

ATTACHMENT A

FINDINGS FOR PASADENA MUNICIPAL CODE AND SOUTH FAIR OAKS SPECIFIC PLAN AMENDMENTS

Prior to the approval of Amendments to the Pasadena Municipal Code, the following findings must be made:

1. *The proposed Amendments are in conformance with the goals, policies and objectives of the General Plan, and other adopted goals and policies of the City.*

The proposed Amendments relate to the following: 1) Parade grandstands; 2) Medical Uses in the “Mixed-Use Neighborhood” (MU-N) zoning district in the South Fair Oaks (SFO) Specific Plan; 3) Walls/Fences; and 4) Miscellaneous Updates on Accessory Dwelling Units, Temporary Uses and Definitions. They implement numerous goals, policies and programs of the General Plan Land Use Element including the following:

- *Land Use Element Guiding Principle 3. Pasadena will be an economically vital city by providing jobs, services, revenues, and opportunities. A diverse economic base with jobs for Pasadena residents will be fostered; existing businesses will be encouraged to stay or expand; affordable housing will be provided for the labor pool; the continued fiscal health of the city will be ensured (Items 1, 2 & 4).*
- *Land Use Element Guiding Principle 6. Pasadena will be a cultural, scientific, corporate, entertainment and education center for the region. Long-term growth opportunities will be provided for existing institutions; a healthy economy will be fostered to attract new cultural, scientific, corporate, entertainment and educational institutions (Items 1 & 2).*
- *Land Use Element Goal 14. Visitors. Pasadena is a major destination for tourists from throughout the world to celebrate its events, culture, history, and setting (Item 1).*
- *Land Use Element Goal 22. Single-Family Neighborhoods. Distinct and quality single-family residential neighborhoods distinguished by their identity, scale, and character (Item 3).*
- *Land Use Element Implementation Plan Program B1 – Zoning Ordinance. Review and amend the Zoning Code standards and regulations to achieve consistency with the General Plan’s Land Use Diagram and goals and policies (Items 1, 2, 3 & 4).*
- *Housing Element Program 11 – Alternative Housing Opportunities – Review the current ADU standards and review process and evaluate how best to amend the Zoning Code to reflect State law while maintaining the character and quality of residential neighborhoods (Item 4).*

As note, the Amendments include adding medical offices as a by-right use in the MU-N zoning district in the SFO Specific Plan. This area includes several multi-story medical office buildings, which are now considered legal non-conforming. Omitting

medical uses in this zone was found to be an oversight when the SFO Specific Plan was adopted because the zone is close to Huntington Hospital and medical offices are permitted in all other similar zones throughout the City. Adding medical offices as a by-right use would benefit existing businesses in the area, provide jobs and foster economic development.

The other Amendments are considered minor in nature – they provide additional time to construct parade grandstands, clarify standards for walls/fences, allow barrier systems attached at the top of walls/fences in single-family zones, and complete “clean-ups” and technical changes for Accessory Dwelling Units, Temporary Uses and the Dwelling Unit Definition. These Amendments will ensure proper and consistent application of Zoning Code development standards and permitting procedures.

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

The proposed amendments include adding medical offices as a by-right use in the MU-N zoning district in the SFO Specific Plan. Office uses are typically permitted by-right in commercial and mixed-use zoning codes, as they have lower impacts compared to other nonresidential uses (e.g., traffic, noise, service needs impacts, etc.). The other Amendments are considered minor in nature - they provide additional time to construct parade grandstands, clarify standards for walls/fences, allow barrier systems attached at the top of walls/fences in single-family zones, and complete “clean-ups” and technical changes for Accessory Dwelling Units, Temporary Uses and the Dwelling Unit Definition. These Amendments will ensure proper and consistent application of Zoning Code development standards and permitting procedures.

Prior to the approval of Amendments to the South Fair Oaks Specific Plan, the following finding 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 will add medical offices as a by-right use in the MU-N zoning district in the SFO Specific Plan. It will implement numerous goals, policies and programs of the General Plan Land Use Element including the following:

- *Guiding Principle 3. Pasadena will be an economically vital city by providing jobs, services, revenues, and opportunities. A diverse economic base with jobs for Pasadena residents will be fostered; existing businesses will be encouraged to stay or expand; affordable housing will be provided for the labor pool; the continued fiscal health of the city will be ensured.*
- *Guiding Principle 6. Pasadena will be a cultural, scientific, corporate, entertainment and education center for the region. Long-term growth opportunities will be provided for existing institutions; a healthy economy will be*

fostered to attract new cultural, scientific, corporate, entertainment and educational institutions.

- *Implementation Plan Program B1 – Zoning Ordinance. Review and amend the Zoning Code standards and regulations to achieve consistency with the General Plan’s Land Use Diagram and goals and policies.”*

The SFO Specific Plan vision calls for the area to be a “creative, innovative and health-oriented mixed-use district that provides multi-family housing, neighborhood-serving amenities, medical services and educational and employment opportunities...” Major anchors of the area include Huntington Hospital, Keck USC, ArtCenter South Campus and the Fillmore A Line Metro Station. The proposed Amendment is consistent with numerous goals, policies and programs of the SFO Specific Plan including the following:

Vision Concept and Plan Vision for the MU-N zoning district:

- *Allow maximum housing and commercial flexibility to support an eclectic character and incentivize housing.*
- *Create a mixed-use activity center near high-frequency transit that accommodates a diverse range of retail and services, prioritizing housing opportunities where people can walk to shops, restaurants, jobs and schools.*
- *Support projects that are entirely commercial, entirely residential, or a mix of the two, integrated either horizontally or vertically.*

The MU-N zoning district includes several multi-story medical office buildings, which are now considered legal non-conforming. Omitting medical uses in this zone was found to be an oversight when the SFO Specific Plan was adopted because the zone is close to Huntington Hospital and medical offices are permitted in all other similar zones throughout the City. Adding medical offices as a by-right use would benefit existing businesses in the area, provide jobs and foster economic development.