



City of South Pasadena Planning and Community Development

Memo

Date: May 26, 2021

To: Chair and Members of the Planning Commission

From: Joanna Hankamer, Director of Planning and Community Development
Margaret Lin, Manager of Long Range Planning and Economic Development

Re: Additional Document No. 1 for Item No. 1 - Study Session: Progress on the 2021-2029 Housing Element and General Plan/ Downtown Specific Plan Update

One (1) written public comment has been received for this item, from the following individual:

- Josh Albrekton, M.D.

In addition to the written public comment, one (1) verbal comment was received via voicemail message. The verbal comments will be played during the meeting for the Commission and audience to hear.

Written comments received are attached to this document and verbal comments can be listened to at the link provided in the attachment list below.

Attachments:

1. Written Public Comments
2. Verbal Comment ([click here](https://www.dropbox.com/sh/05bbqgw1kr95965/AAAkRDa5vTMTUpIothcV4XT1a?dl=0);
<https://www.dropbox.com/sh/05bbqgw1kr95965/AAAkRDa5vTMTUpIothcV4XT1a?dl=0>)

ATTACHMENT 1
Written Comments

From: Josh Albrektson [REDACTED]
Sent: Wednesday, May 26, 2021 9:50 AM
To: PlanningComments <PlanningComments@southpasadenaca.gov>; Diana Mahmud <dmahmud@southpasadenaca.gov>
Subject: Public Comment, Housing Element

I met with HCD twice after South Pasadena had their meeting with HCD. Hcd's version of the meeting with South Pasadena and what is written in the staff report is vastly different.

To help you (planning commissioners) in this process, you should ask placeworks the following questions.

1A. What are the requirements from HCD in order for a site to be included as a possible low income site in the housing element?? Ask this of Placeworks because Commisioner Barthakur asked Joanna this question 3 months ago and she gave a completely wrong answer.

1B. When it says that substantial evidence must be used to show that the current use will be discontinued in the planning period, what does "substantial evidence" mean?

1C. South Pasadena has received responses from 7 property owners about being included in the sites inventory. This is not really a question, but you guys should look at their responses and how this compares with "Substantial evidence".

1D. Please ask them to discuss where City Hall, the Police Department, and the Public Works yard is going to go when those buildings are developed into housing.

The following are places that South Pasadena claims will be actual homes (and which HCD told them is complete bullshit)

Sometimes when I send pictures in my public comment e-mails they do not get copied to you guys. This is a link to my twitter thread including a whole lot of pictures of these "Mythical homes" that South Pasadena was counting on for their RHNA.

<https://twitter.com/JalbyMD/status/1380178531267739653>

In this twitter thread I actually visited most of the low income sites that South Pasadena wanted to include in the Sites Inventory. I include videos of them and the actual laws about what is required to be included in the Housing Element. Most of the things I pointed out in this twitter thread were directly told to South Pasadena by HCD.

<https://twitter.com/JalbyMD/status/1382116125224308738>

I could write a lot more but ever since pointing out that 1,000 ADUs are illegal I realized that staff and Placeworks don't actually care what the actual rules are for creating a housing element. Since then I have mostly just been documenting the laws ignored so that if anybody wants to sue next year it would be an easy lawsuit.

If any of you commissioners or madam mayor would like a meeting I am happy to go over HCD's notes on what South Pasadena presented to them and what they told SoPas to do.

ATTACHMENT 2
Verbal Comments

**May 26, 2021, Planning Commission Meeting Agenda Item #1:
Study Session: Progress on the 2021-2029 Housing Element and General Plan/ Downtown
Specific Plan Update- Verbal Comments Received
(as of May 26, 2021, at 2:00 PM)**

1. Josh Albrektson, M.D.

*verbal comments will be played for the Commission during the meeting, recordings are also available here:

<https://www.dropbox.com/sh/05bbqgw1kr95965/AAAkRDa5vTMTUpIothcV4XT1a?dl=0>