

Ordinance Fact Sheet

TO: CITY COUNCIL **DATE:** MARCH 13, 2000

FROM: CITY MANAGER

SUBJECT: A MORATORIUM ON THE CREATION OF FLAG LOTS CITYWIDE IN SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS WITH A HILLSIDE OVERLAY

TITLE OF PROPOSED ORDINANCE:

An uncodified ordinance of the City of Pasadena placing a moratorium on the acceptance, processing, and approval of any application for the creation of flag lots citywide in single-family residential zoning districts with a hillside overlay.

PURPOSE OF ORDINANCE:

On February 14, 2000, after a public hearing, the City Council approved a moratorium on the creation of flag lots citywide in single-family residential zoning districts with a hillside overlay, and directed the City Attorney to prepare an ordinance. The purpose of this ordinance is to prohibit the creation of flag lots in these districts until the completion of the Zoning Code revision.

REASON WHY LEGISLATION IS NEEDED:

An ordinance is required to implement this moratorium.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED:

As a result of the moratorium, the Planning & Permitting Department will not accept or process any applications for subdivisions in single-family residential districts with a hillside overlay that would result in the creation of flag lots.

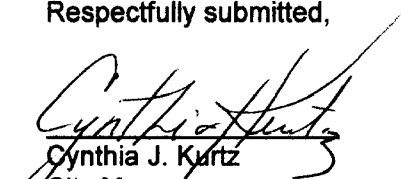
MEETING OF 3/13/2000

AGENDA ITEM NO. 9.A.1

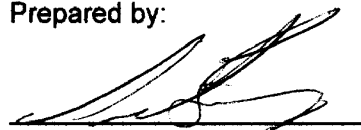
FISCAL IMPACT:

Applying the moratorium on the creation of flag lots citywide in single-family residential districts with a hillside overlay will not result in an increased workload for Planning & Permitting Department staff. The proposed moratorium will prohibit certain types of projects, but due to the very low number of flag lot proposals submitted to the Planning & Permitting Department over the past few years, revenue lost from fees collected is minimal.

Respectfully submitted,

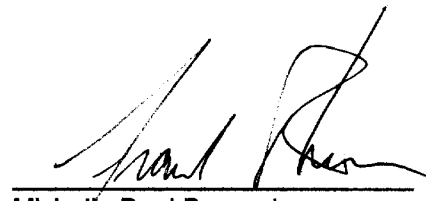

Cynthia J. Kurtz
City Manager

Prepared by:


Ariel Socarras
Associate Planner

Approved by:


Darrell L. Lewis
Director of Planning and Permitting


Michelle Beal Bagneris
City Attorney

Introduced by Councilmember

Ordinance No. _____

AN UNCODIFIED ORDINANCE OF THE CITY OF PASADENA PLACING A MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND APPROVAL OF ANY APPLICATIONS FOR THE CREATION OF FLAG LOTS CITYWIDE IN SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS WITH A HILLSIDE OVERLAY

WHEREAS, the goals and objectives of the Land Use Element of the General Plan include policies to reinforce the guidelines necessary to maintain and enhance the City's existing residential neighborhoods; and

WHEREAS, concerns have been expressed by residents of the City as to the adequacy of the current flag lot development standards in the City's Zoning Code for single-family residential zoning districts in the hillside areas in that the current standards have the potential of disrupting an established community's character and the residents have, therefore, requested the City to review and revise its development standards relating to the creation of flag lots; and

WHEREAS, the City's Zoning Code is currently in the process of being reviewed and revised to, inter alia, update development standards, including those relating to the creation of flag lots in single-family residential zoning districts citywide; and

WHEREAS, the City has hired a consultant to work with staff to assist in the zoning code revisions; and

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

SECTION 1. Notwithstanding anything to the contrary in any title of the Pasadena Municipal Code, the City shall not accept, process, or approve any application for the creation of a flag lot(s) citywide in single-family residential zoning districts with a hillside overlay.

SECTION 2. This ordinance shall expire one (1) year from its effective date, unless extended by the City Council by ordinance prior to its expiration date. This ordinance can only be extended for a total of one additional year.

SECTION 3. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published in full text.

SECTION 4. This ordinance shall take effect thirty days from its publication.

Signed and approved this _____ day of _____, 2000.

Bill Bogaard
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 _____, 2000 by the following vote:

AYES:

NOES:

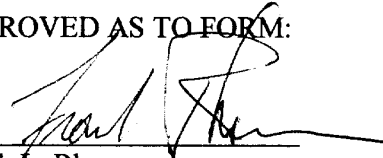
ABSENT:

ABSTAIN:

Published:

Jane Rodriguez, CMC
City Clerk

APPROVED AS TO FORM:



Frank L. Rhemrev
Assistant City Attorney