

August 16, 2019

Mayor Terry Tornek
Members of the City Council
City of Pasadena

Council Item 11 - August 19 2019: ZONING CODE AMENDMENTS RELATING TO INCLUSIONARY HOUSING AND AFFORDABLE HOUSING CONCESSION MENU AND ADJUSTMENTS TO INCLUSIONARY IN-LIEU FEE RATES

Dear Mayor Tornek and Councilmembers:

The Linda Vista-Annandale Association, the Madison Heights Neighborhood Association, the West Pasadena Residents' Association and Pasadena Heritage appreciate the thoughtful crafting of proposals to update the Inclusionary Housing Ordinance and devise a viable "concessions menu." This initiative is critical to the City and has the potential to materially benefit the production of affordable housing while avoiding the degradation of our cityscape from non-contextual and oversized new construction.

While our four organizations do not make the exact same recommendations, we strongly endorse the following principles:

- Without a viable local alternative, development will follow the State Density Bonus Law (SDBL) resulting in excessive, out of scale and out of context development.
- Pasadena's requirements can and should provide developers with viable and appealing alternatives to the inflexible and over-reaching SDBL and a faster, more efficient process.
- A critical part this effort should be a carefully crafted "Concessions Menu". Most of the alternatives presented by the Planning and Community Development staff are suitable.
- "Trade down" provisions should be eliminated. They have provided little affordable housing while allowing developers to "game" the SDBL.
- Increases to floor area ratio and maximum height should be limited.
- Reduced setbacks next to residential and historic/cultural areas and exceptions to the tree protection ordinance should not be allowed.
- Design parameters should be set prior to granting entitlements so that discretionary design review may be effectively utilized.

We believe it is critical to view the IHO modifications and the concessions menu as a flexible and ongoing effort. It is possible that the initial implementation will not provide sufficiently

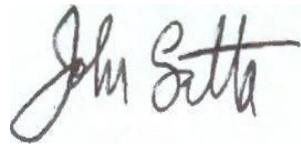
attractive alternatives, in which case staff and the Planning Commission should recommend appropriate changes for Council approval as soon as possible.

Thank you for your consideration of our recommendations and concerns.

Respectfully,

Nina Chomsky

Nina Chomsky, President
Linda Vista-Annandale Association



John Latta, President
Madison Heights Neighborhood Association



Dan Beal, President
West Pasadena Residents' Association



Susan N. Mossman, Executive Director
Pasadena Heritage

c: Steve Mermell, City Manager
David Reyes, Director of Planning and Community Development
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Andre Sahakian, Senior Planner