



Additional Documents Distributed for the City Council Meetings of May 29, 2024

| Item No. | Agenda Item Description | Distributor | Document |
|----------|---|------------------|------------------|
| CS. B | CONFERENCE WITH LABOR NEGOTIATIONS – Labor negotiations with Employee Organization: South Pasadena Police Officers' Association | John C. | Email to Council |
| 1. | CONSIDERATION OF A RESOLUTION AMENDING THE DOWNTOWN SPECIFIC PLAN, A RESOLUTION TO MAKE FINDINGS FOR GOVERNMENT CODE SECTION 65583.2(G), AND AN ORDINANCE TO AMEND THE ZONING CODE TO IMPLEMENT THE CITY'S 2021-2029 (6 TH CYCLE) HOUSING ELEMENT | Marcus Batista | Email to Council |
| 1. | CONSIDERATION OF A RESOLUTION AMENDING THE DOWNTOWN SPECIFIC PLAN, A RESOLUTION TO MAKE FINDINGS FOR GOVERNMENT CODE SECTION 65583.2(G), AND AN ORDINANCE TO AMEND THE ZONING CODE TO IMPLEMENT THE CITY'S 2021-2029 (6 TH CYCLE) HOUSING ELEMENT | Michael Zahn | Email to Council |
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From: [John C.](#)
To: [City Council Public Comment](#)
Subject: Email comment for closed session agenda item B for South Pasadena City council special meeting for May 29, 2024
Date: Monday, May 27, 2024 4:05:52 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.

To South Pasadena Mayor Evelyn G. Zneimer, Mayor Pro Tem Jack Donovan, Councilmember Jon Primuth, Councilmember, Michael Cacciotti, Councilmember Janet Braun and the South Pasadena Police Officers' Association

A fact for the South Pasadena Police Officers' Association and South Pasadena City Council to know is that San Francisco Police Department starting salary for police officers fresh out of training, with San Francisco Police Department is \$103,116 a year for a 40 hour work week. Unfortunately this is still not enough to get Gen-Z people to become police officers in San Francisco. This is the same with all other agency. The truth is that the dislike with police officers runs deep with people born from 1981-current. This includes Millennials and Gen-Z generation. South Pasadena Police Officers' Association need to make inroads with these generations and future generations if they want to hire more police officers in the future.

From, John

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From: [Marcus Batista](#)
To: [Evelyn Zneimer](#); [City Council Public Comment](#)
Cc: [Michael Cacciotti](#); [Jon Primuth](#); [Jack Donovan](#); [Janet Braun](#)
Subject: Public Comment Special Open Meeting Agenda #1
Date: Sunday, May 26, 2024 6:46:41 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.

Dear Council Members,

My name is Marcus Batista, and I have lived in South Pasadena for the past three years. As a renter who actively participates in this community through my work and volunteer activities, I urge you to take swift action to increase and protect affordable housing options.

Despite being safeguarded from no-fault evictions, my rent has been raised significantly by a landlord that seems motivated to displace long-term tenants to pursue lucrative renovations. This year, without local rent control measures, my rent could increase by almost 9%. This increase poses a serious burden not only on myself but my neighbors, many of whom are elderly or with families raising proud SPHS Tigers.

Renters make over half of our city's population, and half of your voting constituency. As our elected leaders, we urge you to honor the commitments in the Housing Element and direct staff to present a rent stabilization ordinance to the council in July. This ordinance is vital for us to have a fair chance of staying in our community, a chance which has been increasingly threatened by profit-driven real estate practices.

We deserve to stay in the homes we have grown to love. We work here, live here, contribute to the community, and look out for our homeowner neighbors just as much as they do us. It's time for the city to recognize this and act upon it. We need rent control before December 31, 2024.

Sincerely,
Marcus Batista

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From: [Michael Zahn](#)
To: [Evelyn Zneimer](#); [Jack Donovan](#); [Jon Primuth](#); [Michael Cacciotti](#); [Janet Braun](#); [City Council Public Comment](#)
Subject: Public Comment Special Open Meeting Agenda #1
Date: Sunday, May 26, 2024 11:24:53 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.

Dear Council Members,

My name is Michael Zahn, and I have been a resident of South Pasadena for 13 years. As a renter in this community, I strongly support the development and preservation of affordable housing. I urge you to expedite actions to ensure more affordable housing options and protect the existing ones.

Since 2022, I have faced potential rent increases of 10% and 8.8% annually. This year, without local rent control, landlords can raise my rent by another 8.9%. The rapid rise in rents is depleting our stock of affordable housing at rates faster than in Los Angeles and Pasadena.

I am part of a diverse community, including families, the elderly, disabled individuals, single-parent households, and multigenerational South Pasadenans, who comprise 53% of the city's population. As elected leaders, I ask you to honor the commitments in the Housing Element and direct the staff to present a rent stabilization ordinance to the council in July. This ordinance is crucial for giving us a fighting chance to remain in our beloved community.

Our voices and contributions matter just as much as those who have other concerns like peacocks or bike lanes. We deserve to stay in the homes we love.

No more delays. We need rent control now.

Sincerely,

Michael Zahn

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From: [Vicki F](#)
To: [Evelyn Zneimer](#); [Jack Donovan](#); [Jon Primuth](#); [Michael Cacciotti](#); [Janet Braun](#); [City Council Public Comment](#)
Subject: Public Comment Special Open Meeting Agenda #1
Date: Sunday, May 26, 2024 10:02:26 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.

Dear Council Members,

My name is Victoria Friesen, and I have been a resident of South Pasadena for 3 years and hopefully more to come. As a renter in this community, I strongly support the development and preservation of affordable housing. I urge you to expedite actions to ensure more affordable housing options and protect the existing ones.

Since 2022, I have faced potential rent increases of 10% and 8.8% annually. This year, without local rent control, landlords can raise my rent by another 8.9%. The rapid rise in rents is depleting our stock of affordable housing at rates faster than in Los Angeles and Pasadena.

I am part of a diverse community, including families, the elderly, disabled individuals, single-parent households, and multigenerational South Pasadenans, who comprise 53% of the city's population. As elected leaders, I ask you to honor the commitments in the Housing Element and direct the staff to present a rent stabilization ordinance to the council in July. This ordinance is crucial for giving us a fighting chance to remain in our beloved community.

Our voices and contributions matter just as much as those who have other concerns like peacocks or bike lanes. We deserve to stay in the homes we love.

No more delays. We need rent control now.

Sincerely,
Victoria Friesen

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From: [Rachael Faught](#)
To: [Evelyn Zneimer](#)
Cc: [Jack Donovan](#); [Jon Primuth](#); [Michael Cacciotti](#); [Janet Braun](#); [City Council Public Comment](#)
Subject: Public Comment Special Open Meeting Agenda #1
Date: Tuesday, May 28, 2024 11:53:39 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.

Dear Council Members,

My name is Rachael Faught, and I have been a resident of South Pasadena for 27 years. As a disabled renter in this community and someone who graduated from SPHS, I strongly support the development and preservation of affordable housing. I urge you to expedite actions to ensure more affordable housing options and protect the existing ones.

Since 2022, I have faced potential rent increases of 10% and 8.8% annually. This year, without local rent control, landlords can raise my rent by another 8.9%. The rapid rise in rents is depleting our stock of affordable housing at rates faster than in Los Angeles and Pasadena.

I am part of a diverse community, including families, the elderly, my fellow disabled individuals, single-parent households, and multigenerational South Pasadenans, who comprise 53% of the city's population. As elected leaders, I ask you to honor the commitments in the Housing Element and direct the staff to present a rent stabilization ordinance to the council in July. This ordinance is crucial for giving us a fighting chance to remain in our beloved community.

Our voices and contributions matter just as much as those who have other concerns like peacocks or bike lanes. We deserve to stay in the homes we love.

No more delays. We need rent control now.

Sincerely,
Rachael Faught

Sent from my microscopic place in a vast, transcendent universe.

From: [Stephen Rose](#)
To: [Michael Cacciotti](#); [Evelyn Zneimer](#); [Jack Donovan](#); [Jon Primuth](#); [Janet Braun](#); [City Council Public Comment](#)
Subject: Public Comment Special Open Meeting Agenda #1
Date: Tuesday, May 28, 2024 9:46:22 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.

Dear Council Members,

My name is Steve Rose, and I have been a resident of South Pasadena for 5 years. As a renter in this community and someone who is raising a child here, I strongly support the development and preservation of affordable housing. I urge you to expedite actions to ensure more affordable housing options and protect the existing ones.

Since 2022, I have faced rent increases of 10% during our first couple of years and 8.8% annually. This year, without local rent control, landlords can raise my rent by another 8.9%. The rapid rise in rents is depleting our stock of affordable housing at rates faster than in Los Angeles and Pasadena.

I am part of a diverse community, including families, the elderly, disabled individuals, single-parent households, and multigenerational South Pasadenans, who comprise 53% of the city's population. As elected leaders, I ask you to honor the commitments in the Housing Element and direct the staff to present a rent stabilization ordinance to the council in July. This ordinance is crucial for giving us a fighting chance to remain in our beloved community.

Our voices and contributions matter just as much as those who have other concerns like peacocks or bike lanes. We deserve to stay in the homes we love, to raise our kids in a great community like South Pasadena, and to have them benefit in the fine education that our local schools provide. All of that can be possible for my family and many others in this city with rent stabilization.

No more delays. We need rent control now.

Sincerely,

Steve Rose

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From: [Edward Mosqueda](#)
To: [Evelyn Zneimer](#); [Jack Donovan](#); [Jon Primuth](#); [Michael Cacciotti](#); [Janet Braun](#); [City Council Public Comment](#)
Subject: Public Comment Special Open Meeting Agenda #1
Date: Wednesday, May 29, 2024 9:29:54 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.

Dear Council Members,

My name is Edward Mosqueda, and I have been a resident of South Pasadena for 16 years. As a renter in this community, I strongly support the development and preservation of affordable housing. I urge you to expedite actions to ensure more affordable housing options and protect the existing ones.

Since 2022, I have faced potential rent increases of 10% and 8.8% annually. This year, without local rent control, landlords can raise my rent by another 8.9%. The rapid rise in rents is depleting our stock of affordable housing at rates faster than in Los Angeles and Pasadena.

I am part of a diverse community, including families, the elderly, disabled individuals, single-parent households, and multigenerational South Pasadenans, who comprise 53% of the city's population. As elected leaders, I ask you to honor the commitments in the Housing Element and direct the staff to present a rent stabilization ordinance to the council in July. This ordinance is crucial for giving us a fighting chance to remain in our beloved community.

Our voices and contributions matter just as much as those who have other concerns like peacocks or bike lanes. We deserve to stay in the homes we love.

No more delays. We need rent control now.

Sincerely,

Edward Mosqueda

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From: [Erica Rede](#)
To: [Evelyn Zneimer](#); [Jack Donovan](#); [Jon Primuth](#); [Michael Cacciotti](#); [Janet Braun](#); [City Council Public Comment](#)
Subject: Public Comment Special Open Meeting Agenda #1
Date: Tuesday, May 28, 2024 7:19:30 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.

Dear Council Members,

My name is Erica Rede, and I have been a resident of South Pasadena for 9 years. As a renter in this community and someone who has raised a child here, I strongly support the development and preservation of affordable housing. I urge you to expedite actions to ensure more affordable housing options and protect the existing ones.

Since 2022, I have faced potential rent increases of 10% and 8.8% annually. This year, without local rent control, landlords can raise my rent by another 8.9%. The rapid rise in rents is depleting our stock of affordable housing at rates faster than in Los Angeles and Pasadena.

I am part of a diverse community, including families, the elderly, disabled individuals, single-parent households, and multigenerational South Pasadenans, who comprise 53% of the city's population. As elected leaders, I ask you to honor the commitments in the Housing Element and direct the staff to present a rent stabilization ordinance to the council in July. This ordinance is crucial for giving us a fighting chance to remain in our beloved community.

Our voices and contributions matter just as much as those who have other concerns like peacocks or bike lanes. We deserve to stay in the homes we love.

No more delays. We need rent control now.

Sincerely,
Erica Rede

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From: [Laura Kieffer](#)
To: [Evelyn Zneimer](#); [Jack Donovan](#); [Jon Primuth](#); [Michael Cacciotti](#); [Janet Braun](#); [City Council Public Comment](#)
Subject: Public Comment Special Open Meeting Agenda #1
Date: Tuesday, May 28, 2024 4:14:31 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.

Dear Council Members,

I have been a resident of South Pasadena for 31 years. 6 years as a homeowner and now 25 years as a renter. I have had two children who have attended our schools and volunteered for many school and South Pasadena community organizations that help to improve our community. Needless to say, this is my village. I strongly support the development and preservation of affordable housing. I urge you to expedite actions to ensure more affordable housing options and protect the existing ones.

Since 2022, I have faced potential rent increases of 10% and 8.8% annually. This year, without local rent control, landlords can raise my rent by another 8.9%. The rapid rise in rents is depleting our stock of affordable housing at rates faster than in Los Angeles and Pasadena.

Our community is a diverse one that includes families, the elderly, disabled individuals, single-parent households, and multigenerational South Pasadenans, who comprise 53% of the city's population. As elected leaders, I ask you to honor the commitments in the Housing Element and direct the staff to present a rent stabilization ordinance to the council in July. This ordinance is crucial for giving myself and others a fighting chance to remain in the community that we love.

No more delays. We need rent control now.

Thanks, Laura Kieffer



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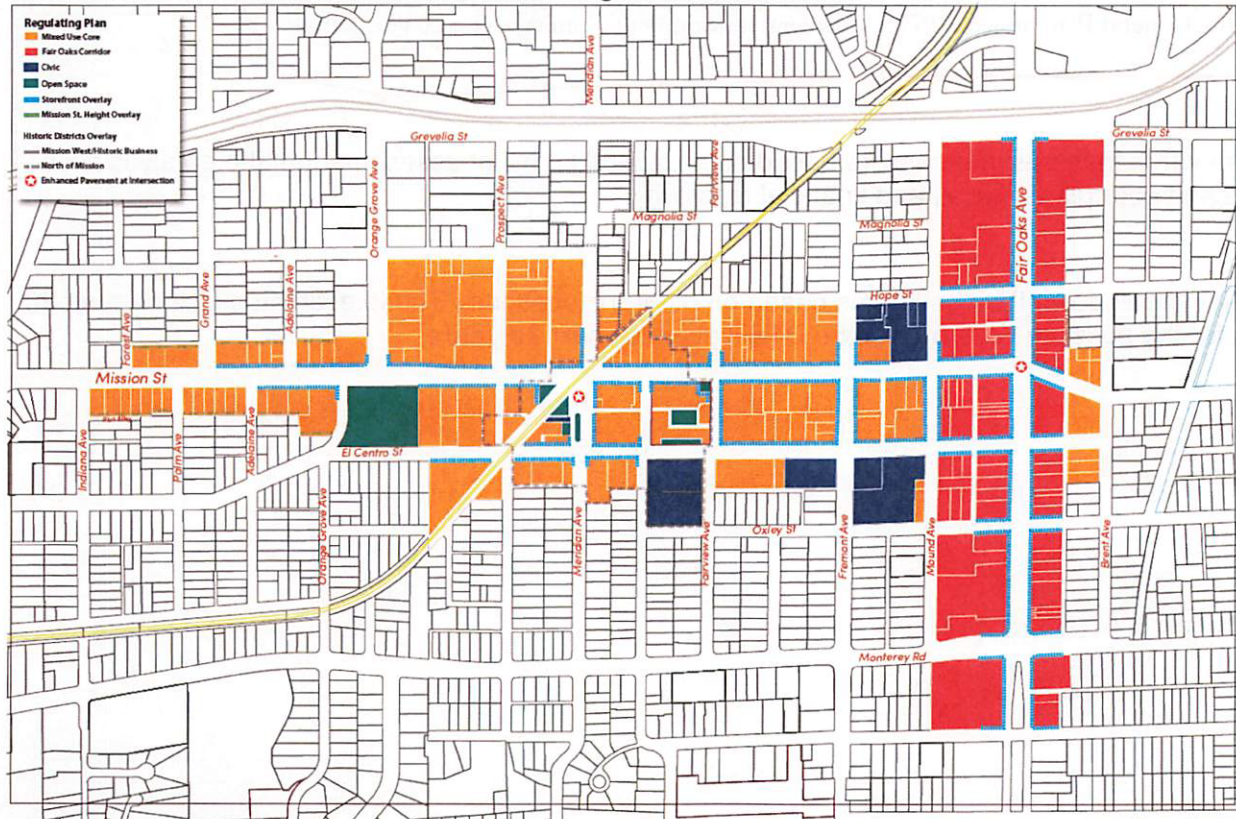
Amber Tardif

From: Josh Albrektson [REDACTED]
Sent: Wednesday, May 29, 2024 10:03 AM
To: Armine Chaparyan; housingelement; Angelica Frausto-Lupo; City Council Public Comment; Roxanne Diaz; Evelyn Zneimer; Janet Braun; Jack Donovan; Jon Primuth; Michael Cacciotti; [REDACTED]
Subject: South Pasadena lying about the estimated zoned capacity in Tables VI-50 and VI-51

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.

This e-mail is to demonstrate that South Pasadena is intentionally lying about the zoned capacity claims made in the 6th cycle Housing Element in table VI-50 and Table IV-51. This should demonstrate that they are acting in bad faith in this adoption and the claims made in the estimated development capacity in the Housing Element.

Most specifically, South Pasadena is lying about the claimed development capacity in the Downtown Specific Plan (DTSP). They have one set of claims in the Housing Element, and they have a completely different set of claims in the General Plan and with public statements they have made. South Pasadena knows and has evidence that their claims made in the Housing Element are false.



In Table VI-50 of the Housing Element sites number 8, 9,10,11, 12, 13, 14, and 15 are all within the DTSP. They claim that a total of 637 units will be developed in the 6th RHNA cycle. Of these, 293 will be low income.

Table VI-51 contains the remaining sites in the DTSP. For these sites, South Pasadena claims that a total of 1004 units will be created in the 6th RHNA cycle, of which 502 would be low income.

That is a total of 1641 units (795 low income) that South Pasadena claims will be developed in the 6th RHNA cycle which ends in 5 years and 5 month. In the Housing Element they are claiming 300 units will be built a year in the DTSP.

South Pasadena makes significantly different claims in their general plan.

<https://www.southpasadenaca.gov/files/assets/public/v/1/community-development/documents/00-south-pasadena-general-plan-adopted-9-27-23.pdf>

The following is on Page 62 of the general plan.

Figure B3.5. Percentage of 2023 Land Use Classification.

While there is relatively strong demand for a variety of land uses in South Pasadena, the actual amount and scale of development that can occur is limited by the amount and size of available land, ownership patterns, financial feasibility of new development, fiscal priorities, and the level of density aligned with community character and vision. The location and amount of projected growth for the next 20 years in this General Plan is a result of market study; careful lot-by-lot assessment of catalytic sites with feasible site and floor plan designs, fiscal, and financial feasibility; and community preference. The General Plan projects 2,775 additional new residential units over a 20 year period.

It specifically states that these estimates were based on a “careful lot by lot assessment of the catalytic sites with feasible site and floor plans, fiscal, and financial feasibility.”

In Table B3.2, they break down their estimates based on different locations. These estimates include their 20 year projections for the possible units built in the DTSP over the next **20 years**.

| Pattern | Residential | Non-residential | |
|--|--------------------|----------------------------|----------------------------|
| | | Retail | Office |
| Districts | | | |
| Ostrich Farm | 490 units | 5,000 square feet | 100,000 square feet |
| Corridors (within the Downtown Specific Plan) | | | |
| Fair Oaks Avenue | 880 units | 75,000 square feet | 100,000 square feet |
| Mission Street | 350 units | 25,000 square feet | 25,000 square feet |
| Neighborhood Centers | | | |
| Huntington Drive and Garfield Avenue | 140 units | 10,000 square feet | 50,000 square feet |
| Huntington Drive and Fletcher Avenue | -- | 5,000 square feet | -- |
| Huntington Drive and Fremont Avenue | 60 units | 10,000 square feet | 25,000 square feet |
| Neighborhoods | | | |
| High Density | 455 units | -- | -- |
| Medium Density | 350 units | -- | -- |
| Low Density | 40 units | -- | -- |
| Very Low Density | 10 units | -- | -- |
| Total | 2,775 units | 130,000 square feet | 300,000 square feet |

Table B3.2. Projected Growth by Place Types.

According to the careful lot by lot assessment done for the general plan, South Pasadena estimates that 880 units would be built on Fair Oaks and 350 on Mission over the next **20 years**. This is based on a lot by lot assessment of feasible sites with a zoning of 70 DU/acre on Mission and 110 DU/acre on Fair Oaks as adopted in the Housing Element.

So in the general plan, South Pasadena estimates that 1230 units would be built in the Downtown Specific Plan over the next 20 years. That is 62 per year. That is a far cry from the Housing Element estimate claim of 1651 units developed over the next 5 years.

Not only that, there were explicit statements by the South Pasadena Staff and consultants that they believe their estimates in the general plan are the more realistic ones.

Link to the Sept 27th meeting recording where these comments were made:
https://www.spectrumstream.com/streaming/south_pasadena/2023_09_27.cfm

Of note, any references to Table B3.3 in the meeting is referring to table B3.2 posted above.

Kaiser Rangwala, the consultant who wrote the general plan, stated that South Pasadena looked at the sites in the Housing Element and drew actual proposals and calculated that the realistic capacity for 20 years in downtown is 1200 units. (1:17:30 of the video)

<https://x.com/SpargSoPas/status/1742541054170255828>

*“On Table B3.3, We actually took into consideration all of the sites you have identified within the Housing Element and we **drew actual proposals of those sites based on allowable capacity** for those sites and **we calculated roughly 350 units on Mission and 880 units on Fair Oaks for a total of 1200 units”** over 20 years in downtown*

Kaiser Rangwala again states that over the next 20 years they looked at the realistic sites in downtown and project 1200 units could possibly be built.

<https://x.com/SpargSoPas/status/1742541121681842490>

*“So mayor that’s based on realistic sites that you have available within the downtown area and we are projecting those sites to be developed in the next 20 years. **If those sites were redeveloped in the next 20 years we calculated there would be roughly 1200 units that could be built in the downtown area. 880 on Fair oaks and roughly 350 on Mission.** Thats what we are projecting for the downtown capacity.”*

Alison Becker, Deputy Director of Community Development for South Pasadena, actually states that the vast majority of properties in the downtown specific plan will remain commercial and that Table B3.2 represents the refined analysis of what South Pasadena projects over the next 20 years.

<https://x.com/SpargSoPas/status/1742541205127504315>

*“For the mixed use core and the Fair Oaks corridor, please remember these are commercial districts. We are actually not proposing they become residential districts. We don’t have a formula to anticipate how many of those properties are going to turnover. That’s anyone’s guess. In the subsequent table (Table B3.3 above), we have **done more refined analysis, based on the likelihood that a certain number of properties will turnover, but the vast majority of properties within these districts will remain commercial.**”*

The explicit writings on page 62 and 63 of the general plan general plan and the statements from the South Pasadena staff and consultant made at the Sept 27th city council meeting show that South Pasadena knows that the estimates of the development capacity made in the Housing Element are false and are made in bad faith.

--

Josh Albrektson MD
Neuroradiologist by night
Crime fighter by day

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Amber Tardif

From: Josh Albrektsor [REDACTED]
Sent: Wednesday, May 29, 2024 10:30 AM
To: Armine Chaparyan; housingelement; Roxanne Diaz; Angelica Frausto-Lupo; Jack Donovan; Jon Primuth; Evelyn Zneimer; Janet Braun; Michael Cacciotti; McDougall, [REDACTED] City Council Public Comment
Subject: Substantial Evidence that the current use of the Pavilions grocery store is not likely to be discontinued in the planning cycle

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.

The following e-mail is to show that the city of South Pasadena is acting in bad faith in its adoption of the Housing Element. It's been sent to the entire city council, city manager, city attorney, planning director and has been submitted as a public comment on the Housing Element.

At the May 29th City Council meeting, the city will make the following adoption. The Bold parts are the important parts as it relates to this e-mail.

The City Council hereby finds:

A. The existing uses on the non-vacant sites identified in Housing Element Table VI-50 (the site inventory) to accommodate the Regional Housing Needs Allocation (RHNA) are likely to be discontinued during the planning period and therefore do not constitute an impediment to planned residential development on the sites during the planning period.

B. The inventory sites relied upon to meet the City's RHNA allocation for lower income housing allow for development densities of at least 30 dwelling units per acre default density pursuant to Government Code Section 65583.2(c)(3)(b), with many such sites allowing up to 70 or 110 dwelling units per acre.

Detailed analyses of the sites included in Housing Element Table VI-50, as set forth in Appendix A provides evidence that the existing uses are likely to be discontinued and are not impediments to the planned residential uses of the sites. In addition, a multi-factor analysis was completed for the approximate 1,288 parcels included in Table VI-51, to demonstrate that a sufficient number of sites would be redeveloped during the course of the planning period to accommodate well in excess of the RHNA allocation, resulting in a buffer of approximately 120% (or 2,475) beyond the RHNA requirements of 2,067 units.

D. The Table VI-51 analysis takes into account current zoning, existing units, the maximum allowed density under the Housing Element with zoning implementation actions, historic considerations, commercial utilization, date 9 - 9 Planning Commission Agenda Housing Element Programs May 14, 2024 DTSP and Zoning Text Amendments 10 of construction of existing structures, and proximity to transit, to analyze the potential for redevelopment, and as noted above shows a significant buffer beyond the City's RHNA allocations.

Site 15 in Table IV-50 is the Pavilions Grocery store. South Pasadena is claiming that it will be discontinued within the planning period and would produce 220 units.

This grocery store underwent a multimillion dollar renovation in 2022. It had its grand reopening on August 3rd, 2022.

This is a picture of our then mayor and current city councilmember Micheal Cachiotti at the grand reopening.



This is a picture of Then Councilmember and current mayor Zneimer, Cachiotti, and then councilmember Mahmud at the grand



reopening

Here is an article from the South Pasadenian about the extensive renovations and the grand reopening:

<https://southpasadenan.com/new-pavilions-south-pasadena-grand-re-opening/>

At the Feb 1st, 2023 South Pasadena City Council Meeting Mr Anderson, the lawyer representing Pavilions gave public comment.

You can see his comments starting at 2:07:00 and they go until 2:18:00 here:

https://www.spectrumstream.com/streaming/south_pasadena/2023_02_01.cfm

You can also see the comments here:

<https://x.com/SpargSoPas/status/1752661181427535973?s=20>

<https://x.com/SpargSoPas/status/1752661231419449510?s=20>

<https://x.com/SpargSoPas/status/1752661289963589734?s=20>

<https://x.com/SpargSoPas/status/1752661337937936690?s=20>

In his Comments Paul Anderson states:

"We have been hopefully clear with staff that obviously under the existing scenario that is 60 ft and 6 stories, that's not going to work for accommodating the housing density that you need or that we need to pencil out in order to make a viable housing mixed use grocery store. So we need to go further. "

Anderson:

"So we are willing to take the 2.67 acres and put housing there, however the vision for Pavillions is to grow that store to meet the needs here in 2023 and beyond."

Anderson:

"So what that means is, even though HCD has gone to 70 dwelling units per acre, we need to double that in order to make that economically viable for Albertsons. So we are willing to work with staff and you to achieve that. It does seem that you are willing to work with us on that, it could untie some of the knots that we discussed."

Later in the public comment Mr Anderson was very specific about what is required for any project to be financially viable.

Question from Councilmember Braun (2:12:05)

"It sounds like you would need a much denser unit per acreage. What are you looking at? Do you have a number?"

Mr. Anderson: *"We have a number, in fact, Grant inadvertently mentioned it, **it's 150 or 160 units per acre.**"*

Comment from then mayor, Jim Primuth

*"And you said **double the 70.**"*

Mr. Anderson said

*"Correct. **140 would be minimal, but optimal would be 150, 160.** And a lot of that depends, because I asked, I understand the zoning code, that is dealing with dwelling units per acre rather than FAR. So if you're working for 800 versus 900 ft.² unit, that is how fluctuation occurs and we are looking at 140 to 160."*

Mr Anderson was very very clear in the City Council meeting of Feb first that in order for Pavillions/Albertsons to consider any new housing, they required a density of 150 to 160 DU/Acre.

South Pasadena set the density at 110 DU/Acre. This was an intentional act to make sure that the Pavillions actually could not become housing.

Everything above is substantial evidence that the Pavillions that just underwent a multimillion dollar remodel will

NOT cease its current use and that the current use is absolutely an impediment to housing being built on this site.

The fact South Pasadena is claiming that based on substantial evidence the current use will discontinue shows that they are operating in bad faith and any future lawsuits should consider this when considering attorney fees and judgements.

--

Josh Albrektson MD
Neuroradiologist by night
Crime fighter by day

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From: [Rachel Russell](#)
To: [Evelyn Zneimer](#); [Jack Donovan](#); [Jon Primuth](#); [Michael Cacciotti](#); [Janet Braun](#); [City Council Public Comment](#)
Subject: Public Comment Special Open Meeting Agenda #1
Date: Wednesday, May 29, 2024 10:06:53 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.

Dear Council Members,

I have been a South Pasadena resident in District 3 for almost ten years. As a renter in this community with many strong ties to the local community, I ask the City Council to affirmatively further fair housing in South Pasadena and expedite actions that protect the limited stock of affordable housing in the city by passing local rent control.

Since my building was sold in 2023, I have received two rent increases and new utility fees pushing my monthly rent up almost 18%. This is unsustainable for many families in South Pasadena. [We know that homelessness is growing in Los Angeles County](#) and across the state because of unaffordable rents. We also know that the cost of living in Los Angeles is only making this worse: [a family of four earning less than \\$100,900 is now considered low income](#) according to the California Department of Housing and Community Development.

This is a crisis. I urge you to honor the commitments in the Housing Element and direct the staff to present a rent stabilization ordinance to the City Council in July.

I know that you share our commitment to the compassionate and equitable values South Pasadena Residents continue to fight for. Our vibrant community is a cornerstone of what makes our city so special. As elected leaders, it is in your power to ensure that South Pasadena remains a welcoming and inclusive home for all residents, including our most vulnerable.

Sincerely,

Rachel Russell