



Ordinance Fact Sheet

September 8, 2025

TO: CITY COUNCIL

FROM: CITY ATTORNEY

SUBJECT: AN INTERIM URGENCY ORDINANCE OF THE CITY OF PASADENA PROHIBITING URBAN LOT SPLITS AND CONSTRUCTION OF MULTIPLE DWELLINGS PURSUANT TO SENATE BILL 9 IN VERY HIGH FIRE HAZARD SEVERITY ZONES WITHIN THE BOUNDARY OF THE EATON FIRE

TITLE OF PROPOSED ORDINANCE

AN INTERIM URGENCY ORDINANCE OF THE CITY OF PASADENA PROHIBITING URBAN LOT SPLITS AND CONSTRUCTION OF MULTIPLE DWELLINGS PURSUANT TO SENATE BILL 9 IN VERY HIGH FIRE HAZARD SEVERITY ZONES WITHIN THE BOUNDARY OF THE EATON FIRE

PURPOSE OF THE ORDINANCE

The purpose of this ordinance is to prohibit Senate Bill ("SB") 9 applications in single family zones in very high fire hazard severity zones within the boundary of the Eaton Fire in accordance with the Governor of California's Executive Order ("EO") N-32-25.

REASONS WHY LEGISLATION IS NEEDED

SB 9 was enacted to support the creation of housing by requiring public agencies to ministerially approve two-unit developments and urban lot splits, resulting in up to four-unit developments, in single-family zones. On July 30, 2025, the Governor issued Executive Order N-32-25, which suspended Government Code sections 65852.21 and 66411.7 in very high fire hazard severity zones within the boundaries of the Palisades and Eaton fires in Los Angeles County to the extent such sections limit the local agency's discretion in approving applications for development of two units on a single-family parcel or lot splits.

09/15/2025
MEETING OF ~~09/08/2025~~
AGENDA ITEM NO. ~~13~~ 10

This ordinance is needed to implement standards that prohibit SB 9 applications in very high fire hazard severity zones within the boundary of the Eaton Fire within the City of Pasadena, which is intended to avoid widespread SB 9 development concentrated in neighborhoods that are in very high fire hazard severity zones within the burn area and that might crowd evacuation routes.

If this ordinance is not adopted, property owners in very high fire hazard severity zones in the boundary of the Eaton Fire would continue to be eligible to submit SB 9 applications that permit ministerial approval of qualifying two-unit developments on parcels in single-family residential zones and urban lot splits. A map of the subject area is attached hereto.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Planning and Community Development Department will implement this ordinance.

ENVIRONMENTAL DETERMINATION

The actions proposed herein are not subject to CEQA pursuant to EO N-32-25.

[illegible]

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
Assistant City Attorney

Concurred by:



Miguel Márquez
City Manager

Attachment: VHFHSZ and Eaton Fire Boundary Map