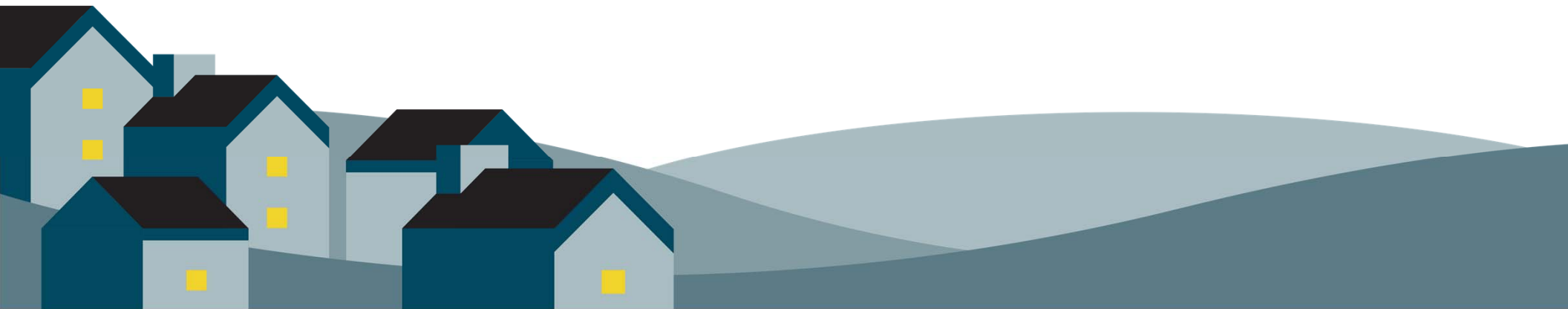


# South Pasadena Housing Element

Planning Commission

July 21, 2020



## PRESENTATION (with breaks for Q&A)

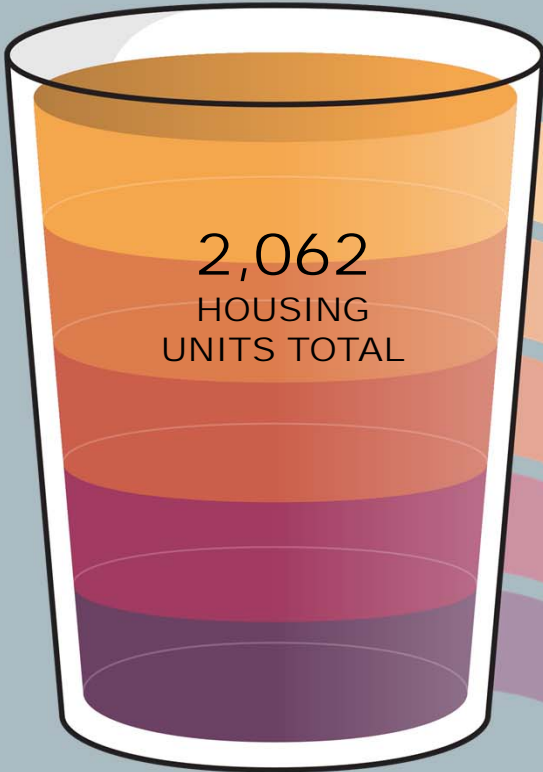
- Part 1: RHNA Allocation, Sites Analysis and RHNA Shortfall**
- Part 2: Inclusionary Housing Policies & Accessory Dwelling Unit Production & Affordability**
- Part 3: Height & Density Recommendations**
- Part 4: Next Steps**

# Part1

# 2021-2029 Regional Housing Needs Assessment

Income Category	Income Level (Percentage of Median Family Income)	2021-2029 RHNA
Extremely Low	30% or less	377
Very Low	31% to 50%	377
Low	51% to 80%	397
Moderate	81% to 120%	333
Above Moderate	More than 120%	578
<b>Total</b>		<b>2,062</b>

# Total RHNA



## RHNA INCOME CATEGORIES

EXTREMELY LOW - 377



VERY LOW - 377



LOW - 397



MODERATE - 333

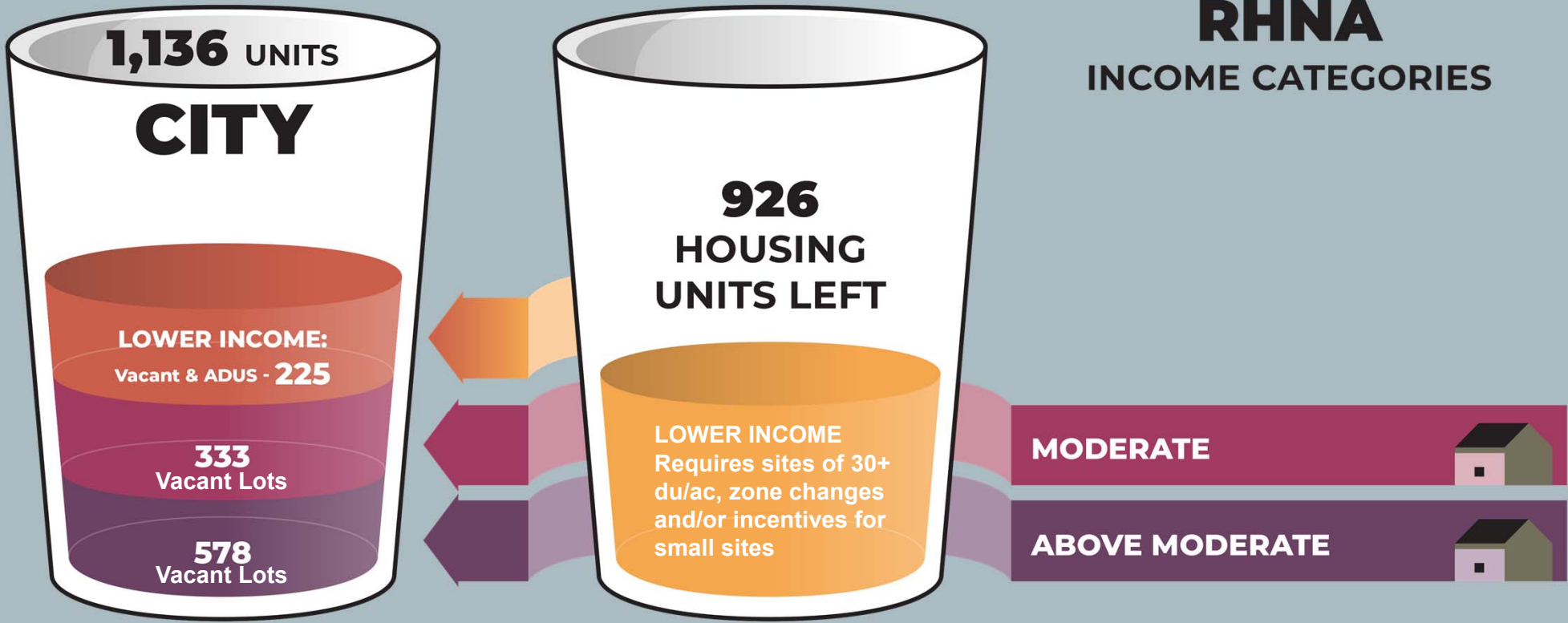


ABOVE MODERATE - 572



# Capacity to meet RHNA (ADUs, GP, DTSP)

JH1



## Slide 6

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JH1 Joanna Hankamer, 7/13/2020

# Moderate + Above Moderate RHNA Easily Accommodated on Vacant Lots and ADUs

- through Existing Zoning, Draft DTSP\* and Draft General Plan Neighborhood Centers

\*Assume 50 units/acre for Draft DTSP

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Totals
<b>RHNA</b>	377	377	397	333	578	2,062
<b>Projected ADUs</b>	0	0	200	400	400	1,000
<b>Vacant Sites – DTSP and Draft GP</b>		25		73	258	356
<b>Remaining or (Surplus) RHNA</b>		<b>926</b>		(140)	(80)	

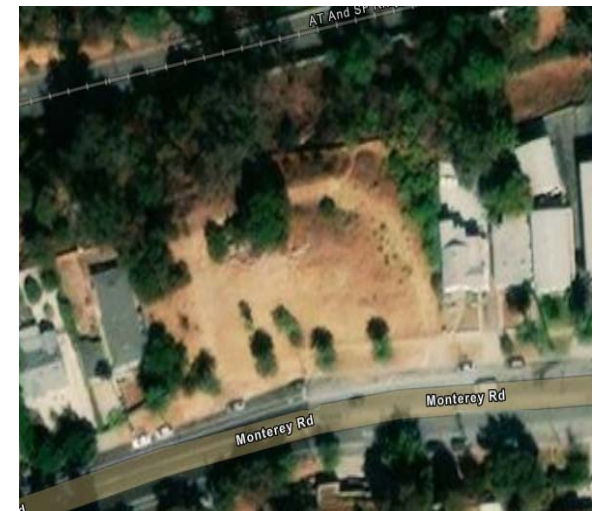
Density Assumptions: Extremely Low, Very Low and Low – 30 du/ac on sites > 0.5 acres; Moderate – 14-30 du/ac, sites allowing 30 du/ac < 0.5 acres; Above Moderate – 6 or less du/ac



# RHNA Housing Unit Shortfall

## » 926 Lower Income Units

- *Lower Income RHNA = Extremely low, very low and low income RHNA combined*
- Sites accommodating lower income RHNA must allow 30 du/ac or greater
- As required by state law, if more than half of total lower income RHNA (576 units) are accommodated on non-vacant sites, additional information must be included and findings must be made
- If sites smaller than 0.5 acres are relied on, additional analysis/evidence and incentives must be provided



# Sites Analysis Assumptions

(Based on preserving Community Character and Values)

## Excluded from current sites analysis:

- Non-vacant sites where property owner has no interest in redevelopment or sites with active, viable uses
- Sites Smaller than 0.5 acres that cannot be aggregated
  - HCD requires additional analysis and incentives demonstrating suitability of sites smaller than .5 acres

# Sites Analysis Assumptions, continued

(Based on preserving Community Character and Values)

## Excluded from current sites analysis:

- Majority of historic sites
- Minimize counting sites that require a zone change
- Sites that do not have support from the property owner and community to be used for housing
- Sites with excessive environmental or access constraints

# Remaining RHNA to Address: 926 units

## » **Ways to Address Remaining RHNA** *(Updated 7/18/20)*

- Redevelop Underutilized Lots in Downtown and Neighborhood Centers (~370 units)
- Rezone Non-Residential for Multi-Family buildings (~100 units)
  - (Fremont, Monterey Road)
- Rezone Open Space for Multi-Family buildings (~475 units)
  - (Arroyo Seco, Altos de Monterey)
- Rezone and incentivize Single-Family Neighborhoods to allow Multi-Family buildings (tbd)
  - (Allow 16-unit Multi-Family housing and subdivision of lots for small lot development)
- Aggressive ADU policy to incentivize affordability for ADUs
  - (Baseline already includes this assumption. Without aggressive ADU policy, shortfall is larger)
- Increase heights and densities on strategic sites in DTSP and Neighborhood Centers to maximize units (~476 units)
  - (mix of 3-5 stories on five (5) sites in Downtown, Huntington Dr and Ostrich Farm)

## Strongest Non-Vacant Candidate Sites

- » **740 units, half of which (~370) can be assumed for Low Income RHNA**
  - 32 parcels
  - DTSP – 50 du/ac\*
  - Neighborhood Centers – 30 du/ac
  - Calculating ~370 (half of 740) safeguards City’s compliance with “No Net Loss” state law
  - Assumes redevelopment of all parcels at 80% development
  - Includes sites 0.50 acres or larger with likelihood to redevelop and/or with owner interest
    - “Likelihood” could include: sites that are City owned; currently underutilized; are similar to other sites recently redeveloped with high density housing; and not occupied by viable long-term uses.
  - ALL Non-Vacant Sites need to provide evidence and make findings that site is likely to redevelop as housing in next few years

*\*50 du/ac for DTSP recommended by the Planning Commission in May 2020. Published Draft DTSP shows 30 du/ac*

# No Net Loss – SB 166 (2017)

## » **Maintain the sites inventory at all times**

- The Housing element land inventory and site identification program must be updated annually to accommodate the remaining unmet RHNA.
- Difficult to “Downzone” or reduce density.
  - If a project is approved on a housing element site with either fewer units or a different income category, city must make a “no net loss” finding or identify other sites within 180 days.
  - Must maintain capacity by income category
- Burden is on the City, not developers

# 50 du/ac Downtown: Mission Bell Precedent

*\*50 du/ac for DTSP recommended by the Planning Commission in May 2020. Published Draft DTSP shows 30 du/ac*

- » Location: South Pasadena
- » Type: Market-rate
- » Parking: Underground
- » Commercial: 7,394 sf
- » Units: 36
- » Height: 3 stories, 40'
- » Density: 50units/acre

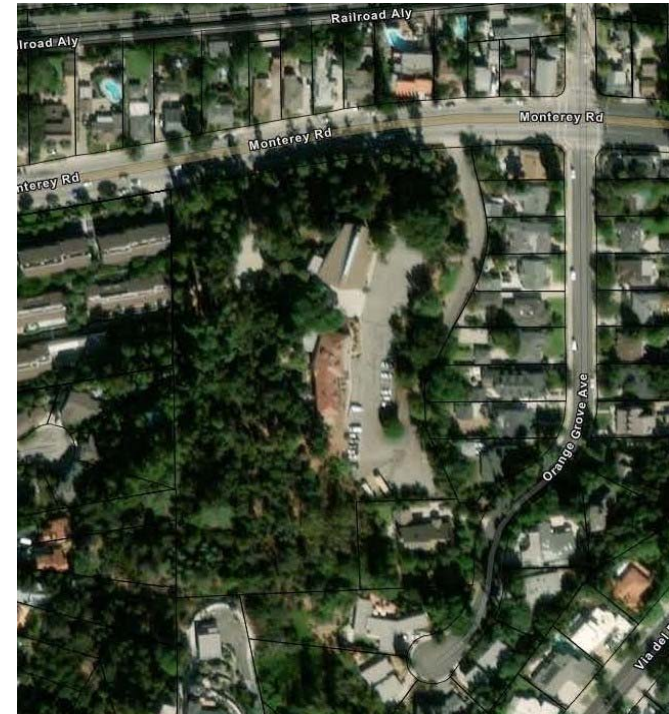




# Other Non-Vacant Sites that could accommodate Lower Income Units, but would require rezoning

## » 100 units at Monterey Rd Site (UMC)

- 1 parcel
- Rezoning required
- Underutilized parcel
- 30 du/ac
- Interested property owner
- 45-foot height allowed
- Would need to provide evidence and make findings that site is likely to redevelop as housing in next few years



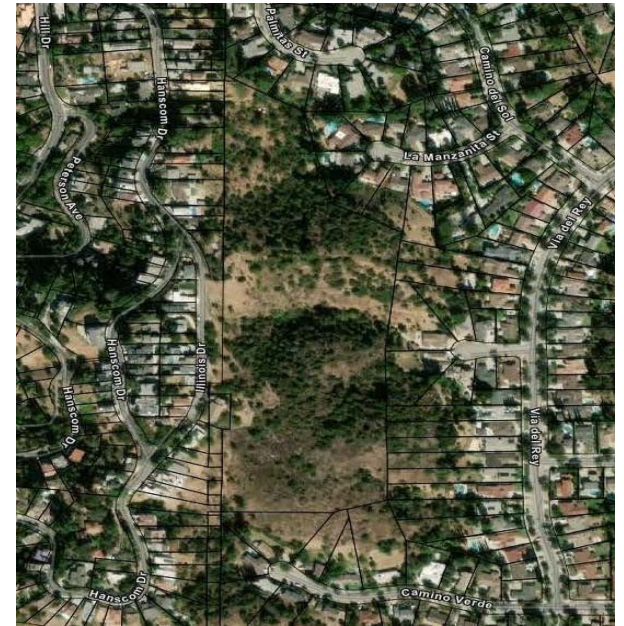


# Other Vacant Sites that could accommodate Lower Income Units, but would require rezoning:

*Given the existing community benefit of the current use of Arroyo Seco, and access and environmental constraints of developing vacant site in Altos de Monterey, rezoning of either for housing is not likely*

## » 475 units at Arroyo Seco & Altos de Monterey

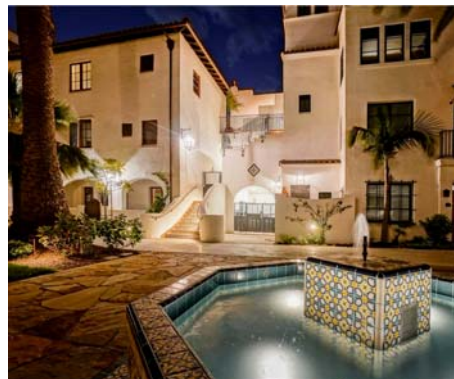
- 2 parcels (\*not including Golf Course)
- Rezoning required
- 30 du/ac
- 45 foot height allowed
- Assumes redevelopment of both parcels at 80% unit capacity



# Up-zoning in Single Family Neighborhoods?

## » Shortfall is not recommended to be addressed by upzoning single family neighborhoods to allow multi-family buildings or small lot development

- 30 du/ac and consolidation of parcels to 0.5+ acres would need to be allowed and incentivized
- Small Lot Development would need to be allowed and incentivized
- State law is already permissive for ADUs in SF Neighborhoods
- A local aggressive ADU policy and program has been assumed to maximize use of ADUs for their RHNA potential.



# Questions?

## Part 1 – Sites Analysis and Shortfall

# Part 2

# Inclusionary Housing Ordinance

- Apply to all new residential developments of five or more units.
- Require a minimum number of lower income units per development

Number of Units in Residential Development	Extremely Low Income	Very Low Income	Lower Income
5–10	-	-	20%
10–25	-	10%	20%
26+	10%	20%	30%

- Allow developers to convert market-rate units to affordable housing units
- Require the inclusionary housing units to be dispersed throughout the project.
- Require the affordable and market units are compatible in design and materials
- Require minimum of 55 years covenant
- Establish an administrative fee
- Other

# Accessory Dwelling Unit – Ordinance Update

- State law already allows ADUs in SF neighborhoods; Sites Analysis maximizes that permissiveness to allocate as many as possible toward RHNA
- Sites Analysis assumes local ADU policy to be aggressive in both production and affordability;
- Eureka, California is a precedent
- Study Min/Max ADU size and bedroom count for affordability
- Establish incentives for affordable housing deed restrictions
- Streamline applications - create pre-approved ADU plans and site plans
- Establish objective design guidelines
- Coordinate with non-profit organizations or other funding resources to help subsidize ADU construction for homeowners.

# Questions?

## Part 2 – Inclusionary Housing & Accessory Dwelling Units Ordinances

# Part 3



# Increasing Density but not Height in the Downtown?

- » **Shortfall is not recommended to be addressed by increasing density without right-sizing the density and height**
  - Increasing density alone would compromise commonly used design controls such as setbacks, façade variation, and transitions in height for adjacent context



*\*New Slide 7/21/2020*

## » Precedents and unit sizes of 3-story buildings with density maximized, within 45 feet height

ACHIEVABLE HOUSING DENSITIES IN A THREE STORY BUILDING												
Max Density (du/ac)	Unit Size (Square Feet)			Example								
	Average	High	Low	Project	Acres	Tot Bldg Area	Total Units	Studio	Unit Mix 1 bdrm	Unit Mix 2 bdrm	Unit Mix 3 bdrm	Affordable
80	732	1,054	554	Las Flores, Santa Monica	0.65	40,270	55	0	26	14	14	100%
76	825			Hercules, CA	2.2	151,932	172	32	92	48	0	Market



**76\* du/ac Hercules, CA**

*\*actual building is 4-stories, but 76 du/ac calculated as if it were 3 -stories*



**80 du/ac Los Flores, Santa Monica**

# Four Districts, Five Sites Recommended for Height and Density Increases

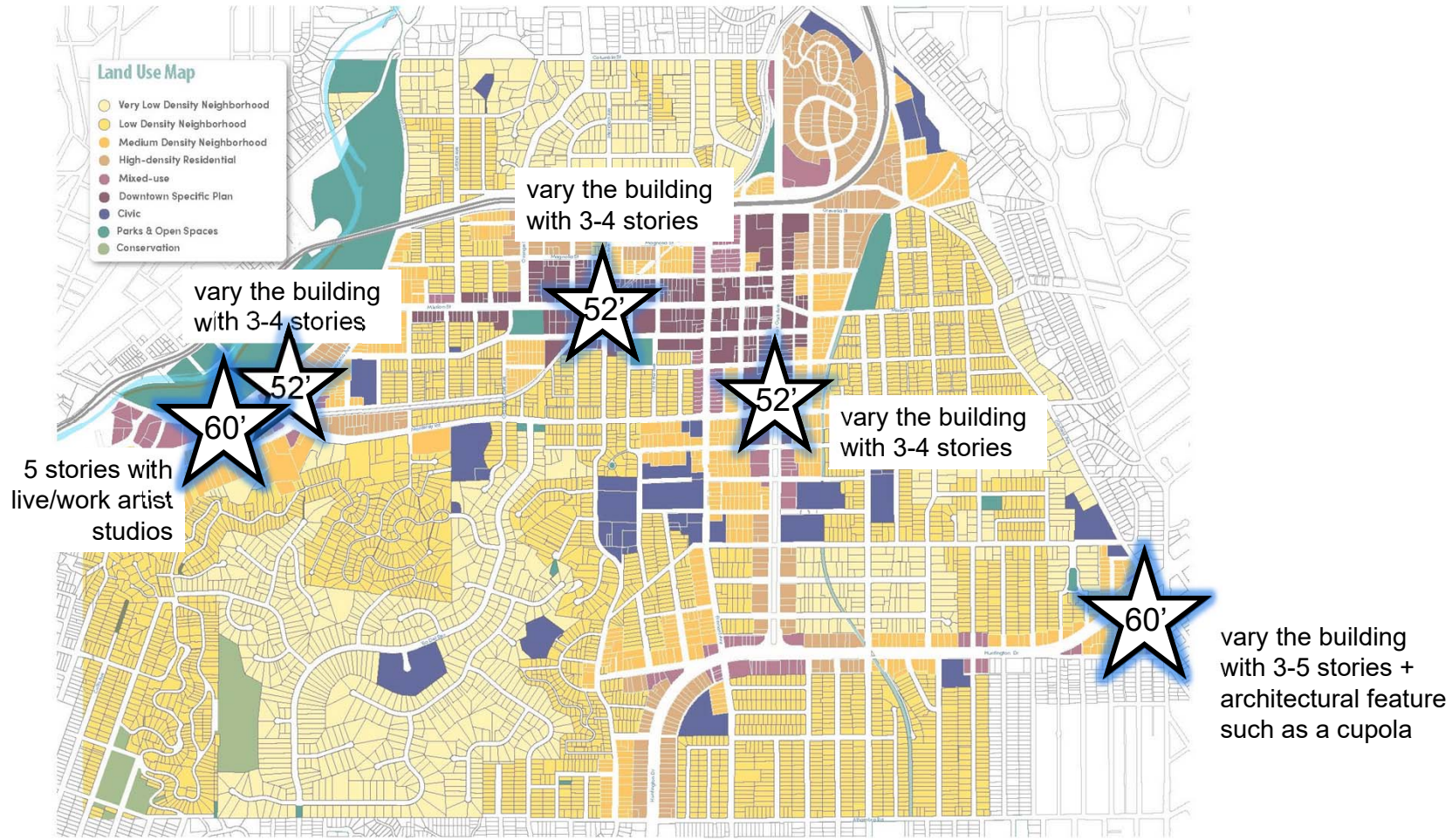
- » **Mission Street: Gold Line Storage**
- » **Fair Oaks Avenue: Vons**
- » **Huntington Center: Ralphs**
- » **Ostrich Farm Center: Vacant Site, Existing Warehouse/Tyco**



# Height Increase Recommended for 5 sites

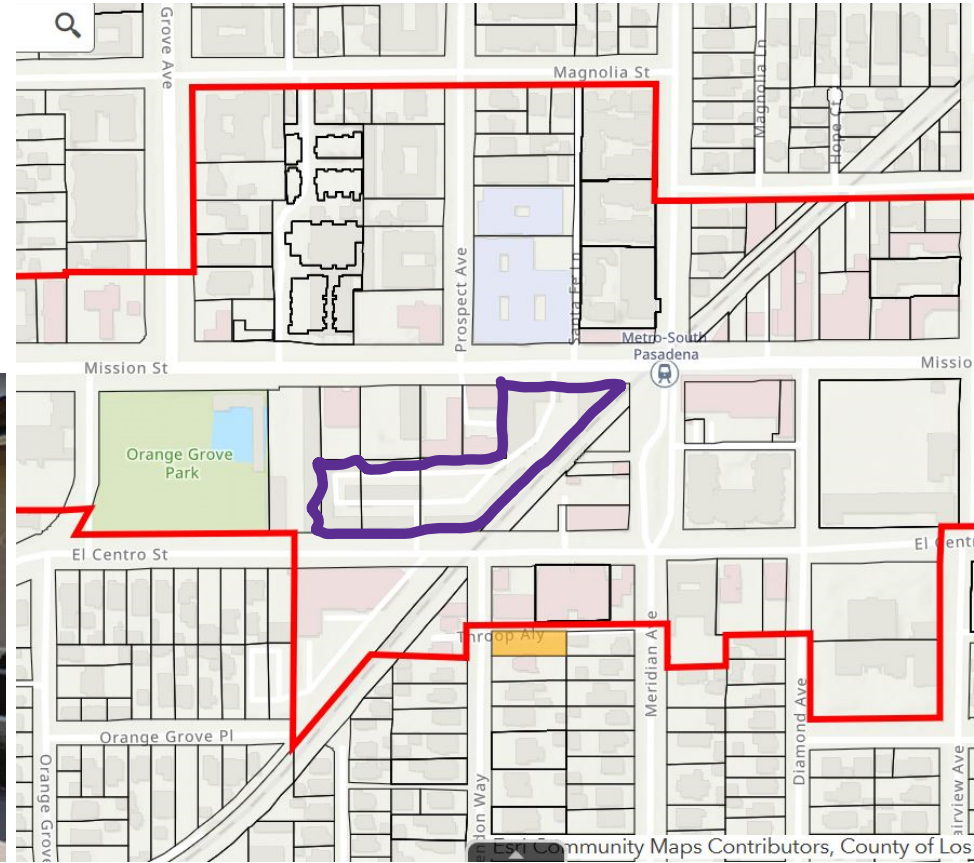
## Downtown & Neighborhood Centers

- Height increase up to 52' - 60' at 5 sites



# Mission Street: Gold Line Storage

- » APNs: 5315020014, 5315020008, 5315020009
- » Address: 919 Mission Street
- » Size: 1.81 Acres





# Gold Line Storage: The Orchard Precedent

- » Location: Azusa
- » Type: Market-Rate
- » Parking: Underground and At-Grade
- » Commercial: 23,000 sf
- » Units: 163
- » Height: 4 stories
- » Density: 73 units/acre



Baseline Assumption (50 du/ac, 3 stories, 40')	Proposed Height + Density (60 du/ac, mix 3-4 stories, 52')
90 Units	109 units

# Fair Oaks Ave: Vons Site

- » APNs: 5315004066, 5315004083, 5315004084, 5315004085
- » Address: 1105-1141 S Fair Oaks
- » Size: 3.95 Acres



# Vons Site: The Orchard Precedent

- » Location: Azusa
- » Type: Market-Rate
- » Parking: Underground and At-Grade
- » Commercial: 23,000 sf
- » Units: 163
- » Height: 4 stories
- » Density: 73 units/acre



Baseline Assumption (50 du/ac, 4 stories, 45')	Proposed Height + Density (65 du/ac, mix 3-4 stories, 52')
157 Units*	257 units**

\* Assumes only parking lot redevelops

\*\* Assumes redevelopment of full site



# Vons Site: 60 du/ac in Old Town Monrovia



- » **Location: Monrovia**
- » **Height: 4 stories**
- » **Density: 60 units/acre**

Baseline Assumption (50 du/ac, 4 stories, 45')	Proposed Height + Density (65 du/ac, mix 3-4 stories, 52')
157 Units*	257 units**

# Huntington Center: Ralphs Site

- » APNs: 5321019009, 5321019022
- » Address: 1745 Garfield Ave
- » Size: 3.12 Acres



# Ralphs Site: Andalusia Precedent

- » Location: Pasadena
- » Type: Courtyard
- » Parking: Underground
- » Commercial: 7,600 sf
- » Units: 118
- » Height: 4 story/6 story edge
- » Density: 100 units/acre



Baseline Assumption (30 du/ac, 3 story, 45')	Proposed Height + Density (75 du/ac, mix 3-5 story, 60'+cupola)
15 Units*	234 units**

\* Assumes only parking lot area

\*\* Assumes redevelopment of full site



# Ralphs Site: Lincoln/Orange Grove Precedent

- » Location: Pasadena
- » Type: 100% Affordable
- » Parking: Subterranean
- » Commercial: 10,000 sf
- » Units: 46
- » Height: 3-4 stories
- » Density: 39 units/acre



Baseline Assumption (30 du/ac, 3 story, 45')	Proposed Height + Density (50 du/ac, mix 3-4 story, 52')
15 Units*	156 units**

\* Assumes only parking lot redevelops

\*\* Assumes redevelopment of full site

# Ostrich Farms: Vacant Site

- » APNs: 5311003096
- » Address: 123 Pasadena Ave
- » Size: 1.05 Acres



# Ostrich Farm Vacant Site: Ace 121 Precedent

- » Location: Glendale
- » Type: 100% Affordable
- » Parking: Podium and Underground
- » Commercial: 0 sf
- » Units: 70, Live/Work, Studio, 1BR, 2BR
- » Height: 5 stories
- » Density: 65 units/acre



**Baseline Assumption  
(30 du/ac, 3 stories, 45')**

25 Units

**Proposed Height + Density  
(65 du/ac, 5 stories, 60')**

68 units



# Ostrict Farm Vacant Site: Access Culver City

- » Location: Culver City
- » Type: Market
- » Parking: Underground
- » Commercial: 44,000 sf
- » Units: 115
- » Height: 5 stories
- » Density: 71 units/acre



<b>Baseline (30 du/ac)</b>	<b>65 du/ac, 5 stories (max 60')</b>
25 Units	68 units

# Ostrich Farm Vacant Site: **Aliso Arts Precedent**

- » Location: Los Angeles
- » Type: Loft, Courtyard
- » Commercial: 22,000 sf
- » Units: 472
- » Unit Mix: Live/Work, Studio, 1BR, 2BR
- » Height: 5-6 stories
- » Density: 87 units/acre

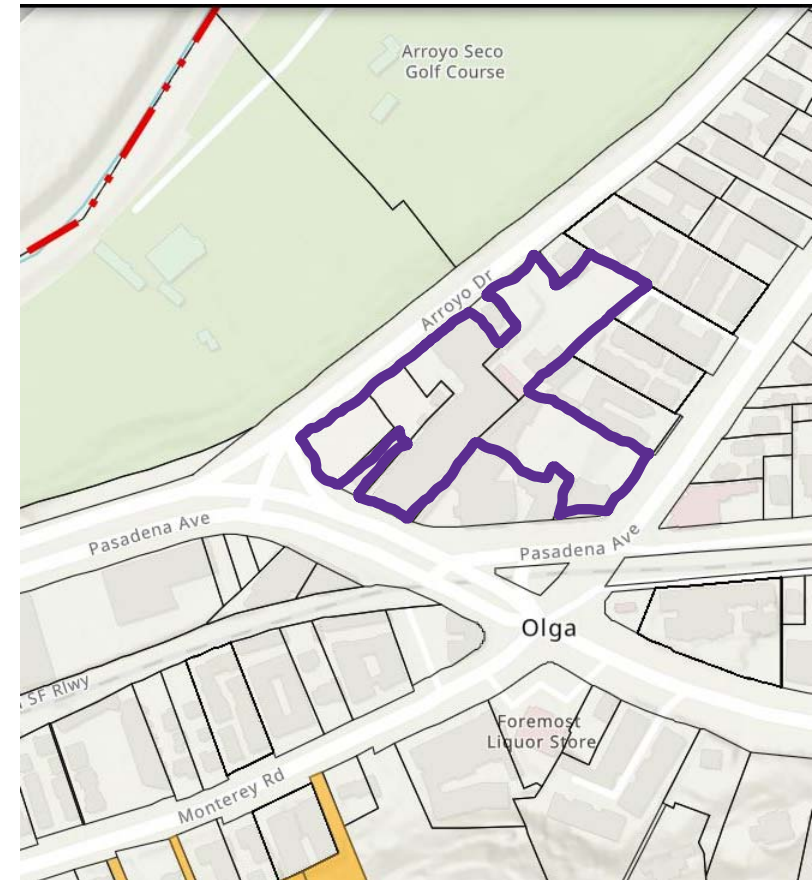
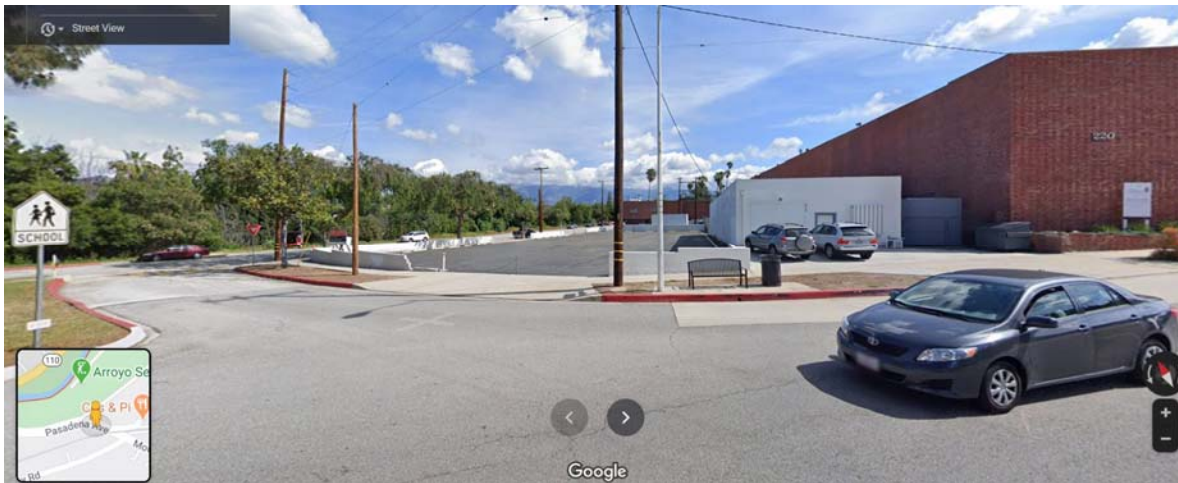


Baseline Assumption (30 du/ac, 3 stories, 45')	Proposed Height + Density (80 du/ac, 5 stories, 60')
25 Units	84 units



# Ostrich Farms: Tyco Site

- » APNs: 5313011007, 5313011009, 5313011010, 5313011012, 5313011013
- » Address: 210 Pasadena Ave
- » Size: 3.26 Acres



# Tyco Site: Grace Village Precedent

- » Location: Santa Barbara
- » Type: 100% Affordable, Senior
- » Units: 58
- » Height: 3 stories
- » Density: 56 du/ac



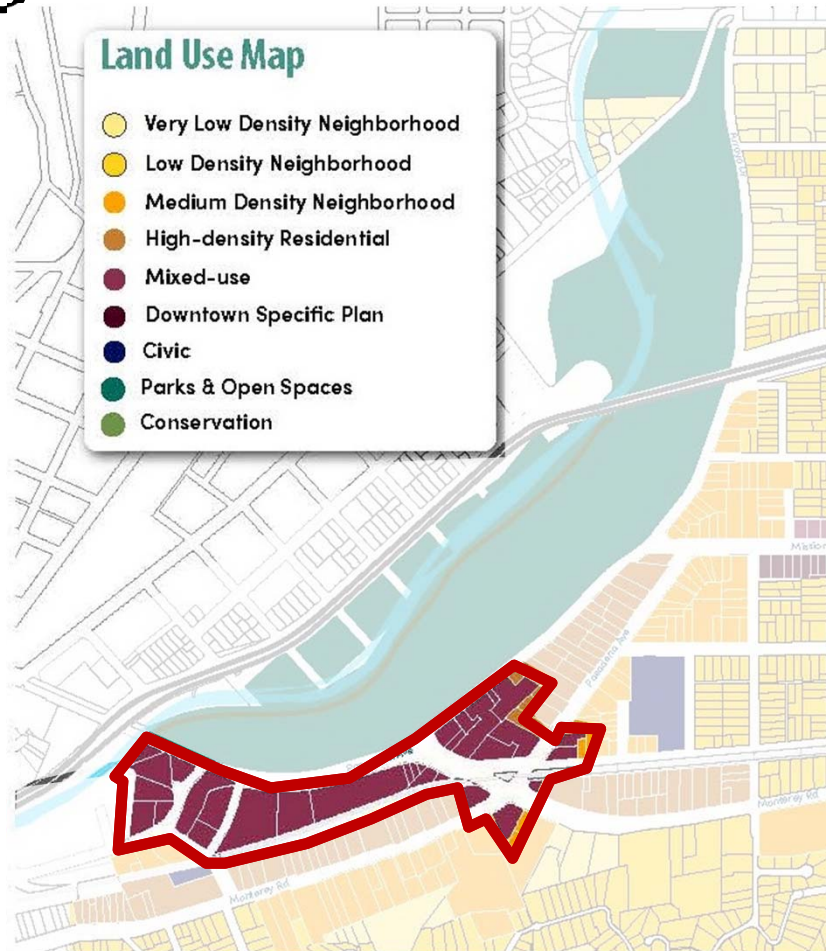
Baseline Assumption (30 du/ac, 3 stories, 45')	Proposed Height + Density 60 du/ac, mix 3-4 stories, 52'
100 Units*	196 units

\* Based on owner interest

# Alternative Height Recommendation #1

## 7 sites in Ostrich Farm

- Height increases up to 52'- 60' for buildings up to 5 stories
- Zoning change from 30du/ac to 70-80du/ac
- Includes: Vacant(123 Pasadena Ave), Tyco(Pasadena Ave), and 5 additional parcels over 0.5 acres





# Increased Density and Sites in Ostrich Farm

- » 11 parcels
- » Rezoning required
- » Increase to 70-80 du/ac
- » Increase heights to 52-60 feet
- » Assumes redevelopment of all parcels at 80% unit capacity



Entire Ostrich Farm Neighborhood Center

# Increased Density and Sites in Ostrich Farm

- » Includes best candidate sites: Vacant site and Tyco site + 1 parcel (not pictured)
- » Plus 5 additional parcels that are larger than 0.5 acres; some with consolidation potential



1 parcel adjacent to/south of Tyco site; small parcels not included



3 parcels – larger than 0.5 acres; west end of Ostrich Farm



1 parcel – larger than 0.5 acres; west of vacant parcel



1 parcel – larger than 0.5 acres – east of and adjacent to vacant parcel

# Alternative Height Recommendation #2

## Fair Oaks in Downtown

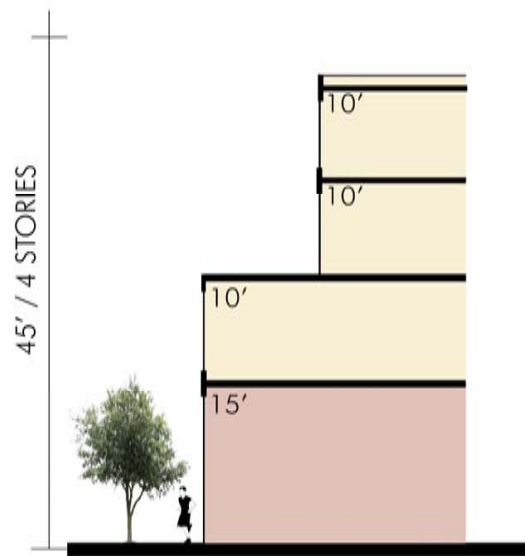
- Height increase up to 52 feet and 4 stories on Fair Oaks in the Downtown
- With requirement to vary heights to transition to adjacent context
- Zoning increase to 60 du/ac
- This alternative **would yield approximately 64 more units** and therefore would need to be paired with another selected site for height increase to fully address shortfall

On May 12<sup>th</sup>, Planning Commission was asked to consider additional height in the Fair Oaks Zone to create flexibility in meeting sustainable building design objectives and to accommodate retail uses.

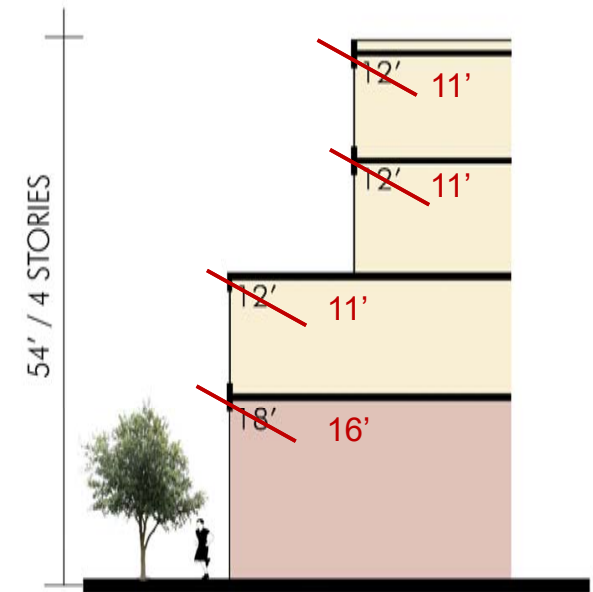
### Planning Commissioner Discussion:

- PC discussion did not result in a recommendation of height increase, but instead focused on the need for sensitive height transitions to existing context, especially adjoining residential neighborhoods
- City Council liaison requested the Commission make a recommendation for height for City Council's consideration

### Plan Standards



### FOR CONSIDERATION Addit'l Height/Retail & Enviro

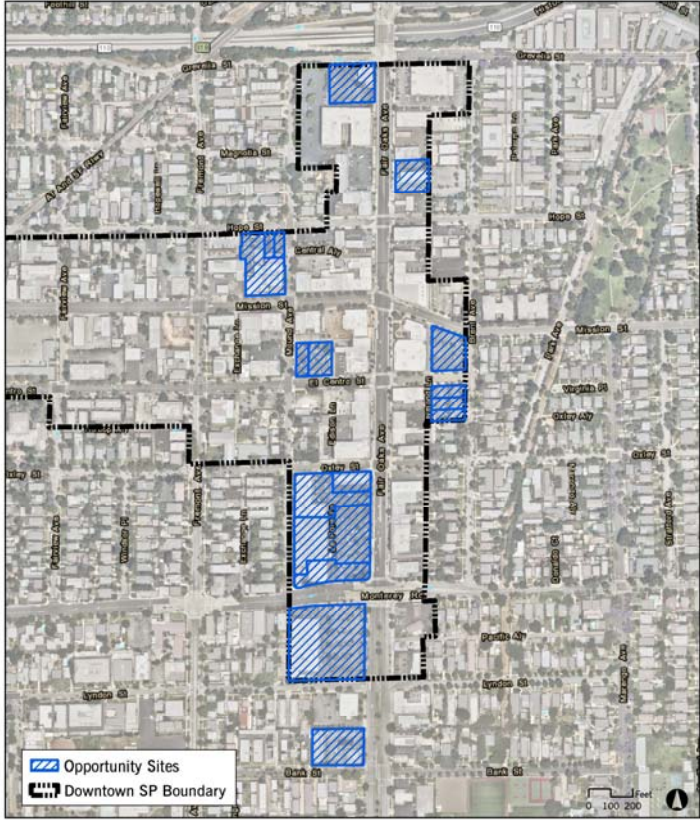


Staff recommends height increase to **52\*** feet (16' ground floor and 11' floor heights above) *\*Updated 7/21/2020*

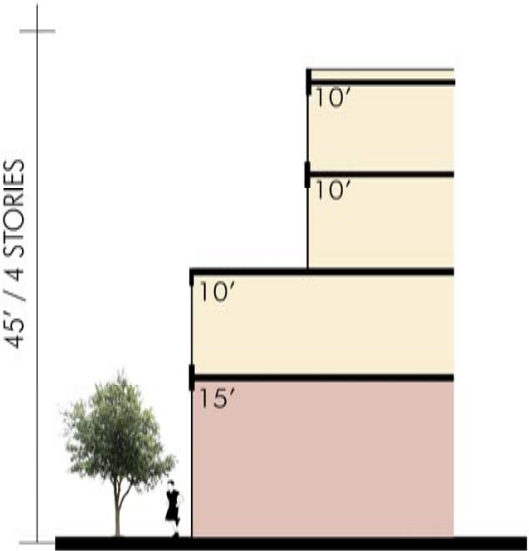


# Alternative Height Recommendation #2

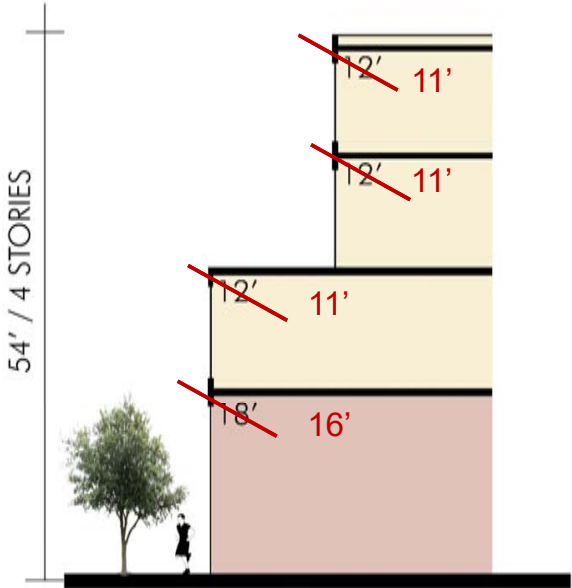
## Fair Oaks in Downtown



Plan Standards



FOR CONSIDERATION  
Addit'l Height/Retail & Enviro



Staff recommends height increase to **52\*** feet (16' ground floor and 11' floor heights above) *\*Updated 7/21/2020*

# Questions?

## Part 3 – Height & Density Increase Recommendations



# Questions/Comments

## **We value your feedback and input**

Please submit comments and questions to:

[HousingElement@SouthPasadenaCA.gov](mailto:HousingElement@SouthPasadenaCA.gov)

Or for more information please visit the City's Housing Element webpage:

<https://www.southpasadenaca.gov/government/departments/planning-and-building/2021-housing-element-update>