follows:

**“SUMMARY**

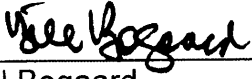
Ordinance No. 7256 temporarily prohibits, within the Neighborhood Overlay District, the demolition of more than 50 percent of exterior walls of a structure; second-story development or second-story additions of any size; a single-story addition to a dwelling unit that increases the gross floor area by more than 500 square feet or 20 percent of the existing floor area of the primary structure including an attached garage, whichever is greater; and a single-story detached accessory structure that constitutes more than 20 percent of the primary structure’s gross floor area including an attached garage. This ordinance will not apply to additions of any size that are not visible from a public street; and development projects that have been issued a building permit as of the effective date of the proposed moratorium. A map showing the affected parcels is attached to the full text of the ordinance and is on file in the City Clerk’s Office. This ordinance may be extended after a duly noticed public hearing.

Ordinance No. 7256 shall take effect upon publication.”

**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 upon publication, and shall remain in effect for a period of 45 days from the date of adoption, in accordance with California Government Code Section 65858.

Signed and approved this 2nd day of March,  
2015.

  
\_\_\_\_\_  
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 this 2nd  
day of March, 2015, by the following vote:

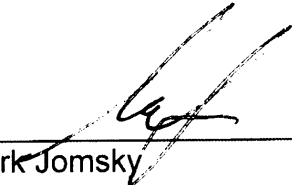
AYES: Councilmember Gordo, Kennedy, Madison, Masuda,  
McAustin, Tornek, Vice Mayor Robinson, Mayor Bogaard

NOES: None

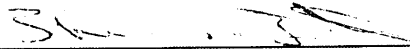
ABSENT: None

ABSTAIN: None

Date Published: March 5, 2015  
Pasadena Journal

  
\_\_\_\_\_  
Mark Jomsky  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Theresa E. Fuentes  
Assistant City Attorney