



Ordinance Fact Sheet

TO: CITY COUNCIL

DATE: June 2, 2025

FROM: CITY ATTORNEY

SUBJECT: AN ORDINANCE ADOPTING ELLIS ACT TENANT PROTECTIONS

TITLE OF PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY OF PASADENA ADOPTING THE TENANT PROTECTIONS OF THE ELLIS ACT, GOVERNMENT CODE SECTION 7060 ET SEQ.

PURPOSE OF ORDINANCE

As directed by the City Council on April 7, 2025, this ordinance adopts all available tenant protections provided in Government Code Section 7060 et seq.

REASON WHY LEGISLATION IS NEEDED

This legislation is needed to aid the Pasadena Rental Housing Board ("PRHB") in implementing Article XVIII of the City Charter, the Pasadena Fair and Equitable Housing Charter Amendment ("Article XVIII"), so as to honor the voter intent regarding Ellis Act tenant protections expressed in Article XVIII. Article XVIII requires the PRHB to adopt all the tenant protections set forth in the Ellis Act. However, the Ellis Act requires adoption of its tenant protections via ordinance, or by regulation if adopted by an elected body. The PRHB cannot act by ordinance, and because it is not an elected body, the PRHB also cannot adopt the tenant protections by regulation. Recently, Measure PR amended Article XVIII to allow the City Council to adopt the Ellis Act's tenant protections.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Rent Stabilization Department will implement the proposed ordinance. The Planning and Community Development Department and Housing Department may be affected to the extent that those departments regulate demolition of residential rental units and implementation of SB 330. SB 330 is a state law that requires replacement of protected units, which includes units withdrawn under the Ellis Act. Landlords would need to comply with current City processes for demolition, in addition to the requirements of the Ellis Act.

06/09/2025

MEETING OF -6/2/2025

AGENDA ITEM NO. -17-13

FISCAL IMPACT

There may be a minor fiscal impact on the Rent Stabilization Department associated with the implementation of the proposed ordinance, which will be covered by the Rent Stabilization Department's budget.

ENVIRONMENTAL DETERMINATION

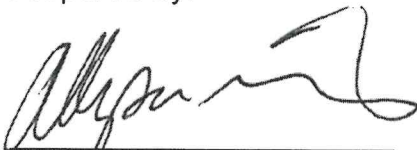
On April 7, 2025, the City Council found that the proposed ordinance was not a "project" subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 21065 and within the meaning of Section 15378(b).

Respectfully submitted,




Michele Beal Bagnert
City Attorney

Prepared by:



Allysa Martinez
Deputy City Attorney

Concurred by:



Miguel Marquez
City Manager