



August 16, 2019

Mayor Terry Tornek
Members of the City Council
City of Pasadena
100 North Garfield Ave:
Pasadena, CA 91101

Honorable Mayor Tornek and Councilmembers:

RE: Public Hearing item #11: Zoning Code Amendments relating to Inclusionary Housing and Affordable Housing Concession Menu and Adjustments to Inclusionary In-lieu Fee Rates

The West Pasadena Residents' Association appreciates the opportunity to comment and strongly supports the revision of Pasadena's Inclusionary Housing Ordinance (IHO) to encourage developers to choose to use the city's IHO alternative rather than the State Density Bonus Law (SDBL).

This letter **supersedes** the letter Dated August 7, 2019 addressed to Mr. David Reyes. The letter of August 7 responded to the staff reports of May 8 and June 26, 2019, *and not the current one*. WPRA agrees in principle with the current Planning Staff report and its provisions, and endorses the adoption of the zoning code text amendment and the provisions recommended in the staff report, as follows:

- ♦ Support the revision of Pasadena's IHO to provide a viable alternative to the SDBL.
- ♦ Endorse the adoption of the Staff's version of a concessions "menu."
- ♦ Approve the Planning Staff recommendation of base-case inclusionary housing, and the "menu" alternatives as listed on page 6 of the staff report.
- ♦ Adopt the recommended enhancements for the provision of workforce housing, a long-overlooked and significant need.
- ♦ Endorse and enact the proposed "NO trade down" policy. To date, this regrettable IHO and SDBL provision has resulted in a negligible number of affordable units. Instead this practice has encouraged out-of-scale and out-of-context oversized structures with scant benefit for our City.
- ♦ Limit height increase to 12 feet beyond stated maximum allowed for the parcel(s), and over no more than 60% of the building footprint.

- ♦ Oppose reduction in setback requirements in areas adjacent to single-family zoning as well as adjacent to designated and eligible historic resources (*including National Register and Landmark districts, individually-designated historic resources, historic open areas, and cultural resources*).
- ♦ Require that each project meet the criteria for Pasadena's tree protection ordinance, with no exceptions allowed for mature tree removal on the perimeter of any given project.
- ♦ Require that a project provide a valid 'mixed-use' plan; not a token mixed-use gesture in order to circumvent the City of Gardens ordinance in order to benefit from the more generous mixed-use zoning provisions.

We also are optimistic that the current design review cycle will be altered to set design parameters *prior* to the granting of entitlements, so that a project is not submitted to design review after the footprint and envelope have been set with finality, as is the current practice. This change will allow the incorporation of constructive recommendations by the Design Commission and Planning Staff that is likely to result in more compatible and contextual projects.

Thank you for your consideration of our recommendations.



Dan Beal
President

cc: Steve Mermell, City Manager
David Reyes, Director of Planning and Community Development
Bill Huang, Director of Housing and Career Services
Takako Suzuki, Council Field Representative, District 6
Andre Sahakian, Senior Planner

The WPRA is an all-volunteer organization dedicated to maintaining and enhancing the quality of life in southwest Pasadena. We represent 7,000 households, including 1,000 paid members