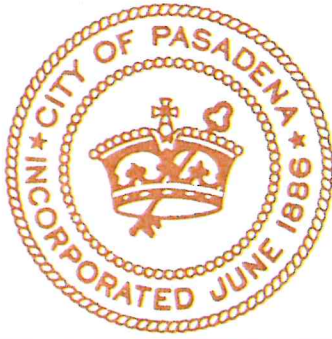




# Agenda Report

October 20, 2025

**TO:** Honorable Mayor and City Council

**FROM:** Planning & Community Development Department

**SUBJECT:** **ADOPTION OF AN INTERIM URGENCY ORDINANCE EXTENDING ORDINANCE NO. 7455 PROHIBITING SENATE BILL 9 APPLICATIONS WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE IN THE BOUNDARY OF THE EATON FIRE**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Find that the action proposed herein is not subject to the California Environmental Quality Act (CEQA) pursuant to Executive Order N-32-25; and
2. Conduct first reading of an Interim Urgency Ordinance extending Interim Urgency Ordinance No. 7455 for an additional 22 months and 15 days and find that there is a current and immediate threat to the public health, safety, or welfare from the Eaton Fire, which resulted in the destruction of structures and that SB 9 requirements on the rebuild would exacerbate the existing threat to public health, safety, or welfare by increasing the density of homes.

## **BACKGROUND:**

On January 7, 2025, the City of Pasadena was struck by severe windstorms and destructive fires, causing widespread damage to private property. In Pasadena, the Eaton Fire destroyed 185 structures. The overwhelming majority were single-family dwellings and accessory structures, in single-family zones, in the Upper Hastings Ranch, Victory-Rose, Dundee Heights and NATHA neighborhoods. Overall, in the greater Los Angeles area, the Palisades and Eaton Fires destroyed over 16,000 structures.

To help the rebuilding efforts, on March 25, 2025, the City Council adopted an ordinance to facilitate timely rebuilding by suspending or modifying certain zoning development standards and extending applicable deadlines for entitlements and permits. On August 25, 2025, the Council adopted a resolution to reduce or waive

various Plan Check and Permit Fees for rebuilding eligible residential structures and adopted an ordinance, on September 15, 2025, exempting rebuilding of eligible residential structures from City's fees for Construction Tax. Currently, 35 applications have been submitted for rebuilding and the City has issued nine building permits to rebuild single-family residences.

SB 9 (Government Code Sections 65852.21 and 66411.7) supports 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. In response to concerns raised by the potential for widespread SB 9 development concentrated in neighborhoods rebuilding from the destructive fires in VHFHSZ and crowd evacuation routes, on July, 30, 2025, the Governor issued Executive Order N-32-25 (Attachment A) to afford local governments increased discretion to ensure that SB 9 development in the rebuilding areas appropriately accounts for fire safety concerns. Specifically, the executive order suspended the application of SB 9 in VHFHSZ within the boundaries of the Palisades and Eaton Fires for seven days from the date of the order and, further, gave local agencies discretion to elect to utilize SB 9 in whole or in part or not at all in the rebuild area.

On September 8, 2025, the City Council held a first reading and adopted Interim Urgency Ordinance No. 7455 (Attachment B) pursuant to Government Code Section 8634 and alternatively 65858(b), to prohibit SB 9 applications in a VHFHSZ and in the boundary of the Eaton Fire. Second reading occurred on September 15, 2025 and the Ordinance was published and effective on September 18, 2025. The Ordinance was adopted as an urgency measure and it is only valid for 45 days, unless the City Council extends it.

There are approximately 185 single-family zoned properties that are in a VHFHSZ and in the boundary of the Eaton Fire. These properties are located only in the northernmost portion of Upper Hastings Ranch (Attachment C).

### **ANALYSIS:**

The City Council can extend the Ordinance by 22 months and 15 days, to September 18, 2027, for a total validity period of 24 months. In extending the Ordinance, the City Council will find that there is a current and immediate threat to the public health, safety, or welfare from the Eaton Fire, which resulted in the destruction of structures and that SB 9 requirements on the rebuild would exacerbate the existing threat to public health, safety, or welfare by increasing the density of homes. The finding is provided in the body of the continued ordinance being considered with this extension.

Before the Ordinance lapses in 2027, the City Council could adopt a permanent ordinance while the executive order remains in effect, or such order is adopted into law. A permanent ordinance requires review and recommendation by the Planning Commission before consideration by the City Council.



**COUNCIL POLICY CONSIDERATION:**

The project is consistent with the City Council's strategic planning goals to ensure public safety and to promote the quality of life and the local economy.

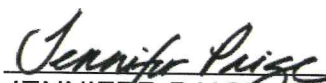
**ENVIRONMENTAL ANALYSIS:**

The action proposed herein is not subject to CEQA pursuant to Executive Order N-32-25.

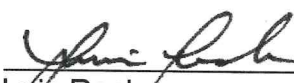
**FISCAL IMPACT:**

There is no fiscal impact as a result of this action to extend the interim Ordinance.

Respectfully submitted,

  
JENNIFER PAIGE, AICP  
Director of Planning & Community  
Development Department

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Planning Manager

Approved by:

  
MIGUEL MÁRQUEZ  
City Manager

Attachments: (3)

Attachment A: Interim Ordinance No. 7455

Attachment B: Governor's July 30, 2025 Executive Order N-32-25

Attachment C: Map of Properties in a Very High Fire Hazard Severity Zone and in the  
Boundary of the Eaton Fire