

## ATTACHMENT A FINDINGS OF CONSISTENCY

Prior to the approval of a Zoning Code Amendment, the following findings must be made:

1. *The proposed amendment is in conformance with the goals, policies and objectives of the General Plan, and other adopted goals and policies of the City.*

The proposed amendment to the Zoning Code is consistent with the goals and policies of the General Plan as follows:

### **General Plan**

#### Land Use Element

- **Goal 6. Character and Scale of Pasadena.** A built environment that evolves while maintaining Pasadena's unique sense of place, character, and the urban fabric.

**Policy 6.2. Established Neighborhoods.** Preserve, protect, and enhance established residential neighborhoods by providing appropriate transitions between these and adjoining areas. Require new development to complement and respond to the existing physical characteristics that contribute to the overall character and livability of the neighborhood.

- **Goal 14. Visitors.** Pasadena is a major destination for tourists from throughout the world to celebrate its events, culture, history, and setting.

**Policy 14.2. Conventions and Lodging.** Grow a variety of lodging options and attract more lucrative conventions.

- **Goal 24. Supporting Uses in Residential Neighborhoods.** Supporting uses that meet the needs of residents located and designed to be subordinate to, and compatible with, the function and quality of the residential environment.

**Policy 24.1. Home Occupations.** Allow home-based businesses in residential districts, subject to rules that reduce potential negative impacts.

#### Housing Element

- **Policy HE-1.1. Neighborhood Character.** Encourage, foster, and protect a balanced mix, density, and form of residential and mixed-use districts and neighborhoods. Preserve the character, scale, and quality of established residential neighborhoods.

- **Policy HE-2.1. Housing Diversity.** Facilitate and encourage diversity in types, prices, ownership, and size of single-family homes, apartments, town homes, mixed-uses, transit-oriented developments, and work/live housing, among others.

The proposed Zoning Code Amendment is in conformance with the goals, policies, and objectives of the General Plan since the amendment will create new housing and supplementary income opportunities for households, while at the same time preserve the existing character of residentially zoned neighborhoods. Home-sharing, as an accessory use to a primary residence, furthers these goals as the activity increases the utilization of empty space within homes to assist with housing costs without significantly changing neighborhood character. In particular, the amendment would further the intent and purpose of the Land Use Element and Housing Element of the General Plan as follows:

- The proposed amendment is consistent with Land Use Policy 6.2, which is specifically intended to preserve and protect established residential neighborhoods; Land Use Policy 14.2, which seeks to create a variety of lodging options for visitors to Pasadena; and furthers Land Use Policy 24.1, which seeks to facilitate home-based businesses in residential neighborhoods while protecting the neighborhood character.
- The proposed amendment is consistent with Housing Policy HE-1.1, which aims to preserve the character and quality of established residential neighborhoods, and Housing Policy HE-2.1, which encourages a diverse range of housing types.

The Zoning Code Amendment requires that home-sharing only occur in structures approved for residential use. Allowing for limited short-term accommodation of guests as an accessory use to dwelling units is an activity that is incidental and accessory to the primary residential use. As such, the primary dwelling unit is already used for sleeping, cooking, eating, and living. The unit may be considered a residential dwelling regardless of whether its renters are primarily short-term or long-term or whether it is vacant most of the time. As a fundamentally residential use, home-sharing is consistent with the General Plan Land Use categories that allow residential uses within the range of uses.

The proposed regulations aim to achieve a balance between the opportunities available to Pasadena residents participating in the home-sharing activity and the community's long-standing desire to preserve the overall character and livability of residential neighborhoods. Protections built into the regulations, such as restrictions on signage, limits of frequency of un-hosted stays, and general adherence to nuisance laws will help to preserve the City's established residential neighborhoods, as prescribed by the General Plan.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*

The proposed Zoning Code Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City because the amendment would only allow the *accessory* use of existing dwellings for the purpose of providing temporary lodging. Furthermore, impacts on neighborhood character, traffic, and/or public safety would be insignificant since the new use proposed by the amendment would be incidental to the primary residential use. The proposed amendments also include regulations such as limitations on frequency of rentals, parking restrictions, a registration and tracking system, and an enforcement program all to ensure that residential neighborhood character is preserved.