



September 15, 2022

Paul McDougall, Senior Program Manager
Department of Housing and Community Development
Division of Housing Policy Development
2020 W. El Camino, Suite 500
Sacramento, CA 95833

**Subject: City of South Pasadena Revised Draft 2021-2029 Housing Element;
Submitted Pursuant to Government Code section 65754**

Dear Mr. McDougall:

We are pleased to submit a third draft of the 2021-2029 South Pasadena Housing Element for review.

This draft is being submitted to the Department of Housing and Community Development (HCD) pursuant to the review procedure set forth in Government Code section 65754, and based on the terms of the Stipulated Judgment and Settlement Agreement (the "Court Judgment") (See attached) in the action captioned *Californians for Homeownership v. City of South Pasadena* (LASC Case No. 22STCP01388). Such action was brought against the City under Code of Civil Procedure section 1085 and section 65751 of Article 14 of Chapter 3 of Division 1 of Title 7 of the Government Code, alleging that the City failed to adopt its housing element within the time required by law prior to the October 15, 2021 deadline. The Court Judgment was approved by the Court on August 3, 2022.

This Housing Element describes the City's plan for addressing the housing needs of its current and future residents through October 15, 2029.

Revisions have been made in response to the letter from HCD dated July 8, 2022, public comments received on the second Public Draft since its release, the Court Judgment and Settlement Agreement in *Californians for Homeownership v. City of South Pasadena* (LASC Case No. 22STCP01388), and public comments received by September 15, 2022 in response to posting for public review on September 8, 2022 of the draft third Public Draft on September 8, 2022.

All revisions made since the second draft submitted to you are shown in redline format and highlighted in blue. On September 8, 2022, 7 days before submitting this third draft revision to HCD, the City has posted the revised draft on its [Housing Element Update web page](#) and emailed a link to all individuals and organizations that have previously requested notices relating to the City's housing element, though no requirement exists under Article 14 of Chapter 3 of Division 1 of Title 7 of the Government Code (section 65750, *et seq.*) for posting prior to submission to HCD.

The City of South Pasadena is committed to working with the California Department of Housing and Community Development to ensure that this Housing Element obtains certification pursuant to the Court Judgment, to maintain eligibility for grant funding programs, to ensure the legal adequacy of the General Plan, and to preserve local control of land use decisions. As demonstrated in the Housing Development Resources and Housing Plan and Quantified Objectives sections of the Housing Element, the City has land zoned for more housing units and is proposing rezoning of additional land to meet the needs of residents at all income levels.



We look forward to hearing from your office. Please do not hesitate to contact me at (916) 804-3910 or jgastelum@placeworks.com with any questions regarding the draft.

Sincerely,

PLACEWORKS

A handwritten signature in blue ink, appearing to read "Jennifer Gastelum", with a long horizontal flourish extending to the right.

Jennifer Gastelum
Principal

Cc:

Angelica Frausto-Lupo, Community Development Director, City of South Pasadena
Elizabeth Bar-El, AICP, Contract Planner, City of South Pasadena
Andrew L. Jared, City Attorney

Attached:

1. Court Judgment and Settlement Agreement, *Californians for Homeownership v. City of South Pasadena* (LASC Case No. 22STCP01388)
2. City of South Pasadena Revised Draft 2021-2029 Housing Element
3. City of South Pasadena Revised Draft 2021-2029 Housing Element – Tracked Version