



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

Memo

Date: February 9, 2021

To: Chair and Members of the Planning Commission

From: Joanna Hankamer, Planning and Community Development Director
Kanika Kith, Planning Manager

Prepared By: Malinda Lim, Associate Planner

Re: September 8, 2020 Planning Commission Meeting – General Public Comment

South Pasadena Tenants Union submitted a letter in support of the draft Inclusionary Housing Ordinance presented to Planning Commission at the January 26th meeting. This comment was submitted as a General Public Comment because this item is not on this agenda. The comment letter is included as **Attachment 1**.

Attachment:

1. Written Public Comment

Attachment 1
Written Comment



**SOUTH PASADENA
TENANTS UNION**

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February 9, 2021

South Pasadena Planning Commission Meeting
General Public Comment

Please review the attached comment supportive of the Planning Department's draft inclusionary zoning ordinance, which was submitted to City Council on February 3, 2021.

Thank you for your consideration.

Anne Bagasao
Ella Hushagen
John Srebalus
Helen Tran

February 3, 2021
General Public Comment, Open Session

We heartily applaud South Pasadena's Planning Department for proposing an inclusionary zoning ordinance. We are asking the Councilmembers to endorse key components of the draft ordinance, and instruct the Planning Commission to move swiftly to finalize its recommendation.

The Planning Department's ordinance will maximize affordable housing development in the city. New housing developments with more than 10 units will be required to include between 15% to 20% affordable units, and developments with more than 25 units will have to build 20% affordable units. These robust requirements for affordable development are on par with what the city of Pasadena requires. Pasadena has observed no disincentive to development since strengthening its inclusionary zoning ordinance.¹

We support the Planning Department's decision to allow developments with three or fewer units to pay in-lieu of fees rather than develop affordable units. This provision will optimize South Pasadena's development of affordable housing by not taking smaller developments with four or more units off the table. In-lieu of fees are generally ineffective. Small cities face special challenges in collecting and leveraging such fees to develop affordable housing.

It is imperative for South Pasadena to adopt an aggressive ordinance, and quickly. First, and most critically, your constituents in South Pasadena support development of affordable housing. The pandemic has illustrated the grave public health crisis caused by a lack of affordable housing in our broader community: people forced to crowd into apartments and houses to make the rent are infected with and die from COVID-19 at significantly higher rates than people who do not live in overcrowded housing.² COVID-19 deaths in our greater Los Angeles County are disproportionately impacting Black and Latinx households—increasing by 1000% from November to January—due largely to overcrowded housing and the lack of affordable housing which increases the spread of the virus.³ This is neither the first nor last public health crisis we will face. The city's moral responsibility to build affordable housing has never been more stark.

Second, the city has fallen far behind in the production of affordable housing. ***In six years, from 2013-2019, the city produced merely 10 affordable units*** out of 93 total units. The city has approved a number of developments in the heart of downtown that contain zero affordable units, like Mission Bell and Seven Patios. The ordinance is designed to make up ground on this disappointing record.

¹ PASADENA NOW, January 25, 2021, "Developers Not Discouraged by Inclusionary Housing Ordinance Amendment." Available online at <https://www.pasadenanow.com/main/developers-not-discouraged-by-inclusionary-housing-ordinance-amendment/>

² Mejia, Brittny, LOS ANGELES TIMES, January 29, 2021, "When coronavirus invaded their small apartment, children desperately tried to protect dad." Available online at <https://www.latimes.com/california/story/2021-01-29/how-overcrowded-housing-led-to-covid-death-la-family>

³ Lin, Rong-Gong & Money, Luke, LOS ANGELES TIMES, January 30, 2021, "Latino COVID-19 deaths hit 'horrifying' levels, up 1,000% since November in L.A. County." Available online at <https://www.latimes.com/california/story/2021-01-29/la-latino-covid-19-deaths-up-1000-percent-since-november>

Finally, South Pasadena appealed its RHNA allocation on the basis that the city is built out and no room remains for new construction. The appeal was unsuccessful; the city would be prudent to operate as though the RHNA allocation will stand. If space is a precious commodity, South Pasadena must optimize remaining sites to develop 1,151 affordable units required by state law.

At the Planning Commission meeting, a number of the commissioners expressed concern that the ordinance seemed rushed. It is not. Inclusionary zoning has been on the city's agenda since 2018. There have been multiple stakeholder meetings about it. The commissioners have previously lamented their inability to require developers to build affordable units without an inclusionary zoning ordinance.

We agree with Commissioner Padilla, who appealed to her colleagues that, "speaking from [her] heart," the inclusionary zoning ordinance is the most critical work the Planning Commission has before it. Commissioner Padilla urged her colleagues to be bold. She cast doubt on fears that the ordinance will deter developers from building in South Pasadena. After all, South Pasadena has the trifecta of outstanding schools, metro access, and walkable streets.

We ask the Council to direct the Planning Commission to recommend the Planning Department's inclusionary zoning ordinance at its next upcoming meeting, and send it to the City Council for first reading by **February 17, 2021**.

Signed,

1. Sean Abajian
2. Alexander Aquino
3. Ahilan Arulanantham
4. Anne Bagasao
5. Kerrie Barbato
6. Matthew Barbato
7. Chris Becker
8. Robin Becker
9. Sierra Betinis
10. Katrina Bleckley
11. Felicie Borredon
12. Laurent Borredon
13. Anny Celsi
14. Amber Chen
15. Janna Conner-Niclaes
16. Frederick Eberhardt
17. Jonathan M. Eisenberg
18. Richard Elbaum
19. Owen Ellickson
20. Alan Ehrlich
21. Justin Ehrlich
22. Stephanie Ehrlich
23. Betty Emirharian

24. Sarah Erlich
25. Margaret Farrand
26. Will Hoadley-Brill
27. Laboni Hoq
28. Che Hurley
29. Ella Hushagen
30. Phung Huynh
31. Amy Davis Jones
32. Mariana Huerta Jones
33. Amber Jaeger
34. Caroline Kimbel
35. Kristen Kuhlman
36. Caitlin Lainoff
37. Jacinta Linke
38. Tony Lockhart
39. Ian Marshall
40. Jan Marshall
41. Richard Marshall
42. Robin Meyer
43. Abby McCrate
44. Jenny Munninopas
45. Ayaka Nakaji
46. Raf Niclaes
47. Joanne Nuckols
48. Victoria Patterson
49. Noah Perez-Silverman
50. Sarah Perez-Silverman
51. Myron Dean Quon
52. Alexandra Ramirez
53. Minoli Ratnatunga
54. Allie Schreiner
55. Barrett Schreiner
56. Andrea Seigel
57. Delaine Shane
58. Alexandra Shannon
59. Sean Singleton
60. Allison Smith
61. Christopher Smith
62. John Srebalus
63. Levi Srebalus
64. Kathleen Telser
65. Andrew Terhune
66. Casssandra Terhune
67. Helen Tran
68. Jean Yu