



Amended Additional Documents Distributed for the City Council Meeting of August 29, 2023

Item No.	Agenda Item Description	Distributor	Document
02	PUBLIC COMMENT	Ed Elsner	Email to Council
02.	PUBLIC COMMENT	Gail Maltun	Email to Council
02.	PUBLIC COMMENT	Gary Coyne	Email to Council
02.	PUBLIC COMMENT	Joanne Nuckols	Email to Council
02.	PUBLIC COMMENT	Patricia Rose	Email to Council
02.	PUBLIC COMMENT	Steve Koch	Email to Council
02.	PUBLIC COMMENT	Harry Knapp	Email to Council
03.	SPECIFIC PLAN AND PROGRAM ENVIRONMENTAL IMPACT REPORT; ZONING TEXT AND MAP AMENDMENTS FOR REZONING OF PROPERTIES CONSISTENT WITH THE GENERAL PLAN UPDATE AND 6TH CYCLE HOUSING ELEMENT; AND ZONING TEXT AMENDMENTS (ORDINANCES RELATED TO STATE DENSITY BONUS LAW, EMPLOYEE HOUSING AND INCLUSIONARY REQUIREMENTS)	Angelica Frausto-Lupo, Community Development Director	PowerPoint Presentation

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Tiara Solorzano

From: Ed Elsner [REDACTED]
Sent: Monday, August 28, 2023 10:18 AM
To: City Council Public Comment
Subject: Public Comment, Item 3., Special Meeting, August 29, 2023
Attachments: Gmail - Housing Element Rezoning Program.pdf

Categories: Green category

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.

[Dear City Clerk: Below please find a public comment on Item 3. of the agenda for the City Council's special meeting on August 29, 2023. Also attached is an email previously sent directly to the City Council on August 24, 2023; please include the email in the record as an additional public comment on the same agenda item. Thank you.]

August 28, 2023

Dear City Council:

The City should begin the process of amending the adopted housing element without delay, in particular Table VI-51 and program 3.a.

Table VI-51 is a required component of the housing element, with legal effect under the Government Code and under the terms of the settlement agreement in the housing element lawsuit against the City.

Among other reasons to amend Table VI-51 (some of which are mentioned in my previous August 24th email, see attached), the settlement agreement obligates the City to seek voter approval to modify the height limit for “the parcels for which the housing element anticipates a base density in excess of 50 units/acre.”

This would include every single parcel on Huntington Drive, all of which are identified in the table as having a 70 units/acre density, whether or not the parcel is located in a mixed use overlay district.

At the risk of stating the obvious, a ballot measure asking voters to approve a height limit of no less than 84 feet along the entire Huntington corridor would fail, forcing a wholesale, mid-cycle revision of the housing element.

In addition to every medium and high density residential parcel on Huntington Drive, there are medium and high density residential parcels elsewhere in the City that are similarly identified in the table as having a 70 units/acre density.

Exclusion of these parcels from the 2024 ballot measure could not be justified by arguing that the 70 units/acre density stated in Table VI-51 was incorrect.

This is because the medium and high density residential parcels on Huntington Drive identified as having a 70 units/acre density were brought to the attention of the City (including the former city attorney who negotiated and signed the settlement agreement), yet no change was made to the stated density before the draft housing element was changed in other respects, approved by HCD, and adopted by the City Council.

In a legal proceeding, this chronology could be cited as evidence of intent, not mistake.

Moreover, the anticipated development capacity of the adopted housing element's rezoning program was calculated using a 70 units/acre density for the medium and high density residential parcels in question.

HCD's reliance on the calculations would make it difficult to argue that the density for the parcels should be lower for purposes of determining whether the parcels must be included in the 2024 ballot measure.

Although the draft general plan indicates densities of "Max 30 units/acre" and "Max 45 units/acre" for medium and high intensity land uses, this would have no relevance to that determination, as the settlement agreement expressly ties the ballot measure to the densities indicated in the housing element for parcels identified for rezoning.

The language in program 3.a. itself that "the City will increase the allowable zoning within the Medium Density Residential zone to at least 30 dwelling units per acre (du/ac) and to at least 45 du/ac within the High Density Residential zone" isn't helpful here, as the 70 units/acre density indicated in the table for select medium and high density residential parcels is consistent with that language.

Although I think it would be a good idea to remove every medium and high density residential parcel from Table VI-51 -- among other things, it would minimize the displacement of existing tenants, preserve existing housing stock, and fix other problems in the table -- I do not expect the City will go in that direction.

If not, the amended housing element should use "max" instead of "at least" in program 3.a., and the densities indicated in the amended Table VI-51 for the listed medium and high density residential parcels should be consistent with the maximum densities specified in the program.

Thank you for your consideration.

Ed Elsner


Housing Element Rezoning Program

Ed Elsner [REDACTED]
To: cco@southpasadenaca.gov

Thu, Aug 24, 2023 at 3:26 PM

August 24, 2023

Dear City Council:

I'm writing to encourage you to revisit the adopted housing element -- especially Table VI-51 -- before taking action on the draft general plan and proposed zoning code amendments.

A mandatory component of the housing element relied on by HCD to quantify the City's rezoning program, Table VI-51 is seriously flawed.

One error is that the 400% development capacity adjustment for the listed high-density parcels (i.e., parcels that are proposed to be rezoned to 50+ units per acre) was not actually included in the calculation of the total anticipated development capacity for any of the parcels.

Table VI-51 therefore understates the total anticipated development capacity of these parcels by 2,641 housing units.

Put another way, when the error is corrected, the cumulative site capacity for the entire housing element is almost double the 2,775 capacity stated in the adopted housing element approved by HCD.

Another error is that the listed medium and high density residential parcels in the Huntington Drive corridor are identified in the table as having a 70 unit per acre density.

This arguably establishes a higher allowable density for the listed parcels than indicated in the draft general plan and zoning code amendments, an inconsistency that could lead to litigation by developers and advocacy groups, ultimately resulting in unintended, out-of-scale projects along the Huntington Drive corridor.

With a surplus capacity of 2,641 units above and beyond the 2,775 RHNA allocation and buffer approved by HCD, the scope of the adopted housing element's rezoning program is overbroad and can and should be dialed back.

For example, if the City maintained existing densities for the medium and high density residential zones, and removed all medium and high density residential parcels from Table VI-51, the total anticipated development capacity for the remaining parcels would nevertheless be 2,033 housing units, including 1,016 lower-income, 508 moderate-income, and 508 above-moderate income units.

Compared to the totals stated in Table VI-51 of the adopted housing element (i.e., 1,178 total, including 533 lower-income, 266 moderate-income, and 379 above moderate-income units), this would be a significant improvement.

Maintaining existing densities for medium and high density residential zones would also minimize mass evictions and displacement of current tenants, as well as help preserve existing housing stock.

The high-density, mixed-use overlays on Huntington Drive should also be reconsidered; upzoning Huntington Drive is not necessary to meet the City's RHNA obligations.

There may be other implications and unintended consequences for the current and future RHNA planning cycles if Table VI-51 is left as is.

When I met with City staff and the former city attorney on March 24, 2023, I advocated for correcting the Table VI-51 errors even if it meant delaying submission of the draft housing element to HCD for review.

However, the former city attorney cited dire consequences in the housing element litigation as a reason for moving forward with the submission of the uncorrected draft that evening.

Yet, more than a month later on April 28, 2023, a subsequent draft of the housing element was circulated making other changes, but leaving Table VI-51 untouched.

My feeling is that a pause to correct the errors in Table VI-51, to dial back the rezoning program, and to update the draft general plan and zoning code amendments for consistency, is worth the effort.

If the end result is a housing element exceeding the site capacity of the previously-approved housing element, minimizing the risk of tenant displacement, and preserving existing housing stock, this would be a favorable posture in any legal proceeding that might arise from missing the rezoning deadline.

The City would be acting reasonably and in good faith, and the recommended changes would promote the goals of the housing element law and help preserve the character of the City at the same time.

Thank you for your consideration.

Ed Elsner


From: [Gail Maltun](#)
To: ccpubliccomments@southpasadenaca.gov; [CDD](#)
Cc: [Michael Cacciotti](#); [Janet Braun](#); [Evelyn Zneimer](#); [Jack Donovan](#); [Jon Primuth](#); [City Manager's Office](#)
Subject: City Council Study Session General Plan
Date: Tuesday, August 29, 2023 11:03:31 AM
Attachments: [Picture1.png](#)
[Picture2.png](#)

August 29, 2023

Dear City Council members and City staff,

I have a few comments on the General Plan, and on the future of South Pasadena.

1. The State requires upzoning and is pressuring for an unprecedented amount of development in the next 8 years. We will see projects that are taller, and of higher density, than have been built previously. Some unattractive, badly designed projects will be proposed: in fact, at least one recently-approved project will deface an important intersection for decades to come. **The only way to control how South Pasadena looks and feels, and to retain a sense of place, is to craft form-based codes that are specific, and are carefully and deeply thought out, for developments of all sizes, from dense downtown buildings to the “missing middle” on our residential streets.** The Planning Commission and the Design Review Commission will be far more important than previously. Members will need to be chosen very carefully. And these commissions, as well as the Community Development Department, will need to have teeth. Other cities, such as Santa Barbara, exercise far more control over new projects: Poorly designed and unattractive projects are sent back to the drawing board time and time again; commercial projects have been required to include ground floor retail. South Pasadena has an unfortunate history of approving bad projects that we are stuck with for decades. **Create rules and appoint commission members who will ensure that new development enhances rather than detracts from the beauty and livability of South Pasadena.**
2. I understand that you are considering a new contract for the golf course. **The Golf Course, along with the Stables, make up over 30 acres and constitute our only available space for development. We have no surplus shopping malls or light industrial space to redevelop.** Here is our nightmare, but actual, predicament: The State has given us a provisional pass on our Housing Element. As a part of it, the State is requiring a ballot measure to repeal the 45 foot limit, and replace it with an absurd height limit that would permit 7-10 story buildings. This is highly unlikely to pass. We will then be out of compliance and will need to propose another option to provide space for the 2,067 required housing units. Here are our choices. We can upzone every residential street to R3, and allow 3-4 story apartment buildings on our R1 streets. Or,

we can permit the building of hundreds of units of housing on the golf course and the stables. The golf course is neither “green” nor “open space”. It is closed to the public, and guzzles water and fertilizer. **In a perfect world, I would keep it and improve it. Perhaps the political tide will turn in the next few years, and the State will moderate its position. But in the meantime, please refrain from making any commitments for the use of that land. All you need to do is...nothing. Simply continue leasing that property month-to-month, as it has for years. To sign a new contract for the golf course at this time would be an insane decision, and one that could damage South Pasadena for decades.** For the 5th draft Housing Element, we wrote a letter proposing retaining the golf course for possible development, and got dozens of signers in just a few hours. Expect an outcry from the community if the City enters into a new contract that ties up the Golf Course property.

I am pleased that Mr. Rangwalla was contracted to complete our General Plan. He did a great job several years ago, and has undoubtedly done his best to complete the plan in the very tight time frame that was required.

I am attaching some photos on the following page illustrating 4 and 5 story buildings, residential over retail, that show what is possible with good design that is sensitive to the surrounding community. The City has very little power to determine its future right now. Please act responsibly to require good design standards, and refrain from any action regarding the Arroyo properties.

Sincerely,

Gail Maltun



Above: 3001 Ashby Avenue, at Telegraph Avenue, Berkeley. Below: 1801 Shattuck Avenue, Berkeley. Both dense, 4-5 story buildings that are sensitive to, and enhance their neighborhood.

From: [Gary Coyne](#)
To: [CCO](#)
Subject: A letter sent to the planning commission
Date: Monday, August 28, 2023 2:45:33 PM
Attachments: [Letter to the housing commision.docx](#)

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.

I sent this letter to the Planning Commission. It was advised that I send the same letter to the council.

Thank you,

Gary Coyne

To whom it may concern.

August 21, 2023

The state has mandated that cities provide for certain levels of population growth. Apparently, South Pasadena has failed to submit proposals deemed by the state to be satisfactory, and the clock is ticking.

Suddenly, without prior notice or opportunity for the public to be heard on it, a new and drastically different proposal is apparently going to be presented to the state, by which South Pasadena promises to double the population of South Pasadena by removing all of our major shopping sites (including our major grocery stores and our only hardware store) and building multiple high-rise buildings on our already-congested streets.

The proposal states we will turn a town of about 26,000 people into one of 50,000. How will South Pasadena make our roads able to accommodate twice as many vehicles? How will it make our schools able to accommodate twice as many students? Where will South Pasadena's water supply for another 25,000 people come from, and at what cost?

The proposal sets population goals far in excess of what the state requires. This is not an aspirational proposal; if accepted, it will be set in stone. History tells us that the proposal will become the baseline on which future requirements are based. And it will happen even though water is scarce, energy is scarce, and the population will continue to grow. So this proposal is just plain bad. It shows a total failure to consider the financial, social, and environmental impact on the city.

Power outages are part of South Pasadena. Despite anyone's intentions, our house goes black multiple times in any year. How will doubling the population affect our basic grid? How will our limited water supply service twice as many people? How much will it cost us, and where will the money come from, to pay for upgraded utilities, police and fire services, and schools?

How will extreme density negatively impact the value of our homes, the quality of our schools, the condition of our roads, access to emergency services, and so forth? This is a breaking point. Our city's reputation is built on its schools and its small-town atmosphere. The proposal guts the essence of the city.

This is not to say South Pasadena should not comply with the state law; it must comply. But it should not go to the absurd extremes this proposal promises. That South Pasadena has not been able to come up with a proposal that meets state approval does not mean this proposal is good. It is not. Rather, it suggests that our City is not getting good or rational guidance.

Rather than removing our essential shopping services, straining our already-strained public services, and compressing high-rise residences into already-congested routes, the City should be looking at more realistic population density and should be proposing construction in available underused spaces on the west side of town. Do we really need undeveloped commercial areas or a golf course?

Despite the best of intentions, this plan is simply ridiculous and poorly thought out.

From: [Joanne Nuckols](#)
To: [City Council Public Comment](#)
Subject: 8/29/23 agenda Workshop planning documents
Date: Tuesday, August 29, 2023 11:32:18 AM

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.

City council, I have serious concerns related to all the documents on your agenda tonight that relate to the future development in South Pasadena.

In talking to SP residents, friends, neighbors, etc that live in town, there is little to no understanding of these documents and how they will affect the future of SP. In fact, there has been no public meetings to explain and educate what is in the documents since the drafts were released in July.

Why is there no public education for input as required by HCD? The draft GP has 5 listed approach to K. CIVIC ENGAGEMENT none has been fulfilled to any satisfaction in the last 3 months.

Why has the information about drastic up zoning been withheld/buried in the document? The full "maximum development capacity" is 25,000 units. We already have about 11,300 which means additional of approx 13,000 units when our RHNA allocation is only 2,067. Why would be up zone, if that's what the city will be doing, for 5 times our RHNA allocation? People were shocked when we got or allocation of 2,067, imagine when the word gets out fully about the city contemplating allowing for 5 times that original number?!

The documents state that there will be only a 25% increase in population and units when in fact there will be a 100% increase. This is a major discrepancy and should be addresses with a honest, understandable and transparent answer.

If you are not aware of the new state law related to zoning which states you cannot down zone below your base of Jan 1, 2018, I suggest you have the city attorneys write you an opinion which can be shared with the public. Basically, any up zoning you do now, in particular adding 13,000 units can never be changed or down zoned. The law says that if you down zone, you have to up zone another area so there is no net loss of units.

Another area that the council should fully understand before voting on these documents is pertaining to the voter imposed height limit and prohibition on any more than a 5% parking variance. Today with these documents not approved, the height limit rules over density bonuses which are not allowed. If you approve these draft documents, then you are dismissing the voters intent when they set the height limit.

The 45' is a very objective standard and should not be dismissed lightly. If it was not very, very important, then why did the YIMBY lawsuit group require the city to put a possible repeal on the ballot by Dec of 2024? I think there is hidden in these

documents an end run around the voters in an attempt to make the height limit moot and move development along with approval of these documents now, in case the voters reject the repeal next year.

With a little research I found out that usually there is a 3 year time period for cities to bring their zoning in compliance from Housing Element to General Plan. At the very least, there is a year period. Why was our city only given 120 days? This short time period shows that someone is not watching out for our city and not giving the residents a full accounting of what is in store for the future of SP and how approval of these documents as is, will fundamentally change the character of South Pasadena in the negative.

Thank you for your consideration of the residents future input, before any approval from the council of any of these documents.

Joanne Nuckols
56 year So Pas resident

Tiara Solorzano

From: Patricia Rose [REDACTED]
Sent: Monday, August 28, 2023 4:13 PM
To: CCO
Subject: Email the Council

Categories: Green category

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Patricia Rose [REDACTED]

to PlanningComments, cco



On January 6, 2023, State Superintendent Tony Thurmond announced California Distinguished Elementary Schools. South Pasadena's three elementary schools--Arroyo Vista, Marengo Elementary, and Monterey Hills made the list based on their assessment results. These excellent assessment results would not have been possible in overcrowded classrooms where teachers do not have the time to attend to individual student learning and assessment.

How will increasing the RHNA unit demands of 2,067 units to over 13,000 affect student learning and achievement? South Pasadena has 1 high school, 1 middle school, and 3 elementary schools. Obviously class size must increase to accommodate the influx of new students unless South Pasadena intends to build more schools. Larger class size means less teacher time devoted to each student and more multiple choice testing to assess student learning. I know because for 25 years, I was a full time English professor at Pasadena City College. English professors fought for years to reduce the class size of its writing classes from 35 students to 25 students per class. This reduction of class size meant students did more academic writing and instructors gave more individual attention to their thinking, research, and writing skills. Do the research--smaller class size means more instructor time per student and a higher rate of student success.

Both of our children attended South Pasadena schools. In fact, we moved to South Pasadena *because* of its excellent public schools. Our children did in fact receive an excellent education and are now practicing attorneys. One has already made partner at her law firm while my son is an attorney for Amazon Web Services. I truly believe that their academic success in college and law school stems from the individual attention they received from their teachers in South Pasadena schools.

How will our 3 elementary schools, 1 middle school, and one high school accommodate this influx of more students? How will an increase in class size affect student learning and achievement? I guess teachers could accommodate more students in each class by giving multiple choice tests. Think carefully before you increase the 2,067 units demanded by the state to over 13,000 if you care about the education and future of our students.

Patricia Rose
[REDACTED] Meridian Avenue
South Pasadena, CA 91030

From: [Steve Koch](#)
To: [City Council Public Comment](#)
Subject: Housing Comment
Date: Tuesday, August 29, 2023 12:24:03 PM

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.

City Council,

I am strongly opposed to the changes to the New General Plan and the Downtown Specific Plan that are being proposed.

Is anyone working for the good of the citizens of South Pasadena anymore? These changes go FAR BEYOND what is being mandated by Sacramento and RHNA numbers, and would be detrimental to South Pasadena as a wonderful liveable oasis in the San Gabriel Valley.

The City Planning Commission needs to go back to the drawing board and come up with a reasonable response to Sacramento that goes no further than what is mandated - Sacramento's mandates are bad enough.

South Pasadena needs to retain a balance of residential and commercial properties to sustain itself. Proposing to eliminate Pavillions, Ralphs, Bristol Farms, Ace and the stores that surround them to make room for housing is outrageous.

We shouldn't be planning for how to double the housing units and population of the city.

We shouldn't be allowing the tripling of allowable densities to our medium and high density areas.

We shouldn't be raising the maximum building height limits and number of allowable stories on residential buildings.

The City Planning staff is completely out of touch with the wants and needs of the residents of our city who came to South Pasadena, in large part, for it's charm and small town feel. These are the very things that you are unwittingly destroying when you submit a proposal like this.

It's my understanding that once zoning changes like these are implemented that **there's no going back**. These changes must be stopped and a more reasonable response to Sacramento must be sought.

Steve Koch

From: [Clarice & Harry](#)
To: [City Clerk's Division](#)
Subject: Public Comment
Date: Monday, August 28, 2023 12:51:32 PM

Comment for Council Meeting 8/29/2023, Item 3

In reading HCD letters, it is apparent that Government Code 65583 regulates HE compliance. Given that this regulation requires zoning update within 120 days, I thought subdivision **(f)** of this Code could be of interest. It reads:

(f) The deadline for completion required rezoning pursuant to subparagraph (A) of paragraph (1) Of subdivision (c) shall be extended by one year If the local government has completed the rezoning at densities sufficient to accommodate at least 75 percent of the units for low-and very low Income households and if the legislative body at the conclusion of a public hearing determines, based upon substantial evidence, that **any** of the following circumstances exist:

1. The local government has been unable to complete the rezoning because of the action or inaction beyond control of the local Government of any other state, federal, or local agency.
2. The local government is unable to complete the rezoning because of **infrastructure deficiencies** due to fiscal, or regulatory constraints.
3. The local government must undertake a major revision to its general plan in order to accommodate the housing-related policies of a sustainable communities strategy or an alternative planning strategy adopted pursuant to Section 65080.

(bolding mine)

Page 64 of the GP shows the RHNA number 2067 broken down with low and very low housing units as 1055 (757+398).

75 % = 792 units.

People in the community are becoming aware of the proposed zoning and density changes and are outraged . The elephant in the room Is the HE and that had practically zero vetting.

The maximum density of 24750 is insane (Population of 50-60,000) and must be changed. HCD is

only interested in us achieving the RHNA + buffer and the GP consultant believes we can plan for that, yet the zoning code will allow the former and that will absolutely destroy the City. Also, it should not take 6 or 7 stories to get to the RHNA numbers.

In reading the resolution of adoption of the Housing Element (May 30, Res. 7817) it says that the HE was in compliance with the General Plan, meaning the current General Plan. In no way was this HE in agreement with the current plan or zoning code. Now we are revising the GP and zoning code to agree with a plan that was submitted in error (yes, you had a deadline of 31 May, but technically the submission should have been in compliance with the current plan). It also, says that all of the proper public input was accomplished. If that were true, we wouldn't be where we are today.

The documents should be revised to reflect just the accomplishment of the RHNA number + buffer. Nor more, no less.

The following paragraph is an excerpt from HCD's letter of Aug 16. I doubt if any appreciable percentage of residents and/or voters would agree that this happened.

“Public participation in the development, adoption, and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and a link must be emailed to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.”

South Pasadena's letters to HCD were way overinflated with respect to public input.

Harry Knapp
■ El Centro Street

Zoning Text Amendments: 120-Day Programs

August 29, 2023

City Council Study Session

Prepared By: Community Development Department

A.D. - 20

Project Overview

SOUTH PASADENA CITY HALL

- **Density Bonus**
- **Employee Housing**
- **Inclusionary Housing Requirement**

Background

SOUTH PASADENA CITY HALL

- **In 2022, the City was sued because it did not have an adopted Housing Element.**
- **The resulting Court Order stipulated a 120-day timeframe for completion of certain Housing Element programs.**

Background

- **“120-Day Programs” include:**
 - Rezoning to support the Housing Element**
 - Density Bonus update**
 - Employee Housing update**
 - Inclusionary Housing Regulations Update**

Density Bonus Update

- **Implements Housing Element *Program 2.e— Facilitate Density Bonus for Projects with On-site Affordable Housing***
- **SPMC Division 36.370.040 will be updated to reflect State law**

Employee Housing

- **Implements Housing Element *Program 2.h—Incentivize Special-Needs Housing***
- **Adds new language to SPMC 36.350 for Employee Housing, consistent with State law**
- **Employee Housing is six or fewer employees living in a single-family home**

Inclusionary Housing

- **Implements Housing Element *Program 2.m—Update Inclusionary Housing Regulations***
- **Updates SPMC Division 36.375**
- **Reduces the inclusionary unit requirement from 20% to 15%**
- **Increases the applicable threshold from 3 units to 10 units.**

Planning Commission

- **Planning Commission considered the item on August 21st.**
- **No comment letters were received, and no one spoke on the item during the public hearing.**
- **Commission recommended the City Council adopt the Zoning Text Amendments.**

Next Steps

**Public Hearings are scheduled for
September 18 and September 27, 2023.**

Discussion

Questions

A.D. - 29

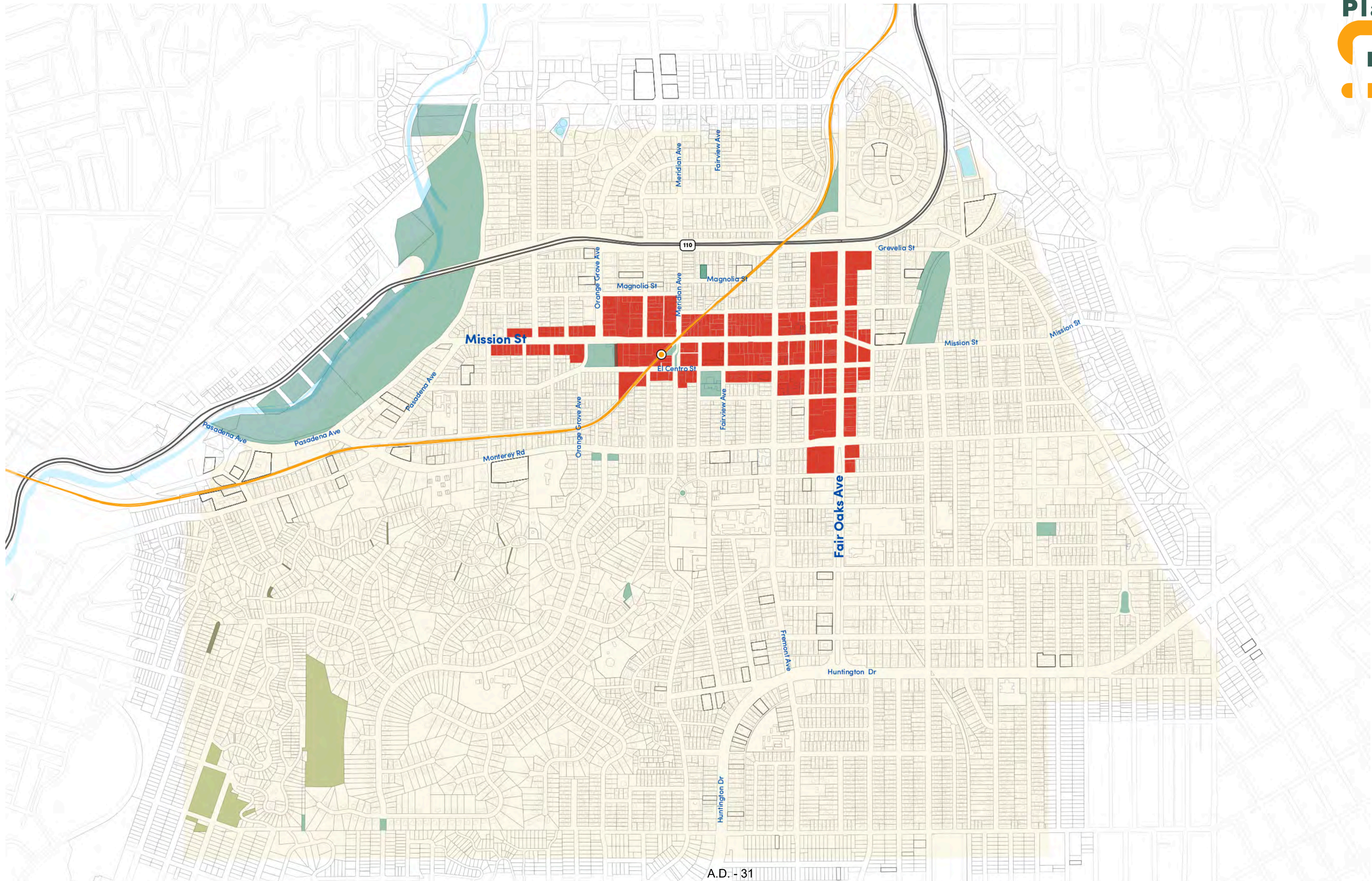
South Pasadena

General Plan & Downtown Specific Plan

08-29-23

City Council Study Session





Process







Field work



Lecture Series

February 23, 2017

Paul Moore Sustainable Transportation

March 29, 2017

Richard Willson Parking

April 18, 2017

Dr. Richard Jackson Healthy Communities

All lectures will be held at 7 p.m. at the Amedee O. "Dick" Richards, Jr., Council Chambers, located at 1424 Mission Street, South Pasadena



www.plansouthpasadena.org
South Pasadena General Plan &
Mission Street Specific Plan Update



Focus Group Mtgs



Pop-up Workshop

626 Golden Streets

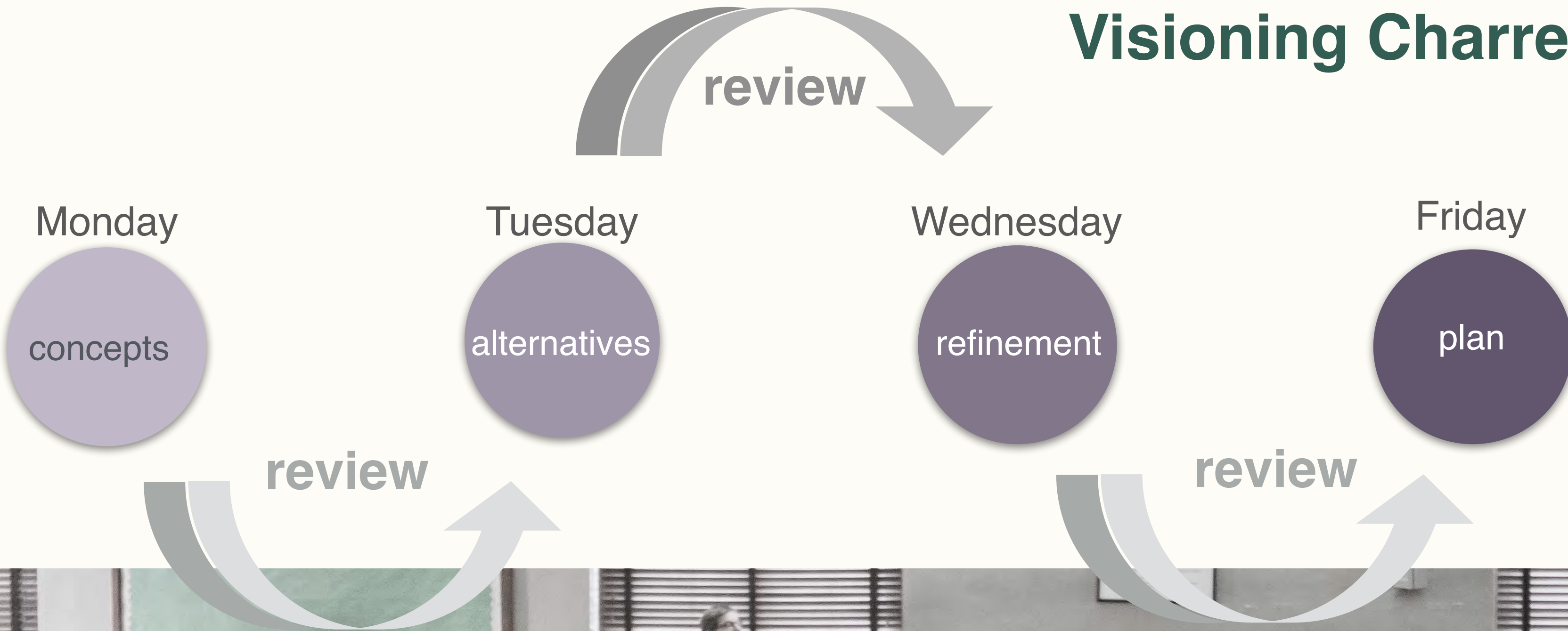




Youth Participation



Visioning Charrette





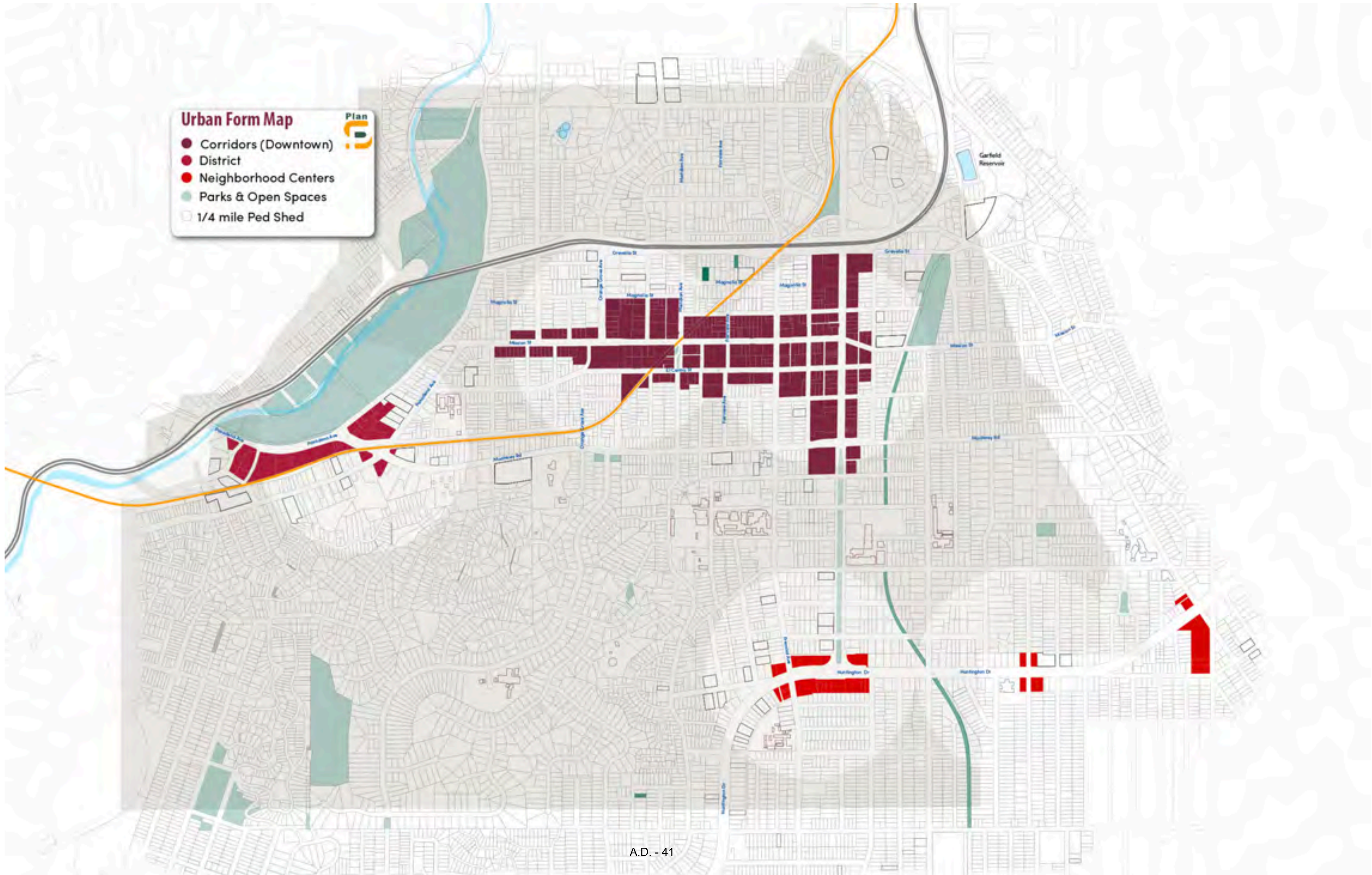
Two Community Workshops



Urban Form Map

- Corridors (Downtown)
- District
- Neighborhood Centers
- Parks & Open Spaces
- 1/4 mile Ped Shed

Plan











Vision Zero

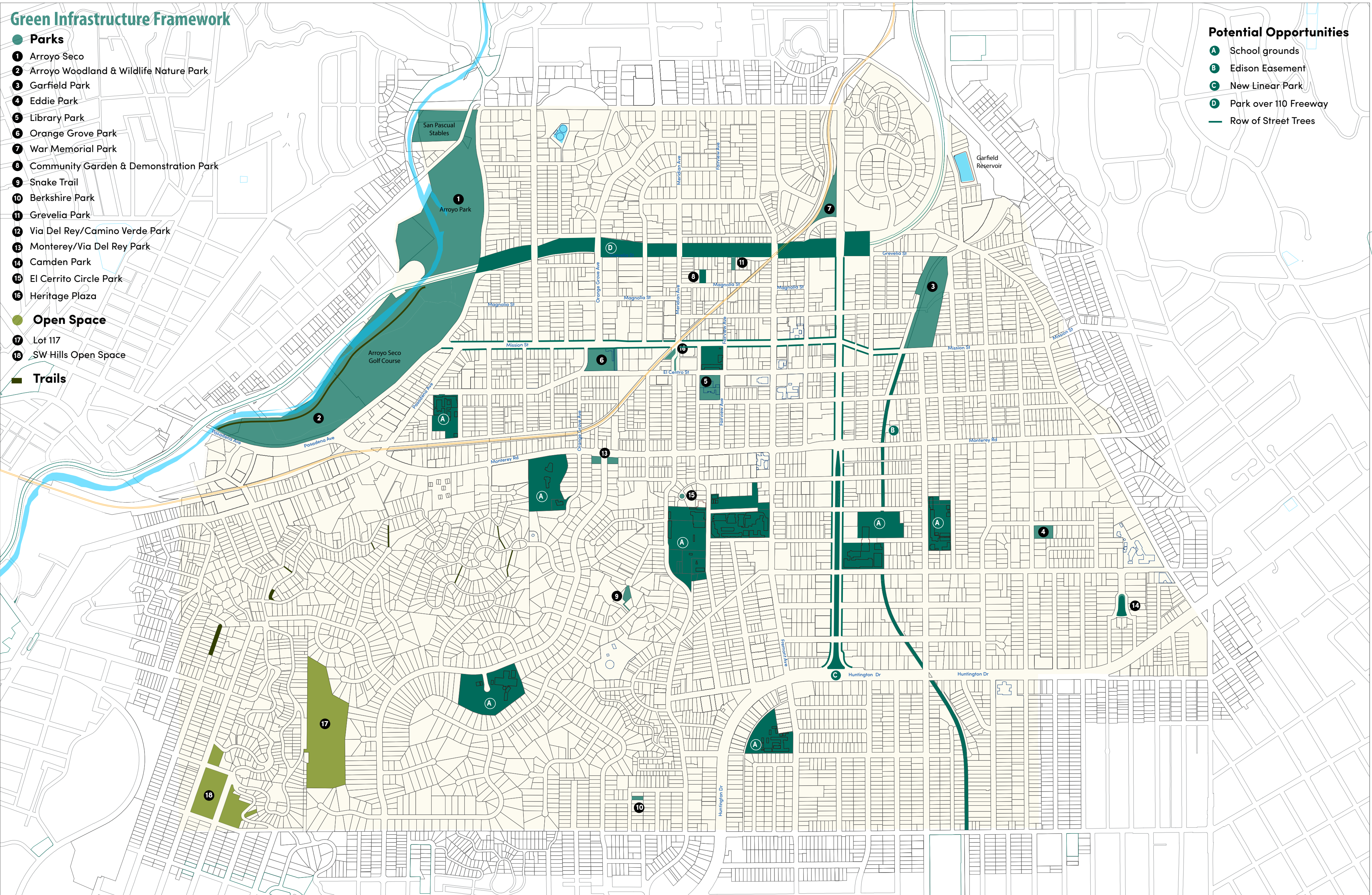


Social Equity



Aging in Place

Natural



Prosperous



Promote the establishment of a creative industry cluster

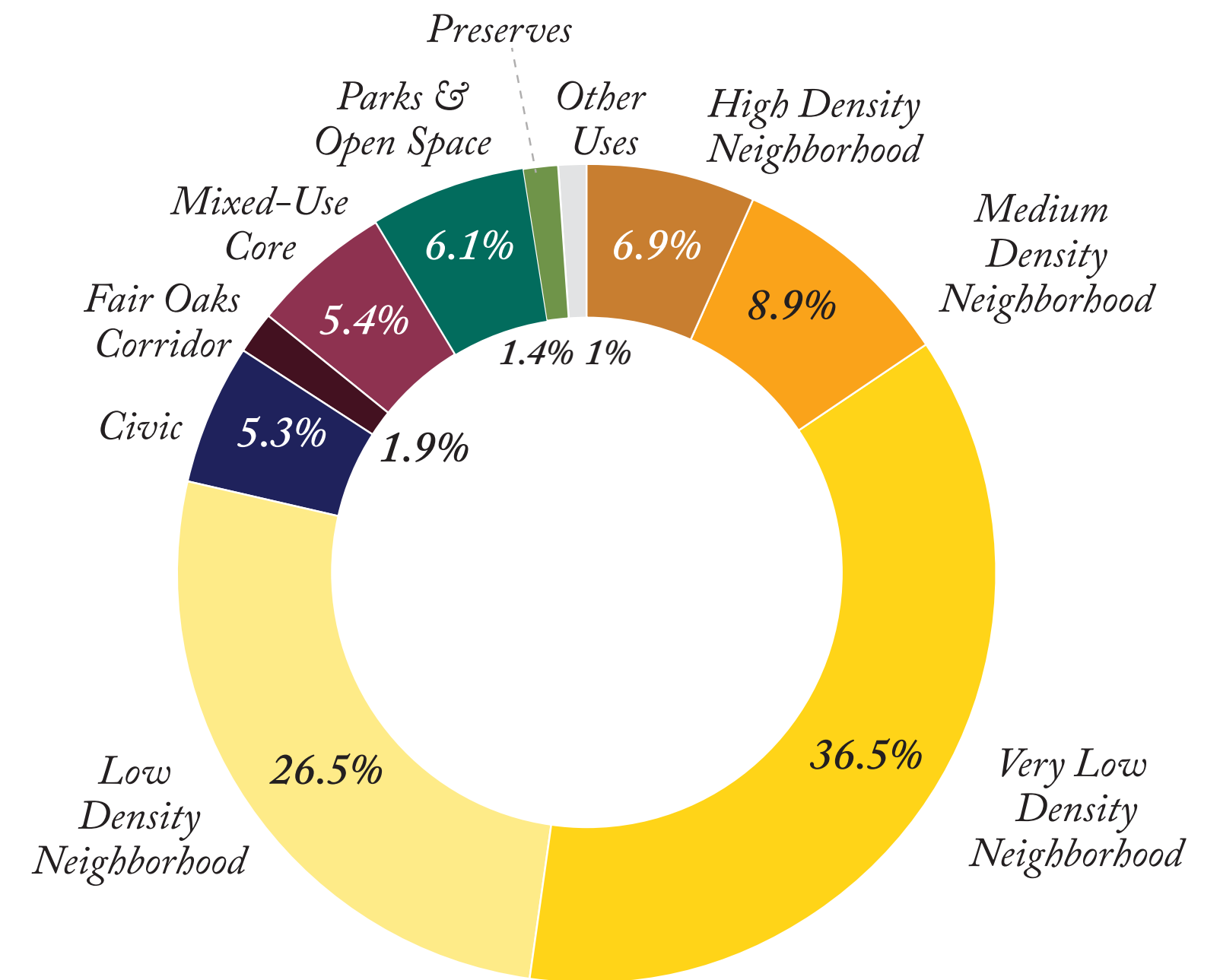
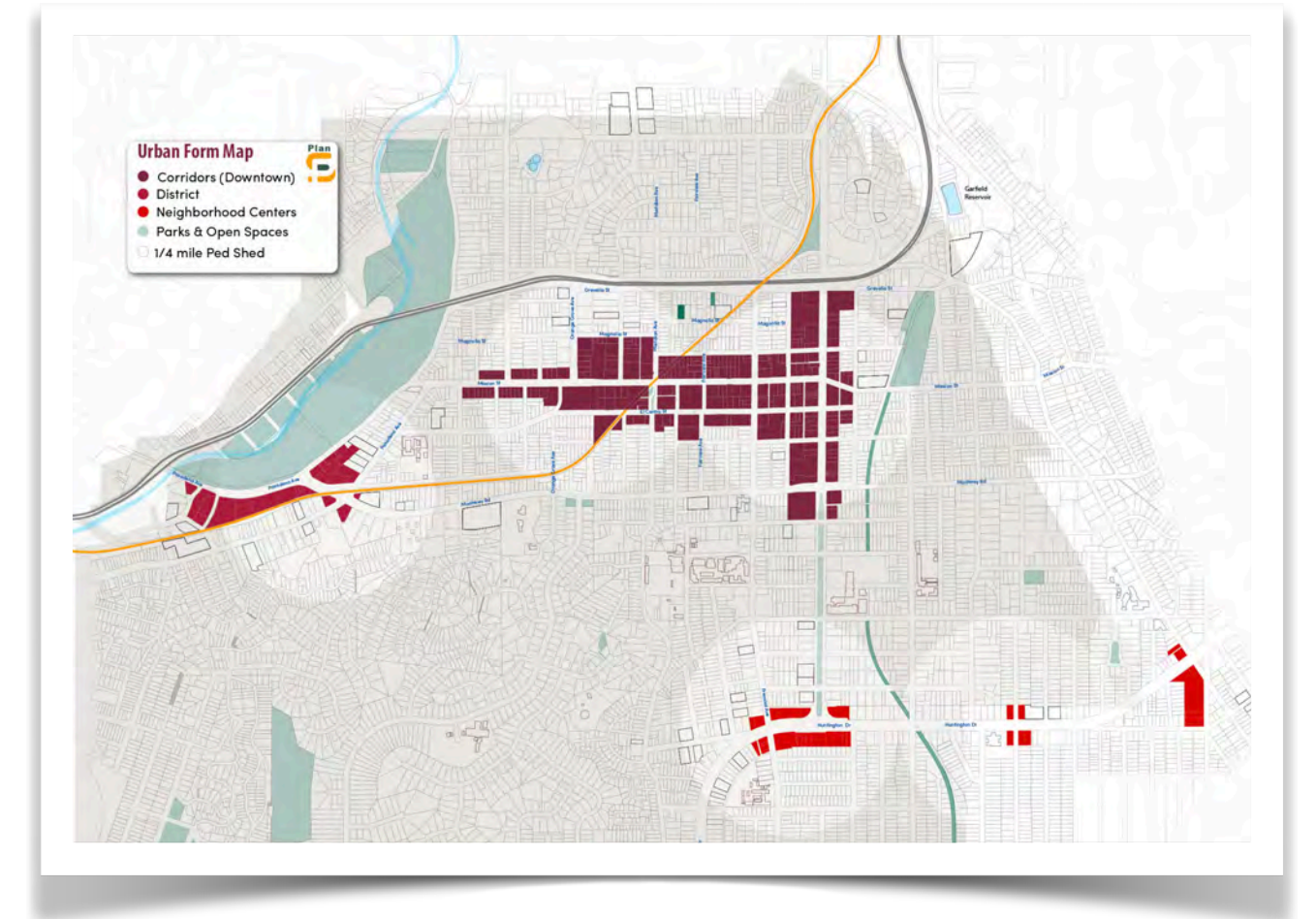
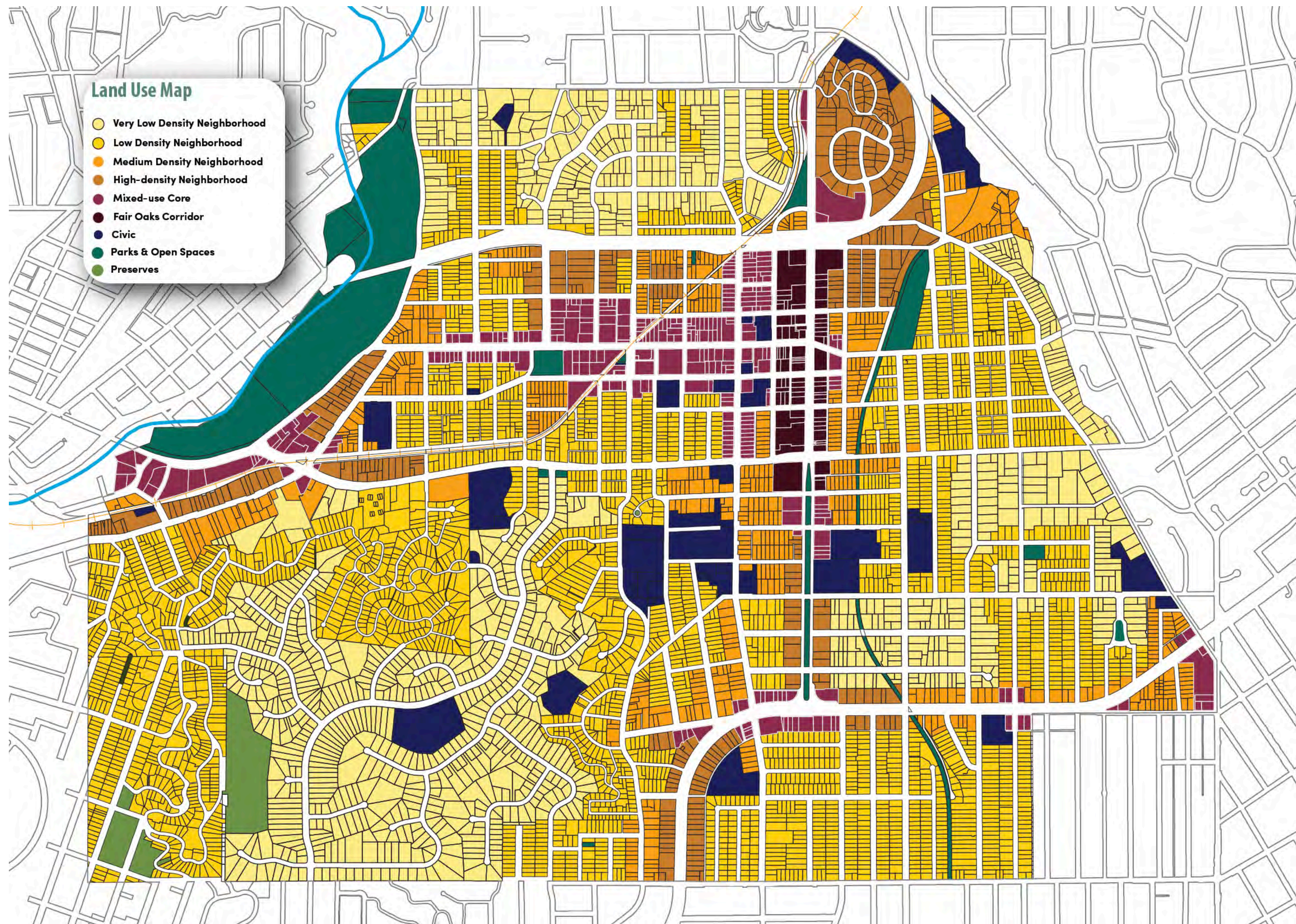


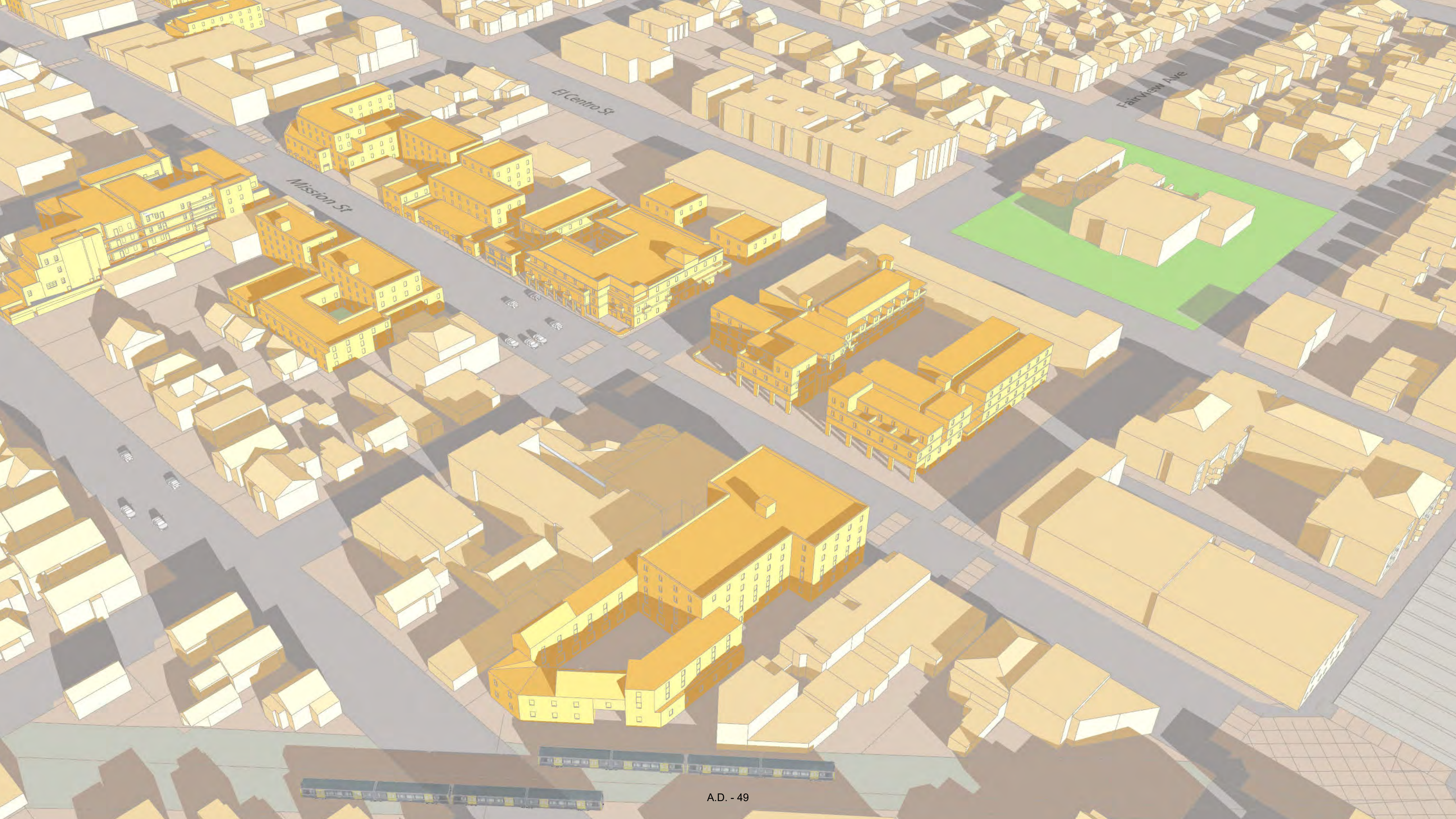
Promote & Support Local Businesses



Increase Tax Base

Well-planned







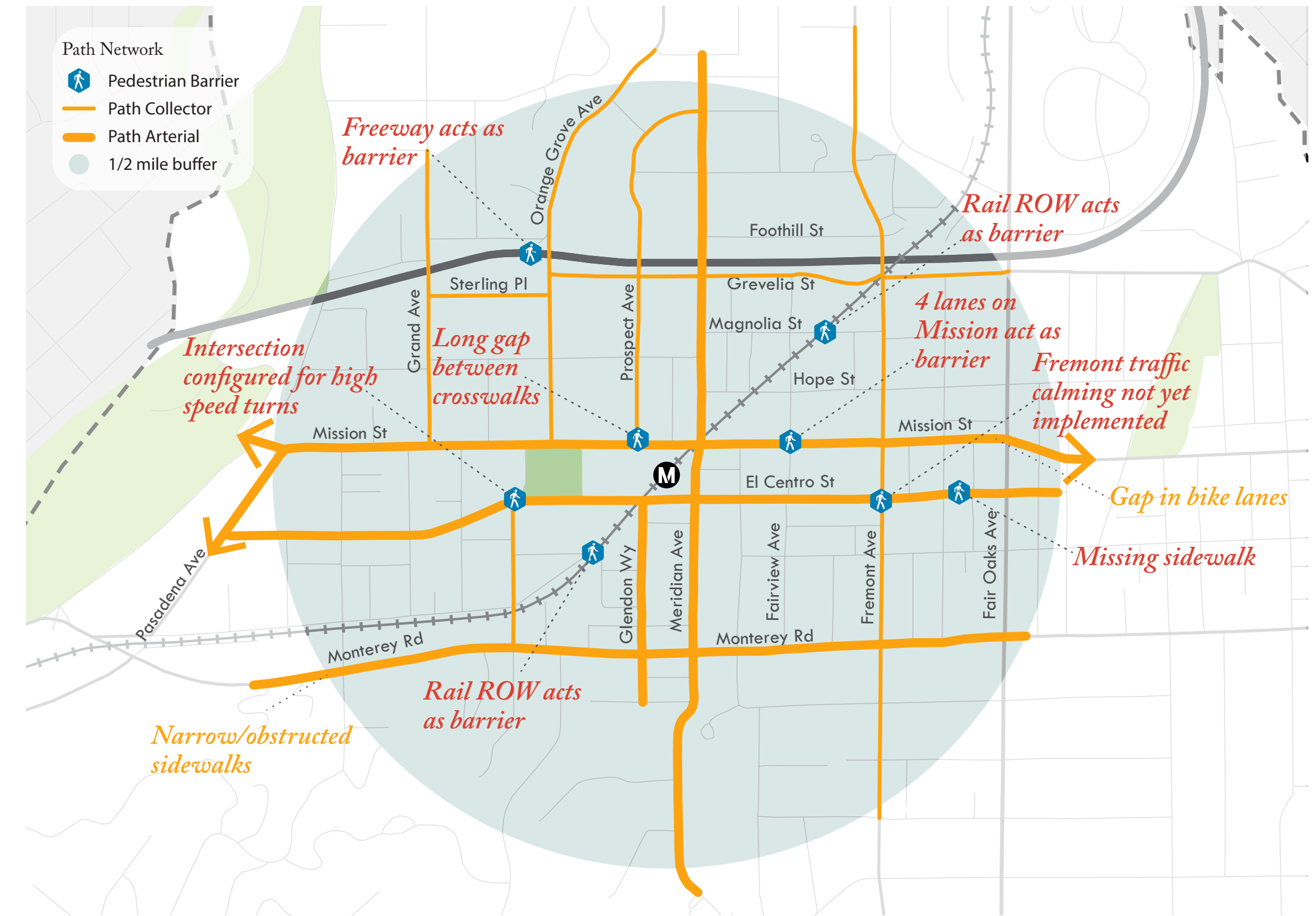
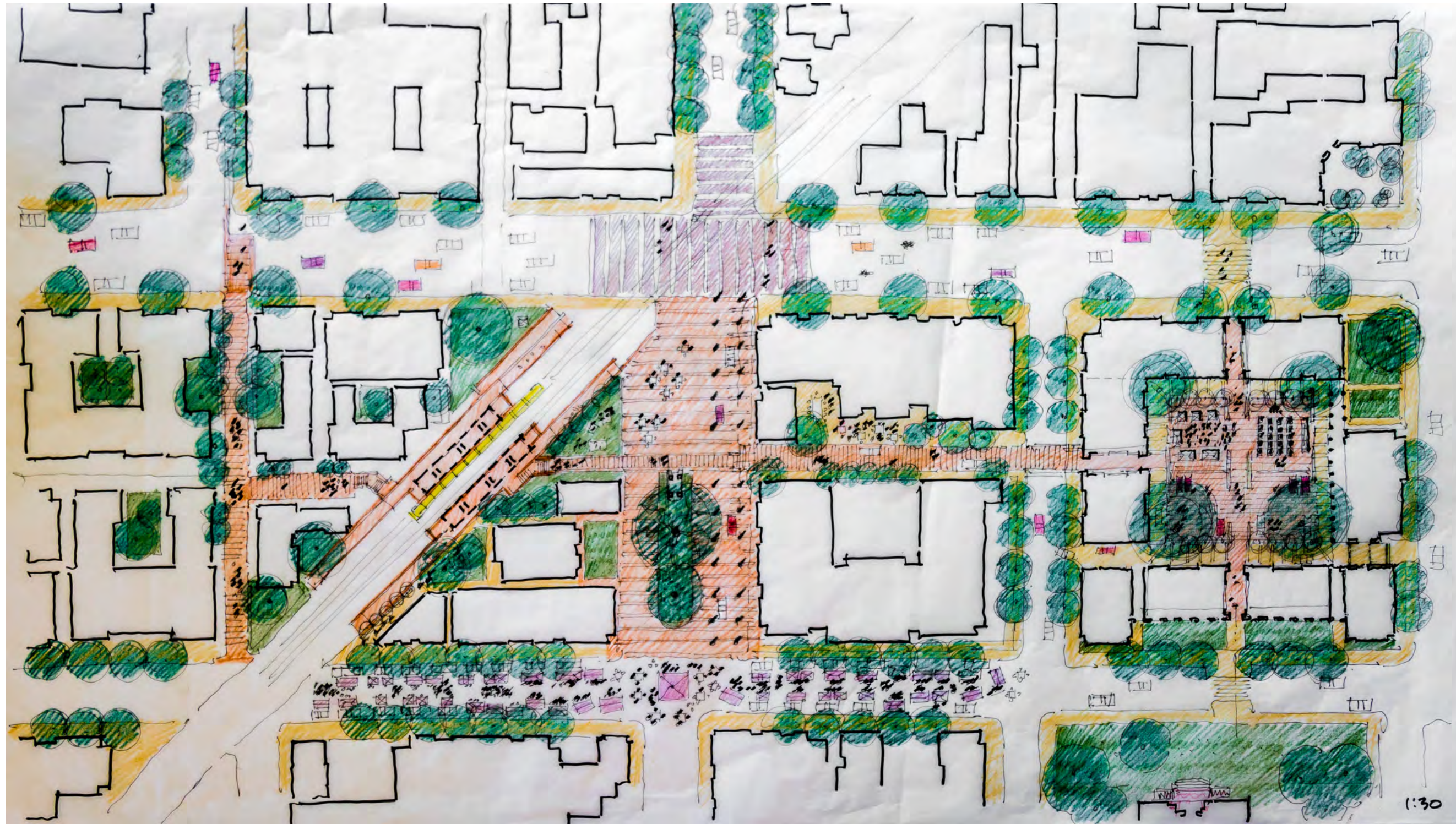
Mission St

Fair Oaks Ave

Fremont Ave



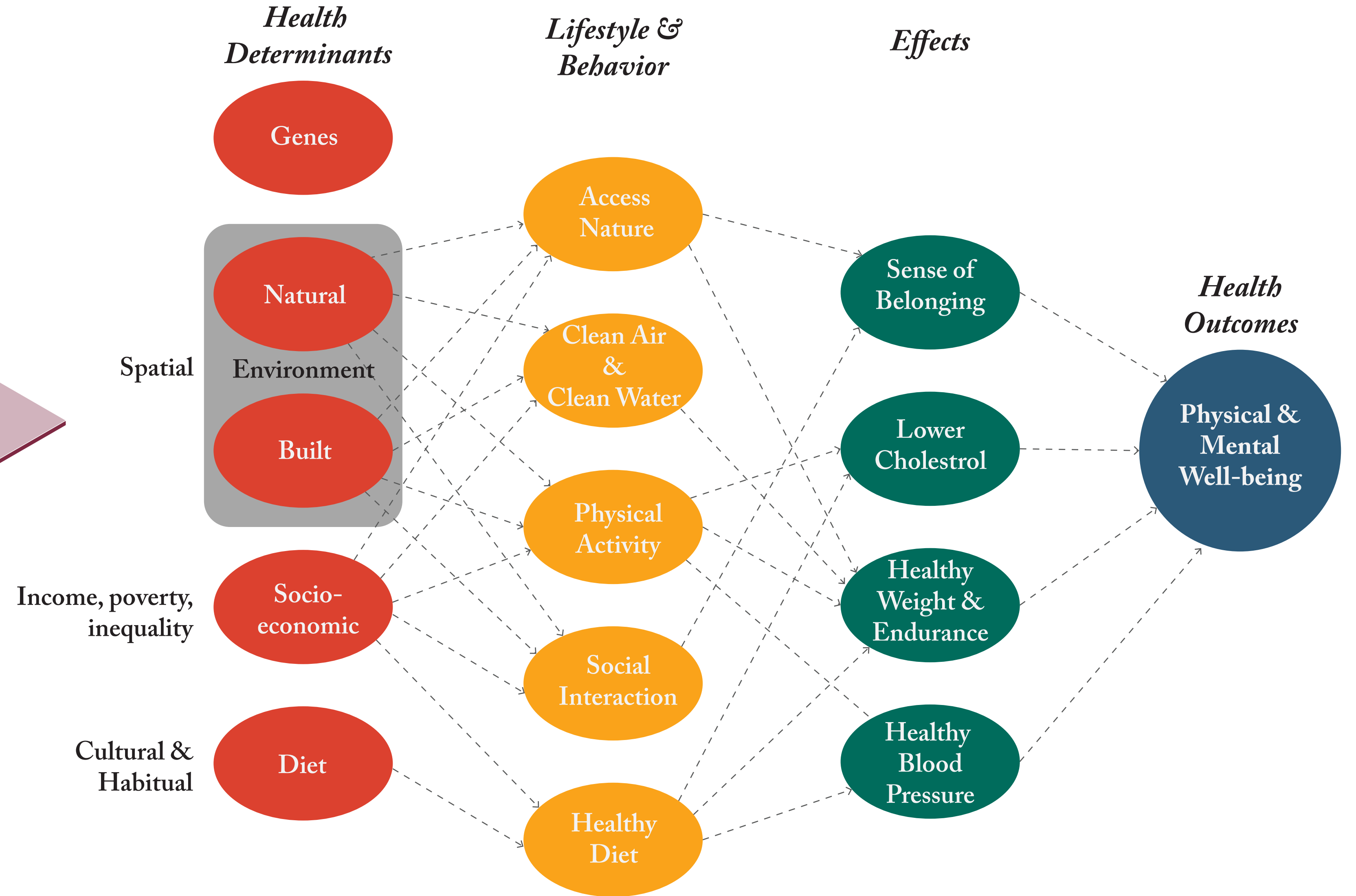
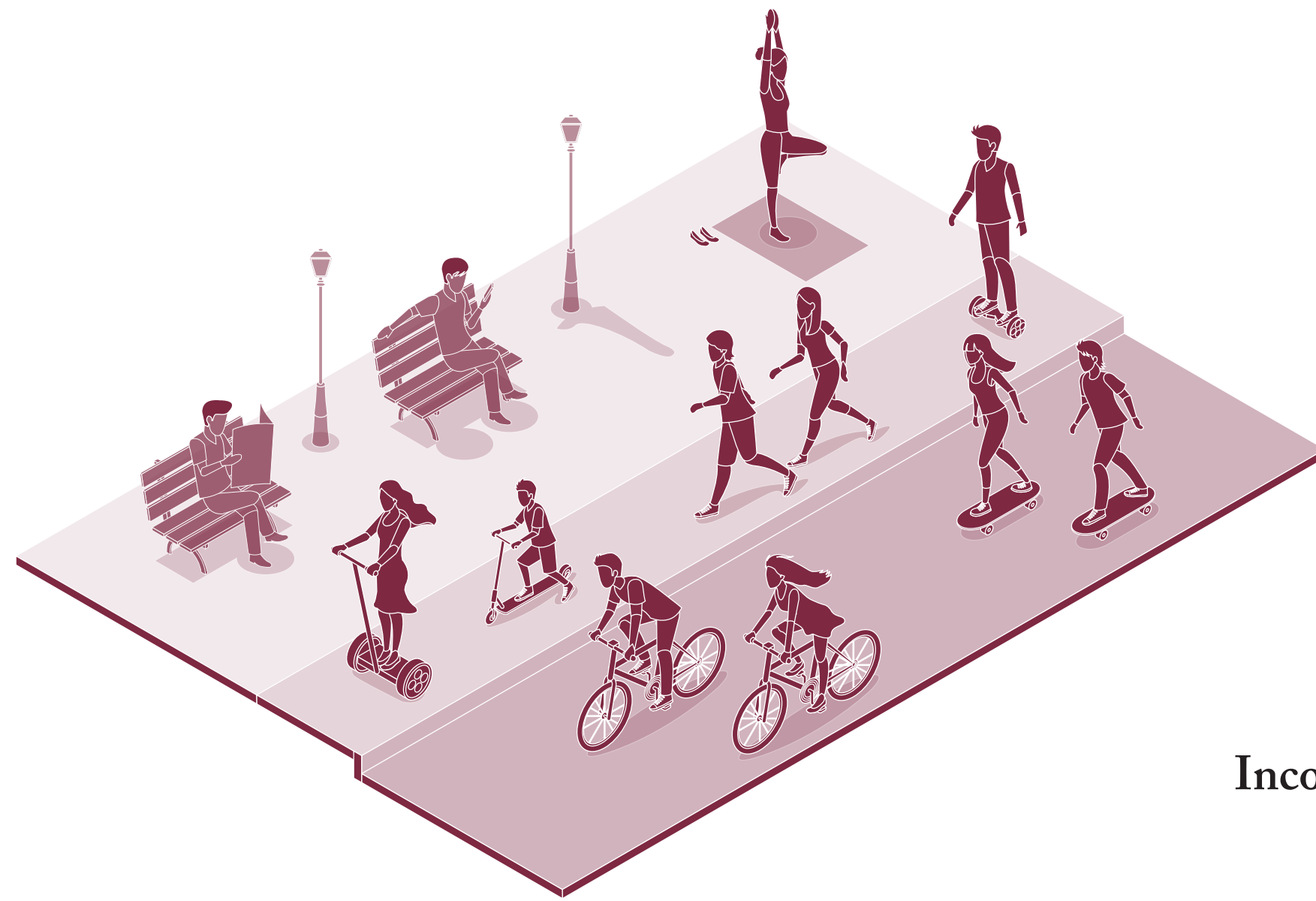
Accessible



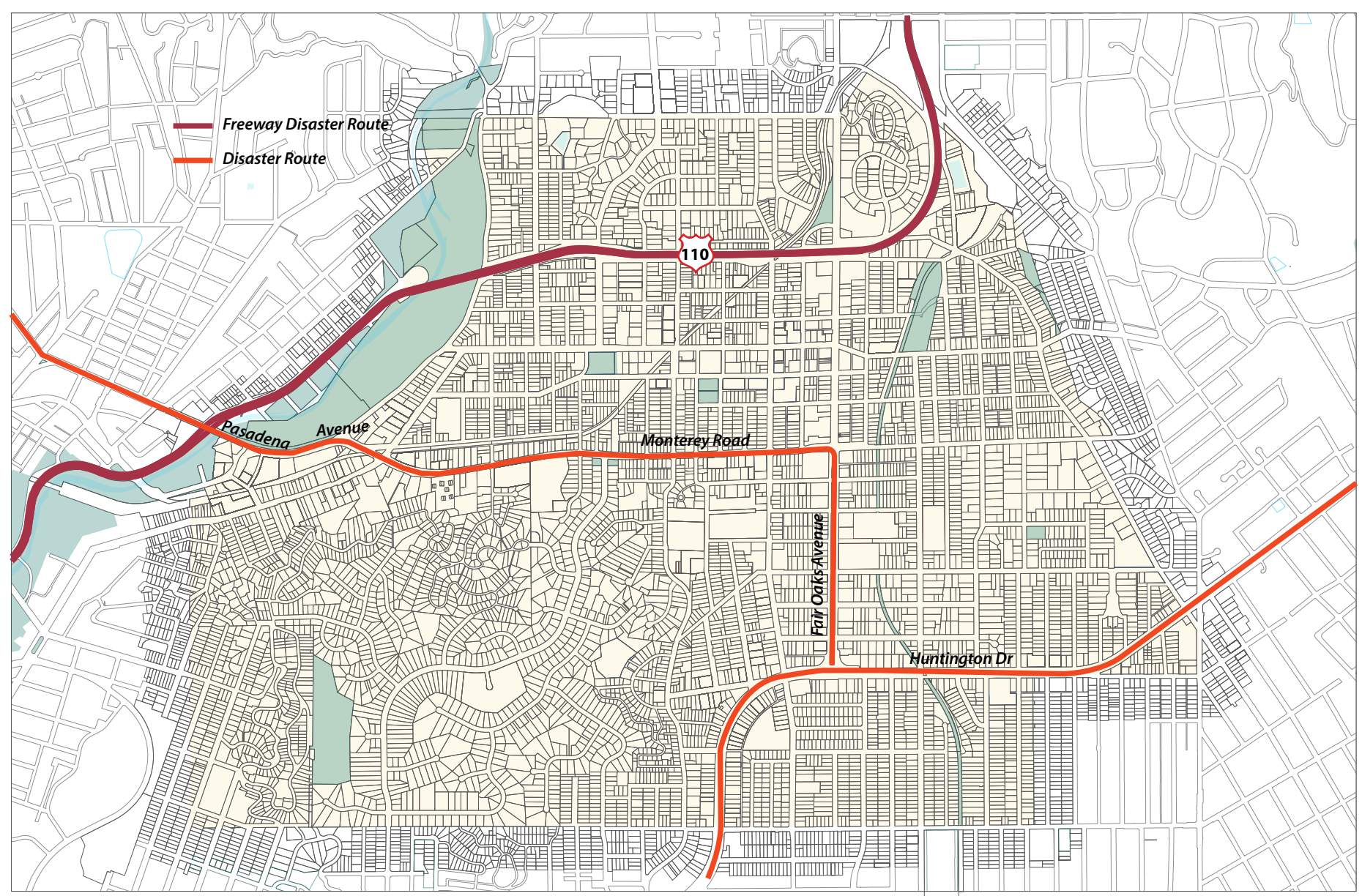
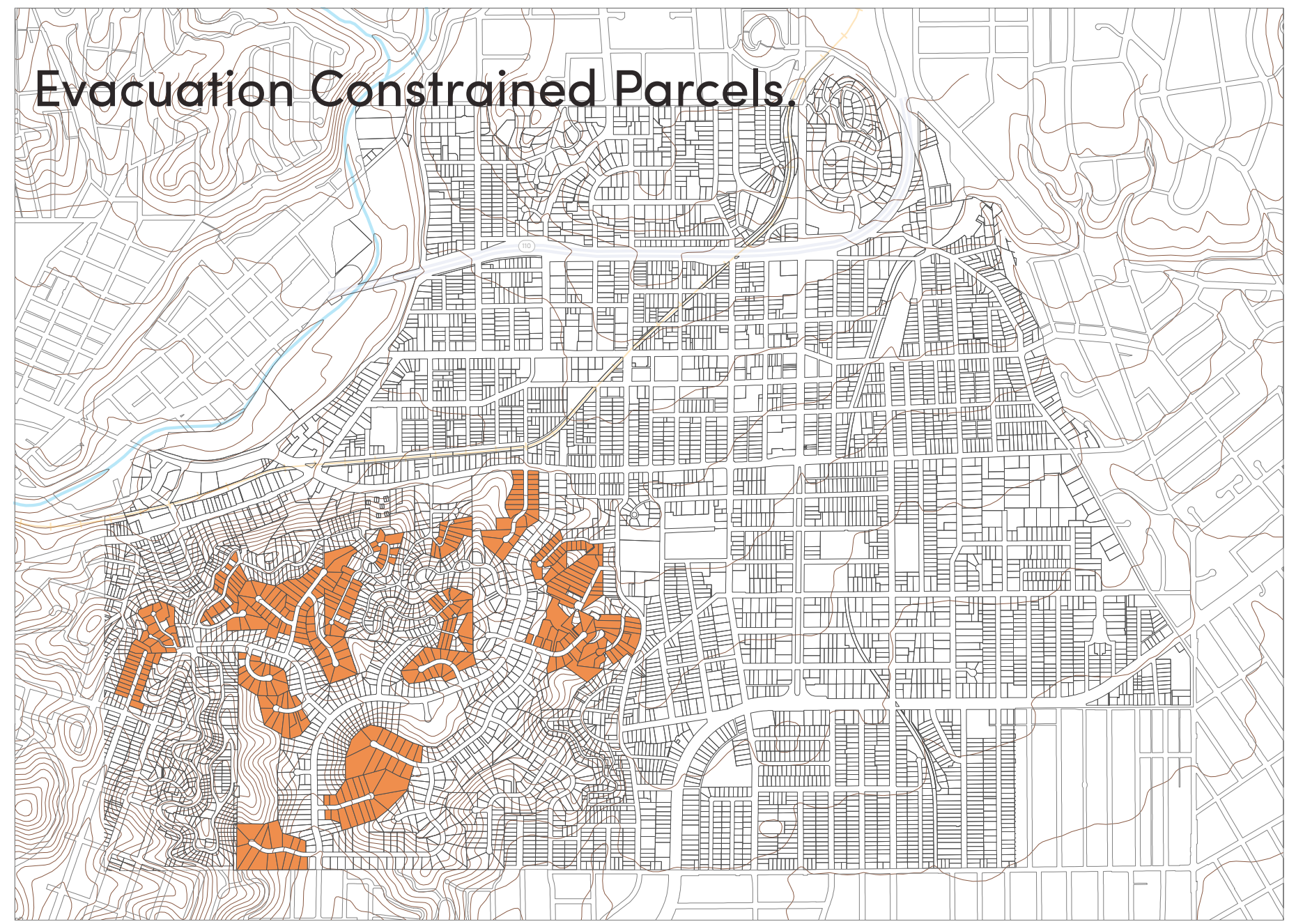
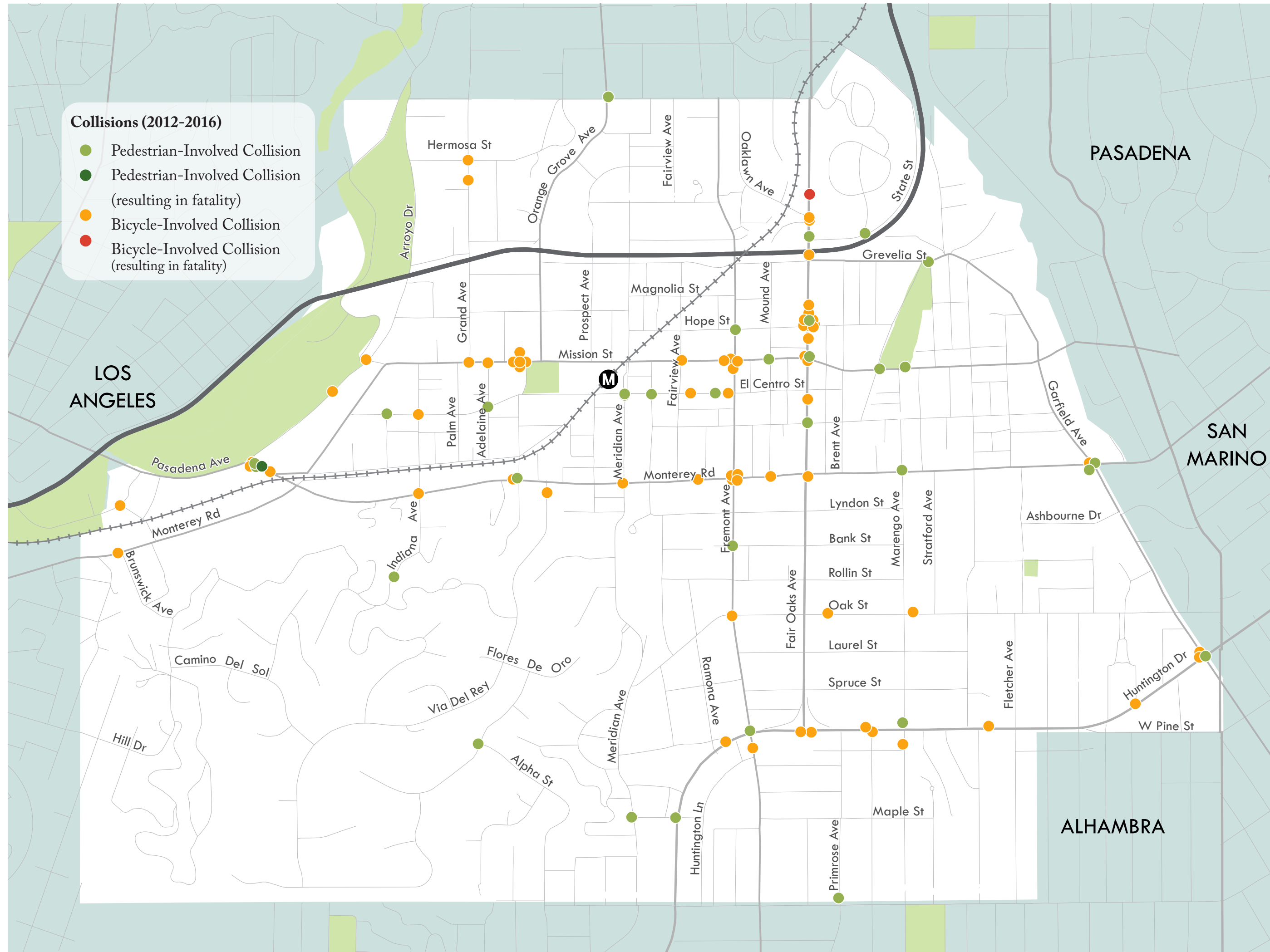
Resilient

**bridge the practice gaps
between the focus areas**

Healthy



Safe



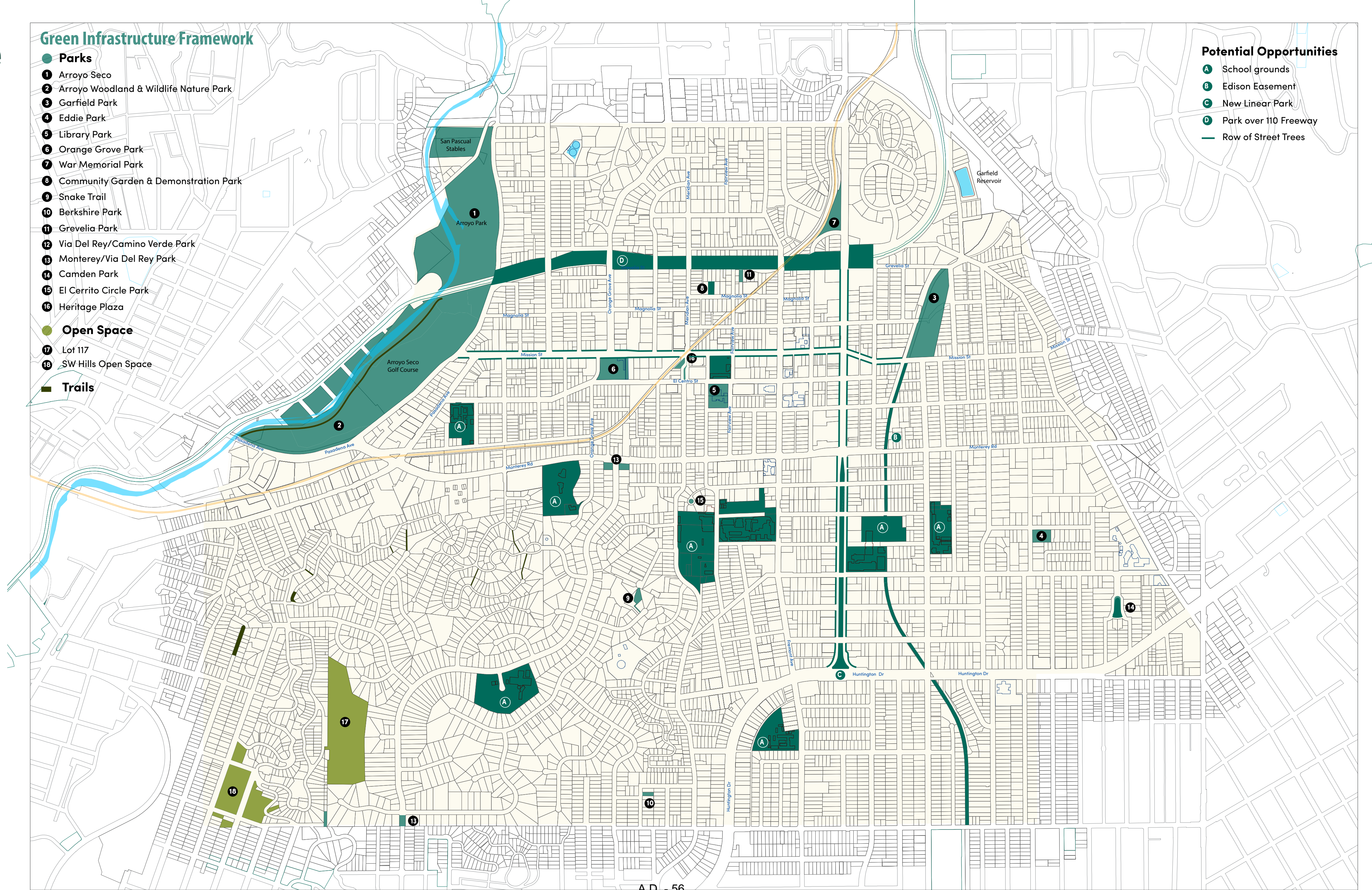
Active

Green Infrastructure Framework

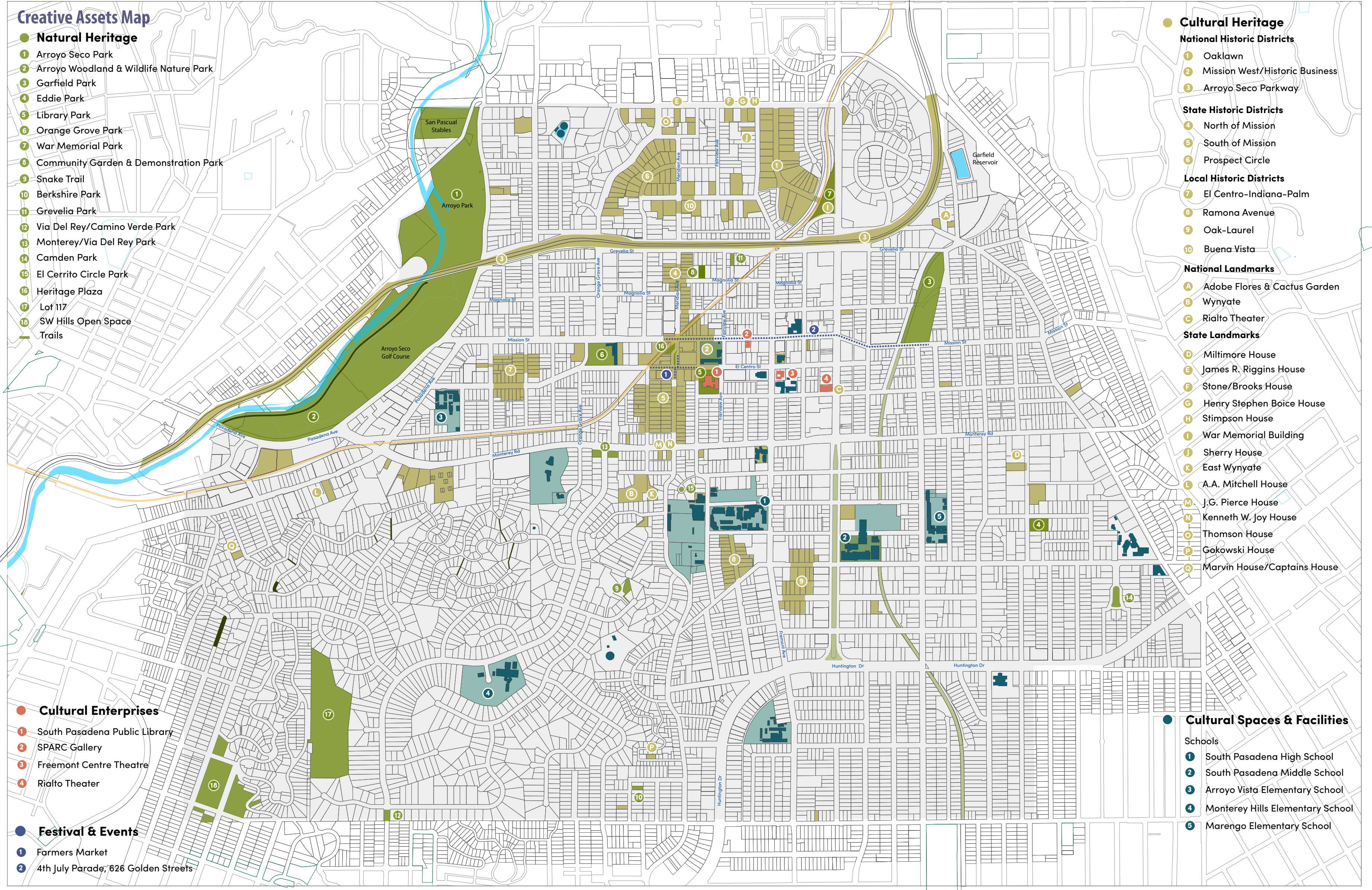
- Parks**
 - 1 Arroyo Seco
 - 2 Arroyo Woodland & Wildlife Nature Park
 - 3 Garfield Park
 - 4 Eddie Park
 - 5 Library Park
 - 6 Orange Grove Park
 - 7 War Memorial Park
 - 8 Community Garden & Demonstration Park
 - 9 Snake Trail
 - 10 Berkshire Park
 - 11 Grevelia Park
 - 12 Via Del Rey/Camino Verde Park
 - 13 Monterey/Via Del Rey Park
 - 14 Camden Park
 - 15 El Cerrito Circle Park
 - 16 Heritage Plaza
- Open Space**
 - 17 Lot 117
 - 18 SW Hills Open Space
- Trails**

Potential Opportunities

- A School grounds
- B Edison Easement
- C New Linear Park
- D Park over 110 Freeway
- Row of Street Trees



Creative



Creative Prosperity

Cultural Tourism

Education for Creativity

Cultural Equity

Public Art

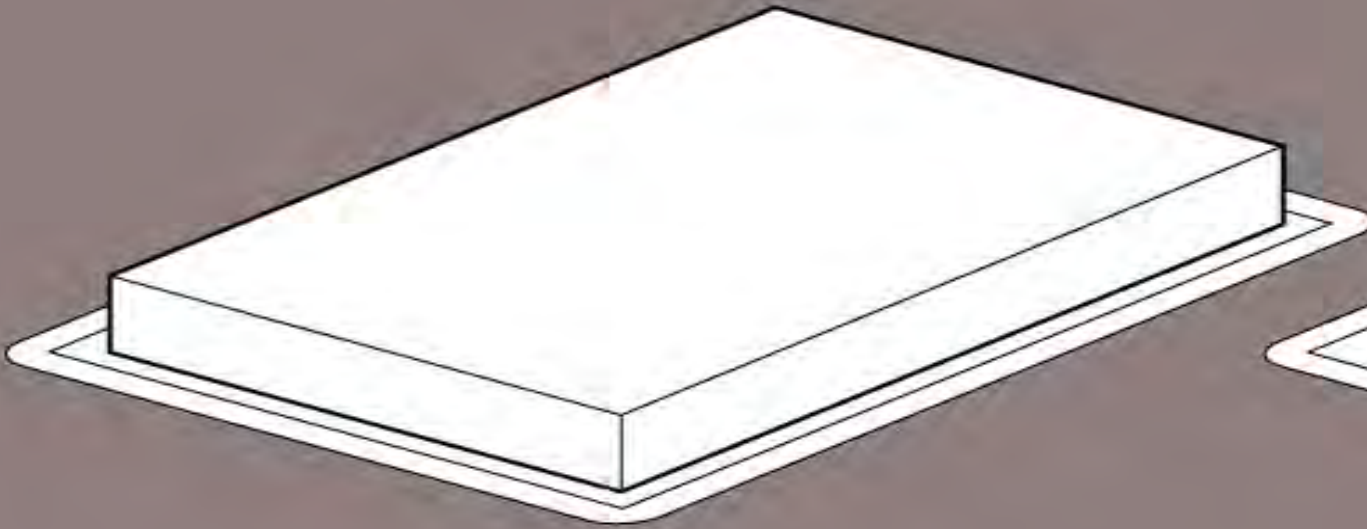
Historic Preservation

Capacity Leadership

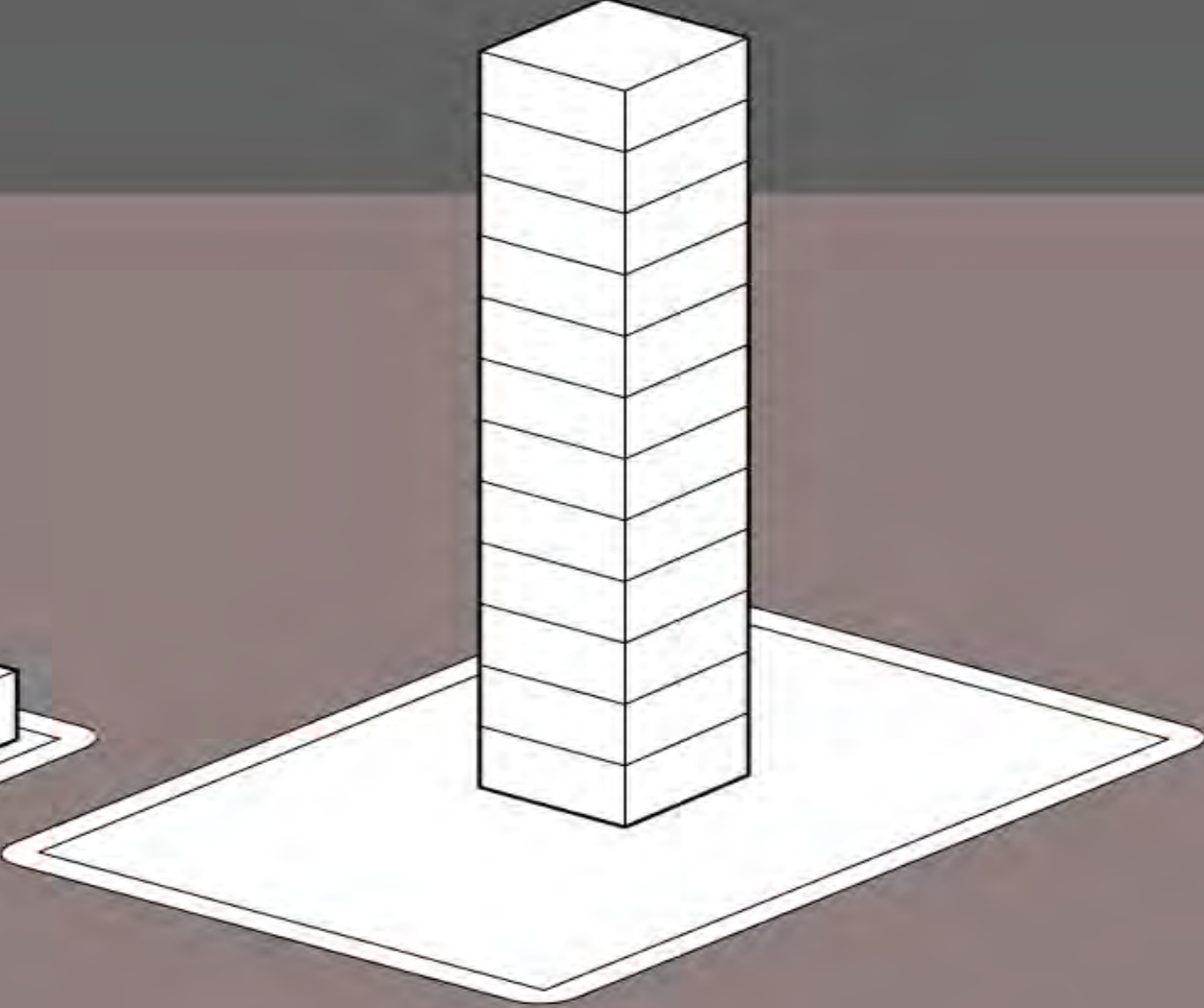
Implementation

		Timeframe	Implementer	Cost	Funding
Attract and retain high value, high-wage jobs within the creative sector, and diversify the local economy.					
P2.1 Promote the establishment of a creative industry cluster in the City.					
A2.1a	Build on existing presence of arts, cultural and entertainment clusters, and attract small- and medium-scale production/post-production studios, architecture, graphic design, industrial design and multi-media firms, the likes of which some residents currently commute out of the City for.	On-going	CMO, CoC, SPARC	\$	NEA, NTPG, NT, HTC, CAC, GF, PBID, Mills Act, Grants, DIF, DA
A2.1b	Brand and market South Pasadena as a hub of creative businesses.	On-going	Planning, CMO, CoC	\$\$	NEA, CAC, GF, Grants
A2.1c	Engage with real estate brokers, landlords, property owners and developers to communicate South Pasadena's value proposition to the creative sector and encourage marketing to creative business sector tenants.	On-going	Planning, CMO, CoC	\$	GF, Grants
A2.1d	Attract creative professional organizations related to the arts, media, design or architecture to locate in the City to serve as professional network hubs and destinations.	On-going	Planning, CMO, CoC	\$	NEA, CAC, GF, Grants

FAR is poor Predictor of Urban Form

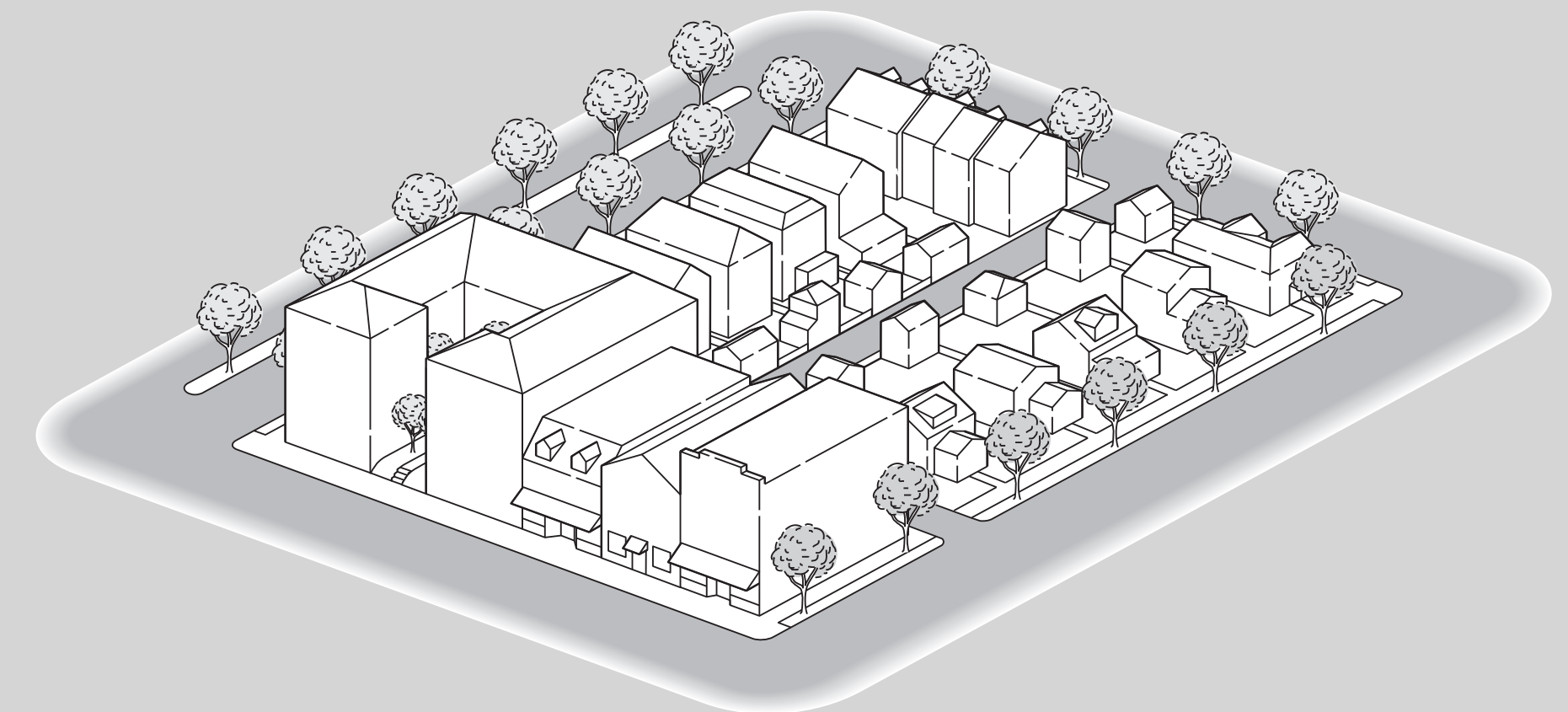
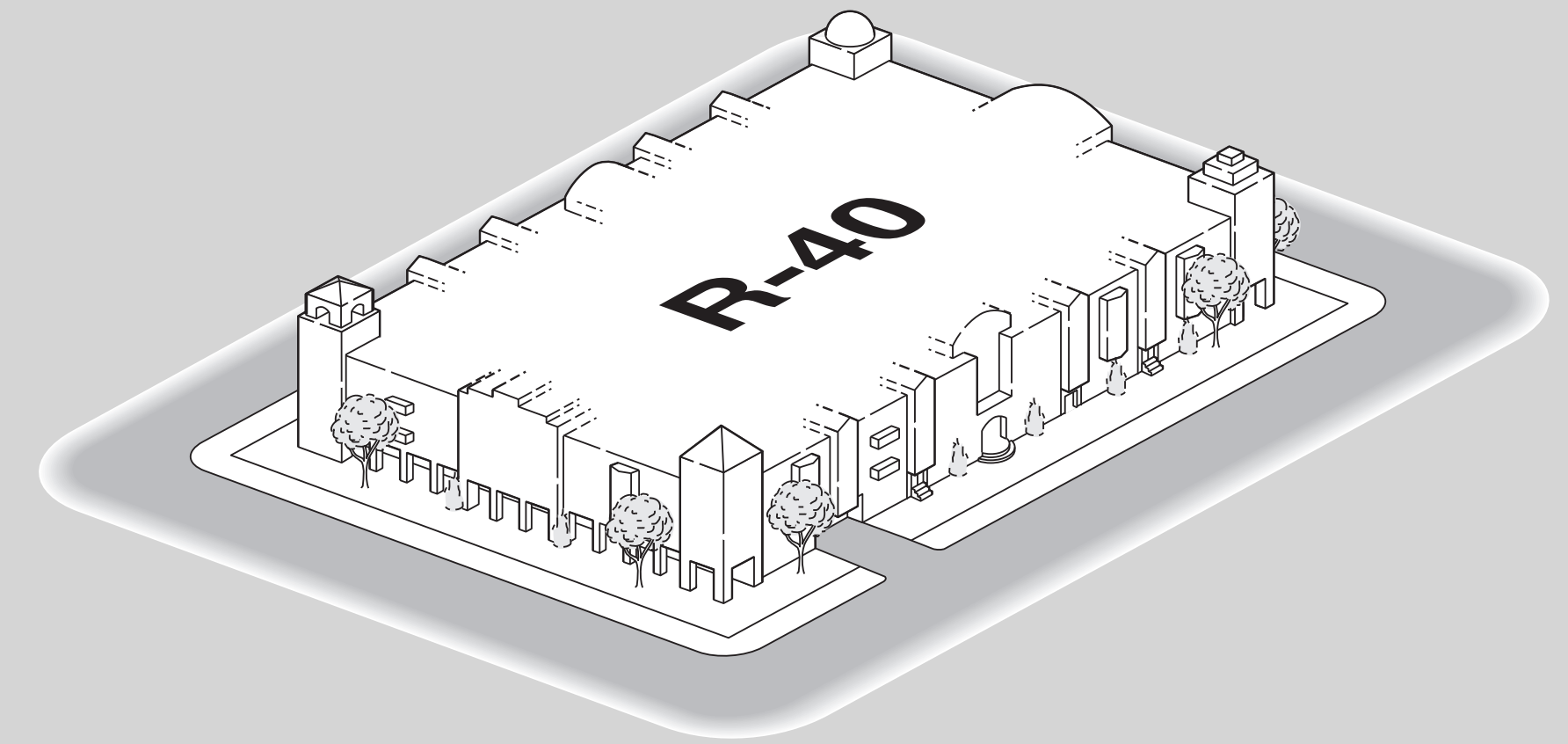
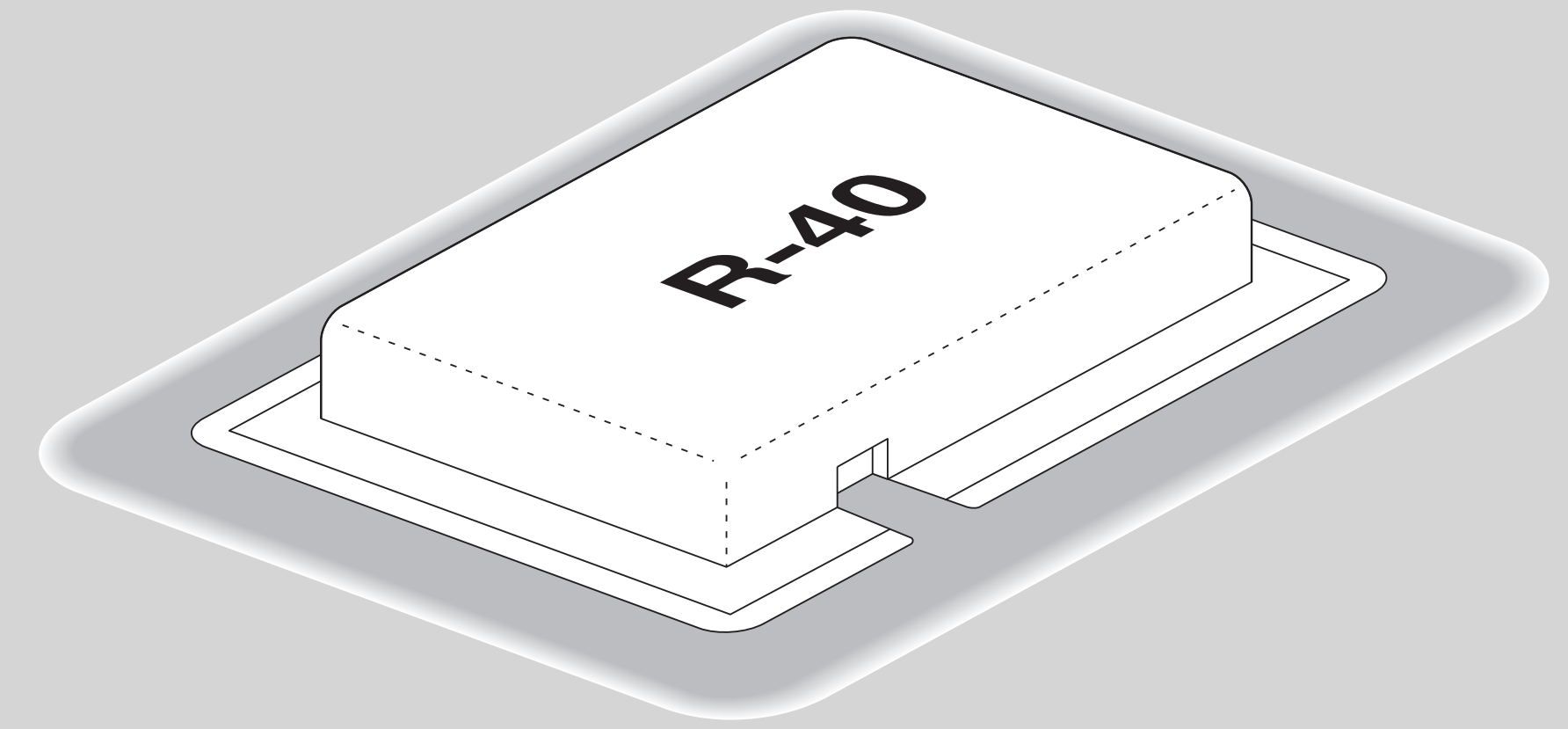
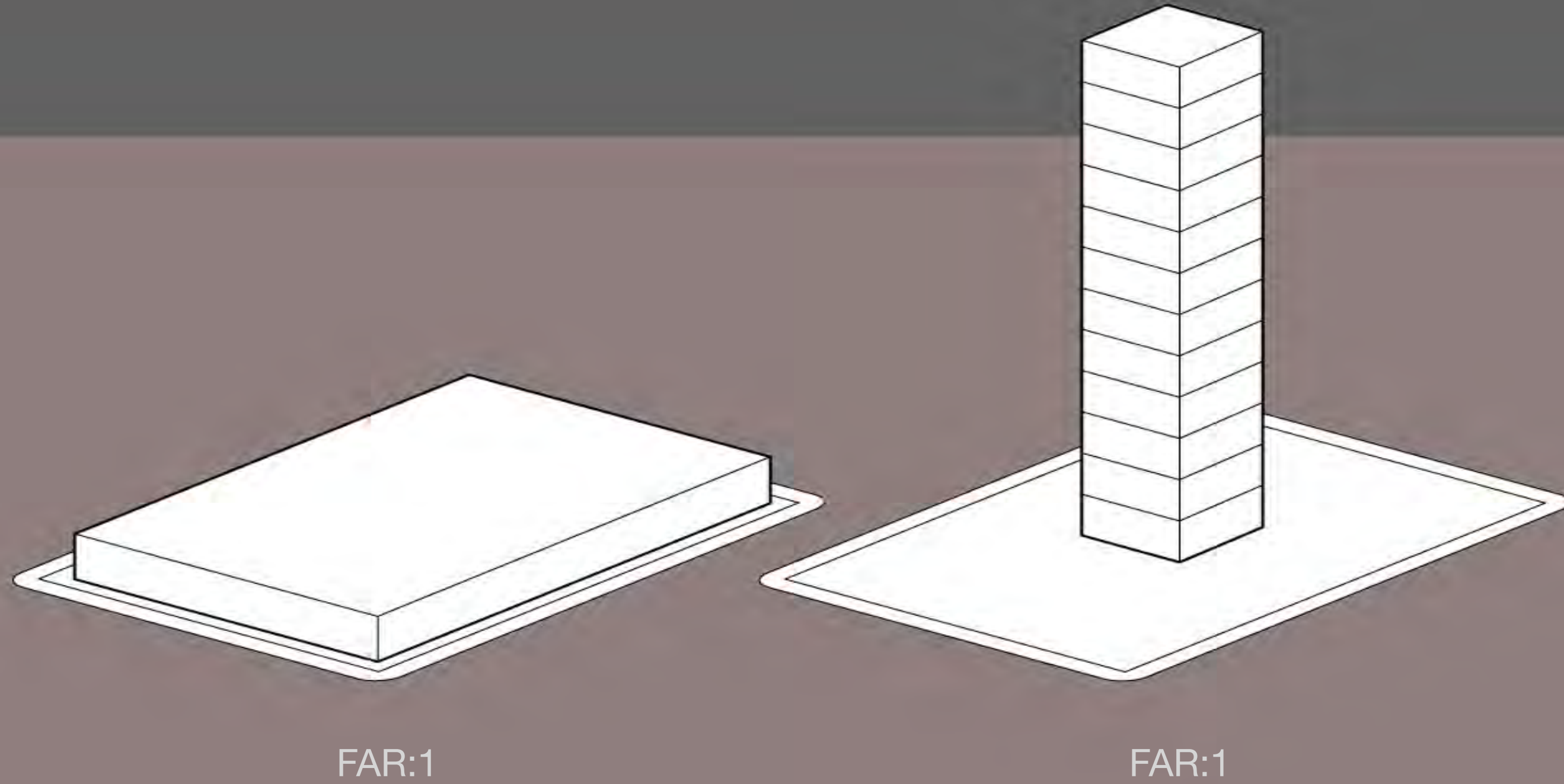


FAR:1

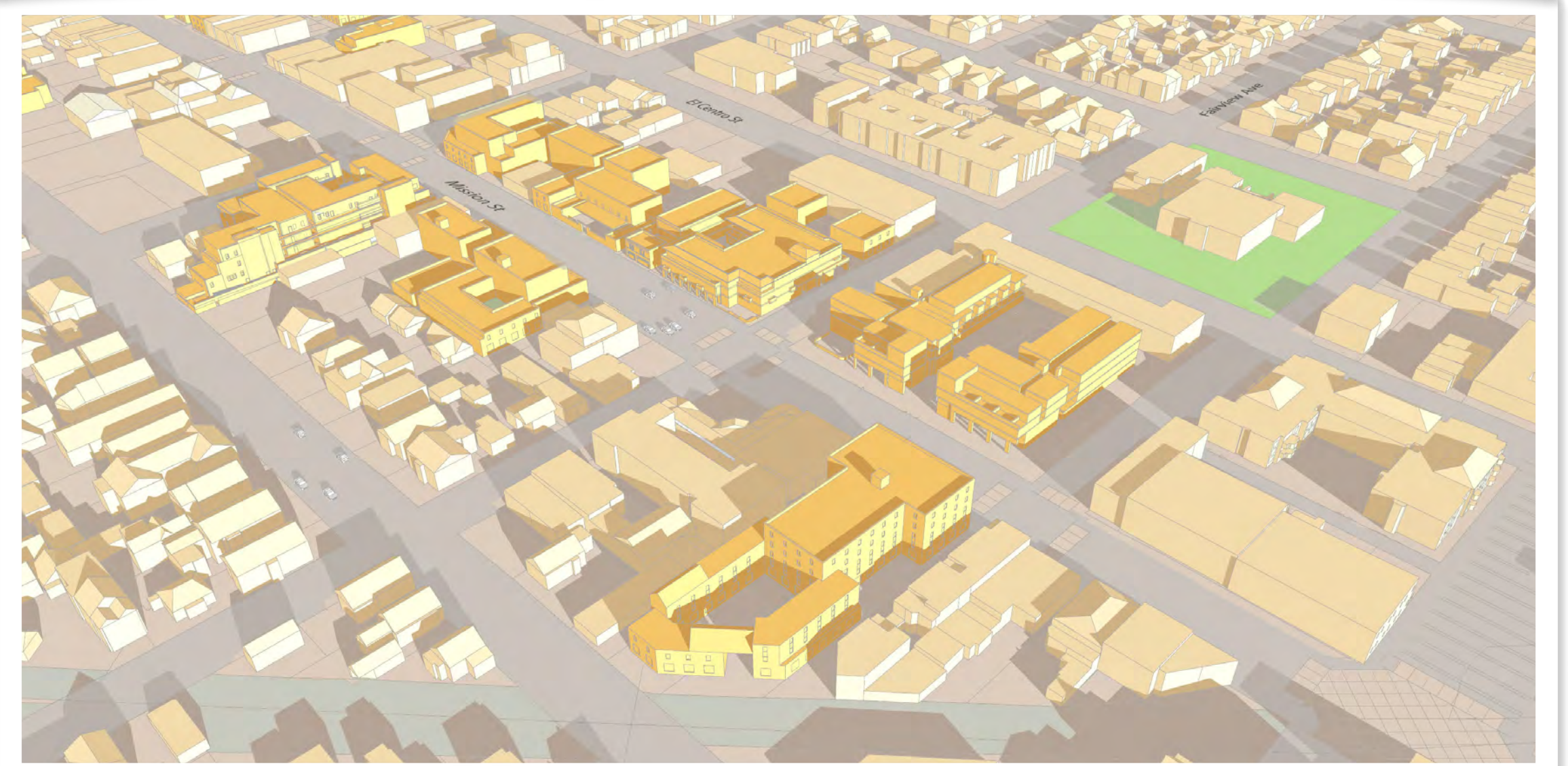


FAR:1

FAR is poor Predictor of Urban Form



Code



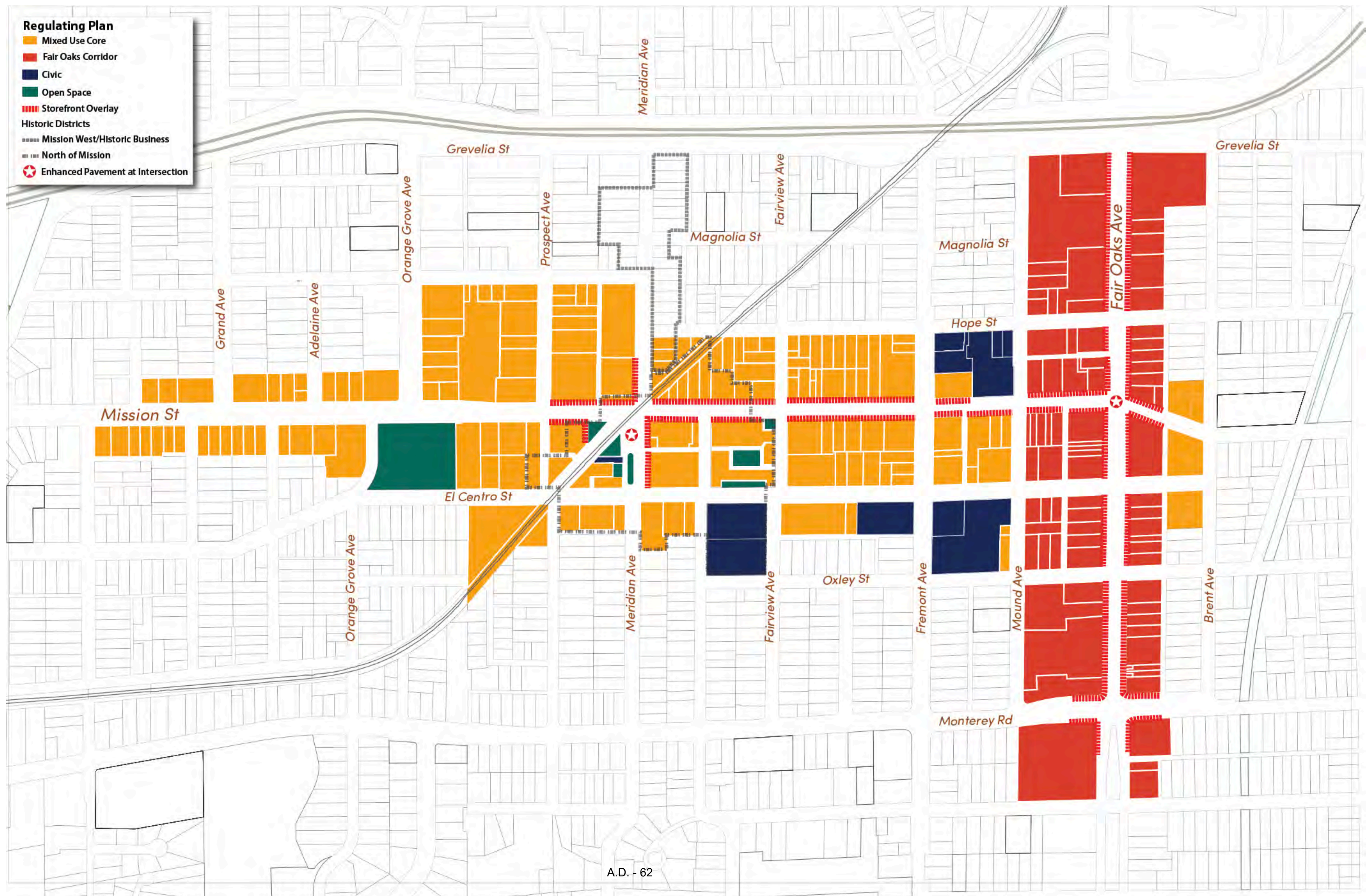
Code

Regulating Plan

- Mixed Use Core
- Fair Oaks Corridor
- Civic
- Open Space
- Storefront Overlay

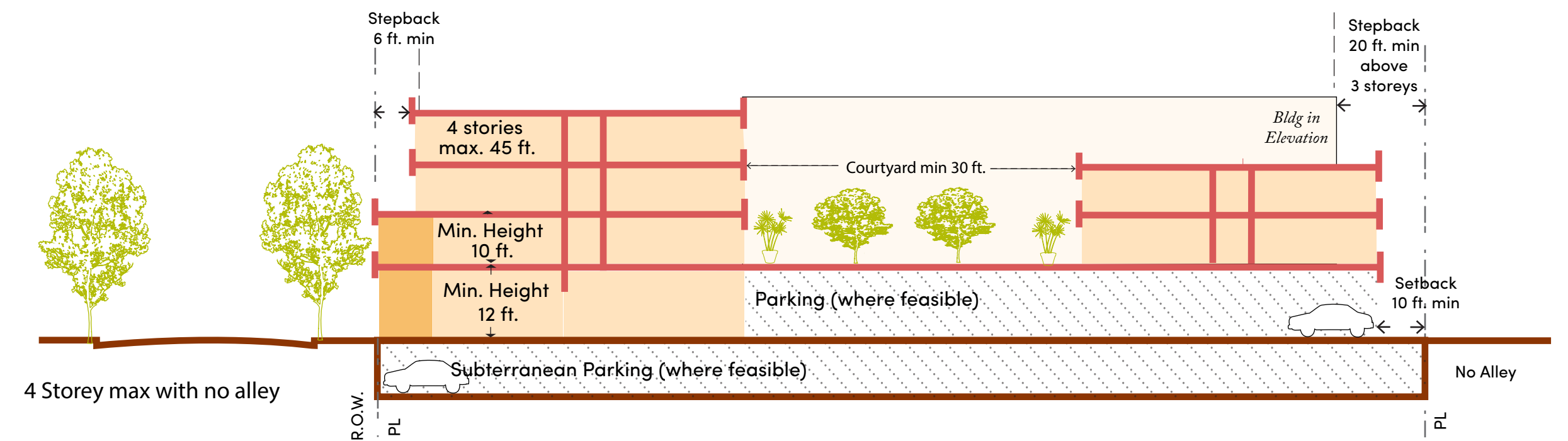
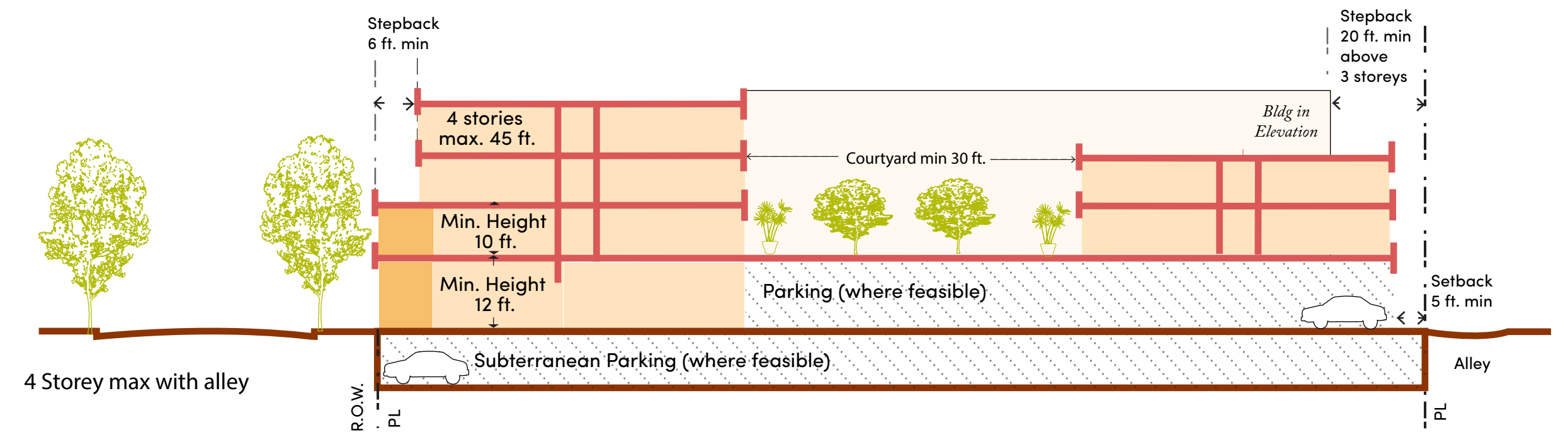
Historic Districts

- Mission West/Historic Business
- North of Mission
- Enhanced Pavement at Intersection



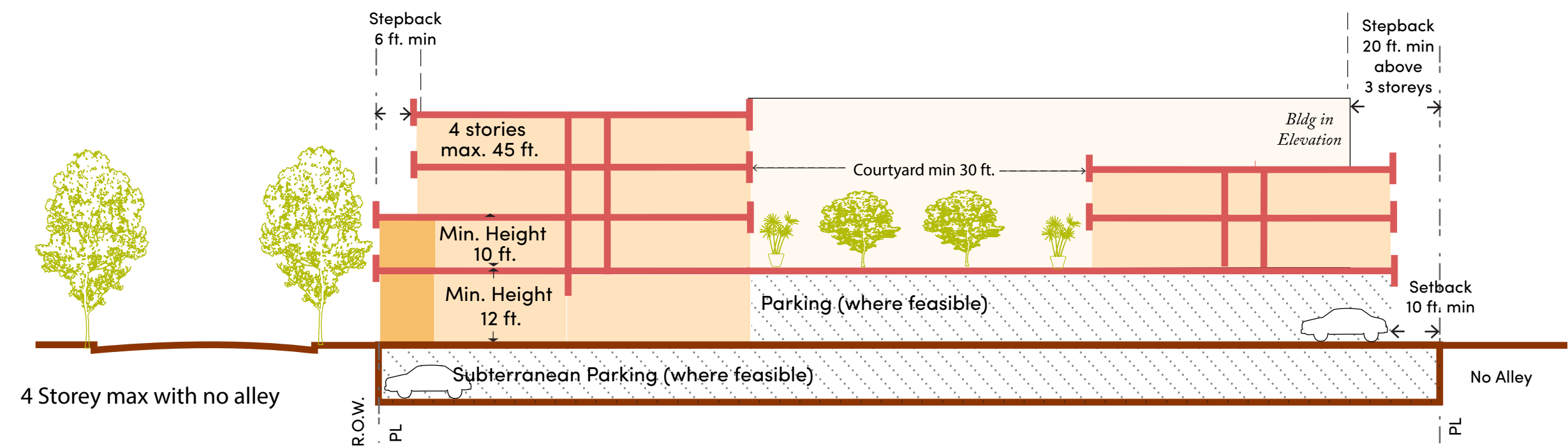
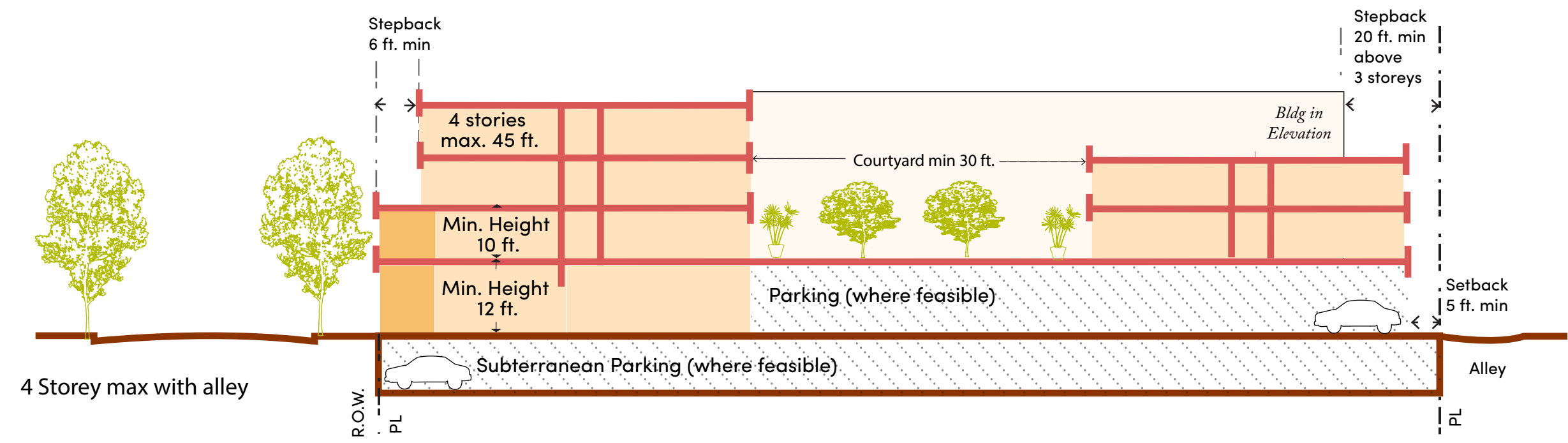
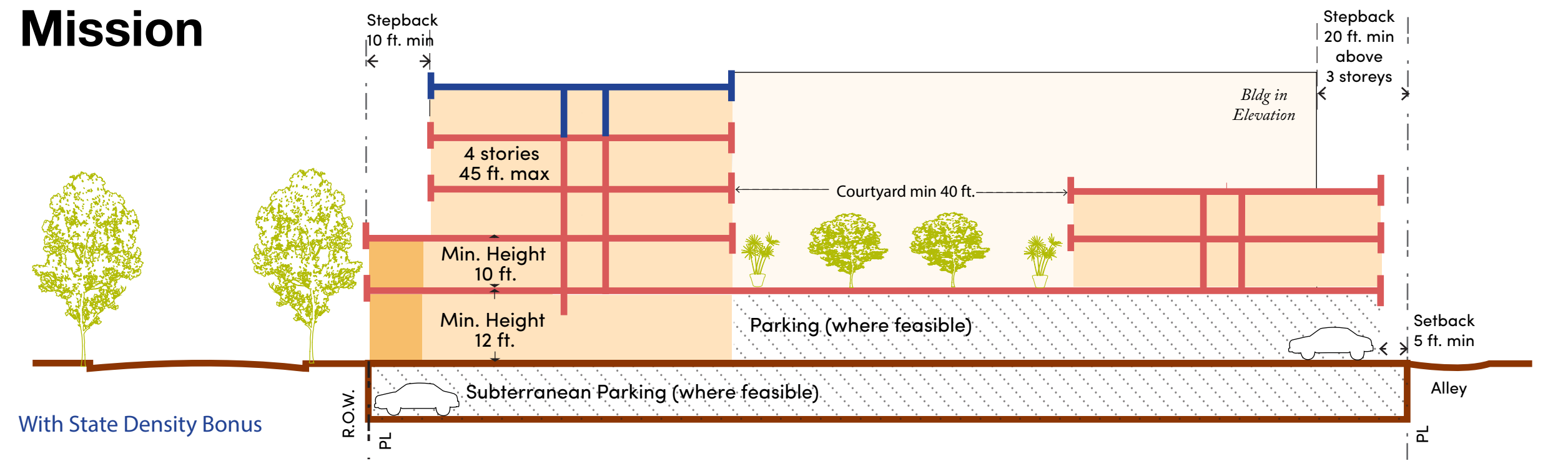
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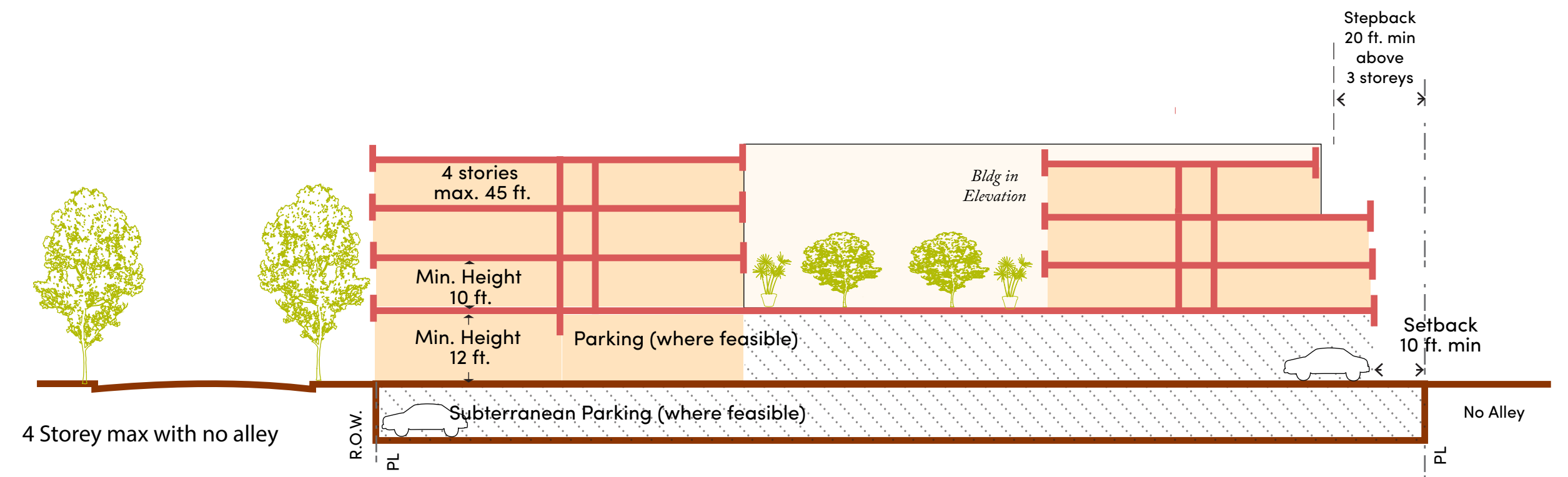
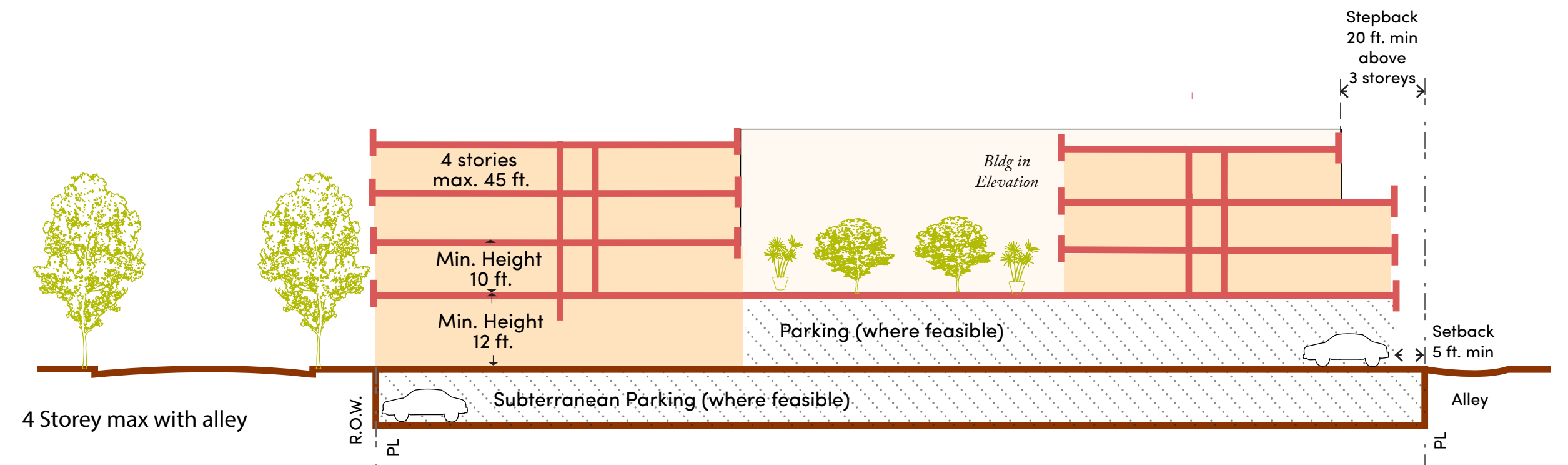
Mission



Code

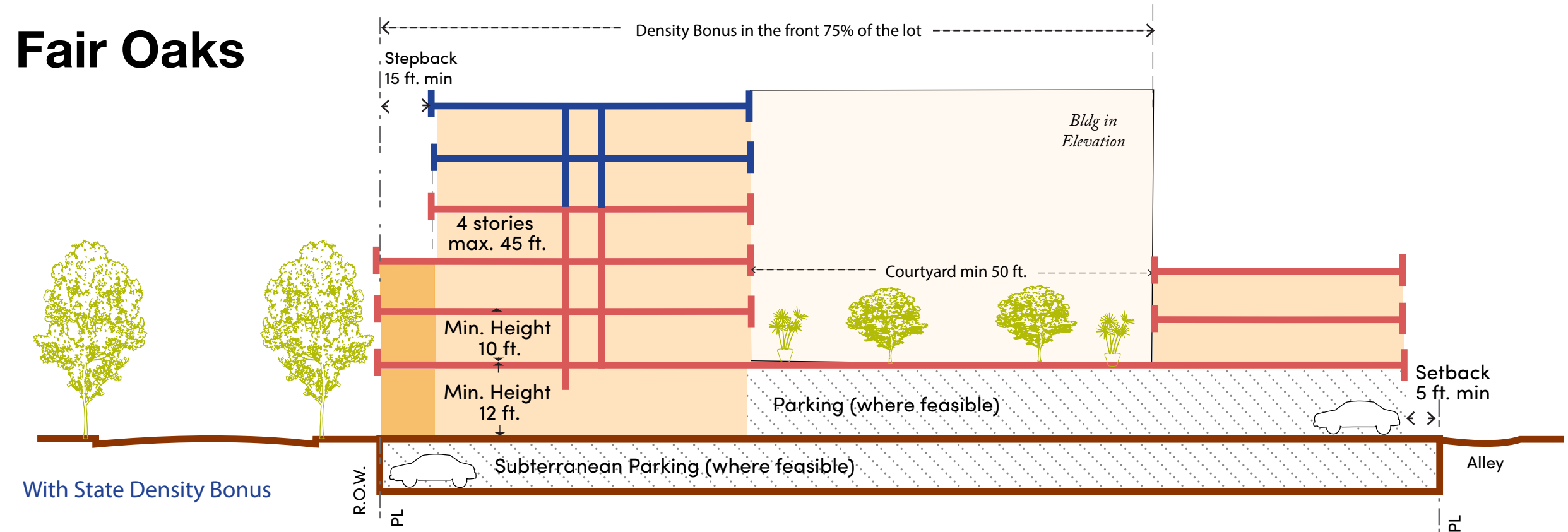
Mission



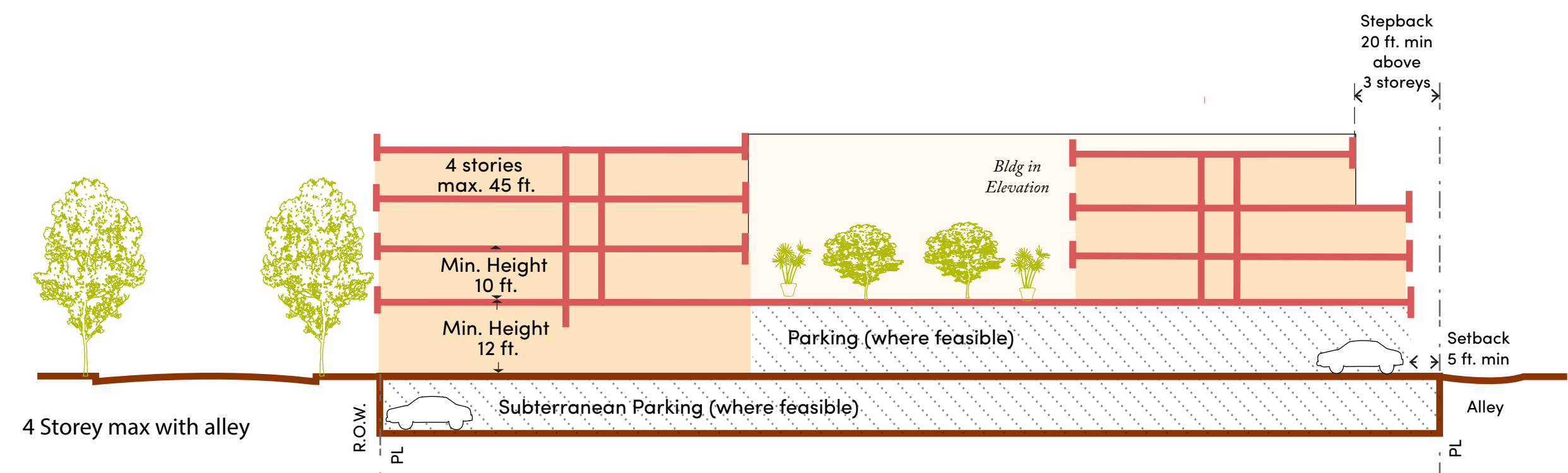


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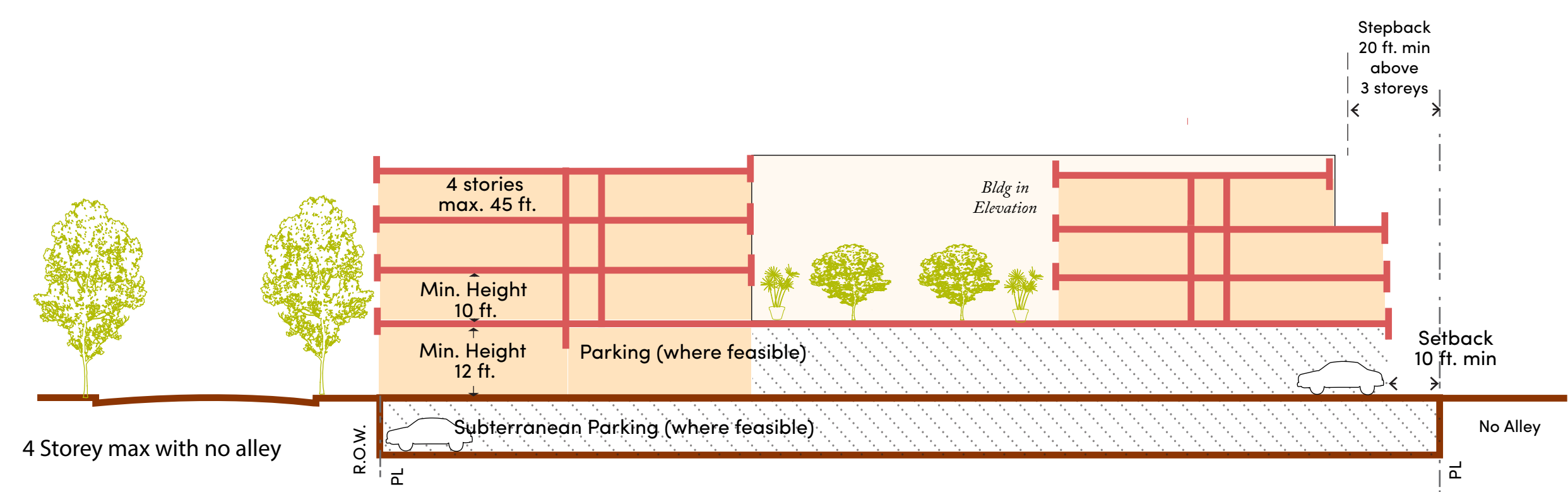
Fair Oaks



With State Density Bonus



4 Storey max with alley



4 Storey max with no alley



“This artwork is a celebration of everyday life, emphasizing **movement and direction** in an ever-changing urban world. It reinforces the very human nature of the site, and symbolizes a community assuredly growing with proud **individuality.**”

— Michael Stutz

Zoning Text Amendment & Zone Map Amendment: Rezoning & Increased Density

August 29, 2023

City Council Study Session

Prepared By: Dean Flores

Community Development Department

A.D. - 68

Project Overview

SOUTH PASADENA CITY HALL

- **Zoning Text Amendment to:**
 - **Establish the Mixed-Use Overlay**
 - **Increased density in the RM, RH, and Mixed-Use zones,**
- **Zoning Map Amendment**

Background

SOUTH PASADENA CITY HALL

- **The Housing Element was formally adopted by City Council on May 30, 2023.**
- **Housing Element requires increased density and rezoning.**
- **Planning Commission recommended that City Council adopt, with edits.**

Rezoning & Density Increase

- **Implements Housing Element *Programs 3.a* — *Rezone and Redesignate Sites to Meet RHNA and 3.n* — *Zoning Changes to update development standards of residential development projects;***
- **Consistent with General Plan Policies P3.2 and P3.5 and GP Actions A3.2b and A3.5a.**

Rezoning & Density Increase

- **Per the Housing Element, the City is planning for an additional 2,775 new dwelling units.**
- **To comply with this goal, rezoning of certain areas and increased density require Zoning Amendments.**

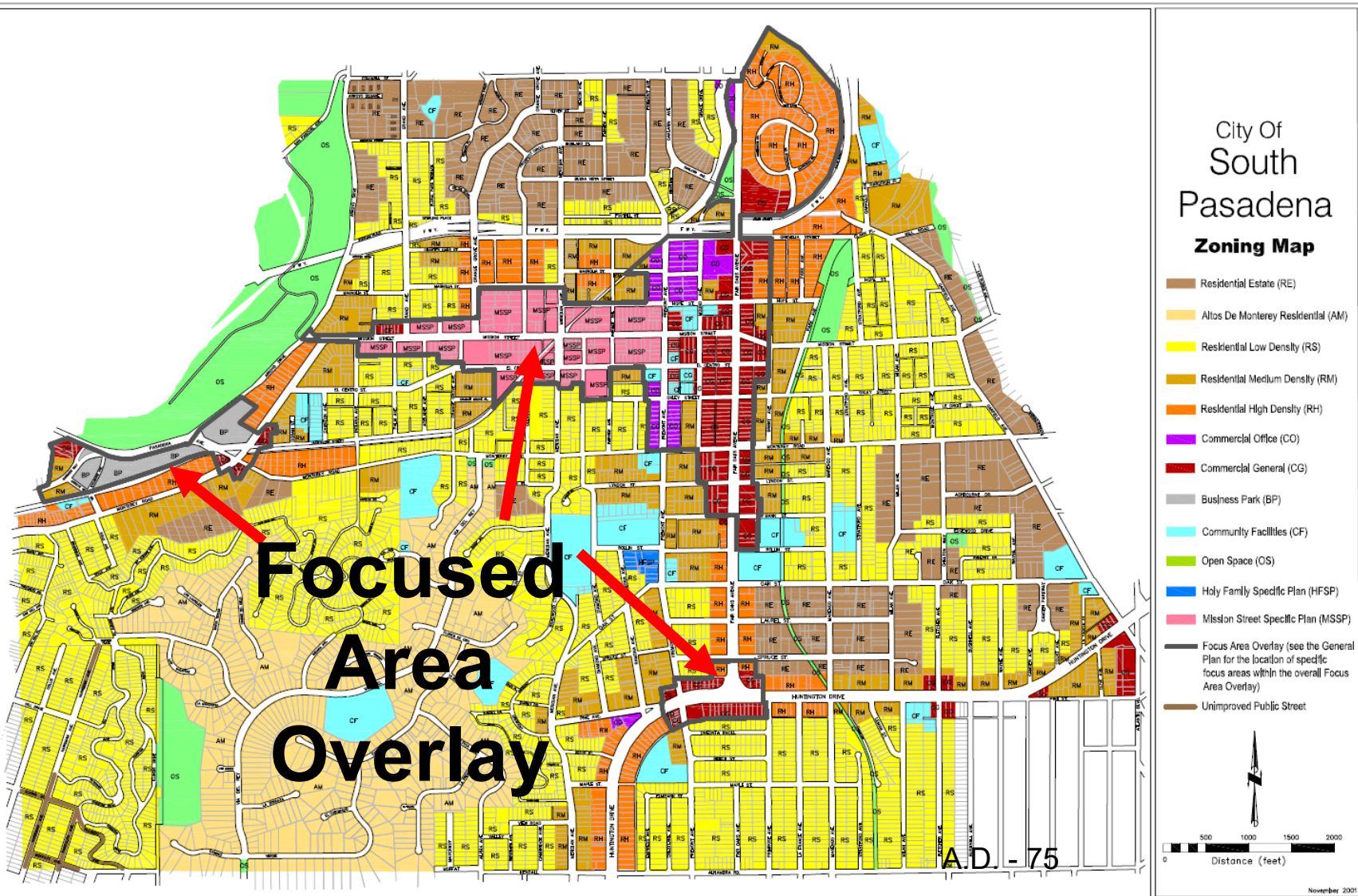
Density Increase

Zoning District/Overlay Zone	Existing Density (units/acre)	Proposed Density (units/acre)
RM (Residential Medium Density)	<u>Minimum</u> : 6.1 <u>Maximum</u> : 14	<u>Minimum</u> : 15 <u>Maximum</u> : 30
RH (Residential High Density)	<u>Minimum</u> : 14.1 <u>Maximum</u> : 25	<u>Minimum</u> : 30.1 <u>Maximum</u> : 45
Focused Area Overlay (to be changed to Mixed-Use Overlay)	Up to 24 units/acre if a Mixed-Use project	<u>Minimum</u> : 52 <u>Maximum</u> : 70

Rezoning

- **Eliminates the Focused Area Overlay and replaces with Mixed-Use Overlay zone.**
- **Establishes development standards for multi-family and mixed-use development in MU Overlay.**
- **Only the overlay zones are changing, NOT the base zoning.**

Zone Map Amendment



Zone Map Amendment



Draft Zoning Map

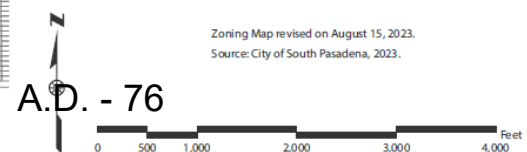
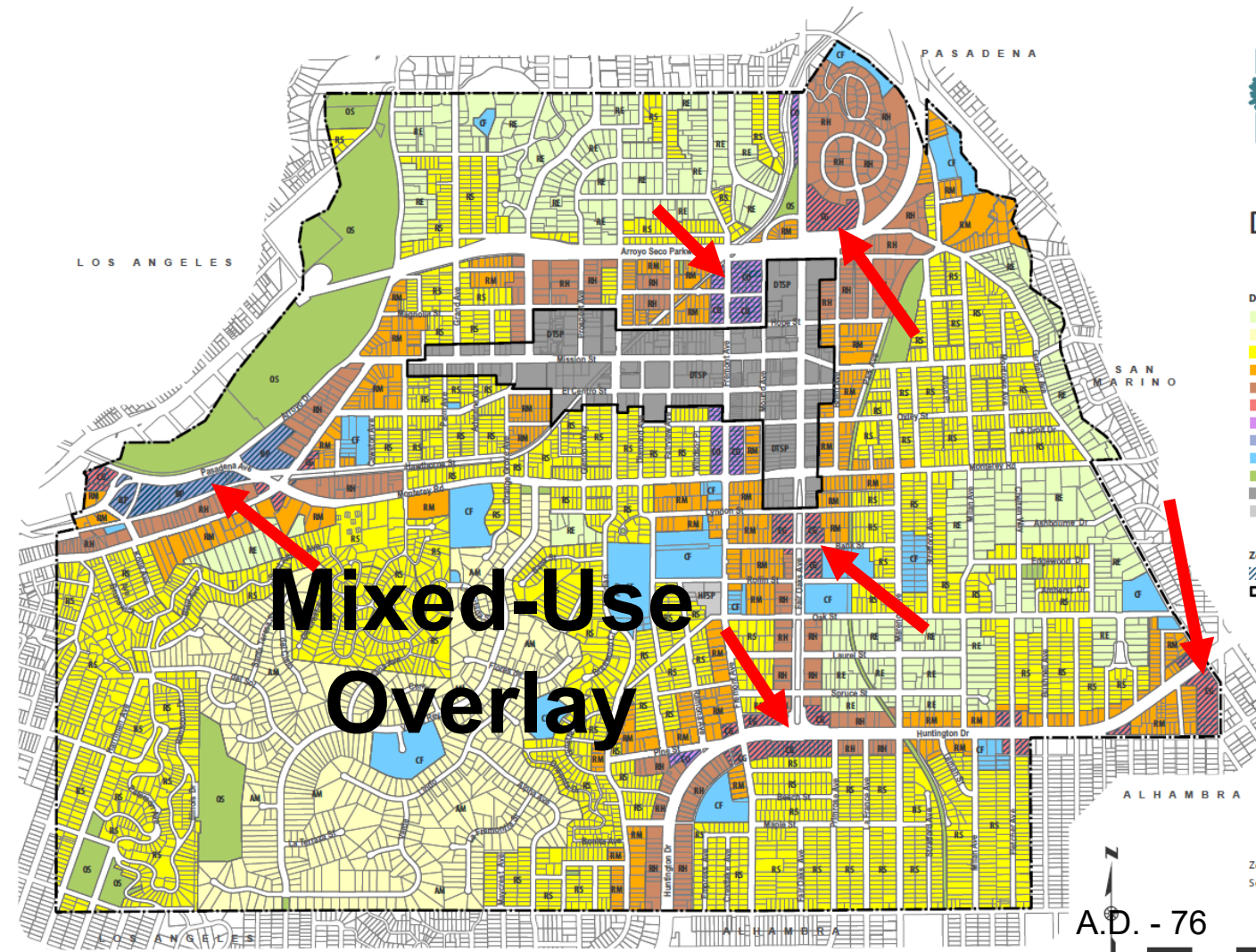
Draft Zoning Districts

- Residential Estate (RE)
- Altos De Monterey Residential (AM)
- Residential Low Density (RS)
- Residential Medium Density (RM)
- Residential High Density (RH)
- Commercial General (CG)
- Commercial Office (CO)
- Business Park (BP)
- Community Facilities (CF)
- Open Space (OS)
- Downtown Specific Plan (DSP)
- Holy Family Specific Plan (HFSP)

Zoning Overlay and Specific Plan Boundary

- Mixed Use Overlay
- Downtown Specific Plan Boundary

**Mixed-Use
Overlay**



Mixed-Use Overlay – Key Standards

- **Allows multi-family residential and mixed-use projects by-right (no public hearing required).***
- **Development standards include:**
 - **Max lot coverage – 70%**
 - **Max height – 45 ft.**
 - **Max # of stories – 4**

* Unless the mixed-use project includes a use that requires a Conditional Use Permit/Administrative Use Permit

Mixed-Use Overlay – Key Standards

- **Also includes objective design standards such as maximum blank wall length, minimum window glazing, and wall plane articulation.**
- **For future projects located on Housing Element Site inventory sites list:**
 - **100% multi-family projects allowed by-right;**
 - **Mixed-Use projects require at least 50% of the floor area to be residential.**

Planning Commission – Recommended Changes

- **Planning Commission recommended the following changes on Table 2-6 of the proposed Zone Text Amendments:**
 - **Maximum floor area by stories: 1st & 2nd floors: 100%, 3rd floor: 90%, 4th floor: 80%**
 - **Parking/access from site: Alley and side street, if feasible. If not feasible, a maximum of 24' in the front;**
 - **Maximum elevation above AND below street level: 2 ft.**
 - **Private open space: Balconies are optional, not req'd**

- **Planning Commission recommended that the City Council adopt an Ordinance to approve the Zone Text Amendment and Zoning Map, with the aforementioned recommended changes.**

Next Steps

**Public Hearings are scheduled for
September 18 and September 27, 2023.**

Discussion

Questions

A.D. - 82

General Plan and Downtown Specific Plan Update & 2021–2029 Housing Element Project Program Environmental Impact Report Summary

City Council Study Session

August 29, 2023

6:30 PM

Draft PEIR Must

SOUTH PASADENA CITY HALL

- **Satisfy CEQA requirements and reflect Lead Agency (City) judgement**
- **Consider input from scoping process (April-May 2021)**
- **Conclusions based on substantial evidence in light of the whole record**
 1. **Fact**
 2. **Reasonable assumption predicated upon fact**
 3. **Expert opinion supported by fact**

Environmental Topics in PEIR

- **Aesthetics**
- **Agriculture and Forestry Resources***
- **Air Quality**
- **Biological Resources**
- **Cultural and Tribal Cultural Resources**
- **Energy**
- **Geology and Soils**
- **Greenhouse Gas Emissions**
- **Hazards and Hazardous Materials**
- **Hydrology and Water Quality**
- **Land Use & Planning**
- **Mineral Resources***
- **Noise**
- **Population and Housing**
- **Public Services**
- **Recreation**
- **Transportation**
- **Utilities and Service Systems**
- **Wildfire**
- **Other Required Topics: Growth-Inducing, Irreversible Changes**

No Impacts or Less than Significant Impacts

- **Agriculture and Forestry Resources**
- **Energy**
- **Hydrology and Water Quality**
- **Mineral Resources**
- **Public Services and Recreation**
- **Transportation**
- **Utilities and Service Systems**
- **Wildfire**

Significant Impacts Reduced with Mitigation Measures

- **Air Quality (residential units near SR-110)**
- **Biological Resources**
- **Cultural and Tribal Cultural Resources (archaeological and tribal cultural resources)**
- **Geology and Soils**
- **Hazards and Hazardous Materials**
- **Noise (interior and stationary noise)**

All potential impacts for these topics would be reduced to a less than significant level with mitigation at a program and cumulative level

Significant and Unavoidable Impacts

- **Aesthetics (visual character)**
- **Air Quality (criteria pollutant emissions, plan consistency)**
- **Cultural and Tribal Cultural Resources (historic resources)**
- **Greenhouse Gas Emissions (GHG emissions)**
- **Noise (construction and exterior traffic noise)**
- **Population & Housing (population increase)**

Aesthetics

➤ Visual Character

- **Concluded significant and unavoidable in consideration of the community's point of view**
- **High-quality, context-specific design and enhancement of public realm**
- **No feasible mitigation as the changes result from State mandates superseding local planning control**

➤ All other aesthetics thresholds less than significant

Air Quality

- **Construction and Operational Emissions and**
- **AQMP Consistency**
 - **Construction emissions can't be feasibly calculated**
 - **Operational emissions of VOCs (volatile organic compounds) exceed SCAQMD threshold; primary source is consumer products**
 - **Despite consistency with SCAG and State land use goals, inconsistent with Air Quality Management Plan (AQMP)**
 - **No feasible mitigation measures for these impacts, therefore significant and unavoidable**
- **All other air quality thresholds less than significant or less than significant with mitigation**

Historic Resources

- **Despite application of local, State, and federal regulations, an adverse effect to existing or future historic resources cannot be ruled out**
 - **Conservatively concluded to be a significant and unavoidable impact**
 - **No feasible mitigation as the potential impact results from State mandates superseding certain aspects of the City's planning control**
- **All other cultural and tribal cultural resources thresholds less than significant or less than significant with mitigation**

Greenhouse Gas (GHG) Emissions

- **Estimated GHG emissions from buildout of plans exceeds thresholds**
 - **Conservative assumptions & assumes all uses developed now**
 - **Applicant/Developer may demonstrate project is consistent with City's Climate Action Plan and be considered less than significant**
 - **No feasible mitigation as details of future projects are not defined, therefore significant and unavoidable**
- **Project is considered consistent with plans, policies, regulations to reduce GHG emissions**

Noise

- **Construction noise generation and exterior traffic noise**
 - **Construction noise at distances of 50 feet or less, or within 200 feet for pile driving activity, assumed significant and unavoidable with mitigation**
 - **Worst-case traffic noise ranges for residential uses within focus areas would exceed compatibility criteria, assumed significant and unavoidable with mitigation**
 - **No feasible mitigation measures for these impacts**
- **All other noise thresholds less than significant or less than significant with mitigation**
- **Mitigation regarding vibration impacts to historic structures provided**

Population & Housing

- **Housing and population growth would exceed SCAG protections**
 - **Impact a result of SCAG planning documents not being internally consistent (2020-2045 RTP/SCS and 6th Cycle RHNA)**
 - **Significant and unavoidable impact is a technicality**
 - **Corresponds to a significant and unavoidable growth-inducing impact**
 - **No feasible mitigation as City not allowed to reduce housing**
- **All other population & housing thresholds less than significant**

SCAG: South California Association of Governments;
RTP/SCS: Regional Transportation Plan/Sustainable Communities Strategy;
RHNA: Regional Housing Needs Assessment

A.D. - 94

CEQA Process

- **In public review period (through September 6, 2023)**
- **City will prepare Final PEIR that includes:**
 - **Draft PEIR and any revisions, as appropriate;**
 - **Responses to all written comments regarding environmental issues;**
 - **Findings of Fact;**
 - **Statement of Overriding Considerations; and**
 - **Mitigation Monitoring and Reporting Program.**

Submitting Comments on the PEIR

Via Mail: Ms. Alison Becker, AICP
Deputy Director–Community
Development Department (CDD)
1414 Mission Street
South Pasadena, California 91030

Via Email: CDD@SouthPasadenaCA.gov

Via Fax: (626) 403-7220

Please submit Draft PEIR comments by **4:00 PM on Wednesday, September 6th**

The Draft PEIR including technical appendices is available online at:

<https://www.southpasadenaca.gov/government/departments/planning-and-building/generalplan-downtown-specific-plan-update/program-environmental-impact-report>

A hard copy of the Draft PEIR is available at CDD and
the South Pasadena Library

**General Plan and Downtown Specific
Plan Update
& 2021–2029 Housing Element Project
Program Environmental Impact Report
Summary**

Thank you for participating!