



Ordinance Fact Sheet

February 24, 2025

TO: CITY COUNCIL

FROM: CITY ATTORNEY

SUBJECT: AN ORDINANCE OF THE CITY OF PASADENA AMENDING AND ADDING VARIOUS SECTIONS TO TITLE 17, THE ZONING CODE, TO THE PASADENA MUNICIPAL CODE PERTAINING TO ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS, INCLUDING CHANGES RELATED TO PARKING AND VARIANCES FOR HISTORIC RESOURCES AND MINOR CLEANUPS

TITLE OF PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY OF PASADENA AMENDING AND ADDING VARIOUS SECTIONS TO TITLE 17, THE ZONING CODE, OF THE PASADENA MUNICIPAL CODE PERTAINING TO ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS, INCLUDING CHANGES RELATED TO PARKING AND VARIANCES FOR HISTORIC RESOURCES AND MINOR CLEANUPS

PURPOSE OF THE ORDINANCE

As directed by the City Council on September 30, 2024, this ordinance amends the Zoning Code to add provisions for adaptive reuse of existing non-residential buildings that include changes for parking and variances for historic resources. The ordinance also implements a minor cleanup to remove a redundant provision of the Zoning Code.

This ordinance does not apply to Lodging – Hotels, Motels uses. The Planning and Community Development Department recommends revisiting and studying whether these uses should be subject to the adaptive reuse ordinance. Any such recommendation would be brought forward as part of a future code amendment.

REASONS WHY LEGISLATION IS NEEDED

On September 30, 2024, the City Council directed the City Attorney to return with an adaptive reuse ordinance incorporating the recommendations of the Planning

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Commission. This legislation is consistent with the City's General Plan, which calls to incentivize adaptive reuse of nonresidential buildings and to adopt an ordinance to allow such adaptive reuse.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Planning and Community Development Department will implement this ordinance.

ENVIRONMENTAL DETERMINATION

On September 30, 2024, the Council found that the Addendum to the 2015 Pasadena General Plan Environmental Impact Report to address the potential environmental impacts associated with the ordinance amendment has been prepared in accordance with the California Environmental Quality Act of 1970 (CEQA) (Cal. Public Resources Code Section 21000, et. seq., as amended) and its implementing guidelines (Cal. Code Regs., Title 14, Section 15000 et. seq., 2016). The amendment would not result in any potentially significant impacts that were not already analyzed, and no conditions described in State CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred. No further study is required. This ordinance implements the project and requires no further study.

FISCAL IMPACT

There is no fiscal impact as a result of this ordinance amendment.

Respectfully submitted,



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City Attorney

Prepared by:



Caroline K. Monroy
Deputy City Attorney

Concurred by:



MIGUEL MÁRQUEZ
City Manager