

Public Comment:  
Planning Commission Special Meeting  
July 26, 2022

**Agenda Item # 1, Non Agenda Item**

After receiving an analysis dated 7/14 indicating the city's inclusionary housing ordinance was financially feasible for developers, someone from the city requested EPS rprepare a second, less favorable analysis? I believe this commission, and members of the community, are entitled to know who requested the 7/22 study and for what purpose?

In the second study, EPS did not include any analysis of the existing 20% level per the city's IHO, but only considered 15% and 7.5% levels. CA Housing and Community Development (HCD) considers 15% to be a safe harbor threshold, so in this second entirely unnecessary study, who asked EPS to include a lower than 15% level?

Alan Ehrlich, Resident  
South Pasadena

Public Comment  
Planning Commission Special Meeting  
July 26, 2022

### **Agenda Item # 3, Housing Element**

The sky is falling, the sky is falling. No it isn't. That is just what councilmembers Mahmud, Primuth and Cacciotti want the Planning Commission to believe.

They claim HCD said the city's 20% inclusionary housing ordinance is too high.

HCD didn't say that

They claim HCD said the city's voter approved height ordinance is preventing housing development

They claim that if the Planning Commission doesn't give these councilmembers cover to repeal both the inclusionary housing ordinance and height limits, HCD will not approve South Pasadena's Housing Element and the city will go to hell and a handbasket.

HCD didn't say that and the city won't.

In fact, less than 4 months ago, this Planning Commission approved a project where the developer added 33% affordable housing units to his project and using state density bonus laws, was able to exceed the height limits.

The Planning Commission also approved a project at 625 Fair Oaks, where again, the developer was able to exceed the height limit by providing affordable housing in their project.

Neither the inclusionary housing ordinance nor height limits are impeding residential development in the city. The evidence simply isn't there, The evidence shows that the state density bonus laws provide an incentive to developers.

Councilmember Mahmud has been trying for over 2 years to repeal the voter approved height limit ordinance. She was kicked in the teeth the last time when the council correctly decided not to put a repeal measure on the ballot, and the Planning Commission should not be bamboozled by cries of "the sky is falling" and rushed into making a hasty decision.

Mahmud, Primuth and Cacciotti want the Planning Commission to take the heat for doing their dirty work by providing a rushed recommendation, with little community input, to them in time for tomorrow's special city council meeting. Don't be played for suckers. Don't give these councilmembers the cover.

Alan Ehrlich, Resident  
South Pasadena