



# Ordinance Fact Sheet

March 17, 2025

**TO:** CITY COUNCIL

**FROM:** CITY ATTORNEY

**SUBJECT: AN INTERIM UNCODIFIED ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS SECTIONS OF TITLE 17 (ZONING CODE) OF THE CITY OF PASADENA MUNICIPAL CODE TO SUSPEND AND MODIFY DEVELOPMENT STANDARDS AND PROCEDURES AND EXTEND CERTAIN LAND USE RELATED DEADLINES UNDER TITLE 17 (ZONING CODE), TITLE 16 (SUBDIVISIONS) AND TITLE 14 (BUILDINGS AND CONSTRUCTION) OF THE MUNICIPAL CODE TO SIMPLIFY THE REBUILD PROCESS AFTER THE EATON FIRE**

## TITLE OF PROPOSED ORDINANCE

AN INTERIM UNCODIFIED ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS SECTIONS OF TITLE 17 (ZONING CODE) OF THE CITY OF PASADENA MUNICIPAL CODE TO SUSPEND AND MODIFY DEVELOPMENT STANDARDS AND PROCEDURES AND EXTEND CERTAIN LAND USE RELATED DEADLINES UNDER TITLE 17 (ZONING CODE), TITLE 16 (SUBDIVISIONS) AND TITLE 14 (BUILDINGS AND CONSTRUCTION) OF THE MUNICIPAL CODE TO SIMPLIFY THE REBUILD PROCESS AFTER THE EATON FIRE

## PURPOSE OF THE ORDINANCE

As directed by the City Council on February 24, 2025, this ordinance amends various sections of Titles 14, 16, and 17 of the Pasadena Municipal Code to suspend and modify development standards and procedures and to extend certain land use related deadlines for entitlements and permits to simplify the rebuild process in the aftermath of the Eaton Fire.

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03/25/2025  
MEETING OF ~~03/17/2025~~  
13  
AGENDA ITEM NO. ~~-- 18 --~~

## **REASONS WHY LEGISLATION IS NEEDED**

On January 7, 2025, the City of Pasadena experienced a severe windstorm, and the destructive Eaton Fire began. These events caused widespread damage to private property, with the Eaton Fire destroying thousands of structures in the region and displacing tens of thousands of residents. The Governor proclaimed a state of emergency on January 7, 2025, and the City Manager proclaimed a state of emergency on January 8, 2025 (ratified by the City Council on January 13, 2025). In Pasadena, the Eaton Fire destroyed 185 structures, the overwhelming majority of which were single-family dwelling and accessory structures in Upper Hastings Ranch, Victory-Rose, Dundee Heights and NATHA neighborhoods. The Upper Hastings Ranch structures are also located in Hillside Development Overlays.

The City Council has found there is a current and immediate threat to the public health, safety, or welfare from the destruction of structures and displacement of residents and that the current zoning code requirements for residents to rebuild would exacerbate the existing threat by delaying the rebuild of structures and homes. The purpose of this ordinance is to ensure the timely rebuild by suspending and modifying zoning development standards and extending certain land use related deadlines for entitlements and permits granted in compliance with Titles 14, 16 and 17 of the Pasadena Municipal Code.

This ordinance shall sunset after 45 days unless renewed by the City Council. The Planning Department intends to agendaize a future item to renew this ordinance as appropriate.

## **REVISED RECOMMENDATION BASED ON CITY COUNCIL DIRECTION**

At the March 3, 2025 City Council meeting, the City Council discussed the maximum size of the rebuild for single-family dwellings. Staff recommended a maximum of 10% of the building footprint or gross floor area, whichever is greater. The City Council requested that property owners be allowed to build 150 square feet regardless of their previous property size, which would benefit properties that were developed with smaller dwellings. The City Council directed that all projects be allowed to build at least 150 square feet or 10%, which was seen as a reasonable amount of square footage to allow a small room addition. Property owners may construct more than this amount, provided they meet other Zoning Code requirements.

After additional research, staff recommends increasing the amount to 200 square feet. The smallest dwelling that was destroyed was 896 square feet and the average dwelling size was 2,043 square feet. This would allow property owners of smaller dwellings the abilities to add comparable square footage as the average dwelling would be permitted. This would provide more flexibility for property owners to construct a small room and bathroom. Dwellings that are greater than 2,000 square feet would continue to benefit from the right to build at least 10% of the building footprint or gross floor area, whichever is greater. As such, the proposed ordinance

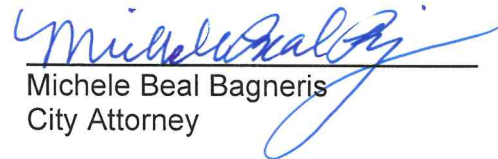





**FISCAL IMPACT**

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

Respectfully submitted,

  
Michele Beal Bagneris  
City Attorney

Prepared by:

  
Caroline K. Monroy  
Deputy City Attorney

Concurred by:

  
MIGUEL MÁRQUEZ  
City Manager