

# Consideration of Temporary Rebuilding Standards Related to the Eaton Fire

City Council  
February 24, 2025





# Destroyed Structures and Units

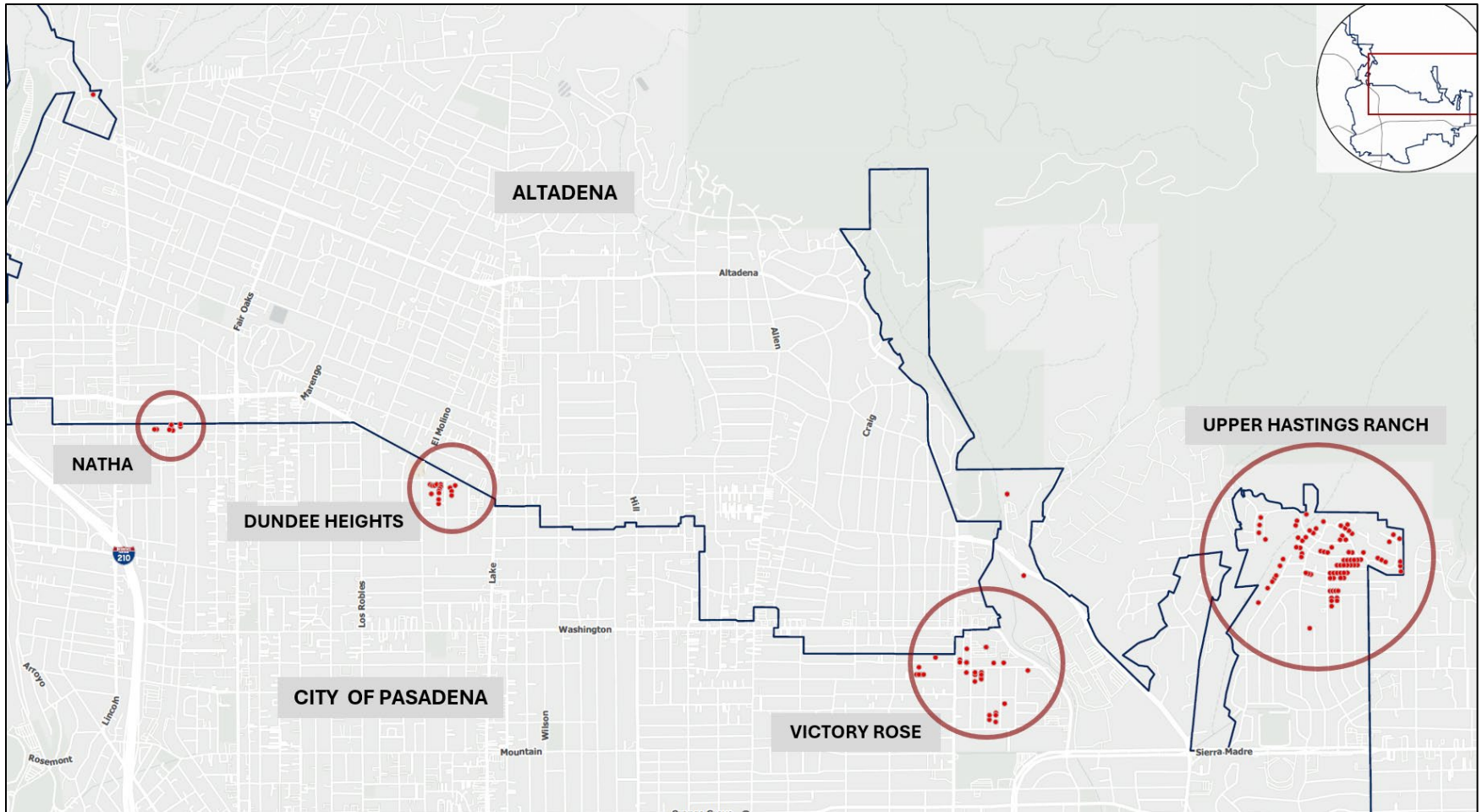
Planning & Community Development Department

Category	Type
Total Structures	185
Single-Family Dwelling Units	117
Multi-Family Units	12
ADUs	3
Commercial Structures	5
Accessory Structures	59



# Properties with Destroyed Structures

Planning & Community Development Department





# Properties with Destroyed Structures

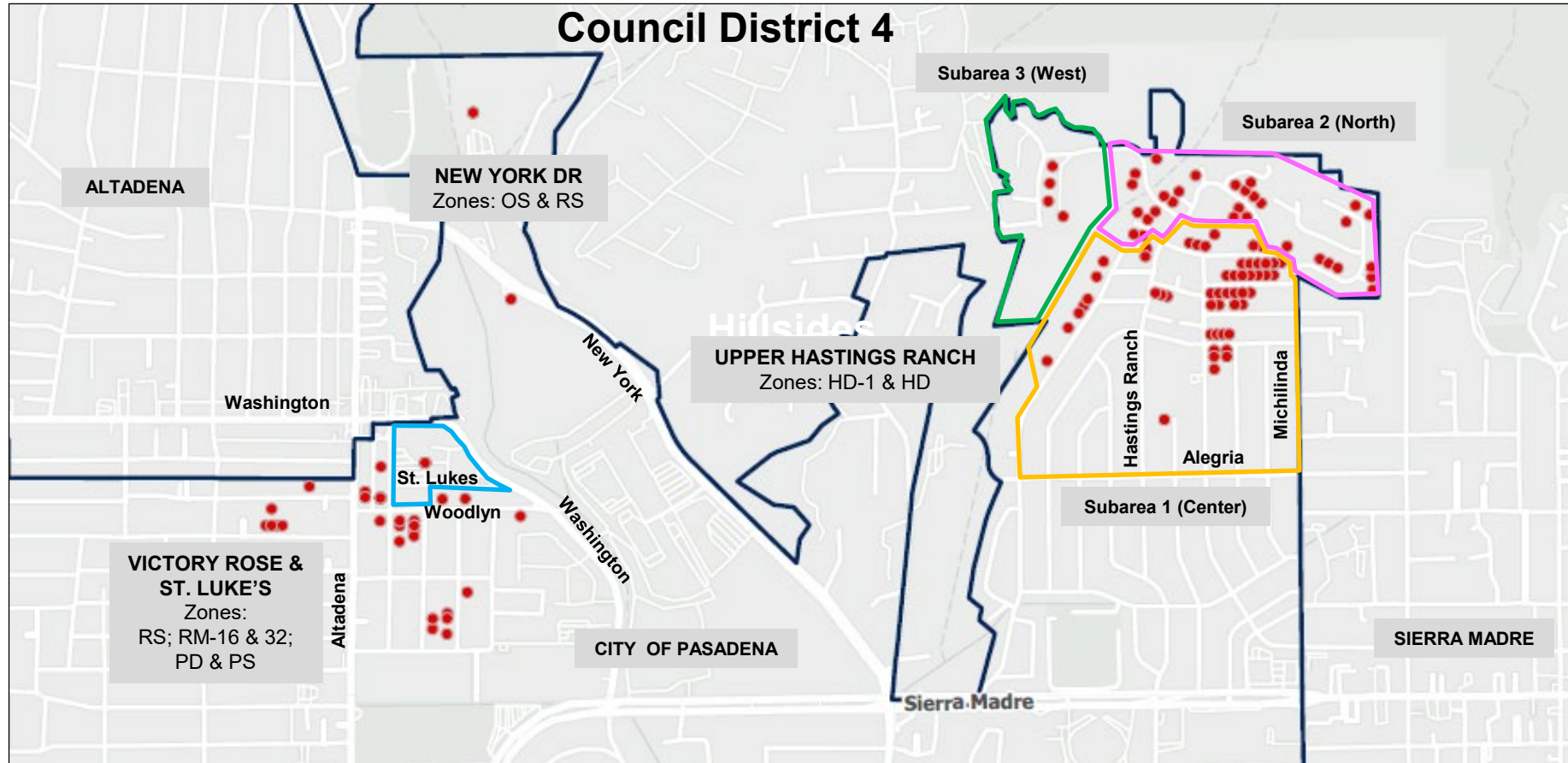
Planning & Community Development Department





# Properties with Destroyed Structures

Planning & Community Development Department





# Summary of Destroyed Areas

Planning & Community Development Department

Pasadena Neighborhood or Area	Zoning Districts	Total Structures	Single-family DUs	ADUs	Multi-family DUs	Commercial Structures	Accessory Structures
<b>DISTRICT 1</b>							
NATHA & Florecita Area	14	14	6	1	0	0	7
Dundee Heights Area	30	30	10	1	0	0	19
<b>DISTRICT 1 TOTAL:</b>		<b>44</b>	<b>16</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>26</b>
<b>DISTRICT 4</b>							
Victory Rose & St. Luke's Areas	RS	39	17	0	0	1	22
	RM-16	1	0	0	4	0	0
	RM-32	4	3	0	8	0	0
	PD	1	1	0	0	0	0
	PS	1	0	0	0	1	0
		<b>46</b>	<b>21</b>	<b>0</b>	<b>12</b>	<b>2</b>	<b>22</b>
New York Drive Area	OS	2	0	0	0	2	0
	RS	1	0	0	0	1	0
		<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>
Upper Hastings Ranch Area	HD	5	4	0	0	0	1
	HD-1	87	76	1	0	0	10
		<b>92</b>	<b>80</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>11</b>
<b>DISTRICT 4 TOTAL:</b>		<b>141</b>	<b>101</b>	<b>1</b>	<b>12</b>	<b>5</b>	<b>33</b>
<b>CITYWIDE</b>							
		<b>185</b>	<b>117</b>	<b>3</b>	<b>12</b>	<b>5</b>	<b>59</b>



# Summary of Destroyed Areas

Planning & Community Development Department

Single-Family (RS) Areas	# of DUs	Avg DU Size	Avg Lot Size	Decade Built	2-Story	Pool
<b>NATHA</b> RS (0-6 du/ac)	6	1,360	7,400	1920s & 1930s	0	0
<b>Dundee Heights</b> RS (0-6 du/ac)	10	1,530	9,300	1920s	10%	0
<b>Victory Rose</b> RS (0-6 du/ac)	17	1,380	7,400	1940s	0	12%



*Dundee Heights Houses*



*Victory Rose House*



# Summary of Destroyed Areas

Planning & Community Development Department

Single-Family (RS), Hillside District (HD) Areas	# of DUs	Avg DU Size	Avg Lot Size	Decade Built	2-Story	Pool
<b>Upper Hastings Ranch</b>	80	2,440	11,800	1950s to 1980s	17%	63%
Subarea 1 (Center) RS-HD-1 (0-6 du/ac)	46	2,000	8,700	1950s	7%	67%
Subarea 2 (North) RS-HD-1 (0-4 du/ac)	30	2,675	13,800	1960s & 1970s	25%	52%
Subarea 3 (West) RS-HD (0-2 du/ac)	4	5,450	31,000	1980s	75%	100%



*Subarea 1 House*



*Subarea 2 House*

*Subarea 3 House*







# Summary of Destroyed Areas

Planning & Community Development Department



*Apartment Building – 8 units*

Multi-Family (RM) Areas	# of DUs	Avg DU Size	Decade Built
<b>Total Multifamily &amp; PD Zones Citywide</b>	16	600 to 2,500	1940s to 2000s

Nonresidential Uses	# of Structures
<b>PS, OS &amp; RS Zones Citywide</b>	5



*Townhouse Building – 4 units*



*New York Drive (former YMCA)*

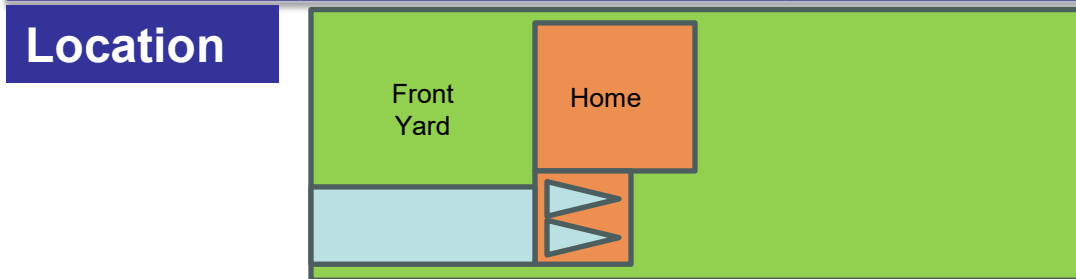


# Executive Order: Rebuilding

Planning & Community Development Department

- N-20-25 (February 13, 2025)
- Suspends CEQA for the rebuilding of destroyed structures, provided the following:
  - > **Expansion:** Does not exceed the previous footprint by more than 10%;
  - > **Height:** Does not exceed the previous height by more than 10%; and
  - > **Location:** Is substantially in the same location as previously existed.

<b>Expansion</b>	1,500 sq. ft.	+10%	150 sq. ft. expansion to the footprint
<b>Height</b>	20' tall home	+10%	2' additional height





# Staff Recommended: Rebuilding

## Planning & Community Development Department

- In order to provide more options to rebuild structures destroyed by the fire, staff recommends the following additional standards in addition to the Executive Orders:
  - > **Expansion:** May exceed the previous footprint or overall gross floor area by 10%, whichever is greater. Any added area must meet setback requirements or match a previously existing setback; and
  - > **Location:** May be at a different location on the site, provided setback requirements are met or match a previously existing setback;





# Staff Recommended: Rebuilding Process

Planning & Community Development Department

Zoning District and Construction Type	Normal Review Process	Rebuilding, within the proposed provisions of the Interim Ordinance	Rebuilding, beyond the proposed provisions
<b>Hillside Overlay District (HD)</b> <ul style="list-style-type: none"> <li>• New residence</li> <li>• Any 2nd floor addition</li> <li>• Additions &gt;500 sf to first floor</li> <li>• New Accessory Structures &gt;20% of gross floor area of residence</li> </ul>	Hillside Development Permit (HDP) with Public Hearing	No HDP or Public Hearing	May be subject HDP, with public hearing, depending on the proposed size.
<b>Hillside Overlay District, Upper Hastings Ranch Area (HD-1)</b> <ul style="list-style-type: none"> <li>• Any 2<sup>nd</sup> floor addition</li> </ul>	HDP with Public Hearing	No HDP or Public Hearing	Subject to HDP, with public hearing.



# Staff Recommended: Time Extensions

## Planning & Community Development Department

- Due to the regional impacts of the emergency, it is anticipated that there will be high demand for labor, technical services and materials for the next several years.
- This may delay project timelines city-wide. Therefore, staff recommends:
  - > An automatic 12-month extension for all zoning and subdivision entitlements and building permits.
  - > This would apply to all existing approvals and future entitlements and permits (not just for properties destroyed by the fires) deemed complete while the Interim Uncodified Ordinance is in effect.



# Initiated Recovery Efforts by Staff

## Planning & Community Development Department

- **Assistance to Fire Damaged Properties:**
  - > Dedicated Planner to assist with rebuild and permitting questions;
  - > Dedicated Community Connector to assist with non-permitting questions;
  - > Virtual consultations and virtual webinars;
  - > Expedited Plan Check Review when plans are submitted for the new house with a dedicated interdepartmental team to conduct the review;
  - > Next day building inspections; and
  - > Exploring a standard plans program for single-family dwellings – similar to the ADU standard plans program already in place.
- **Citywide Assistance:**
  - > Next day building inspections for any residential project that has an active building permit citywide.



# Initiated Recovery Efforts by Staff

## Planning & Community Development Department

- **Temporary Uses:**
  - > Temporary Use Permits for critical community serving uses displaced from Altadena:
    - ***Private Schools***
    - ***Daycare Centers***
    - ***Religious Facilities***
  - > Building and Safety Division staff provide direct assistance to ensure fire and life safety requirements are met; and
  - > Temporary Certificate of Occupancies are granted for 180 days at a time (typically, TCOs are granted for 30-days at a time), with additional extensions approved by the Building Official.



# Housing Executive Orders

## Planning & Community Development Department

- The Governor has signed Executive Orders allowing:
  - > Detached Accessory Dwelling Units (ADUs) to be constructed prior to the main dwelling; and
  - > Recreational vehicles (RVs), mobile homes and modular structures to be used as temporary housing prior to the main dwelling being constructed.
- Staff is preparing guidance sheets for ADUs and RVs to explain the State orders and will assist property owners should they be interested in pursuing these options.





# Next Steps

## Planning & Community Development Department

- Staff will continue to assess if other temporary measures will be needed to assist in the rebuilding effort.
- This may include:
  - > Review of permit related fees; and
  - > Additional development process adjustments;
- This is the first in a potential series of temporary amendments.



# Staff Recommendation

Planning & Community Development Department

That the City Council:

- Find the actions proposed herein are not subject to CEQA pursuant to California Public Resources Code Section 21080(b)(3), Executive Order N-20-25, and Section 15061(b)(3) (Common Sense Exemption); and
- Direct the City Attorney to prepare an Interim Uncodified Ordinance that will:
  - > Suspend or modify development standards and procedures of the Pasadena Municipal Code to simplify the rebuild process of structures that were destroyed by the Eaton Fire;
  - > Automatically provide up to a 12-month extension for all zoning and subdivision entitlements and building permits; and
  - > Incorporate the Governor's Executive Order related to rebuilding.

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# Temporary Uses

Planning & Community Development Department

Displaced School	Temporary Location	Address	Description
St. Mark's School	EF Academy	1505 E. Howard St.	300 students & 65 faculties (DK – 6 <sup>th</sup> grade)
Oak Knoll Montessori School	Chandler School	1005 Armada Dr.	25 students & 5 faculties
Odyssey Charter School	Art Center – South Campus	1111 S. Arroyo Pkwy.	210 students & 25 faculties
Odyssey Charter School	One Colorado	35 Hugus Alley suites 200-201	175 students & 20 faculties
Displaced Daycare	Temporary Location	Address	Description
Princeton Montessori Academy	Pasadena Covenant Church	539 N. Lake Ave & 834 Santa Barbara St.	160 students & 26 faculties (6 mo to 6 yrs old)



# Rebuild Efforts

Planning & Community Development Department

Rebuild Provisions	City of Los Angeles	LA County (Altadena)	City of Pasadena
<b>Governor Executive Orders</b>			
<b>Location:</b> As previously existed.	✓	✓	✓
<b>Expansion:</b> 10% expansion of footprint.	✓	✓	✓
<b>Height:</b> 10% additional height.	✓	✓	✓
<b>Entitlement:</b> None to rebuild as existed.	✓	✓	✓
<b>Local Level</b>			
<b>Location:</b> May be at a different relocation	X	X	✓
<b>Expansion:</b> 10% expansion includes floor area	✓	X	✓
<b>Time Extension:</b> 12 months on permits	X	X	✓



# GOVERNOR EXECUTIVE ORDERS

## Planning & Community Development Department

- **STATE EXECUTIVE ORDERS (EO) FOR FIRE DAMAGED SITES:**
  - **EO N-4-25 – January 12, 2025:**
    - Rebuild existing house in substantially the same location without any special City approvals (existing height and footprint may be increased by 10%).
    - Removed CEQA review for rebuilds.
  - **EO N-9-25 – January 16, 2025:**
    - Construct an ADU before the main house is constructed.
    - Park a recreational vehicle (RV), mobile home or manufactured house as temporary housing on the property for up to 3 years.
  - **EO N-20-25 – February 13, 2025:**
    - Rebuild existing accessory structures (existing height and footprint may be increased by 10%).
    - Structures built under the 2019 Building Code may be rebuilt under the 2019 Building Code.



# PERMITTING & REBUILDING PROCESS

Planning & Community Development Department

- **CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD):**
  - **Due to Governor on February 11, 2025:** Identify California Building Code and other State requirements that may be considered a barrier to rebuilding (some recommendations were folded into EO N-20-25).
  - **Due on March 13, 2025:** Work with local governments to explore preapproved plans and waivers and establish an expedited permitting and approval process. Evaluate opportunities to incentivize fire hardening measures.
  - **Due on March 17, 2025:** Establish standards for RVs, mobile homes and manufactured housing for temporary use on other property.



# RS Rebuild Scenario

Planning & Community Development Department

- Average single-family residence:

Zone	Residence	Accessory Structure	Lot Size
RS (0-6 du/ac)	1,370	400	7,400

- Maximum Rebuild Scenario:

- > Floor Area Ratio Requirement: 30% of lot size, plus 500 sq. ft.
- > 2,720 sq. ft. maximum

Zone	Residence	Accessory Structure	Lot Size
RS (0-6 du/ac)	2,320	400	7,400