



Notice of Public Hearing

City Council

Notice of Public Hearing of an Ordinance to Modify Regulations Pertaining to Accessory Dwelling Unit (ADU) Regulations

PROJECT DESCRIPTION: The Planning and Community Development Department is bringing forward a Zoning Code Amendment to amend Title 17 (the Zoning Code) of the Pasadena Municipal Code (PMC) to modify regulations pertaining to Accessory Dwelling Units (ADUs). The proposed amendment consists of changing existing development standards applicable to newly constructed or converted ADUs. The purpose of the proposed Zoning Code Amendment is to ensure consistency with recently adopted State regulations and to facilitate the production of ADUs.

PROJECT LOCATION: Citywide

ENVIRONMENTAL DETERMINATION: The City Council will be asked to consider whether this project is exempt from the California Environmental Quality Act (CEQA) under California Public Resources Code Section 21080.17 in that the proposed Zoning Code text amendment further implements the provisions of Section 65852.2 of the California Government Code.

PLANNING COMMISSION RECOMMENDATION: On October 11, 2023, the Planning Commission considered the proposed Zoning Code Amendment at a publicly noticed hearing and recommended that the City Council approve the environmental determination and the Zoning Code Amendment as presented by staff, with the following changes: 1. Maintain a maximum height of 16 feet for detached Accessory Dwelling Units (ADUs) in Landmark and Historic Districts when visible from the street; 2. In addition to the staff recommendation to allow a maximum height of 18 feet for detached ADUs, allow an additional two feet to match the roof pitch of the primary dwelling (except for ADUs visible from the street in Landmark and Historic Districts, any ADU in Hillside Overlay Districts (HODs)); 3. Allow upper story windows along the side and rear lot lines when they abut an alley with a minimum width of 20 feet; 4. Require attached and detached ADUs to comply with lot coverage requirements for non-exempt ADUs; and 5. Continue to implement permitting improvements and study reducing fees for ADUs.

NOTICE IS HEREBY GIVEN that the City Council will conduct a public hearing and consider the proposed Zoning Code Amendment and proposed environmental determination. The hearing is scheduled for:

Date: Monday, December 4, 2023

Time: 5:30 p.m.

Place: Council Chambers, 100 North Garfield Avenue, Pasadena CA
Please refer to the City Council agenda for instructions to view a live stream of the meeting. The meeting agenda will be posted at: http://ww2.cityofpasadena.net/councilagendas/council_agenda.asp

Public Information: All interested persons may submit correspondence to correspondence@cityofpasadena.net prior to the start of the meeting. During the meeting and prior to the close of the public hearing, members of the public may provide live public comment. Please refer to the agenda when posted for instructions on how to provide live public comment. If you challenge the matter

in Court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence sent to the Council or the case planner at, or prior to, the public hearing.

For more information about the project:

Contact Person: Guille Nunez, Senior Planner

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Mailing Address:

Planning & Community Development Department

Planning Division, Current Planning Section

175 North Garfield Avenue, Pasadena, CA 91101

***ADA:** To request a disability-related modification or accommodation necessary to facilitate meeting participation, please contact the City Clerk's Office as soon as possible at (626) 744-4124 or cityclerk@cityofpasadena.net. Providing at least 72 hours advance notice will help ensure availability.*