

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 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 2.4 (Job Choices). Provide opportunities for the development of a broad range of land uses that offer job opportunities for Pasadena's residents, including professional and creative office, institutional and research and development (R&D) flex space.
- Goal 10. City Sustained and Renewed. Development and infrastructure practices that sustain natural environmental resources for the use of future generations and, at the same time, contribute to the reduction of greenhouse gas emissions and impacts on climate change.
 - Policy 10.6 (Adaptive Reuse). Encourage adaptive reuse of structures, including non-historic structures, as a means of supporting environmental sustainability.
- Goal 11. Job Opportunities. Provide land use capacities that accommodate a diversity of job opportunities for Pasadena's residents.
 - Policy 11.1 (Business Expansion and Growth). Support the growth and success of businesses that create new job opportunities and productive and satisfying employment for Pasadena residents.
 - Policy 11.3 (New and Complementary Businesses). Identify opportunity sites for expansion of successful Pasadena companies and attraction of new establishments that are complementary with Pasadena's Central District, neighborhood and transit villages, and commercial corridors.

- Goal 13. Innovation. An environment fostering innovation and creativity enabling Pasadena to be on the “cutting-edge” of business development and jobs generation.
 - Policy 13.1 (Environment). Cultivate an entrepreneurial and academic environment that fosters innovation.
 - Policy 13.2 (Business Sectors). Strengthen Pasadena’s technology and innovation sectors.
 - Policy 13.3 (Adaptation to Evolving Market Demands). Advance policies and practices that encourage the creation and preservation of flexible commercial and light industrial space.
 - Policy 13.4 (New Businesses). Create incentives for the development of laboratory and research and development businesses. Promote the spinoff of new businesses from existing institutions, such as The California Institute of Technology, Jet Propulsion Laboratory, Huntington Memorial Hospital, and others.
 - Policy 13.5 (Creative/Innovation Employment Centers). Provide for the clustering of creative, research, and incubator/“start-up” industries. Leverage the intellectual capital of Pasadena’s educational institutions creating distinct and cohesive centers offering new employment opportunities for its residents.

- Goal 27. R&D Flex Space. A wide range of moderate to low-intensity industrial uses such as light manufacturing, research and development, creative office and incubator industries encouraging the development of new industries induced by the presence of Pasadena’s educational institutions and medical facilities.
 - Policy 27.1 (Diversity of Uses). Provide for a variety of industrial and commercial-industrial uses that offer job opportunities for Pasadena’s residents and revenues to the City without compromising environmental quality.
 - Policy 27.6 (Adaptive Reuse). Encourage the adaptive reuse of buildings (especially mid-century structures) for research and development and flex space by providing additional flexibility in parking standards.

The proposed amendments include changes to the Zoning Code to modify regulations pertaining the Research and Development land uses. The changes include consolidating the definition from Research and Development (Non-office) and Research and Development (Office) into Research and Development; permit the use

by-right in non-residential and mixed-use zones, and with a conditional use permit in the Public and Semi-Public (PS) zone; and expanding additional exceptions to the Zoning Code for research and development uses. The proposed amendments are intended to retain existing and attract new life science businesses to the City and build a cluster of research and development facilities, consistent with Land Use Element policies 2.4, 11.1, 11.3, 13.2, 13.3, 13.4, 13.5, 27.1. The amendments are aimed at attracting and retaining research and development facilities which would provide opportunities for a variety of R&D uses that offer high-paying job opportunities, consistent with Land Use Element policies 2.4, 13.1, 13.5, 27.1. The expansion of where the use would be allowed by-right and additional incentives for increased height, appurtenance rooftop coverage and open space reductions serve to create incentives for new and existing research and development facilities, consistent with Land Use Element policies 10.6, 11.3, 13.3, 13.4, 27.6.

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

The proposed amendment to the Zoning Code would modify the regulations that apply to Research and Development facilities in the City. The amendments would consolidate the definition from Research and Development (Non-office) and Research and Development (Office) into Research and Development; permit the use by-right in non-residential and mixed-use zones; and with a conditional use permit in the Public and Semi-Public (PS) zone; and expanding additional exceptions to the Zoning Code for research and development uses to attract and retain a growing industry in the City. Therefore, the proposed amendments would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.