

ATTACHMENT A

FINDINGS FOR ZONING CODE TEXT AMENDMENT

Prior to the approval of a Zoning Code Text 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 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 21.5 (Housing Character and Design). Encourage the renovation of 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 21.8 (Housing Maintenance). Encourage the maintenance and improvement of existing residential units through community cleanups and other organized events, to assure high quality and healthy living environment for residents.
 - Policy 21.9 (Hillside Housing). Maintain appropriate scale, massing and access to residential structures located in hillside areas.

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-1.2 (Property Conditions). Maintain the quality of rental and ownership housing by ensuring compliance with City building codes and standards. Facilitate and promote the renovation, improvement, and rehabilitation of housing.

- 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.

The proposed amendment makes it easier and less costly to renovate and upgrade existing single-family residences with additional space by removing the requirement to provide two covered parking spaces for additions exceeding 150 square feet. The amendment only applies to additions to existing residences where two covered parking spaces do not already exist, and does not apply to new construction. The amendment also does not apply to projects located in the Hillside areas of the City, due to the unique challenges of parking vehicles in shorter or more sloped driveways, or finding adequate street parking in those areas. Elimination of the covered parking requirement for additions also creates consistency with State laws that restrict covered parking requirements for Accessory Dwelling Units. This amendment will remove barriers to housing investment and the amendment is consistent with Land Use Policies 21.5, 21.8, and 21.9, as well as Housing Element Policies HE-1.2 and HE 2.1.

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 parking requirements for additions to existing homes would incentivize investments into modernizing and maintaining existing housing stock while still requiring adequate parking for additions in hillside areas and new construction throughout the City. Therefore, the proposed amendments would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.