

ATTACHMENT A

FINDINGS FOR ZONING CODE TEXT AMENDMENT

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:

Land Use Element

- Goal 2. Land Use Diversity. A mix of land uses meeting the diverse needs of Pasadena's residents and businesses, fostering improved housing conditions, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment.
 - 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.
- Goal 4. Elements Contributing to Urban Form. A safe, well-designed, accessible City with a diversity of uses and forms. These diverse forms include distinct, walkable districts, corridors, and transit and neighborhood villages and cohesive, unique single and multi-family residential neighborhoods and open spaces where people of all ages can live, work, shop, and recreate.
 - Policy 4.11 (Development that is Compatible). Require that development demonstrates a contextual relationship with neighboring structures and sites addressing such elements as building scale, massing, orientation, setbacks, buffering, the arrangement of shared and private open spaces, visibility, privacy, automobile and truck access, impacts of noise and lighting, landscape quality, infrastructure, and aesthetics.
- Goal 21. Desirable Neighborhoods. A City composed of neighborhoods with a variety of housing types that are desirable places to live, contribute to the quality of life, and are well maintained.

- 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 21.2 (Equitable Distribution of Affordable Housing). Providing for the equitable distribution of affordable housing throughout the City, as defined by the Housing Element goals and policies, capitalizing on opportunities for new development allowed by the densities permitted in the Central District and Transit Villages.
- Policy 21.4 (New Residential Development). Attract new residential development that is well-conceived, constructed, and maintained in a variety of types, densities, locations and costs.

Housing Element

- Goal HE-1. Sustainable neighborhoods of quality housing, parks and community services, infrastructure, and other associated services that maintain and enhance neighborhood quality, character, and the health of residents.
 - 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.
- Goal HE-2. An adequate supply and diversity of quality rental and ownership housing opportunities suited to residents of varying lifestyle needs and income levels.
 - 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.
 - Policy HE-2.4 (Affordable Housing). Facilitate a mix of household income and affordability levels in residential projects and the appropriate dispersal of such units to achieve greater integration of affordable housing throughout the City.
 - Policy HE-2.6 (Housing Incentives). Facilitate the development of affordable housing through regulatory concessions, financial assistance,

density bonuses, the inclusionary housing program, and other City and outside agency programs.

- Policy HE-2.7 (Entitlement Process). Explore continued improvements to the entitlement process to streamline and improve coordination of the processing of development permits, design review, and funding of affordable housing.

The proposed amendments include revising the definition of the Single Room Occupancy (SRO) land use to increase the maximum unit size from 220 to 375 square feet, and amending permitting requirements for SRO's in the Central District Specific Plan zones to allow SRO without the requirement to obtain a Conditional Use Permit (CUP), consistent with permitting requirements in General Commercial and other zones where SRO is a permitted use. The increase in unit size will better align SRO unit standards with broader trends in development relating to micro-units, and allow for SRO projects to provide units that better meet potential renter needs. Encouraging production of more SRO projects would result in new housing stock that would be more affordable than traditional studio or one-bedroom units, and would increase supply of a unique housing type that is best suited for single professionals, students, seniors, and smaller households in general, thereby increasing the diversity of the City's housing stock and providing more housing choice for a broad segment of the City's population.

Furthermore, removing the CUP requirement for SRO's would streamline the approval process and encourage more production within the CD zones, the majority of which are located within walking distance of transit, job centers, retail and entertainment opportunities, and other amenities. New SRO's will continue to be prohibited in other zones, including Multi-Family and Limited Commercial zones, thereby preserving the character of those neighborhoods. Finally, SRO projects typically contain a higher density of units without the need to increase building massing or scale, thereby resulting in projects that simultaneously are compatible with existing neighborhoods and produce a high volume of units, which would also be subject to the City's inclusionary housing ordinance, thereby significantly increasing the production of affordable housing. Therefore, streamlining and incentivizing the production of SRO projects will result in outcomes that are consistent with numerous goals and policies in the Land Use and Housing Elements of 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 amendments are consistent with numerous policies in the Land Use and Housing Elements of the General Plan. The proposed changes to maximum unit size and permitting process for SRO's would incentivize the production of a unique

housing type that will diversify the housing stock of the City, create more affordable housing, and encourage dense residential development in the Central District, which has access to various transit, employment, shopping, and entertainment opportunities. The amendments would not allow new SRO's to be located in zones where they are currently not allowed, and would not increase existing maximum allowable floor area ratios, thereby preserving the scale and character of existing neighborhoods while focusing new development in amenity-rich areas of the City. Therefore, the proposed amendments would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.