

Introduced by: Councilmember Hampton

ORDINANCE NO. 7444

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 TO EXTEND CERTAIN LAND USE RELATED DEADLINES FOR ENTITLEMENTS AND PERMITS 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

WHEREAS, windstorms of extraordinary magnitude and widespread fires began on January 7, 2025, which included dangerous gusts of wind of over 80 miles per hour and wind-driven and destructive wildfires including the Eaton Fire and the Palisades Fire; and

WHEREAS, these conditions caused extensive damage to residential and nonresidential structures, businesses and critical infrastructure in the City of Pasadena ("City"); and

WHEREAS, the Eaton Fire specifically destroyed 185 structures in the City, displacing Pasadena residents; and

WHEREAS, the combined fires in the County of Los Angeles ("County") collectively burned over 47,900 acres, destroyed or damaged more than 16,250 structures, including homes, small businesses, and places of worship, with initial estimates placing this disaster among the most destructive in California history; and

WHEREAS, the fires displaced approximately 150,000 in the County; and

WHEREAS, on January 8, 2025, the Director of Disaster Emergency Services of the City proclaimed the existence of a local emergency; and

WHEREAS, on January 13, 2025, the City Council ratified that January 8, 2025 Declaration of Local Emergency – Windstorms and Fires, which shall be deemed to continue to exist until its termination is proclaimed by the City Council; and

WHEREAS, that Declaration of Local Emergency – Windstorms and Fires has not been terminated; and

WHEREAS, on January 15, 2025, the Health Officer for the City issued a declaration of local health emergency due to the potential public health impacts on the City by the windstorms and fires due to widespread damage to property, disruption of

services, and potential immediate and long-term health risks to City residents, which was amended and renewed on March 3, 2025; and

WHEREAS, on February 13, 2025, the Governor issued Executive Order N-20-25, which acknowledged efforts and need to provide relief to impacted communities, protect survivors, to expedite and aid recovery efforts, to enable Los Angeles to build back quickly and safer and more resilient, and to avoid unreasonable delay in rebuilding homes; and

WHEREAS, City residents are in the process of preparing for rebuild, which includes removal of hazardous waste and other debris, and there is a need to streamline rebuilding requirements to avoid exacerbating the existing threat to public health, safety, or welfare caused by the destruction of the combined fires; and

WHEREAS, under Government Code Section 8634, during a local emergency, the City Council may promulgate orders and regulations necessary to provide for the protection of life and property; and

WHEREAS, under Government Code Section 65858, the City Council may adopt by a four-fifths vote an interim zoning ordinance to protect the public safety, health, and welfare without following the procedures otherwise required prior to the adoption of a zoning ordinance; and

WHEREAS, the City provided notice pursuant to Government Code Section 65090 and held a public hearing on February 24, 2025, regarding this proposed rebuild ordinance; and

WHEREAS, the City Council finds that there is a local emergency that requires the City Council to promulgate this ordinance to protect life and property, and there is a current and immediate threat to the public health, safety and welfare and that the approvals of certain entitlements required to comply with the Zoning Code threatens the public health, safety or welfare by unreasonably delaying the rebuilding of structures damaged by the fires.

NOW THEREFORE, the People of the City of Pasadena ordain as follows:

SECTION 1. This ordinance, due to its length and corresponding cost of publication, will be published by title and summary as permitted in Section 508 of the Pasadena City Charter. The approved summary of this ordinance is as follows:

"Summary

This proposed ordinance amends various sections of Title 17 (Zoning Code) 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 granted under Title 14, Title 16 and Title 17 of the Municipal Code to simplify rebuilding for those affected by the Eaton Fire. This ordinance permits people to rebuild structures damaged and destroyed by the Eaton Fire without a City issued land use entitlement if the project is in a similar location, is no more than 10% larger than the original floor area or footprint or 200 square feet for certain projects, and is no more than 10% taller than the original height.

Ordinance No. 7444 shall take effect immediately upon publication."

SECTION 2. Eligibility and Scope. The provisions of this ordinance shall apply to properties with structures that were red tagged by the Building Official due to the Eaton Fire ("Eligible Structures"), unless otherwise provided herein. The Director of Planning and Community Development shall determine whether a property is subject to this ordinance, and shall determine whether a project meets the requirements of this ordinance through plan check. Such determination may be based upon information provided by the applicant and other sources of information available to the City.

This ordinance modifies the requirements of the Zoning Code for Eligible Structures and projects and does not change the requirements for ineligible structures and projects except as expressly provided herein.

SECTION 3. Residential Zoning Districts (RS). The requirements of Pasadena Municipal Code, Title 17, Article 2, Chapter 17.22, RESIDENTIAL ZONING DISTRICTS, are hereby amended such that Eligible Structures in the RS district may be rebuilt without a City-issued land use entitlement if the rebuild meets the following amended requirements:

- A. Location: Is located (i) in substantially the same location, or (ii) at a different location on the site provided either the relocation meets setback requirements or meets the nonconforming setback of the previous footprint without increasing the nonconformity with current development requirements.

B. Expansion: Does not exceed the previous footprint or floor area by more than 200 square feet or 10% of the previous footprint or floor area, whichever is greater. The added floor area is not subject to neighborhood compatibility review, but must meet setback requirements or meet the nonconforming setback of the previous footprint without increasing the nonconformity with current development requirements.

C. Height: Does not exceed the previous height by more than 10%.

The previous location, footprint, floor area and height shall be based off the condition of the Eligible Structure on January 6, 2025. Code requirements not specifically amended herein shall remain in effect and apply to these projects. In the event of an inconsistency between the requirements of this ordinance and the underlying code, this ordinance shall prevail.

SECTION 4. Residential Zoning Districts (RM). The requirements of Pasadena Municipal Code, Title 17, Article 2, Chapter 17.22, RESIDENTIAL ZONING DISTRICTS, are hereby amended such that Eligible Structures in the RM-16 and RM-32 districts may be rebuilt, without a City-issued land use entitlement, if the rebuild meets the following amended requirements:

A. Location: Is located (i) in substantially the same location, or (ii) at a different location on the site provided either the relocation meets setback requirements or meets the nonconforming setback of the previous footprint without increasing the nonconformity with current development requirements.

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event of an inconsistency between the requirements of this ordinance and the underlying code, this ordinance shall prevail.

SECTION 5. Special Purpose Zoning Districts. The requirements of Pasadena Municipal Code, Title 17, Article 2, Chapter 17.26, SPECIAL PURPOSE ZONING DISTRICTS, are hereby amended such that Eligible Structures in the PS, OS, and PD-17 districts may be rebuilt without a City-issued land use entitlement if the rebuild meets the following amended requirements:

- A. Location: Is located (i) in substantially the same location, or (ii) at a different location on the site provided either the relocation meets setback requirements or meets the nonconforming setback of the previous footprint without increasing the nonconformity with current development requirements.
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SECTION 6. Hillside Overlay Districts. The requirements of Pasadena Municipal Code, Title 17, Article 2, Chapter 17.29, HILLSIDE OVERLAY DISTRICTS, are hereby amended such that Eligible Structures in the HD-1 overlay and HD overlay may be rebuilt without complying with HD-1 standards in Section 17.29.090 and without obtaining a City-issued land use entitlement if the rebuild meets the following amended requirements:

- A. Location: Is located (i) in substantially the same location, or (ii) at a different location on the site provided either the relocation meets setback requirements or meets the nonconforming setback of the previous

footprint without increasing the nonconformity with current development requirements.

- B. Expansion: Does not exceed the previous footprint or floor area by more than 200 square feet or 10% of the previous footprint or floor area, whichever is greater. All added footprint and floor area must meet setback requirements or the setback of the previous footprint without increasing the nonconformity with current development requirements.
- C. Height: Does not exceed the previous height by more than 10%.
- D. Stories: Does not increase a one-story Eligible Structure to two-stories.

The previous location, footprint, floor area and height shall be based off the condition of the Eligible Structure on January 6, 2025. Code requirements not specifically amended herein shall remain in effect and apply to these projects. In the event of an inconsistency between the requirements of this ordinance and the underlying code, this ordinance shall prevail.

SECTION 7. Nonconforming Uses, Structures, and Lots. The requirements of Pasadena Municipal Code, Title 17, Article 7, Chapter 17.71, NONCONFORMING USES, STRUCTURES OR LOTS, are hereby amended as follows:

- A. Rebuild. Nonconforming Eligible Structures may be rebuilt and the nonconforming use may continue without obtaining a City-issued land use entitlement if the rebuild meets the requirements for the applicable zoning district as provided in this ordinance except that any footprint or floor area expansion shall not exceed 10% of the previous footprint or floor area, whichever is greater, and all added footprint and floor area must meet setback requirements or the setback of the previous footprint without increasing the nonconformity with current development requirements.
- A. Use May Resume. For projects to replace Eligible Structures in accordance with subsection (A) of this Section 7, Section 17.71.070(B)(2) suspended such that the use may resume under this ordinance even if more than 75 percent of the use or Eligible Structure was razed, and Section 17.71.060(B)(1)-(2) are suspended such that the use is not considered discontinued or moved. The nonconforming use may not change.

- B. Issuance of Building Permit. For projects to replace Eligible Structures in accordance with subsection (A) of this Section 7, the requirements of Section 17.71.070(B)(3) and Section 17.71.090(B)(1)(d) are hereby amended so that the Eligible Structure may be rebuilt and resumed provided that a Building Permit for the reconstruction or repair is issued within 48 months after the date of destruction and construction is pursued diligently to completion.
- C. Alternations and Enlargements. For projects to replace Eligible Structures in accordance with Subsection (A) of this Section 7, the requirements of Section 17.71.080(D)-(E) shall be amended to allow alteration and enlargement of a nonconforming structure without a variance or minor variance.

Code requirements not specifically amended herein shall remain in effect and apply to these projects. In the event of an inconsistency between the requirements of this ordinance and the underlying code, this ordinance shall prevail.

SECTION 8. Replacement Building Permit Requirements. For Eligible Structures, a building permit shall not be required before issuance of a demolition permit under Section 17.62.100.

SECTION 9. General Property Development and Use Standards. Projects to replace Eligible Structures without an entitlement in accordance with this ordinance are exempt from the applicability of Section 17.40.020.

SECTION 10. Permit Extensions. The following land use entitlements and other permits issued for any properties, shall be extended or eligible for extension as provided herein. The extension(s) shall run from the current expiration date of the issued entitlement or permit.

- A. The following eligible land use entitlements and permits that were active on January 7, 2025, or approved while this ordinance is in effect, shall be automatically extended one time for a period of 12 months, which shall not be counted against the maximum extensions permitted under the Code:
- i. Concept Design Review under Section 17.64.040.E.
 - ii. Final Design Review, Conditional Use Permit, Minor Conditional Use Permits, Administrative Conditional Use Permits, Master Plans,

Expressive Use Permits, Variances, Minor Variances, Administrative Variances, Variances for Historic Resources, Modifications for Individuals with Disabilities, and Hillside Development Permits under Section 17.64.040.A.

- iii. Planned Development Districts under Section 17.26.020.C
- iv. Tentative Maps and Tentative Parcel Maps under Section 16.18.060
- v. Vesting Tentative Maps under Section 16.22.070

B. Building Official permits issued under Section 14.040.020 that were active on or after January 7, 2024, until this ordinance expires, shall be automatically extended one time for a period of 12 months, which shall not be counted against the maximum extensions permitted under the Code.

C. Temporary Certificates of Occupancy issued under Section 14.040.020 that were active on or after January 7, 2024, until this ordinance expires, shall be subject to one 180-day extension as follows, which shall not be counted against the maximum extensions permitted under the Code:

- i. Temporary Certificates of Occupancy for schools, religious facilities, and daycare centers that have been directly impacted by the Eaton or Palisades fires shall be automatically extended one time by 180 days.
- ii. Temporary Certificates of Occupancy for all other uses may be extended for an additional 180 days as approved by the Building Official in accordance with. Such extensions shall require an application to the Building Official.

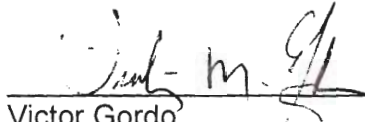
SECTION 11. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 12. If any subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this section, and each and every subsection, sentence, clause and phrase thereof not declared invalid or

unconstitutional, without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 13. This ordinance shall take effect immediately upon publication, and shall remain in effect for a period of 45 days from the date of adoption. This ordinance may be extended by City Council.

Signed and approved this 24th day of March, 2025.


Victor Gordo
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this 24th day of March 2025, by the following vote:


AYES: Councilmembers Cole, Jones, Lyon, Madison, Masuda, Mayor Gordo

NOES: None

ABSENT: Councilmember Hampton, Vice Mayor Rivas

ABSTAIN: None

Date Published: March 27, 2025


Mark Jomsky
City Clerk

Approved as to form:


Caroline Monroy
Deputy City Attorney



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 agendize 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

permits certain property owners to build an additional 200 square feet without an entitlement permit.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Planning and Community Development Department will implement this ordinance.

ENVIRONMENTAL DETERMINATION

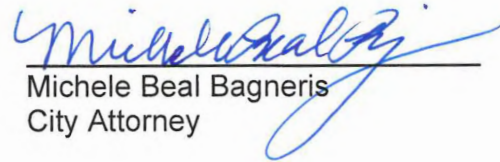
On February 24, 2025, the City Council found that the proposed ordinance to facilitate the rebuilding of structures destroyed by the Eaton Fire, is not subject to the California Environmental Quality Act (CEQA) pursuant to Executive Order N-20-25 and California Public Resources Code Section 21080(b)(3) for projects to maintain, repair, restore, demolish, or replace property or facilities damaged or destroyed as a result of a disaster in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor pursuant to the California Emergency Services Act, commencing with Section 8550 of the Government Code, and to further find that the action to extend land use related deadlines for entitlements and permits is exempt from CEQA pursuant to California Public Resources Code Section 15061(b)(3) (Common Sense Exemption). The effects of this action are adequately addressed and encompassed by the City Council's determination and no further study is required.

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FISCAL IMPACT

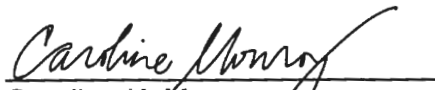
There is no fiscal impact as a result of this ordinance amendment.

Respectfully submitted,



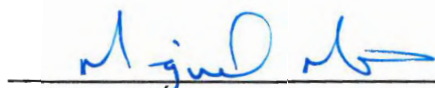
Michele Beal Bagneris
City Attorney

Prepared by:



Caroline K. Monroy
Deputy City Attorney

Concurred by:



MIGUEL MARQUEZ
City Manager

Introduced by: _____

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WHEREAS, these conditions caused extensive damage to residential and nonresidential structures, businesses and critical infrastructure in the City of Pasadena ("City"); and

WHEREAS, the Eaton Fire specifically destroyed 185 structures in the City, displacing Pasadena residents; and

WHEREAS, the combined fires in the County of Los Angeles ("County") collectively burned over 47,900 acres, destroyed or damaged more than 16,250 structures, including homes, small businesses, and places of worship, with initial estimates placing this disaster among the most destructive in California history; and

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WHEREAS, on January 15, 2025, the Health Officer for the City issued a declaration of local health emergency due to the potential public health impacts on the City by the windstorms and fires due to widespread damage to property, disruption of

services, and potential immediate and long-term health risks to City residents, which was amended and renewed on March 3, 2025; and

WHEREAS, on February 13, 2025, the Governor issued Executive Order N-20-25, which acknowledged efforts and need to provide relief to impacted communities, protect survivors, to expedite and aid recovery efforts, to enable Los Angeles to build back quickly and safer and more resilient, and to avoid unreasonable delay in rebuilding homes; and

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WHEREAS, under Government Code Section 5634, during a local emergency, the Council may promulgate orders and regulations necessary to provide for the protection of life and property; and

WHEREAS, under Government Code Section 65858, the Council may adopt by a four-fifths vote an interim zoning ordinance to protect the public safety, health, and welfare without following the procedures otherwise required prior to the adoption of a zoning ordinance; and

WHEREAS, the City provided notice pursuant to Government Code Section 65090 and held a public hearing on February 24, 2025, regarding this proposed rebuild ordinance; and

WHEREAS, the City Council finds that there is a local emergency that requires the Council to promulgate this ordinance to protect life and property, and there is a current and immediate threat to the public health, safety and welfare and that the approvals of certain entitlements required to comply with the Zoning Code threatens the public health, safety or welfare by unreasonably delaying the rebuilding of structures damaged by the fires.

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- D. Stories: Does not increase a one-story Eligible Structure to two-stories.

The previous location, footprint, floor area and height shall be based off the condition of the Eligible Structure on January 6, 2025. Code requirements not specifically amended herein shall remain in effect and apply to these projects. In the event of an inconsistency between the requirements of this ordinance and the underlying code, this ordinance shall prevail.

SECTION 7. Nonconforming Uses, Structures, and Lots. The requirements of Pasadena Municipal Code, Title 17, Article 7, Chapter 17.71, NONCONFORMING USES, STRUCTURES OR LOTS, are hereby amended as follows:

- A. Rebuild. Nonconforming Eligible Structures may be rebuilt and the nonconforming use may continue without obtaining a City-issued land use entitlement if the rebuild meets the requirements for the applicable zoning district as provided in this ordinance except that any footprint or floor area expansion shall not exceed 10% of the previous footprint or floor area, whichever is greater, and all added footprint and floor area must meet setback requirements or the setback of the previous footprint without increasing the nonconformity with current development requirements.
- A. Use May Resume. For projects to replace Eligible Structures in accordance with subsection (A) of this Section 7, Section 17.71.070(B)(2) suspended such that the use may resume under this ordinance even if more than 75 percent of the use or Eligible Structure was razed, and Section 17.71.060(B)(1)-(2) are suspended such that the use is not considered discontinued or moved. The nonconforming use may not change.

B. Issuance of Building Permit. For projects to replace Eligible Structures in accordance with subsection (A) of this Section 7, the requirements of Section 17.71.070(B)(3) and Section 17.71.090(B)(1)(d) are hereby amended so that the Eligible Structure may be rebuilt and resumed provided that a Building Permit for the reconstruction or repair is issued within 48 months after the date of destruction and construction is pursued diligently to completion.

C. Alternations and Enlargements. For projects to replace Eligible Structures in accordance with Subsection (A) of this Section 7, the requirements of Section 17.71.080(D)-(E) shall be amended to allow alteration and enlargement of a nonconforming structure without a variance or minor variance.

Code requirements not specifically amended herein shall remain in effect and apply to these projects. In the event of an inconsistency between the requirements of this ordinance and the underlying code, this ordinance shall prevail.

SECTION 8. Replacement Building Permit Requirements. For Eligible Structures, a building permit shall not be required before issuance of a demolition permit under Section 17.62.100.

SECTION 9. General Property Development and Use Standards. Projects to replace Eligible Structures without an entitlement in accordance with this ordinance are exempt from the applicability of Section 17.40.020.

SECTION 10. Permit Extensions. The following land use entitlements and other permits issued for any properties, shall be extended or eligible for extension as provided herein. The extension(s) shall run from the current expiration date of the issued entitlement or permit.

A. The following eligible land use entitlements and permits that were active on January 7, 2025, or approved while this ordinance is in effect, shall be automatically extended one time for a period of 12 months, which shall not be counted against the maximum extensions permitted under the Code:

- i. Concept Design Review under Section 17.64.040.E.
- ii. Final Design Review, Conditional Use Permit, Minor Conditional Use Permits, Administrative Conditional Use Permits, Master Plans,

Expressive Use Permits, Variances, Minor Variances, Administrative Variances, Variances for Historic Resources, Modifications for Individuals with Disabilities, and Hillside Development Permits under Section 17.64.040.A.

iii. Planned Development Districts under Section 17.26.020.C

iv. Tentative Maps and Tentative Parcel Maps under Section 16.18.060

v. Vesting Tentative Maps under Section 16.22.070

B. Building Official permits issued under Section 14.040.020 that were active on or after January 7, 2024, until this ordinance expires, shall be automatically extended one time for a period of 12 months, which shall not be counted against the maximum extensions permitted under the Code.

C. Temporary Certificates of Occupancy issued under Section 14.040.020 that were active on or after January 7, 2024, until this ordinance expires, shall be subject to one 180-day extension as follows, which shall not be counted against the maximum extensions permitted under the Code:

i. Temporary Certificates of Occupancy for schools, religious facilities, and daycare centers that have been directly impacted by the Eaton or Palisades fires shall be automatically extended one time by 180 days.

ii. Temporary Certificates of Occupancy for all other uses may be extended for an additional 180 days as approved by the Building Official in accordance with. Such extensions shall require an application to the Building Official.

SECTION 11. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 12. If any subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The city council hereby declares that it would have adopted this section, and each and every subsection, sentence, clause and phrase thereof not declared invalid or

unconstitutional, without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 13. This ordinance shall take effect immediately upon publication, and shall remain in effect for a period of 45 days from the date of adoption. This ordinance may be extended by Council.

Signed and approved this _____ day of _____, 2025.

Victor Gordo
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this _____ day of _____ 2025, by the following vote:

AYES:

NOES:


ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

Approved as to form:


Caroline Monroy
Deputy City Attorney

Pasadena Press

820 S. Myrtle Ave
Monrovia, CA 91016
(626) 386-3457

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of LOS ANGELES)

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am a principal clerk of the printer of the **Pasadena Press**, a newspaper published in the English language for the city of PASADENA, county of LOS ANGELES, and adjudged as a newspaper of general circulation by the Superior Court of the County of LOS ANGELES, State of California on the date of June 29, 2015, Case Number ES018815; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

March 27, 2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Monrovia, California,

This 27th day of March 2025

X

Signature

(This space is for the County Clerk's Filing Stamp only)

Proof of Publication of

Introduced by: Councilmember Hampton

ORDINANCE NO. 7444

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 TO EXTEND CERTAIN LAND USE RELATED DEADLINES FOR ENTITLEMENTS AND PERMITS 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

WHEREAS, windstorms of extraordinary magnitude and widespread fires began on January 7, 2025, which included dangerous gusts of wind of over 80 miles per hour and wind-driven and destructive wildfires including the Eaton Fire and the Palisades Fire; and

WHEREAS, these conditions caused extensive damage to residential and nonresidential structures, businesses and critical infrastructure in the City of Pasadena ("City"); and

WHEREAS, the Eaton Fire specifically destroyed 185 structures in the City, displacing Pasadena residents; and

WHEREAS, the combined fires in the County of Los Angeles ("County") collectively burned over 47,900 acres, destroyed or damaged more than 16,250 structures, including homes, small businesses, and places of worship, with initial estimates placing this disaster among the most destructive in California history; and

WHEREAS, the fires displaced approximately 150,000 in the County; and

WHEREAS, on January 8, 2025, the Director of Disaster Emergency Services of the City proclaimed the existence of a local emergency; and

WHEREAS, on January 13, 2025, the City Council ratified that January 8, 2025 Declaration of Local Emergency – Windstorms and Fires, which shall be deemed to continue to exist until its termination is proclaimed by the City Council; and

WHEREAS, that Declaration of Local Emergency – Windstorms and Fires has not been terminated; and

WHEREAS, on January 15, 2025, the Health Officer for the City issued a declaration of local health emergency due to the potential public health impacts on the City by the windstorms and fires due to widespread damage to property, disruption of services, and potential immediate and long-term health risks to City residents, which was amended and renewed on March 3, 2025; and

WHEREAS, on February 13, 2025, the Governor issued Executive Order N-20-25, which acknowledged efforts and need to provide relief to impacted communities, protect survivors, to expedite and aid recovery efforts, to enable Los Angeles to build back quickly and safer and more resilient, and to avoid unreasonable delay in rebuilding homes; and

WHEREAS, City residents are in the process of preparing for rebuild, which includes removal of hazardous waste and other debris, and there is a need to streamline rebuilding requirements to avoid exacerbating the existing threat to public health, safety, or welfare caused by the destruction of the combined fires; and

WHEREAS, under Government Code Section 8634, during a local emergency, the City Council may promulgate orders and regulations necessary to provide for the protection of life and property; and

WHEREAS, under Government Code Section 65858, the City Council may adopt by a four-fifths vote an interim zoning ordinance to protect the public safety, health, and welfare without following the procedures otherwise required prior to the adoption of a zoning ordinance; and

WHEREAS, the City provided notice pursuant to Government Code Section 65090 and held a public hearing on February 24, 2025, regarding this proposed rebuild ordinance; and

WHEREAS, the City Council finds that there is a local emergency that requires the City Council to promulgate this ordinance to protect life and property, and there is a current and immediate threat to the public health, safety and welfare and that the approvals of certain entitlements required to comply with the Zoning Code threatens the public health, safety or welfare by unreasonably delaying the rebuilding of structures damaged by the fires.

NOW THEREFORE, the People of the City of Pasadena ordain as follows:

SECTION 1. This ordinance, due to its length and corresponding cost of publication, will be published by title and summary as permitted in Section 508 of the Pasadena City Charter. The approved summary of this ordinance is as follows:

"Summary

This proposed ordinance amends various sections of Title 17 (Zoning Code) 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 granted under Title 14, Title 16 and Title 17 of the Municipal Code to simplify rebuilding for those affected by the Eaton Fire. This ordinance permits people to rebuild structures damaged and destroyed by the Eaton Fire without a City issued land use entitlement if the project is in a similar location, is no more than 10% larger than the original floor area or footprint or 200 square feet for certain projects, and is no more than 10% taller than the original height.

Ordinance No. 7444 shall take effect immediately upon publication."

SECTION 2. Eligibility and Scope. The provisions of this ordinance shall apply to properties with structures that were red tagged by the Building Official due to the Eaton Fire ("Eligible Structures"), unless otherwise provided herein. The Director of Planning and Community Development shall determine whether a property is subject to this ordinance, and shall determine whether a project meets the requirements of this ordinance through plan check. Such determination may be based upon information provided by the applicant and other sources of information available to the City.

This ordinance modifies the requirements of the Zoning Code for Eligible Structures and projects and does not change the requirements for ineligible structures and projects except as expressly provided herein.

SECTION 3. Residential Zoning Districts (RS). The requirements of Pasadena Municipal Code, Title 17, Article 2, Chapter 17.22, RESIDENTIAL ZONING DISTRICTS, are hereby amended such that Eligible Structures in the RS district may be rebuilt without a City-issued land use entitlement if the rebuild meets the following amended requirements:

A. Location: Is located (i) in substantially the same location, or (ii) at a different location on the site provided either the relocation meets setback requirements or meets the nonconforming setback of the previous footprint without increasing the nonconformity with current development requirements.

B. Expansion: Does not exceed the previous footprint or floor area by more than 200 square feet or 10% of the previous footprint or floor area, whichever is greater. The added floor area is not subject to neighborhood compatibility review, but must meet setback requirements or meet the nonconforming setback of the previous footprint without increasing the nonconformity with current development requirements.

C. Height: Does not exceed the previous height by more than 10%.

The previous location, footprint, floor area and height shall be based off the condition of the Eligible Structure on January 6, 2025. Code requirements not specifically amended herein shall remain in effect and apply to these projects. In the event of an inconsistency between the requirements of this ordinance and the underlying code, this ordinance shall prevail.

SECTION 4. Residential Zoning Districts (RM). The requirements of Pasadena Municipal Code, Title 17, Article 2, Chapter 17.22, RESIDENTIAL ZONING DISTRICTS, are hereby amended such that Eligible Structures in the RM-16 and RM-32 districts may be rebuilt, without a City-issued land use entitlement, if the rebuild meets the following amended requirements:

A. Location: Is located (i) in substantially the same location, or (ii) at a different location on the site provided either the relocation meets setback requirements or meets the nonconforming setback of the previous footprint without increasing the nonconformity with current development requirements.

B. Expansion: Does not exceed the previous footprint or floor area by more than 10%, whichever is greater. The added floor area must meet setback requirements or meet the nonconforming setback of the previous footprint without increasing the nonconformity with current development requirements.

C. Height: Does not exceed the previous height by more than 10%.

The previous location, footprint, floor area and height shall be based off the condition of the Eligible Structure on January 6, 2025. Code requirements not specifically amended herein shall remain in effect and apply to these projects. In the event of an inconsistency between the requirements of this ordinance and the underlying code, this ordinance shall prevail.

SECTION 5. Special Purpose Zoning Districts. The requirements of Pasadena Municipal Code, Title 17, Article 2, Chapter 17.26, SPECIAL PURPOSE ZONING DISTRICTS, are hereby amended such that Eligible Structures in the PS, OS, and PD-17 districts may

be rebuilt without a City-issued land use entitlement if the rebuild meets the following amended requirements:

A. Location: Is located (i) in substantially the same location, or (ii) at a different location on the site provided either the relocation meets setback requirements or meets the nonconforming setback of the previous footprint without increasing the nonconformity with current development requirements.

B. Expansion: Does not exceed the previous footprint or floor area by more than 10%, whichever is greater. All added footprint and floor area must meet setback requirements or the setback of the previous footprint without increasing the nonconformity with current development requirements.

C. Height: Does not exceed the previous height by more than 10%.

The previous location, footprint, floor area and height shall be based off the condition of the Eligible Structure on January 6, 2025. Code requirements not specifically amended herein shall remain in effect and apply to these projects. In the event of an inconsistency between the requirements of this ordinance and the underlying code, this ordinance shall prevail.

SECTION 6. Hillside Overlay Districts. The requirements of Pasadena Municipal Code, Title 17, Article 2, Chapter 17.29, HILLSIDE OVERLAY DISTRICTS, are hereby amended such that Eligible Structures in the HD-1 overlay and HD overlay may be rebuilt without complying with HD-1 standards in Section 17.29.090 and without obtaining a City-issued land use entitlement if the rebuild meets the following amended requirements:

A. Location: Is located (i) in substantially the same location, or (ii) at a different location on the site provided either the relocation meets setback requirements or meets the nonconforming setback of the previous footprint without increasing the nonconformity with current development requirements.

B. Expansion: Does not exceed the previous footprint or floor area by more than 200 square feet or 10% of the previous footprint or floor area, whichever is greater. All added footprint and floor area must meet setback requirements or the setback of the previous footprint without increasing the nonconformity with current development requirements.

C. Height: Does not exceed the previous height by more than 10%.

D. Stories: Does not increase a one-story Eligible Structure to two-stories.

The previous location, footprint, floor area and height shall be based off the condition of the Eligible Structure on January 6, 2025. Code requirements not specifically amended herein shall remain in effect and apply to these projects. In the event of an inconsistency between the requirements of this ordinance and the underlying code, this ordinance shall prevail.

SECTION 7. Nonconforming Uses, Structures, and Lots. The requirements of Pasadena Municipal Code, Title 17, Article 7, Chapter 17.71, NONCONFORMING USES, STRUCTURES OR LOTS, are hereby amended as follows:

A. Rebuild. Nonconforming Eligible Structures may be rebuilt and the nonconforming use may continue without obtaining a City-issued land use entitlement if the rebuild meets the requirements for the applicable zoning district as provided in this ordinance except that any footprint or floor area expansion shall not exceed 10% of the previous footprint or floor area, whichever is greater, and all added footprint and floor area must meet setback requirements or the setback of the previous footprint without increasing the nonconformity with current development requirements.

A. Use May Resume. For projects to replace Eligible Structures in accordance with subsection (A) of this Section 7, Section 17.71.070(B)(2) suspended such that the use may resume under this ordinance even if more than 75 percent of the use or Eligible Structure was razed, and Section 17.71.060(B)(1)-(2) are suspended such that the use is not considered discontinued or moved. The nonconforming use may not change.

B. Issuance of Building Permit. For projects to replace Eligible Structures in accordance with subsection (A) of this Section 7, the requirements of Section 17.71.070(B)(3) and Section 17.71.090(B)(1)(d) are hereby amended so that the Eligible Structure may be rebuilt and resumed provided that a Building Permit for the reconstruction or repair is issued within 48 months after the date of destruction and construction is pursued diligently to completion.

C. Alterations and Enlargements. For projects to replace Eligible Structures in accordance with Subsection (A) of this Section 7, the requirements of Section 17.71.080(D)-(E) shall be amended to allow alteration and enlargement of a nonconforming structure without a variance or minor variance.

Code requirements not specifically amended herein shall remain in effect and apply to these projects. In the event of an inconsistency between the requirements of this ordinance and the underlying code, this ordinance shall prevail.

SECTION 8. Replacement Building Permit Requirements. For Eligible Structures, a building permit shall not be required before issuance of a demolition permit under Section 17.62.100.

SECTION 9. General Property Development and Use Standards. Projects to replace Eligible Structures without an entitlement in accordance with this ordinance are exempt from the applicability of Section 17.40.020.

SECTION 10. Permit Extensions. The following land use entitlements and other permits issued for any properties, shall be extended or eligible for extension as provided herein. The extension(s) shall run from the current expiration date of the issued entitlement or permit.

A. The following eligible land use entitlements and permits that were active on January 7, 2025, or approved while this ordinance is in effect, shall be automatically extended one time for a period of 12 months, which shall not be counted against the maximum extension permitted under the Code:

i. Concept Design Review under Section 17.64.040.E.

- ii. Final Design Review, Conditional Use Permit, Minor Conditional Use Permits, Administrative Conditional Use Permits, Master Plans, Expressive Use Permits, Variances, Minor Variances, Administrative Variances, Variances for Historic Resources, Modifications for Individuals with Disabilities, and Hillside Development Permits under Section 17.64.040.A.
- iii. Planned Development Districts under Section 17.26.020.C
- iv. Tentative Maps and Tentative Parcel Maps under Section 16.18.060
- v. Vesting Tentative Maps under Section 16.22.070

B. Building Official permits issued under Section 14.040.020 that were active on or after January 7, 2024, until this ordinance expires, shall be automatically extended one time for a period of 12 months, which shall not be counted against the maximum extensions permitted under the Code.

C. Temporary Certificates of Occupancy issued under Section 14.040.020 that were active on or after January 7, 2024, until this ordinance expires, shall be subject to one 180-day extension as follows, which shall not be counted against the maximum extensions permitted under the Code:

- i. Temporary Certificates of Occupancy for schools, religious facilities, and daycare centers that have been directly impacted by the Eaton or Palisades fires shall be automatically extended one time by 180 days.
- ii. Temporary Certificates of Occupancy for all other uses may be extended for an additional 180 days as approved by the Building Official in accordance with. Such extensions shall require an application to the Building Official.

SECTION 11. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 12. If any subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this section, and each and every subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 13. This ordinance shall take effect immediately upon publication, and shall remain in effect for a period of 45 days from the date of adoption. This ordinance may be extended by City Council.

Signed and approved this 24th day of March, 2025.

Victor Gordo

Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this 24th day of March 2025, by the following vote:

AYES:	Councilmembers Cole, Jones, Lyon, Madison, Masuda, Mayor Gordo
NOES:	None
ABSENT:	Councilmember Hampton, Vice Mayor Rivas
ABSTAIN:	None
Date Published:	March 27, 2025

Mark Jomsky
City Clerk

Approved as to form:

Caroline Monroy
Deputy City Attorney

Published March 27, 2025
PASADENA PRESS