



Community Development
Department

Memo

DATE: April 18, 2022
TO: Planning Commission
FROM: Angelica Frausto-Lupo, Community Development Director
PREPARED BY: Matt Chang, Planning Manager
RE: Additional Document Item No. 4, Public Hearing – 815 Fremont Avenue
(Project No. 2392 – CUP/DRX/DBR/AHR/TRP)

The attached written comments were received by 12:00 p.m. on April 18, 2022.

From: Josh Albrektson
Sent: Thursday, April 14, 2022 3:44 PM
To: PlanningComments
Subject: Item 4 public comment

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From the staff report page 15.

"This includes appeals. "Hearing" is broadly defined to include any workshop or meeting of a board, **commission**, council, department, or subcommittee. The project was presented to the Planning **Commission** on December 14, 2021 as a presentation item, which the **City does not believe qualifies** for a hearing although the developer is disputing that interpretation. "

This is the kind of stupid thing that gets the city in trouble with HCD and housing activists. This is part of the reason South Pasadena is the most likely city to be sued and also one of the cities that gets the most attention from HCD.

--

Josh Albrektson MD
Neuroradiologist by night
Crime fighter by day



April 14, 2022

South Pasadena Planning Commission
PlanningComments@southpasadenaca.gov

Dear Planning Commissioners,

We are writing to you in support of the proposed Arbor Square 50-unit mixed use development, including 5 affordable units. South Pasadena needs more inclusive, affordable housing and new retail to continue growing for the next generation of residents.

This project is a great place for this type of development being central in the City and near the Gold Line Station. The neighborhood is highly walkable, close to bus stops and walking and bicycling distance to parks, shopping, restaurants, and schools. It will help to bridge and continue the commercial strip along the street, while encouraging pedestrian activity.

The project is well designed, respects the architectural integrity of the community, and is thoughtful about the impact on neighboring buildings. This will be a very exciting project to have in South Pasadena.

Best Regards,

Leonora Camner

Leonora Camner
AHLA Executive Director

Jaime Del Rio

Jaime Del Rio
AHLA Field Organizer

Tami Kagan-Abrams

Tami Kagan-Abrams
AHLA Project Director

YIMBY Law

57 Post St, Suite 908
San Francisco, CA 94104
hello@yimbylaw.org



YIMBY LAW

4/15/2022

City of South Pasadena Planning Commission
1424 Mission Street
South Pasadena, CA 91030

PlanningComments@southpasadenaca.gov
Via Email

Re: 815 Fremont Avenue
5315-009-051

Dear Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the City of South Pasadena Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

Arbor Square is a four-story mixed-use project that features 50 residential units, 5 of which are rented at the very low-income level. The project also includes 3,769 square feet of ground floor retail. The project contains a corner plaza for the public, a bike room, and various other beneficial amenities and outdoor spaces.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style with a large initial 'S' and a decorative flourish at the end.

Sonja Trauss
Executive Director
YIMBY Law