



PLANNING AND DEVELOPMENT DEPARTMENT

October 30, 2007

Subject: Condominium Conversion Applications in the City of Pasadena

To Whom It May Concern:

On October 22, 2007, the City Council adopted a moratorium that prohibits the conversion of rental apartments to condominium units. The purpose of the moratorium is to permit time for the city to examine its practices regarding condominium conversions and explore changes to the municipal code on this subject.

The moratorium applies to applications that were not deemed complete on or before October 8, 2007. During the term of this moratorium, the City will accept applications for such conversions and will review them for completeness. The City will not be processing these applications or conducting public hearings while the moratorium is in effect.

Upon a determination that an application is complete, the application will be held pending termination of the moratorium period. At the end of the moratorium period, applicants will be notified if any new laws that are in effect that could affect their projects. The City will then resume processing to the extent consistent with the rules that apply after the moratorium period ends.

Sincerely,

Richard Bruckner  
Director of Planning and Development

Introduced by: Councilmember Holden

ORDINANCE NO. 7119

**AN INTERIM URGENCY ORDINANCE OF THE CITY OF PASADENA  
TEMPORARILY PROHIBITING THE CONVERSION OF RENTAL  
APARTMENT UNITS TO FOR-SALE CONDOMINIUM UNITS**

WHEREAS, the City of Pasadena ("City") has adopted the Land Use Element, and a Housing Element, of its General Plan; and

WHEREAS, the Land Use Element sets forth policies and goals toward the protection of land use planning that is protective of the social impacts of land uses, and the Housing Element sets forth the City's policies and goals toward providing a supply and range of housing opportunities throughout the community; and

WHEREAS, the Housing Element's overarching "housing vision" is as follows:

*All Pasadena residents have an equal right to live in decent, safe and affordable housing in a suitable living environment for the long-term well-being and stability of themselves, their families, their neighborhoods, and their community. The housing vision for Pasadena is to maintain a socially and economically diverse community of homeowners and renters who are afforded this right.*

WHEREAS, the City Council of the City of Pasadena has expressed concern regarding the potentially adverse impacts that the conversion of rental apartment units to for-sale condominium units may have on the City's rental housing stock and resident socio-economic population mix; and

WHEREAS, in September of 2007, the City received from the State Department of Housing its Regional Housing Needs Assessment ("RHNA") allocation, and is in the process of revising its Housing Element in compliance with the Government Code, to account for the RHNA allocation; and

WHEREAS, the City Council finds that there is a current and immediate threat to the public health, safety and welfare because, without a moratorium, condominium conversions could occur at such a rate as to drive out of Pasadena those residents that cannot afford to purchase a condominium, thus eroding not only the City's resident socio-economic population mix, but also impact City businesses who rely on residents in that mix as a valuable employee pool; and

WHEREAS, further regulation of condominium conversions through amendment to the Zoning Code may reduce the potential for adverse impacts on the City's rental housing stock and resident socio-economic population mix; however, to better understand the impacts of conversion, City staff would need adequate time to study the matter; and

WHEREAS, pursuant to California Government Code Section 65858, and in order to protect the public health, safety and welfare, the City Council may adopt as an urgency measure an interim ordinance prohibiting any uses that may be in conflict with a contemplated general plan or zoning proposal that the City intends to study within a reasonable time.

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

**SECTION 1.** The provisions of this ordinance temporarily prohibit the conversion of rental apartment units to for-sale condominiums. This ordinance shall not apply to applications for such conversions that were deemed complete on or before October 8, 2007.

**SECTION 2.** During the effectiveness of this ordinance, the City will undertake a review of its land use regulations and study whether any amendments to the Zoning Code, particularly whether the addition of an inclusionary housing requirement for condominium conversions, may avoid or reduce the

potentially adverse impacts of a loss of rental apartment units, in consideration of the goals and policies established in the City's Land Use Element, Housing Element, and Zoning Code.

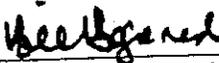
**SECTION 3.** Unless extended pursuant to California Government Code Section 65858, the provisions of this ordinance shall expire at the end of the 45 day period following its date of publication.

**SECTION 4.** The City Council hereby declares that, should any section, paragraph, sentence, phrase, term or word of this ordinance, hereby adopted, be declared for any reason to be invalid, it is the intent of the City Council that it would have adopted all other portions of this ordinance irrespective of any such portion declared invalid.

**SECTION 5.** The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published in full text.

**SECTION 6.** This ordinance shall take effect upon publication, and shall remain in effect for a period of 45 days from the date of publication, in accordance with California Government Code Section 65858.

Signed and approved this 22nd day of October, 2007.

  
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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 this 22nd day of October 2007, by the following vote:

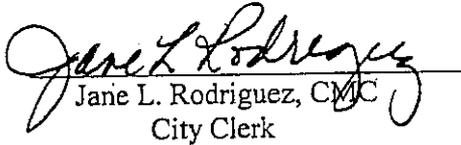
AYES: Councilmembers Gordo, Holden, McAustin, Robinson, Tyler,  
Vice Mayor Haderlein, Mayor Bogaard

NOES: None

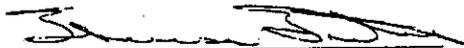
ABSENT: Councilmember Madison

ABSTAIN: None

Date Published: October 25, 2007  
Pasadena Journal

  
Jane L. Rodriguez, CMC  
City Clerk

Approved as to form:



Theresa E. Fuentes  
Assistant City Attorney