

ATTACHMENT A

FINDINGS FOR ZONING CODE AMENDMENTS

Prior to the approval of Zoning Code Amendments, 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 Zoning Code Amendments 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.
 - Policy 2.5 (Mixed Use). Create opportunities for development projects that mix housing with commercial uses to enable Pasadena's residents to live close to businesses and employment, increasing non-auto travel, and interact socially.
- 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 6.1 (Sense of Place and History). Require new development and changes to existing development to be located and designed to respect the defining elements of Pasadena's character and history such as its grid street pattern, block scale, public realm, courtyards, paseos, alleys, neighborhoods and districts, building massing and heights, significant architecture, and relationship to the mountains and Arroyo Seco.
- Goal 7. Architectural Design and Quality. Encourage an architecturally distinguished city with a diversity of building styles. New development will recognize this by supporting a variety of materials, forms, and construction

techniques while demonstrating contextual relationship to its surroundings through traditional physical concepts (orientation, scale, materials) and non-physical concepts (cultural, climactic, economic).

- Policy 7.3 (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 setting.
- Goal 8. Historic Preservation. Preservation and enhancement of Pasadena's cultural and historic buildings, landscapes, streets and districts as valued assets and important representations of its past and a source of community identity, and social, ecological, and economic vitality.
 - Policy 8.4 (Adaptive Reuse). Encourage sensitive adaptive re-use including continue the historic use of historic resources to achieve their preservation, sensitive rehabilitation, and continued economic and environmental value.
- 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 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 21.2 (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.

The proposed Zoning Code Amendments include changes to modify regulations pertaining to the adaptive reuse of existing buildings. They establish procedures to facilitate the adaptive reuse of underutilized non-residential buildings, including facilitating the reuse of buildings, complying with new state legislation, and modifying the entitlement process for variances for historic resources (to facilitate the reuse of historic resources), shared parking and tandem parking. The proposed amendments are intended to facilitate the adaptive reuse of existing buildings, provide additional housing opportunities, and

streamline the development processes consistent with Land Use Element Policies 2.1, 2.5, 6.1, 7.3, 8.4, 10.6, and 21.2.

Housing Element

- Goal HE-1. Neighborhoods citywide with quality housing, parks and community services, infrastructure, and public services that maintain and enhance neighborhood quality, character, and residents' health.
 - Policy HE-1.1 (Diversity of Neighborhoods). Provide balanced mixes, densities, and forms of residential and mixed-use districts and neighborhoods.
 - Policy HE-1.4 (Historic Preservation). Promote the preservation of historically and architecturally significant buildings and the quality of historic neighborhoods through the appropriate land use, design, and housing policies and practices.
- Goal HE-2. A balanced supply and diversity of rental and ownership housing 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-unit homes, apartments, homes, mixed-use and transit-oriented developments, work/live housing, and emerging housing types.
 - Policy HE-2.4 (Affordable Housing). Facilitate a mix of household income and affordability levels in residential projects citywide, with an emphasis on ensuring integration of affordable housing into every neighborhood.
 - Policy HE-2.5 (Adaptive Reuse). Support innovative strategies for the adaptive reuse of office, retail, hotels/motels, and industrial buildings, consistent with land use policy, to accommodate innovative housing types and productive use of underused buildings.
 - Policy HE-2.8 (Development Process). Modify development processes to streamline and simplify the processing of entitlement permits, design review, building permits, and funding of affordable housing projects.
 - Policy HE-2.9 (Community Involvement). Continue and support dialogue with builders, advocates, nonprofits, residents, finance industry, and other stakeholders in addressing the housing needs of residents and workforce in Pasadena.

The proposed amendments were developed through discussions with community stakeholders as well as during a publicly-noticed study session with the Planning Commission. Through this dialogue, development of the proposed amendments took concerns and solutions into account, consistent with Housing Element Policy 2.9. The proposed Zoning Code Amendments are intended to facilitate the adaptive reuse of existing buildings, provide additional housing opportunities, and streamline the development processes, consistent with Housing Element Policies 2.5 and 2.8.

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 Amendments would establish procedures to facilitate the adaptive reuse of underutilized non-residential buildings, including facilitating the reuse of buildings, complying with new state legislation, and modifying the entitlement process for variances for historic resources (to facilitate the reuse of historic resources), shared parking, and tandem parking. Therefore, the proposed amendments would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.