

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

- Policy 2.1 (Housing Choices). Provide opportunities for a full range of housing types, densities, locations, and affordability levels to address the community's fair share of regional, senior, and workforce housing needs and provide a strong customer base sustaining the economic vitality of Pasadena's commercial land uses. The types, densities, and location of housing shall be determined by the Land Use Diagram and reflect the projected needs specified in the Housing Element.
- Policy 7.1 (Compatibility). Require that new and adaptively re-used buildings are designed to respect and complement the defining built form, massing, scale, modulation, and architectural detailing of their contextual settings.
- Policy 8.1 (Identify and Protect Historic Resources). Identify and protect historic resources that represent significant examples of the City's history.
- Policy 8.5 (Scale and Character of New Construction in a Designated Landmark and Historic Districts). Promote an architecturally sensitive approach to new construction in Landmark and Historic Districts. Demonstrate the proposed project's contextual relationship with land uses and patterns, spatial organization, visual relationships, cultural and historic values, and relationships in height, massing, modulation, and materials.
- Policy 21.1 (Adequate and Affordable Housing). Provide a variety of housing types (i.e. small subdivisions, row housing, and condominiums), styles, densities, and affordability levels that are accessible to and meet preferences for different neighborhood types (e.g. mixed use pedestrian environments and traditional suburban neighborhoods), physical abilities and income levels, pursuant to the Housing Element.

- Policy 21.3 (Neighborhood Character). Maintain elements of residential streets that unify and enhance the character of the neighborhood, including parkways, street trees, and compatible setbacks.
- Policy 21.5 (Housing Character and Design). Encourage the renovation or existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages; architectural design and landscaped setbacks.
- Policy 22.1 (Appropriate Scale and Massing). Discourage mansionization by requiring building scale and massing that is compatible with existing development in single-family residential neighborhoods.
- Policy 22.2 (Garages and Accessory Structures). Locate and design garages and accessory structures so that they do not dominate the appearance of the dwelling from the street.

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.
- Implementation Program 13.2. Review the City's second-unit standards, hold public meetings to solicit input, and evaluate the feasibility of changes to the [accessory dwelling unit] ordinance to better facilitate such units within the context of maintaining the character and quality of residential neighborhoods.

The proposed amendments include changes to the Zoning Code in order to facilitate creation of accessory dwelling units while maintaining the character of the existing single-family neighborhoods, all within the confines of the recently amended State Law, which recognized accessory dwelling units as an essential component of the State's housing supply. As the proposed amendments significantly expand areas where accessory dwelling units can be constructed, it provides the community with additional opportunity to create such units and allows for a housing type that can cater to various income levels; therefore, the proposed amendment is consistent with Land Use Element Policies 2.1 and 21.1, as well as the Housing Element Policy

HE-2.1. In addition, the proposed amendments are consistent with the Land Use Element policies 7.1, 21.3, 21.5, 22.1, and 22.2, along with the Housing Element Policy HE-1.1, since the proposed amendments retain and consist of new standards that are designed to protect character and identity of residential neighborhoods. Specifically, the maximum unit size limit (i.e. lesser of 800 square feet or the size of the primary dwelling unit), requiring detached accessory dwelling units to be located behind the primary dwelling unit, and continued prohibition of second-story accessory dwelling units ensure that the massing and height is compatible with and subordinate to the primary structure, and therefore do not dominate the appearance of the dwelling from the street. Also, not allowing entrance door of an attached accessory dwelling units on the same façade as the primary dwelling unit and limiting accessory dwelling units to residential properties with one single-family home help preserve the character of the established single-family residential neighborhoods. Such standards ensures that the new in-fill development within the existing single-family neighborhoods occur without negatively impacting the character of the single-family neighborhoods.

The proposed amendments are also consistent with the Land Use Element Policies 8.1 and 8.5 since the proposed amendments limit development of Exterior Accessory Dwelling Units to proposals that do not require a design review. The proposed amendments are consistent with the existing historic resource protection which allows new constructions, additions, and alterations to be built without a design review as long as it is not visible from the right-of-way. In addition, there is an additional provision that requires preservation of original windows and doors to mitigate potential impacts to historical resources.

Lastly, the proposed amendment carries out Implementation Program #13.2 of the Housing Element, which requires the City to review the City's accessory dwelling unit standards and evaluate the feasibility of changes to better facilitate such units within the context of maintaining the character and quality of residential neighborhoods.

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

The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City because compliance with the amended provisions of the State Law allows the City to continue to reasonably regulate creation of accessory dwelling units. Expanding the housing supply while protecting single-family neighborhood character is in the general welfare and the public interest of the City.