SUSPENSION OF CERTAIN TIME LIMITS IMPOSED BY THE PASADENA MUNICIPAL CODE

-RELATED TO LAND USE MATTERS APPROVED PRIOR TO JULY 1, 2020-

On March 30, 2020, by Resolution No. 9774, the City Council of the City of Pasadena ratified the Third Supplement to the Declaration of Local Emergency Authorizing the City Manager to Suspend Limits of Time Imposed by the Pasadena Municipal Code, provided that each City Manager action suspending or otherwise granting relief from such time limits:

1. Shall be in writing, and shall specify the expiration of the limitation period (whether related to a date certain or a period of time after the termination of this local emergency);
2. Shall become effective when filed with the City Clerk; and
3. Shall be posted within five (5) business days on the City's webpage where all actions under the Third Supplement can be found, to the extent feasible.

Pursuant thereto, the City Manager hereby suspends certain time limits related to land use matters approved prior to July 1, 2020 as set forth in Exhibit 1, attached hereto.

Dated: April 20, 2020, at Pasadena, California.

By: _____
Steve Mermell
City Manager

Filed: April 20, 2020,

_____
Mark Jomsky, CMC
City Clerk

0000161079C031

Land use related deadlines which occur for any specific project or application approved prior to July 1, 2020, are to be extended, as follows:

LAND USE GENERAL

17.26.020.C.3.e.2	A PD plan shall be effective on the same date as the effective date of the ordinance enacting the PD zoning district for which it was approved and shall expire two years after the effective date or upon expiration of a tentative tract map, unless a Building Permit has been issued and construction diligently pursued to completion.	***24 month extension: "shall expire four years after the effective date; expiration of a tentative tract map is extended by 12 months"***
17.61.050.I.5.a	A Master Plan and any other entitlement that were approved as part of the Master Plan shall expire on the date designated by the applicable review authority only if no building permits have been issued or the Master Plan has not been renewed.	***12 month extension: "shall expire 12 months after the date designated"***
17.60.040.A.1	RS districts. A permit or approval shall be valid for 24 months from the effective date of approval. It shall expire and become void, except where an extension of time is approved in compliance with Subsection C below.	***12 month extension: "shall be valid for 36 months from the effective date of approval"***
17.60.040.A.2	All other districts. A permit or approval shall be valid for 36 months from the effective date of approval. It shall expire and become void, except where an extension of time is approved in compliance with Subsection C below.	***12 month extension: "shall be valid for 48 months from the effective date of approval"***
17.60.040.A.3.a	Concept Design Review shall be valid for 12 months from the effective date of approval.	***12 month extension: "shall be valid for 24 months from the effective date of approval"***

EXHIBIT ONE

17.60.040.C.2.b	RS districts-The Director may grant a time extension for up to an additional 12 months, from the expiration date of the initial decision.	***Potential 12 month extension: "If the entitlement, including any authorized extension would otherwise expire prior to July 1, 2020, may grant a time extension for up to an additional 12 months"***
17.60.040.C.3.a	All other districts-The review authority that originally approved the permit may grant a one-year extension from the expiration date of the initial approval upon making the findings in Subsection D (Findings). A second one-year extension may also be granted.	***Potential 12 month extension: "If the entitlement, including any authorized extension would otherwise expire prior to July 1, 2020, may grant a two-year extension; a third one-year extension may also be granted"***
17.60.040.C.4.b	Concept Design review- The Director may grant a time extension for up to an additional 12 months, from the expiration date of the initial decision.	***Potential 12 month extension: "If the entitlement, including any authorized extension would otherwise expire prior to July 1, 2020, for up to an additional 24 months"***

EXHIBIT ONE

17.61.030.E.4	Concept Design Review approval shall be subject to the validity provisions of Chapter 17.64 (Permit Implementation, Time Limits, and Extensions).	***12 month extension***
17.61.030.F.4	Period of validity. Final Design Review approval shall be subject to the validity provisions of Chapter 17.64 (Permit Implementation, Time Limits, and Extensions).	***12 month extension***
17.61.030.G.3	Period of validity. The period of validity shall be the same as for Final Design Review.	***12 month extension***

EXHIBIT ONE

SUBDIVISIONS

16.18.060.A	Period of Validity. Approved tentative maps and tentative parcel maps shall be valid for the period of time prescribed by the Subdivision Map Act, and shall expire and be void at the end of that period unless: 1.The map has been renewed by the director as authorized in this chapter; or 2.An application for extension has been filed, as authorized by this chapter and the Subdivision Map Act; or 3.A final map or a parcel map has been filed with the city engineer. All other permits shall be valid for a period of 2 years from the date of approval.	***12 month extension: "Subdivision Map Act 66452.6 (a) (1) An approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval, or after any additional period of time as may be prescribed by local ordinance, not to exceed an additional 12 months."***
16.22.080	The approval or conditional approval of a vesting tentative map shall expire at the end of the same time period, and shall be subject to the same extensions established by the subdivision ordinance for the expiration of the approval or conditional approval of a tentative map.	***12 month extension: "shall expire one year after the end of the same time period"***
16.28.020	The subdivider must file such final map or parcel map with the advisory agency within said period or extension thereof and have the map recorded in the office of the county recorder.	***12 month extension: "extension shall include an additional 12 months"***

BUILDING PERMITS

14.04.020	Every Permit shall expire after: • Single-Family or Duplex: 24 months • 3+ units: 36 months Non-residential: 36 months	***12 month extension: "shall expire after 36 months for Single family and duplex properties and 48 months for 3+ units and non-residential permits"***
14.04.020 A (c)	Building permits shall not be extended more than twice, and each extension shall not exceed six months	***6 month extension: "if the building permit and any authorized extensions would otherwise expire by July 1, 2020, shall not be extended more than 3 times and each extension shall not exceed six months"***
14.08.050	• The retrofit plans must be obtained within 3 years of notifying the owner	***12 month extension: "within 4 years of notifying the owner"***

5.78.080.H	If any of the top ranking applicants in each permit category has not secured a cannabis permit from the city within twelve (12) months of the city notifying them they were one of the top ranking applicants, their ability to obtain a cannabis permit shall terminate	***12 month extension: "within twenty four (24) months"***