



## Major Projects & Developments Quarterly Newsletter

SUMMER 2022

### COUNCIL & COMMISSION UPDATES

On March 16, 2022, **City Council** provided comments to the proposed inclusionary housing in-lieu fee study.

On April 18th, the **Planning Commission** also provided comments and directed staff to look into the economic feasibility analysis for the Inclusionary Housing Ordinance.

On April 18, 2022, The **Planning Commission** approved a mixed-use development at 815 Fremont consisting of 50 residential units and 3,769 sq. ft. of commercial area.

During the last quarter, the **Planning Commission, Design Review Board, and Cultural Heritage Commission** reviewed 20 entitlement applications.

On May 31, 2022, The **Public Art Commission** approved the conceptual public art plan for the Mission Bell mixed-use development located at 1105-1115 Mission Street.

On May 24, 2022, The **Natural Resources Environment Commission** provided recommendations to update and broaden the City's residential and commercial water conservation rebate program. which offers financial incentives to install water saving landscaping, fixtures, and appliances. Updates to the program were approved by City Council, effective July 1, 2022.

On May 17, 2022, The **Mobility Transportation and Infrastructure Commission** reviewed staff recommendations to implement a modified Slow Streets program in 2022 and 2023 on Mission Street.

On May 11, 2022, the **Public Works Commission** reviewed the 5-year Capital Improvement Plan (CIP) that the City Council adopted on June 1, 2022.

### LONG RANGE PLANNING UPDATES

#### 2021-2029 Housing Element Update

A second public review draft of the Housing Element was released to the public on April 21, 2022. The draft was submitted to the State Department of Housing and Community Development (HCD) for review in early May and a comment letter is expected back no later than July 8, 2022. Staff continues to receive public comment at [housingelement@southpasadenaca.gov](mailto:housingelement@southpasadenaca.gov), and those comments will be incorporated into the next draft as it moves forward to adoption hearings. At a Special Meeting on July 26, 2022 the Planning Commission will receive an update on the 2nd Draft Housing Element review, providing the public and Commissioners with an additional opportunity for feedback.

#### General Plan and Downtown Specific Plan

Staff is working with the City's consultant to revise the documents to final drafts. Given the passage of time since the release of the currently-available draft, staff is particularly emphasizing accuracy of information and consistency between documents in this final review prior to releasing to the public for comments.

#### Stay Informed on Economic Development!

The Economic Development Team is sending out newsletters on resources and information for businesses to thrive in South Pasadena. To sign up for our newsletter and learn about our business visitation program, visit our website and social media accounts by clicking below!



# COMMUNITY DEVELOPMENT



## PROJECT UPDATES

## ADU UPDATES

**Krispy Kreme Donuts - 710 Fair Oaks Avenue**  
**Status:** Construction has been completed and the location is open as of June 14, 2022.

**Accessory Dwelling Units (ADUs)  
January - June 2022**

- A total of **48** ADU applications have been submitted.
- The Building Division has issued permits for a total of **29** ADUs.

**Pavillions - 1213 Fair Oaks Avenue**  
**Status:** The tenant improvement is expected to be completed by July 2022.

## MAJOR DEVELOPMENTS PROJECTS

**Arbor Square - 815 Fremont Avenue**

- 50 residential units, 5 very-low income units
- 3,769 sq. ft. of commercial area

**Status:** Approved by the Planning Commission on April 18. The next step is for the developer to prepare plans to submit for Building Plan Check.



**Fairview Court - 1020 El Centro Street (Former School District Site)**

- 108 residential units, 19 affordable units
- 22,032 sq. ft. of commercial area

**Status:** Currently in the planning entitlement process.

**Mission Bell - 1105-1115 Mission Street**

- 36 residential units
- 7,394 sq. ft. of commercial area

**Status:** Approved and currently in the building plan check process. The Public Art Commission approved the conceptual public art plan on May 31.



**Seven Patios - 845 - 899 El Centro Street**

- 57 residential units
- 6,100 sq. ft. of commercial area

**Status:** Approved and is currently in the building plan check process.



## ELECTRIFICATION

### City Electrification Project - Fire Department

The City completed its most recent step towards fleet electrification by completing the installation of a Direct Current Fast Charging (DCFC) Level 3 Electric Vehicle (EV) charger in the parking lot next to the Fire Department. This charger will provide power charging capability for the Fire Department's purchase of electric administrative vehicles. The EV charger installation was made possible by a grant provided by the Local Government Partnership Program under AB 2766, the Mobile Source Air Pollution Reduction Review Committee (MSRC) Discretionary Fund from South Coast Air Quality Management District (SCAQMD).



## STREET IMPROVEMENTS

### Fair Oaks Avenue Traffic Signal Improvements Project

This project installs traffic detection, controller, and feedback systems connected by a fiber-optic cable along the City's North-South corridor, mostly along Fair Oaks Avenue. The contractor had previously completed the installation of the fiber-optic cable along Fair Oaks Avenue from Columbia Street to Huntington/Fremont and on to Alhambra Road, and also installed equipment at City Hall and the Garfield Water Distribution facility in an effort to establish the City's first Traffic Management Center.



### Road Maintenance and Rehabilitation Account funds (RMRA)

The City Council recently adopted a resolution approving the City's request to the State for Road Maintenance and Rehabilitation Account (RMRA) funds. This funding is programmed through the Road Repair and Accountability Act of 2017 (SB 1), and allows the City to continue its street resurfacing program using State funding, in addition to local funds and the General Fund. City staff provided the Council a list of all street resurfacing projects currently in progress, from those that are pending construction, to others that are awaiting design.





## WATER CONSERVATION

### Declaration of Stage 2 Water Supply Shortage

Effective immediately, outdoor watering is restricted to two (2) days per week, and water leaks must be fixed within 48 hours. The new watering schedule allows addresses ending in an even number to water on Mondays and Thursdays, while addresses ending in an odd number may water on Tuesdays and Fridays. Water conservation rebates are available to assist residents and businesses with their conservation efforts. Click [here](#) to access more information on our website.



## TRANSPORTATION

### Measure M

The Arroyo Verdugo Communities Joint Powers Authority (AVCJPA), recently approved the list of transportation projects submitted by South Pasadena for the Measure M Multi-year Sub regional Program (MSP). South Pasadena's plan includes funding for pedestrian crossing devices to be installed at various locations in the City. The City's Mobility and Transportation Infrastructure Commission will recommend placement of these devices for the City Council's consideration in early 2023, when the funding becomes available. In addition, the City continues to construct its regional Fair Oaks Avenue Traffic Signal Improvements Project. This project installs traffic detection, controller, and feedback systems connected by a fiber-optic cable along the City's North-South corridor, mostly along Fair Oaks Avenue. The contractor had previously completed the installation of the fiber-optic cable along Fair Oaks Avenue from Columbia Street to Huntington/Fremont and on to Alhambra Road, and also installed equipment at City Hall and the Garfield Water Distribution facility in an effort to establish the City's first Traffic Management Center. In mid-June, the contractor commenced the replacement of the controllers and the installation of dilemma zone detection and thermal detection systems to monitor the flow of the traffic at several intersections along Fair Oaks Avenue.

## INFRASTRUCTURE

### Arroyo Seco Golf Course & Driving Range Pole

This project includes reconstruction of the Arroyo Seco Golf Course and Driving Range poles and netting along the bicycle and pedestrian walkway. The former wood poles along the Driving Range have been replaced with metal poles, and the netting installation is underway. This project will be completed by June 2022, and we anticipate reopening of the facility in early July 2022.

