

Ordinance Fact Sheet

TO: CITY COUNCIL **DATE:** September 18, 2017

FROM: CITY ATTORNEY

SUBJECT: AN ORDINANCE MODIFYING SINGLE FAMILY DEVELOPMENT STANDARDS IN HILLSIDE OVERLAY DISTRICTS

TITLE OF PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 (ZONING CODE) OF THE PASADENA MUNICIPAL CODE RELATED TO SINGLE FAMILY DEVELOPMENT STANDARDS IN HILLSIDE OVERLAY DISTRICTS

PURPOSE OF ORDINANCE

This ordinance codifies changes to the Pasadena Zoning Code (Chapter 17 29) within Hillside Overlay Districts, as directed by the Council on June 19, 2017.

REASON WHY LEGISLATION IS NEEDED

This legislation is needed to amend single family development standards within the hillside overlay districts to address concerns regarding "mansionization". The amendments include new regulations pertaining to basements, new regulations pertaining to the size of individual accessory structures, revised view protection regulations; codifying existing neighborhood compatibility guidelines and adding additional qualification thresholds and findings; simplified Hillside Development Permit thresholds; the addition of a "Major Renovation" threshold for Hillside Development Permits; and other technical changes

09/25/2017

MEETING OF ~~09/18/2017~~

AGENDA ITEM NO. ~~17~~ 15

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Planning & Community Development Department will implement the proposed ordinance as it receives applications for new Hillside Development Permits.

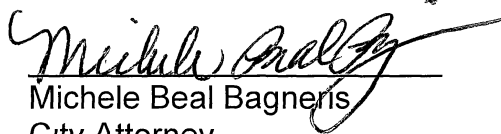
FISCAL IMPACT

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.

ENVIRONMENTAL DETERMINATION

On July 19, 2017, the Council found that the amendments proposed herein were exempt from environmental review pursuant to State CEQA Guidelines Section 15308 (Class 8, Actions by Regulatory Agencies for Protection of the Environment).

Respectfully submitted,


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Concurred by


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for