



Planning & Community  
Development Department

# 2021-2029 Housing Element Public Review Draft:

PLANNING COMMISSION MEETING

OCTOBER 12, 2021



# Public Review Draft Schedule

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- October 12, 2021: Public Review Draft Released
  - Available at: [www.southpasadenaca.gov/government/departments/planning-and-building/housing-element-update-2021-2029](http://www.southpasadenaca.gov/government/departments/planning-and-building/housing-element-update-2021-2029)
  - TONIGHT: Introduction and Guidance for Review
- Thursday, October 21: Community Meeting to Receive Comments and Answer Questions (Hybrid In-person/Zoom)
- Tuesday, November 9: Planning Commission Meeting (Commissioner and Public Comments)
  - E-mail written comments by December 6: to [housingelement@southpasadenaca.gov](mailto:housingelement@southpasadenaca.gov)
- *Final Draft Preparation*
  - HCD 60-Day Review Period from next week
  - Release by December 30, 2021 for January Planning Commission Recommendation Hearing

# Program Environmental Impact Report (PEIR)

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- Friday, October 22, 2021: Draft PEIR to be Released with Draft Revised General Plan and Draft Downtown Specific Plan
  - All documents will be posted at:  
[www.southpasadenaca.gov/government/departments/planning-and-building/general-plan-downtown-specific-plan-update/program-environmental-impact-report](http://www.southpasadenaca.gov/government/departments/planning-and-building/general-plan-downtown-specific-plan-update/program-environmental-impact-report)
- PEIR release begins a 45-day Comment Period.
  - Email written comments by December 6 to: [GeneralPlan@southpasadenaca.gov](mailto:GeneralPlan@southpasadenaca.gov)
- *Final PEIR Preparation*
  - Final PEIR will contain responses to all comments related to environmental concerns.
  - Release by December 30, 2021, along with the 2021-2029 Housing Element Final Draft for January Planning Commission Recommendation Hearing

# Housing Element Chapters

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- I. Executive Summary
- II. Introduction
- III. Housing Needs Assessment
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# Executive Summary

## NEW FEATURE FOR 2021-2029 HE

- Includes Housing Goals/Programs Table for quick reference
- Summarizes the overall policy strategy to construct more inclusionary, affordable housing
- Summarizes goals to preserve existing housing while encouraging new units through adopting higher zoning densities, support for ADUs and use of City-owned sites for affordable housing projects
- Summarizes Quantified Objectives (RHNA)
- Acknowledges recent State housing legislation requiring more units in single-family zones

Table VI-2  
SUMMARY OF HOUSING PROGRAMS FOR THE 2021-2029 HOUSING ELEMENT

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<b>Goal 1.0 Conserve the Existing Housing Stock and Maintain Standards of Livability</b>				
Conserve and maintain the existing housing stock so that it will continue to meet livability standards and sustain the community's housing needs.				
<b>Program 1a - Energy Efficiency</b> The City will continue to implement Title 24 of the California Code of Regulations on all new development and will continue to ensure that local building codes are consistent with State-mandated or recommended green building standards. The City will also continue to encourage retrofitting existing housing units with innovative energy conservation techniques, such as active and passive solar systems, insulation, orientation, and project layout in an endeavor to further	Ensure consistency with State green building standards triennially when the California Building Code is adopted.	General Fund; grants	City Manager's Office	Every three years; next building code adoption expected in 2023.

**QUANTIFIED HOUSING IMPLEMENTATION SUMMARY**

INCOME CATEGORY	NEW CONSTRUCTION	PRESERVED <sup>1</sup>	REHABILITATED <sup>1</sup>
Extremely Low/ Very Low Income	757	2	8
Low Income	398	3	8
Moderate Income	334		9
Above Moderate	578		10
<b>Total</b>	<b>2,067</b>	<b>5</b>	<b>35</b>

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# 6.3 Housing Needs Assessment

## DATA AND CONTEXT FOR HOUSING CONSERVATION AND PRODUCTION

- Socio-economic profile of the community
- Housing stock
- Cost of housing and living conditions
  - Underscores the high cost of housing for lower and middle-income households

**Table VI-3  
HISTORIC POPULATION ESTIMATES AND FUTURE PROJECTION  
1970 – 2045**

YEAR	CITY OF SOUTH PASADENA			LOS ANGELES COUNTY	
	POPULATION	PERCENTAGE OF COUNTY	AVERAGE ANNUAL GROWTH	POPULATION	AVERAGE ANNUAL GROWTH
1970	22,979	3%		7,041,980	
1980	22,681	3%	-0.1%	7,477,421	0.6%
1990	23,936	3%	.06%	8,832,500	1.8%
2000	24,292	3%	0.2%	9,519,338	0.8%
2010	25,619	3%	0.5%	9,818,605	0.3%
2019	26,245	0.3%	0.3%	10,253,716	0.5%
Average	--	3%	0.2%	--	0.8%
2045	27,200	0.2%	--	11,673,600	--

Source: U.S. Census - California DOF, SCAG 2020 RTP/SCS

**Table VI-31  
SUMMARY OF EXISTING AND PROJECTED HOUSING NEEDS**

OVERPAYING HOUSEHOLDS		SPECIAL-NEEDS GROUP*	
	Total	Senior Households	2,218
Renter	2,074	Disabled Persons	1,859
Owner	1,370	Single-Parent Households with Children	766
		Large Households	561
		Homeless Persons	34
OVERCROWDED HOUSEHOLDS		REGIONAL HOUSING ASSESSMENT 2021-2029	
	Total	Total Construction Need	2,067
Renter	213	Very Low Income	757
Owner	42	Low Income	398
		Moderate Income	334
		Upper Income	578

Sources: US Department of Housing and Urban Development CHAS Data Sets 2014-2018; SCAG RHNA March 2021; 2014-2018 ACS B25014 Tenure by Occupants per Room  
\*References data from Table VI-15.  
Note: Special-needs figures cannot be totaled because categories are not exclusive of one another.



# Housing Element Chapters

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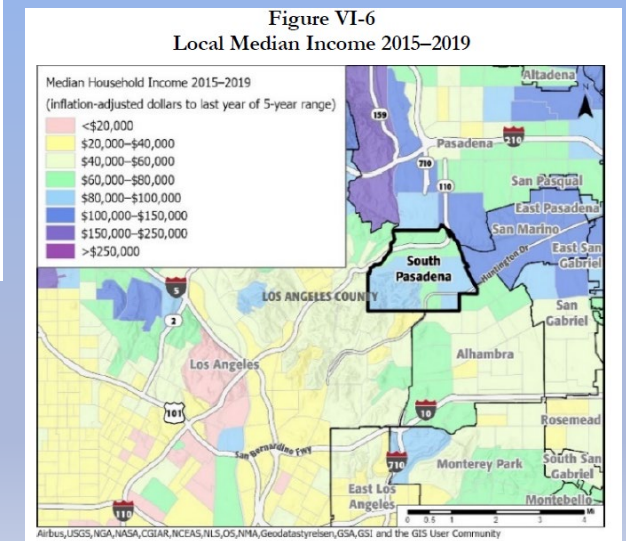
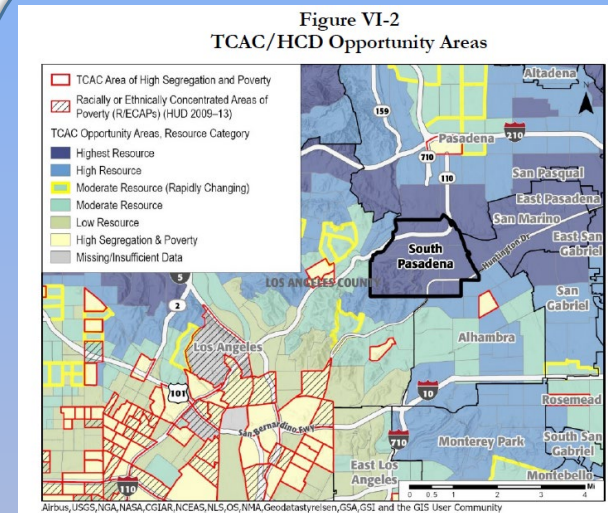
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# 6.4 Fair Housing Assessment

## NEW HOUSING ELEMENT REQUIREMENT TO ANALYZE ACCESS TO HOUSING

- Gov. Code Section 65583(c)(1)(C)(10)(A)(ii):
  - Analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.
- South Pasadena – Area of “Highest Resource”
- Maps demonstrating income, mix of racial groups and other factors for analysis
  - Analyze cost of housing as a barrier to diversity
  - Affirmatively furthering fair housing (AFFH): taking meaningful steps to create opportunities for lower-income households to live in and join the South Pasadena community.



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# 6.5 Housing Constraints

## GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS TO PRODUCING HOUSING

- Financial/market forces (non-governmental)
- Land Use controls
  - Zoning requirements
  - Density limits
  - Parking
  - Fees
  - Processes
- Natural constraints
  - Topography, slope stability
  - Hazards (fire, flooding, seismic)
  - Open space conservation

Costs in the Los Angeles region from an online source (Building-Cost.net), published by the Craftsman Book Company, indicate that a typical 2,000-square-foot, wood-frame, single-family residence costs approximately \$284,203 total (or approximately \$142 per square foot) for labor and materials, not inclusive of land.<sup>3</sup> It is likely that construction costs in the City of South Pasadena would exceed this figure based on the high quality of design standards required by the community.

Table VI-36  
ESTIMATED TOTAL FEE COSTS FOR NEW HOUSING\*

DEVELOPMENT COST FOR A TYPICAL UNIT	SINGLE-FAMILY (1,200-SQUARE-FOOT HOME)	MULTIFAMILY (86-UNIT COMPLEX)
Total Estimated Fees Per Unit	\$32,293.70	\$8,302.33
Estimated Development Cost Per Unit	\$330,495.50	\$548,449.45
Estimated Proportion of Fee Cost to Overall Development Cost Per Unit	10%	1.51%

\* Fees estimated at time of housing element preparation; should be considered approximate and will vary by project.

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# 6.6 Housing Development Resources

## RESOURCES, INCLUDING ZONING, TO SUPPORT HOUSING; SITES INVENTORY

- Residential and Mixed-Use Zoning for Multi-family Housing
- Code-required support for inclusive housing (affordable, assisted living, reasonable accommodations for individual with special needs, etc.)
- Resources for shelters, transitional housing
- Sites Inventory
- ADU Projection, methodology

Table VI-41  
VACANT AND NONVACANT SITES THAT ALLOW RESIDENTIAL DEVELOPMENT FOR MODERATE AND ABOVE-MODERATE

ADDRESS/INTERSECTION	ZIP CODE	APN	GENERAL PLAN LAND USE	ZONING	MINIMUM DENSITY ALLOWED (UNITS/ACRE)	MAXIMUM DENSITY ALLOWED (UNITS/ACRE)	PARCEL SIZE (ACRES)	EXISTING USE/VACANCY	INFRASTRUCTURE	OWNERSHIP	SITE STATUS	LOWER INCOME CAPACITY	MODERATE INCOME CAPACITY	ABOVE MODERATE CAPACITY	TOTAL CAPACITY
Montevue Rd. at Pasadena Ave.	91030	53110100123	Medium Density Residential	RM	N/A	14	0.28	Vacant	YES - Consistent	Privately Owned	Available	0	3	0	3
Montevue Rd. at Pasadena Ave.	91030	53110100073	Medium Density Residential	RM	N/A	14	0.31	Vacant	YES - Consistent	Privately Owned	Available	0	3	0	3
Montevue Rd. at Pasadena Ave.	91030	53110100109	Medium Density Residential	RM	N/A	14	0.34	Vacant	YES - Consistent	Privately Owned	Available	0	3	0	3
Montevue Rd. at Pasadena Ave.	91030	53110100159	Medium Density Residential	RM	N/A	14	0.40	Vacant	YES - Consistent	Privately Owned	Available	0	4	0	4
Montevue Rd. at Pasadena Ave.	91030	53110100089	Medium Density Residential	RM	N/A	14	0.65	Non-Vacant	YES - Consistent	Privately Owned	Available	0	4	0	4
E. State St. near Raymond Hill Rd.	91030	5317028270	Medium Density Residential	RM	N/A	14	2.73	Vacant	YES - Consistent	City-Owned	Available	0	15	0	15

Table VI-46  
SITES SUITABLE TO ADDRESS THE LOWER-INCOME RHNA

SITE NUMBER IN APPENDIX A	ADDRESS/ INTERSECTION	ZIP CODE	APN	LOWER-INCOME	MODERATE-INCOME	ABOVE MODERATE-INCOME	TOTAL CAPACITY	TYPE OF SHORTFALL	PARCEL SIZE (ACRES)	CURRENT GENERAL PLAN LAND USE	CURRENT ZONING	PROPOSED GENERAL PLAN DESIGNATION	PROPOSED ZONING	MAXIMUM DENSITY ALLOWED (UNITS/ ACRE)	VACANT/ NONVACANT
1	Pasadena Ave. at Sycamore Ave. - Vacant Site	91030	5311003096	70	0	0	70	Shortfall of Sites	1.05	Business Park/Research & Develop	BP	Outrigger Farm Mixed Use	BP	70	Vacant
2	Pasadena Ave. at Sycamore Ave.	91030	5311004010	42	21	20	83	Shortfall of Sites	2.23	Business Park/Research & Develop	BP	Outrigger Farm Mixed Use	BP	60	Non-Vacant
		91030	5311015035	8	0	0	8	Shortfall of Sites	0.34	Medium Density Residential	RM		RM	30	Non-Vacant
3	181, 185 and 187 Montevue Rd.	91030	5311010001	7	0	0	7	Shortfall of Sites	0.33	Medium Density Residential	RM	Medium-Density Residential with AH Overlay	RM with AH Overlay	30	Non-Vacant
		91030	5311010002	14	0	0	14	Shortfall of Sites	0.59	Medium Density Residential	RM		RM	30	Non-Vacant

Table VI-42  
ACCESSORY DWELLING UNIT PROJECTION

YEAR	ADU PLANNING PERMITS	ADU BUILDING PERMITS
2020 - Actual	17	8
2021	20	12
2022	27	17
2023	40	26
2024	55	36
2025	65	42
2026	68	44
2027	68	44
2028	68	44
2029 (through October 15)	60	38
<b>Total June 30, 2021-October 15, 2029</b>	<b>461</b>	<b>297</b>

# 6.6 Housing Development Resources

## Resources to Provide Adequate Sites for Development of Housing Units for RHNA Compliance

- Vacant Sites
- Underutilized Sites
- Density Increases
- Zoning Changes
- Accessory Dwelling Units

## Sites Inventory Summary

Table VI-47  
COMPARISON OF SITE CAPACITY AND RHNA

INCOME GROUP	TOTAL RHNA	UNITS APPROVED SINCE 6/30/21	ADUS WITH APPROVED BUILDING PERMITS SINCE 6/30/21	PROJECTED ACCESSORY DWELLING UNITS	UNITS ON VACANT AND NON-VACANT SITES WITH SUITABLE ZONING	UNITS ON VACANT SITES NEEDING ZONING CHANGES	UNITS ON NON-VACANT SITES NEEDING ZONING CHANGES	SURPLUS RHNA
Extremely Low	757	0	2	45	0	70	886	13
Very Low		0	1	27				
Low	398	0	6	131				
Moderate	334	0	0	6	40	0	384	96
Above Moderate	578	2	4	88	238	0	426	180
<b>TOTAL</b>	<b>2,067</b>	<b>2</b>	<b>13</b>	<b>297</b>	<b>278</b>	<b>70</b>	<b>1,696</b>	

Note: The income levels assigned to the ADUs approved since June 30, 2021 are based on the SCAG ADU affordability analysis.

# Potential New Housing Resources

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## Recently signed housing laws: SB 8, 9 and 10

- SB8 – extends the sunset date of SB330 (Housing Crisis Act) until 2030 (instead of 2025)
  - Does not impact the Housing Element, which assumed its continuation

## **SB9**

- Allows duplex development on single-family properties in urban infill areas
- Allows subdivision of properties into two lots (minimum lot size – 1200sf), each allowed to develop two units.
- Exception for listed or designated historic districts – implications for South Pasadena need to be analyzed

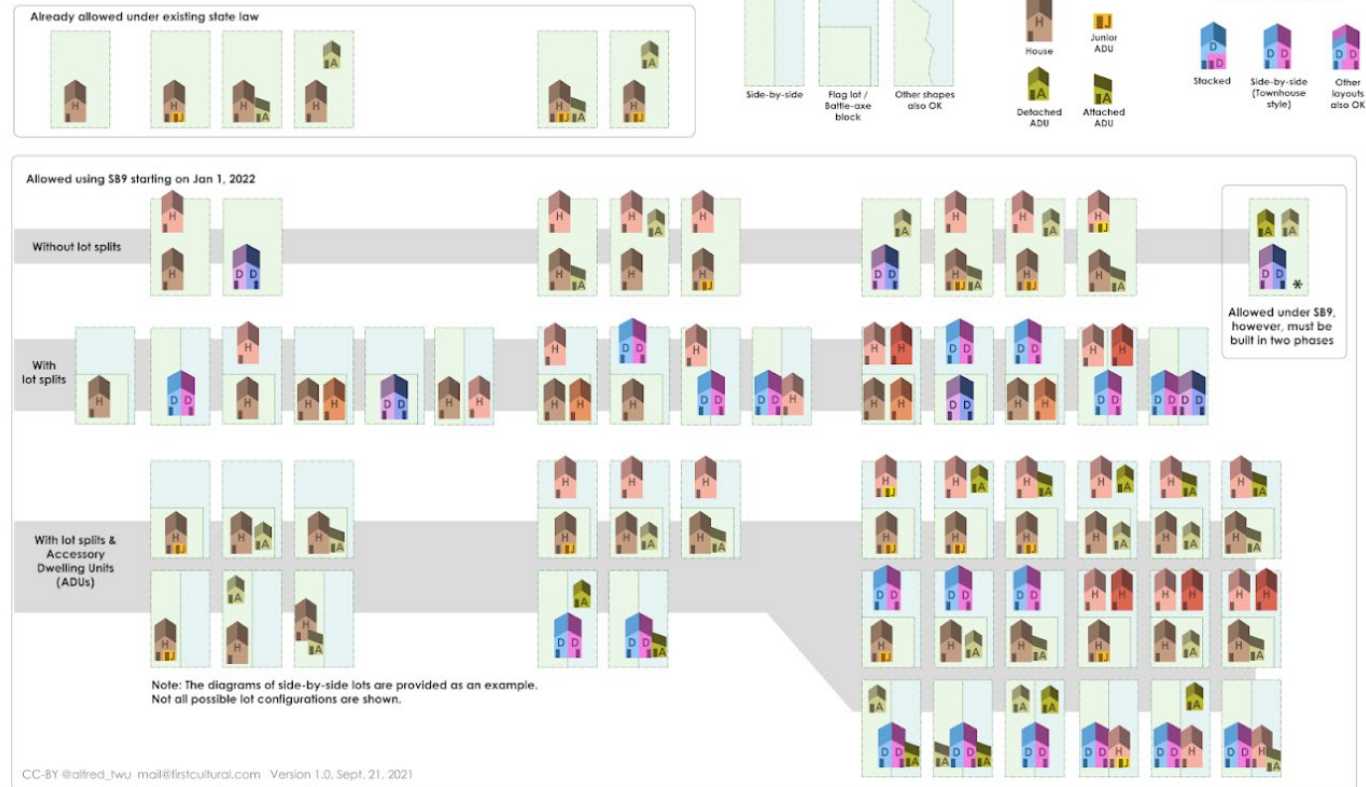
## **SB10**

- Allows city to amend the Zoning Code to increase residential density to 10 units/property and waives CEQA

# SB9 - Potential housing configurations

- Examples of allowable development based on ADU laws and SB9
- Top row: Allowed today (ADU law)
- Below: Development options based on existing lot, splitting lot, and phased building
  - Property owner must live on-site 3 years after unit is built.

## Different Options for a Lot with Single Family Zoning



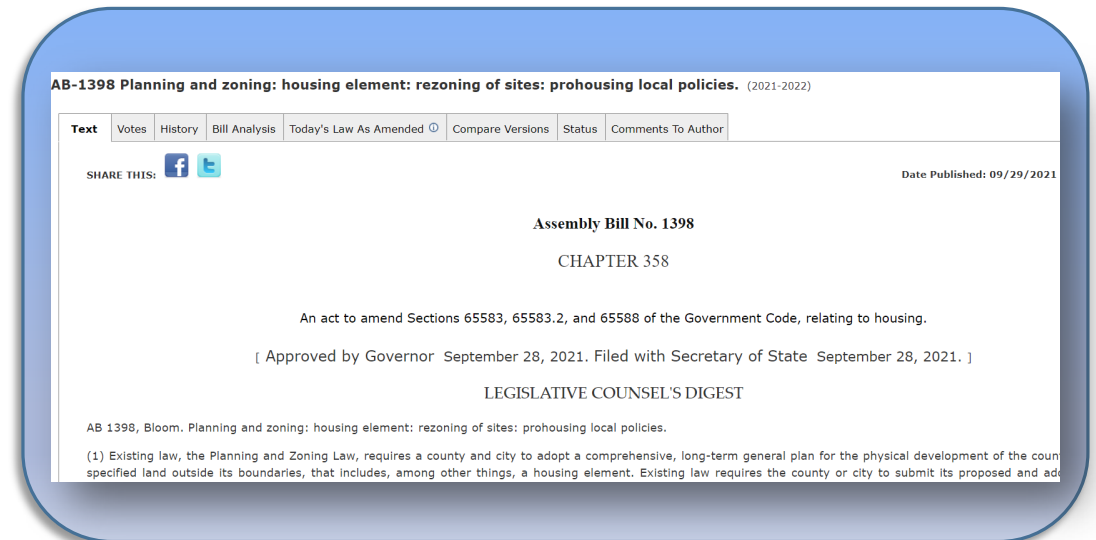
\* To build a duplex and two detached ADUs, the duplex must be completed before a permit can be obtained for the ADUs.

Credit: Alfred Twu website, posted 9/16/21

# Another Recently-signed Law of Note: AB1398



REQUIRES ALL ZONING FOR RHNA WITHIN 1 YEAR OF STATUTORY HE DEADLINE UNLESS A COMPLIANT HOUSING ELEMENT IS ADOPTED BY FEBRUARY 11, 2022

- “Compliant” means that HCD agrees to certify the housing element as meeting the requirements of State law.
- If adopted HE is not compliant:
  - City must address HE comments and adopt amended housing element that is compliant to avoid four-year expiration.
  - All rezoning for suitable sites inventory must be completed by October 15, 2022 (instead of 3 years from February 11)



AB-1398 Planning and zoning: housing element: rezoning of sites: prohousing local policies. (2021-2022)

Text | Votes | History | Bill Analysis | Today's Law As Amended | Compare Versions | Status | Comments To Author

SHARE THIS:  

Date Published: 09/29/2021

**Assembly Bill No. 1398**

CHAPTER 358

An act to amend Sections 65583, 65583.2, and 65588 of the Government Code, relating to housing.

[ Approved by Governor September 28, 2021. Filed with Secretary of State September 28, 2021. ]

LEGISLATIVE COUNSEL'S DIGEST

AB 1398, Bloom. Planning and zoning: housing element: rezoning of sites: prohousing local policies.

(1) Existing law, the Planning and Zoning Law, requires a county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, that includes, among other things, a housing element. Existing law requires the county or city to submit its proposed and adopted housing element to the legislative body of the county or city for its approval.



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# 6.7 Review of 2014-21 Housing Element Performance

BASED ON ANNUAL PROGRESS REPORTS;  
ACCOMPLISHMENTS OF PAST EIGHT YEARS

- Table lists each program and evaluates progress made since 2014.
- Determines whether a program is still relevant and effective; forms the basis of 2021-2029 Housing Program
  - If relevant, program should continue
  - If relevant but not effective, program should be revised and continue
  - If purpose is no longer relevant, or objective has been accomplished, program should be removed
- Summarizes construction toward RHNA and compliance status

Table VI-50  
2014-2021 HOUSING ELEMENT PROGRAM PERFORMANCE

2014-2021 HOUSING ELEMENT PROGRAMS	PROGRESS OF PROGRAM SINCE 2014	APPROPRIATENESS TO CONTINUE IN THE 2021-2029 HOUSING ELEMENT
<p><b>Energy Efficiency Program</b></p> <p>This CDBG-funded program provides grants to assist low- and moderate-income households in the community with funding for necessary energy saving home repairs and improvements. A household</p>	<p>The City has not pursued Community Development Block Grant (CDBG) funding for rehabilitation and energy-saving upgrades since adoption of the previous Housing Element. The City does continue to apply for CDBG funds but no CDBG money has been used for housing assistance. The energy-efficiency program</p>	<p>Amend and continue with current energy-related program.</p>

Table VI-49  
COMPARISON OF 2014-2021 RHNA AND UNITS PERMITTED

INCOME LEVEL	RHNA ALLOCATION	UNITS PERMITTED 2013-2020	REMAINING ALLOCATION
Very Low	17	1	16
Low	10	3	7
Moderate	11	1	10
Above Moderate	25	113	-
Total	63	118	33

Source: City of South Pasadena Annual Progress Reports, HCD, 2021

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions

When Proposed Developments Include  $\geq 50\%$  Affordability

When jurisdictions have insufficient progress toward their Lower income RHNA (Very Low and Low income), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

The following list includes the 213 jurisdictions that are not subject to SB 35 streamlining for proposed developments with  $\geq 10\%$  affordability, but are subject to SB 35 streamlining for proposed developments with  $\geq 50\%$  affordability.

JURISDICTION	JURISDICTION	JURISDICTION
106 MAMMOTH LAKES	143 PLUMAS COUNTY	180 SEAL BEACH
107 MANHATTAN BEACH	144 POINT ARENA	181 SIERRA MADRE
108 MARIN COUNTY	145 PORT HUENEME	182 SIMI VALLEY
109 MARINA	146 PORTOLA VALLEY	183 SOLANO COUNTY
110 MILPITAS	147 RANCHO CORDOVA	184 SOLEDAD
111 MISSION VIEJO	148 RANCHO CUCAMONGA	185 SOUTHWEST
112 MONO COUNTY	149 RANCHO MIRAGE	186 SOUTH PASADENA
113 MONROVIA	150 RANCHO PALOS VERDES	187 SOUTH SAN FRANCISCO
114 MOORPARK	151 RANCHO ST. MARGARITA	188 STANISLAUS COUNTY
115 MORAGA	152 REDDING	189 STANTON
116 MORGAN HILL	153 REDWOOD CITY	190 SUNNYVALE

HCD, June 2019

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# 6.8 Housing Plan

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## GOALS, POLICIES AND PROGRAMS TO GUIDE HOUSING DEVELOPMENT

- How many programs are there?
  - Goal 1 - 5
  - Goal 2 - 12
  - Goal 3 - 13
  - Goal 4 – 6
  - Goal 5 – 2
  - TOTAL: 38

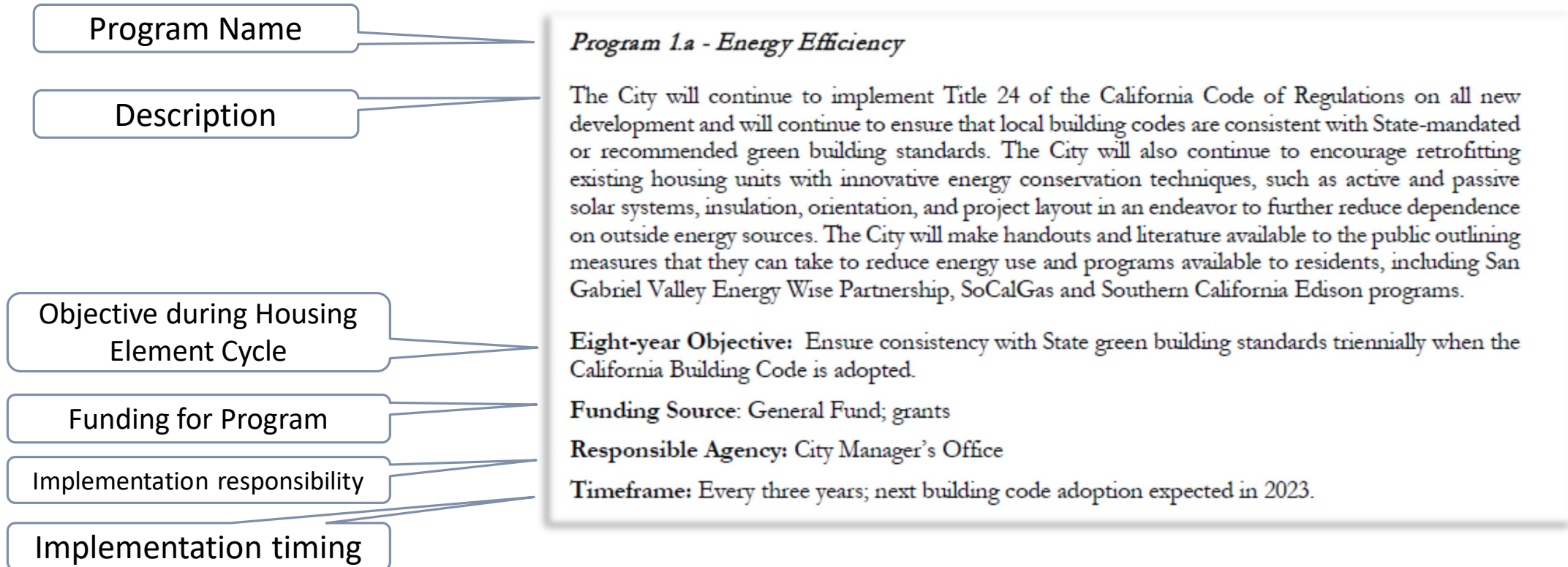
APR will report progress on each program (“Table D”) as well as number of housing entitlements approved and permits issued.

### The Goals

1. **Conserve the Existing Housing Stock and Maintain Standards of Livability**
2. **Encourage and Assist in the Provision of Affordable Housing**
3. **Provide Opportunities to Increase Housing Production**
4. **Compliance with State Housing Laws**
5. **Promote Fair Housing while Acknowledging the Consequences of Past Discriminatory Housing Practices**

# Structure of a Housing Program

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# Goal 1: Conserve the Existing Housing Stock and Maintain Standards of Livability

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- 1.a – Energy Efficiency
  - **Objective:** Ensure consistency with State green building standards triennially when the California Building Code is adopted.
- 1.b – Housing Acquisition
  - **Objective:** Complete the feasibility study and use the recommendations to support and provide technical assistance to non-profit affordable housing developers pursuing acquisition and rehabilitation as affordable housing of any Caltrans-declared surplus properties in the 710 surface route corridor.
- 1.c – Housing Rehabilitation and Code Enforcement
  - **Objective:** Correction of all identified Code violations; 40 units rehabilitated based on funding sources
- 1.d – Assisted Housing Unit Preservation
  - **Objective:** Preserve at least five units and any additional units that are subject to this program. Ensure communication with property owners, particularly when ownership changes.
- 1.e – Environmental Health
  - **Objective:** Preserve

# Goal 2: Encourage and Assist in the Provision of Affordable Housing

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- 2.a – Provide Technical Assistance for Developments with Affordable Housing
  - **Objective:** Facilitate timely review of development proposals that include affordable housing and continue to provide Zoning Code information to developers of affordable housing regarding special permit provisions and the potential for the granting of density bonuses and incentives and/or concessions to qualifying affordable housing projects. The City's objective is to assist in the provision of 100 housing units across all income levels during the 2021-2029 planning period. Update materials by June 2023.
- 2.b – Affordable Housing Production
  - **Objective:** Fund and build affordable units.
- 2.c – CalHome Program
  - **Objective:** Provide information to low- and very low-income households for funding within the timetables established by the California Department of Housing and Community Development (HCD) funding when funding is made available to the City. The City's objective is to provide information to households whenever possible for a minimum of five low-income and five very low-income households to receive assistance during the 2021-2029 planning period.
- 2.d – Section 8 Housing Choice Voucher Program for Rental Assistance
  - **Objective:** Continue to assist eligible South Pasadena renters with housing subsidy payments through the HCV program by assisting their access to the LA County Development Authority.

# Goal 2: Encourage and Assist in the Provision of Affordable Housing (cont'd)

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- 2.e – Facilitate Density Bonus for Projects with On-site Affordable Housing
  - **Objective:** Approve housing/mixed-use projects that include density bonuses along with on-site affordable housing units to support maximum unit capacity for RHNA implementation
- 2.f – Offer Services to People without Housing
  - **Objective:** Assist the Police Department to refer individuals without housing to emergency shelters as appropriate and continue to evaluate the possibility of entering into participation agreements with other cities or entities that provide emergency shelter programs.
- 2.g – Expand Senior Housing
  - **Objective:** Develop more senior housing types, both market-rate and affordable, in accessible locations that offer choices to aging South Pasadena residents to allow them to remain in their community.
- 2.h – Incentivize Special-Needs Housing
  - **Objective:** Assist with creation of 30 units for those with special needs.

# Goal 2: Encourage and Assist in the Provision of Affordable Housing (cont'd)

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- 2.i – Inclusionary Housing Regulations – Monitor for Effectiveness
  - **Objective:** Produce affordable units as part of residential and mixed-use projects with three or more market-rate residential units..
- 2.j – General Plan Affordable Housing Overlay
  - **Objective:** Develop at least 30 units of affordable housing during the planning period on sites where the Affordable Housing Overlay is applied.
- 2.k – Affordable Housing Overlay Zone
  - **Objective:** Develop at least 30 units of affordable housing during the planning period on sites where the Affordable Housing Overlay is applied.
- 2.l – Facilitate Affordable Housing on City-Owned Property
  - **Objective:** Encourage development of at least 60 units of affordable housing during the planning period on sites owned by the City .

# Goal 3: Provide Opportunities to Increase Housing Production

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- 3.a - Rezone and Redesignate Sites to Meet RHNA
  - **Objective:** Rezone sufficient sites to address 884 units (29.5 acres) in the lower-income RHNA categories.
- 3.b – Mixed-Use Developments and Adaptive Re-Use
  - **Objective:** Increased production of housing units on properties located within the City’s commercial districts through the mixed-use development provisions of the Zoning Code and on vacant and reused properties in the Downtown Specific Plan area. Reduced time to process permits for mixed-use projects that include affordable housing and increased applicant understanding of the streamlined state density bonus, planned development permit and affordable housing incentive provisions of the Zoning Code to maximize the potential for a project to include affordable housing.
- 3.c – Replacement of Lost Units from Residential Demolitions
  - **Objective:** Identify affected demolition proposals based on maintaining an inventory of affordable units and require replacement housing in compliance with State law.



# Goal 3: Provide Opportunities to Increase Housing Production

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- 3.d - Enable Parcel Assemblage
  - **Objective:** Approval of more applications to merge parcels that result in feasible sites for multifamily housing during the planning period.
- 3.e – Develop an Electronic Permitting System
  - **Objective:** All planning and building permits will be recorded in an electronic permit system with capability to provide data needed to analyze and report housing production including affordable housing units.
- 3.f – Allow and Facilitate ADUs
  - **Objective:** Maintain updated ADU regulations to promote development of an increasing number of ADUs year-over-year; issue permits for all legal ADU's, anticipated to be between 297 and 368 ADUs during the 2021-2029 projection period.

# Goal 3: Provide Opportunities to Increase Housing Production

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- 3.g - Monitor ADU Production
  - **Objective:** Approve 297 ADUs between 2021 and 2029.
- 3.h – Back-up to Address Shortfall in Anticipated ADUs
  - **Objective:** Address lower-income RHNA if ADU numbers aren't as high as projected.
- 3.i – ADU Amnesty Program
  - **Objective:** Convert all known existing unpermitted accessory dwellings to compliant ADUs, unless infeasible.
- 3.j – Adjust ADU Permit, Utility Connection, and Impact Fees
  - **Objective:** Evaluate fee waivers as part of an economic study for developing an affordable housing program and act upon recommendations, as appropriate.

# Goal 3: Provide Opportunities to Increase Housing Production

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- 3.k – ADU Education, Promotion and Homeowner Outreach
  - **Objective:** Facilitate the process of ADU development through promotion of City programs and connecting ADU owners to resources.
- 3.l – Increase and Maintain Planning and Housing Staff Resources
  - **Objective:** Augment and support staff resources to expedite housing projects and implement housing programs.
- 3.m – Implement SB9 and SB10
  - **Objective:** Develop a process, materials and objective standards to accommodate all interested applicants on single-family properties; explore potential zoning code amendments pursuant to SB10.

# Goal 4: Compliance with State Laws

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- 4.a - Land Use Controls – Emergency Shelters
  - **Objective:** The City will adopt an amendment to the Zoning Code to delete language establishing buffer distance requirements between an emergency shelter and any public park, school, or residential use and to establish the maximum number of beds permitted in any one emergency shelter at 16 beds.
  - Funding Source:
- 4.b - Land Use Controls – Transitional and Supportive Housing/Low-Barrier Navigation Centers
  - **Objective:** The City will adopt an amendment to the Zoning Code within 24 months following approval of the Housing Element for consistency with SB 2 and AB 2162. Revise the Zoning Code to define and specifically reference low-barrier navigation centers as a permitted use in residential and mixed-use districts..
- 4.c - Land Use Controls – Flexible Zoning Regulations
  - **Objective:** The City will continue the application of flexible zoning regulations to promote the development of affordable housing through the planned development permit process, as provided for in the Zoning Code.

# Goal 4: Compliance with State Laws (cont'd)

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- 4.d - ADA Accessibility Standards
  - **Objective:** Ensure that new mixed-use and medium- to large-scale residential projects are ADA compliant, provide an adequate number of units that allow for disabled access, with all new buildings of more than six units being ADA compliant and no less than 10 percent of new units being immediately accessible to disabled individuals.
- 4.e – Universal Design
  - **Objective:** Maximize, to the extent feasible, the number of new or rehabilitated homes that incorporate universal design principles that make units accessible to/adaptable for those with disabilities, with a goal of 30 percent of new homes incorporating universal design.
- 4.f - Senate Bill 35 Procedure or Policy
  - **Objective:** Streamline housing projects as required by SB35.

# Goal 5: Promote Fair Housing while Acknowledging the Consequences of Past Discriminatory Housing Practices

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- 5.a Fair Housing Education, Outreach and Services
  - **Objective:** Reduce Fair Housing complaints; respond to complaints within 5 working days; achieve resolution within 3 months for all complaints
- 5.b Encourage a Variety of Housing Types
  - **Objective:** New housing includes diverse housing types, in terms of unit size and number of bedrooms, rental/sale, residential care facilities

# Share your thoughts!

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**Here are your opportunities to comment on the Public Review Draft:**


Housing Element - Find it here:

[www.southpasadenaca.gov/government/departments/planning-and-building/housing-element-update-2021-2029](http://www.southpasadenaca.gov/government/departments/planning-and-building/housing-element-update-2021-2029)

Program EIR - Find it here after October 22:

[www.southpasadenaca.gov/government/departments/planning-and-building/general-plan-downtown-specific-plan-update/program-environmental-impact-report](http://www.southpasadenaca.gov/government/departments/planning-and-building/general-plan-downtown-specific-plan-update/program-environmental-impact-report)

**Send us a comment or provide your input at a meeting:**

1. October 21, 2021: Community Meeting  
*City Council Chambers, 1424 Mission St. or Zoom <https://us02web.zoom.us/j/89151518823>*
2. November 9, 2021: Planning Commission Meeting  
*City Council Chambers, 1424 Mission St. (Virtual: Link will be posted on web page)*
3. By December 6: Send written comments to:  
 [housingelement@southpasadenaca.gov](mailto:housingelement@southpasadenaca.gov)