

ATTACHMENT A

FINDINGS FOR ZONING CODE AND SPECIFIC PLAN 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 Amendment implement numerous goals, policies and programs of the General Plan Land Use Element including the following:

Goal 12 – Shopping and Dining

Policy 12.3 – Adequate Parking. Coordinate public/private parking improvements and policies to support local businesses.

Policy 12.4 – Revitalization of Commercial Areas. Encourage the revitalization of commercial and industrial areas by attracting private investment.

Goal 19 – Parking

Policy 19.1 Parking Standards. Establish, periodically review, and adjust as necessary parking standards to ensure an adequate supply of parking commensurate with the vision, uses, densities, availability of alternative modes, and proximity to transit stations in the area.

Policy 19.3 Parking Management. Manage parking to reduce the amount of land devoted to frequently vacant parking lots through parking management tools.

Program C-2 – Process and Development Review and Entitlement

Analyze the efficiency of the efficiency of the development review and entitlement process and identify the City’s expectations for planning, designing and reviewing development proposals.

Program C-5 – Affordable Housing Entitlement Process

Analyze the efficiency of the entitlement process for affordable housing and modify necessary to reduce barriers and ensure consistency with the General Plan goals and policies.

Program F-1 – Economic Development Programs

Continue to provide, expand and modify programs that further the goals of the Economic Development Strategic Plan. Specifically, the 2024 Economic Development Strategic Plan includes the following:

Life Sciences – The city should develop a streamlined and proactive approach to attracting investors’ and developers’ interest in close partnership with property owners. This may involve offering build-out incentives, advertising Pasadena’s

streamlined approval processes, and collaborating to pitch opportunities to potential tenants.

Invest in Neighborhoods and Small Business – Focus on the regulatory process associated with starting or expanding their business. This effort will streamline and expedite the often-complex process of obtaining permits and navigating incentives by providing businesses with a user-friendly platform. Through this portal, entrepreneurs will be able to navigate the regulatory landscape, track the progress of their applications, and access comprehensive guidance more easily.

The proposed Zoning Code Amendment also implement numerous policies and programs of the General Plan Housing Element including the following:

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.

Program #9 – Development Review

Bullet #1. City staff continues to examine how modifications to development review procedures and requirements-design review, permit processing, commission reviews, and other features-can be improved to streamline the process. In 2020, Pasadena implemented a new Land Management System to consolidate and streamline several processes, including use of an online plan check tool. In the future, further improvements may include broader by-right approval processes, streamlined environmental review, and tighter timeframes to comply with SB 330 (statutes of 2019). The City assesses the improvements in light of staffing loads, community expectations, service demands, and funding.

Implementation. Study ways to streamline design review process and implement process improvements by 2026.

Program #23 – Zoning Code Updates

Beginning in 2017, the California legislature passed several laws aimed at increasing housing production of all types, particularly housing for lower income and special needs households. To implement the legislation, Pasadena will need to amend its zoning ordinance to address current density bonus regulations, laws applicable to ADUs, low-barrier navigation centers, supportive housing as a by-right use, and application review processes for projects using streamlined approvals pursuant to SB 35 and SB 330. In the absence of tailored local zoning regulations, State law applies.

Bullet #1. Amend Title 17 (Zoning Code) of the Pasadena Municipal Code to implement current State laws, including provisions related to objective design standards, specifically to address the approval findings as a constraint. The

provisions will limit or modify decision-making criteria, which may include inclusion of objective design and development standards.

Bullet #4. Amend Zoning Code regulations regarding employee housing to allow such housing with six or fewer residents in a single-family residential zone to be treated the same as any single-family residence and employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone.

Bullet #6. Amend the Zoning Code to create a separate design review process for affordable housing projects and rezoned sites to streamline the process, consistent with State law.

The Code Amendments related to Predevelopment Plan Reviews (PPRs), Design Review and Meeting Continuances implement Land Use Programs C-2, C-5 and F-1 and Housing Element Policy HE-2-8 and Programs #9 and #23. These discuss reviewing and streamlining the development review process, improving the design review process and reducing barriers to constructing affordable housing.

The Code Amendments related to Signs and Awnings, Outdoor and Temporary Uses, and Animal Grooming and Animal Hospital Uses Implement Land Use Element Policy 12.4 and Programs C-2 and F-1. These discuss simplifying the permitting process, revitalizing commercial areas and supporting local businesses.

The Code Amendments related to Accessory Dwelling Units (ADUs) and Implementation of New State Legislation implement Housing Element Program #23. This discusses the need to amend the Zoning Ordinance to comply with new ADU and other State legislation. It also includes a specific bullet related to amending the Zoning Code related to employee housing and housing for farmworkers.

The Code Amendments related to Parking for Changes in Use implement Land Use Element Policies 12.3, 19.1 and 19.3, which discuss the periodic review of parking standards.

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 streamline the development review process, improve the design review process, reduce barriers to construct affordable housing, simplify the permitting process, revitalize commercial areas, support local businesses, and comply with recent State legislation. These are all seen as positive benefits to residents, property owners, business owners and developers.

Prior to the approval of Specific Plan 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.*

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Goal 12 – Shopping and Dining

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Program C-2 – Process and Development Review and Entitlement

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