



**City of South Pasadena  
Planning and Community  
Development Department**

# Memo

**Date:** January 25, 2021

**To:** Chair and Members of the Planning Commission

**From:** Joanna Hankamer, Planning & Community Development Director

**Re:** Additional Document No. 1 for Item No. 3 – Draft Inclusionary Housing Ordinance: PC Resolution, Revised

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Staff has added a section to the attached resolution (Section 3, highlighted in red) and recommends that the Commission adopt the revised resolution to initiate and recommend the zoning code amendment to add inclusionary housing requirements.

**P.C. RESOLUTION NO. 21-\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SOUTH PASADENA, CALIFORNIA, RECOMMENDING  
THAT THE CITY COUNCIL ADOPT AN ORDINANCE ADDING  
DIVISION 36.375 (INCLUSIONARY HOUSING) TO CHAPTER 36  
(ZONING) OF THE SOUTH PASADENA MUNICIPAL CODE**

**WHEREAS**, on August 11, 2020 and December 15, 2020, the Planning Commission held study sessions regarding the preparation of an inclusionary housing ordinance, as a means to enhance development of affordable housing projects in the City of South Pasadena, which when paired with state density bonus requirements, will help the City meet its Regional Housing Needs Assessment (RHNA) obligations and aid in the preparation of the 2021-2029 Housing Element; and

**WHEREAS**, the Planning Commission appointed a subcommittee of its members to work with staff to develop an inclusionary housing ordinance, and met with staff on December 21, 2020, December 23, 2020 and January 12, 2021 to guide development of the inclusionary housing ordinance, subject to community input gained from virtual housing workshops conducted in May to September 2020; and

**WHEREAS**, on January 26, 2021 the Planning Commission held an additional duly noticed public meeting to consider the draft inclusionary housing ordinance, at which all interested parties were given the opportunity to be heard and present evidence.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

**SECTION 1:** The Planning Commission hereby finds that the proposed ordinance would not have a significant impact on the environment and so is exempt from the California Environmental Quality Act (CEQA) review under Section 15061(b)(3)—General Rule, which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment.

**SECTION 2:** Pursuant to SPMC Section 36.620.070 (Findings and Decision), the Planning Commission recommends that the City Council approve the proposed amendments set forth in Exhibit A, based on a finding of benefit to the public interest, health, safety, convenience, and general welfare of the City by requiring for the provision of affordable housing as part of new mixed use residential and multi-family development through an inclusionary housing ordinance, consistent with the City's General Plan.

**SECTION 3:** This Resolution recommending City Council adoption satisfies the requirements of SPMC Section 36.620.30(A)(1)(b) for a Resolution of Intention regarding initiating a Zoning Code amendment.

**SECTION 4.** For the foregoing reasons and based on the information and findings included in the Resolution, Staff Report, Minutes and testimony received during the public hearing, the Planning Commission of the City of South Pasadena hereby recommends that the City Council adopt the attached ordinance adding Division 36.375 (Inclusionary Housing), comprised of Sections 36.375.010 to 36.375.110 to Chapter 36 (Zoning).

**SECTION 5.** The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed regular meeting held on the 26th day of January, 2021.

**PASSED, APPROVED, AND ADOPTED this 26th day of January 2021 by the following vote:**

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Janet Braun, Chair

**ATTEST:**

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John Lesak , Vice-Chair