



Community Development
Department

Memo

DATE: June 13, 2023
TO: Planning Commission
FROM: Matt Chang, Planning Manager
RE: Additional Documents (Item Nos. 1, 8, and 9)

The attached written comments were received by 12:00 p.m. on June 13, 2023 for the following agenda items:

- Item No. 1: Public Comment – General (Non-Agenda Items)
- Item No. 8: General Plan and Downtown Specific Plan Update
- Item No. 9: Objective Development Standards (ODS) Project

Item No. 1

Public Comment – General (Non-Agenda Items)

From: Lisa Roa
Sent: Monday, June 12, 2023 11:17 AM
To: PlanningComments
Subject: Fw: Tyler Property Rentals - Venue - South Pasadena, CA - WeddingWire

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.

----- Forwarded Message -----

From: Lisa Roa
To: jbraun@southpasadenaca.gov <jbraun@southpasadenaca.gov>; jprim@southpasadenaca.gov <jprim@southpasadenaca.gov>;
Sent: Monday, May 8, 2023 at 12:07:15 PM PDT
Subject: Fwd: Tyler Property Rentals - Venue - South Pasadena, CA - WeddingWire

Dear City Council Members,

I am a homeowner on Grand Avenue neighboring Richard Tyler/ Lisa Trafficante's home.

As the below website shows, Lisa Trafficante had a wedding venue rental business. Their home is listed with the city for rent for events, filming, photography shoots etc.

I initially brought this to Diana's attention with the understanding City of South Pasadena had no knowledge of this business.

My concern with this property is their intention to continue owning for the purpose of rental income only. I believe this home is no longer the Tyler/Trafficante residence. Grand Ave. is a single family home residential zone/area and am looking for clarity for residences used solely for the purpose of rent for events.

My feeling is this is a full time business situated within an established residential zone/area.

Might the Planning Commission take up this issue as their schedule allows; residential property ownership for the sole purpose of rental for events?

Reasonable activity noise of a family home is expected in a residential zone. Creating a business in a residential zone benefits only one.

I understand City Council is rather busy with attention on other matters in this moment and look forward to hearing back at your convenience.

Thank you,

Lisa Roa
309 Grand Ave.

-----Original Message-----

From: Diana Mahmud <dmahmud@southpasadenaca.gov>
To: Lisa Roa

Sent: Sat, Sep 17, 2022 11:16 pm
Subject: Re: Tyler Property Rentals - Venue - South Pasadena, CA - WeddingWire

Hi Lisa

WOW, I had no idea that lovely property is being used for such purposes. I am going to refer this to City staff for an answer; I suspect this use is not permitted under our current zoning laws.

Re the parking of a commercial truck, we do have the 72 hour limit. Unless it is multi-axle I don't know of a restriction but will check with PD.

Dick and I are in Oslo, just returning from a trip to Svalbard in which we saw the elusive polar bear among other wonderful experiences. Lots of adventure!

On Sep 18, 2022 3:24 AM, Lisa Roa wrote:

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 Diana,

Hope you and Dick are well and enjoyed your summer.

Just wondering about residential zones; are properties allowed to commercially rent their homes? I found the below link advertising for Richard Tyler's home. We have very loud music and cars parked everywhere in our street without notice. I certainly have nothing against home celebrations however Richard is now a business for profit.

Also, wondering about commercial trucks parked in the street. Is there a difference between cars and commercial trucks parks in residential zones? My neighbor has a large commercial van parked in the street which makes for a dicey exit out of my driveway.

Thanks for clarity on the above situations.

Lisa Roa

<https://www.weddingwire.com/biz/tyler-property-rentals/9f3beac0900b935e.html>

Sent from my iPhone

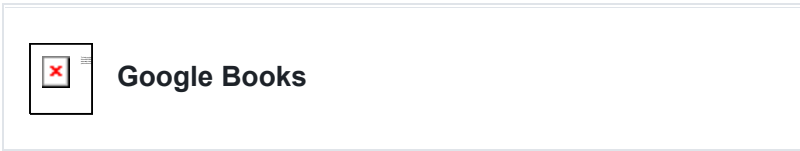
From: Yvonne LaRose
Sent: Monday, June 12, 2023 4:00 PM
To: CCO; PlanningComments
Subject: Proposal for Recognition Tree

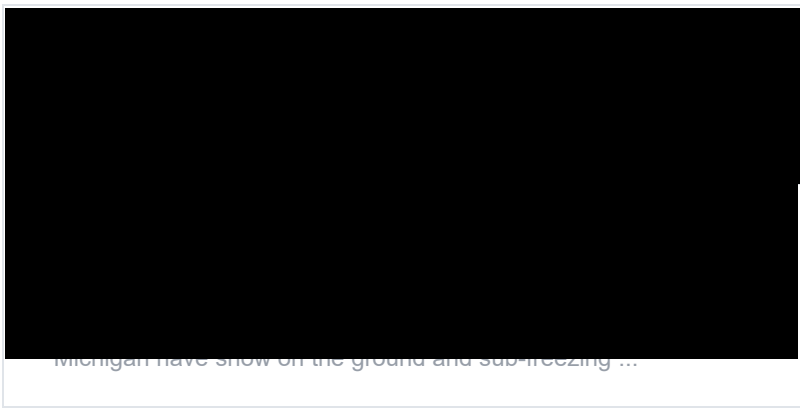
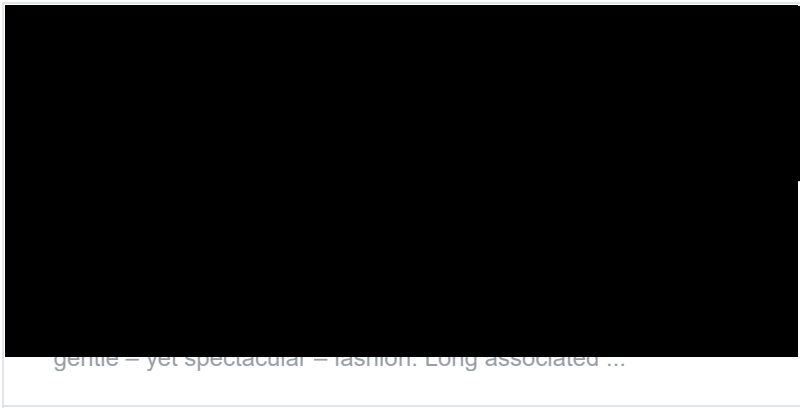
CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have issued several proclamations in the past to honor citizens who have made outstanding contributions to the City and community. There are citizens who make similar contributions but go unrecognized. Although the proclamations are understood to be for those who are important, as I said last year to the Council chambers audience, ". . . you are all important."

With that in mind, it would be good if we could erect a faux almond tree (the most prized tree in the Middle East) that has, instead of white blossoms, faux blossoms that bear the name of a citizen who has made noteworthy contribution(s) to the City. It is recommended that it be a replica, rather than a real, tree because that variety consumes a great deal of water. The replica would require little, if any, maintenance aside from adding blossoms that represent recognition of a citizen.

It is noted for having several [symbolic](#) and [theological meanings](#) (as well as "[precious fruit](#) that . . . flourishes and never dies") which underscore the recognition of those who could be part of the adornment of the courtyard.





There needn't be a limit to the size and number of the blossoms. The faux blossoms would not consume as much space as a plaque placed on one of the walls. It can be admired by anyone and everyone who visits or passes through the City courtyard. It would show how much our citizens are valued.

Those who have been honored by a proclamation or plaque (or both) in the past can also be included in the initial blossoms added to the tree.

Viva
Yvonne LaRose, CAC
Organization Development Consultant: Diversity/Title VII, Harassment, Ethics

Item No. 8

General Plan and Downtown Specific Plan Update

From: Josh Albrektson
Sent: Monday, June 12, 2023 8:00 AM
To: PlanningComments; Jon Primuth
Subject: Item 8, General Plan and Downtown Specific Plan Update public comment

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.

I am at a loss about why South Pasadena planning staff keep having problems with what HCD is telling them to do with the Housing Element. What Grant told the City Council at the adoption meeting was wrong and will get the zoning rejected by HCD.

In the March 7th Housing Element draft by SoPas staff they tried to put a 2.5 FAR in the zoning. This floor to area ratio makes achieving 70 DU/acre and 110 DU/Acre absolutely impossible to achieve.

HCD had a MAJOR problem with this. They would have rejected the plan outright because of it. Connor made the staff withdraw the Housing Element and include his exact words: "FAR will facilitate maximum allowable densities in each DTSP zone."

You can read it on page 2 of the SoPas transmittal letter.

<https://www.southpasadenaca.gov/home/showpublisheddocument/32048/638192370164170000>

At the City Council meeting Grant told city council that they would put in a 2.0 FAR until the height limit is removed. This is EXACTLY what HCD had a problem with and EXACTLY what HCD told them to eliminate.

I do not understand why this is a hard concept and why HCD has to keep telling SoPas these things. The General Plan and Downtown plan in 110 days must be consistent to what the zoning would be once the height limit it repealed.

South Pasadena ONLY gets to have an exception for the height and only the height until the ballot initiative. You don't get to set the zoning to what is possible at 45 feet and then change it after the height limit repeal. You are REQUIRED to set to zoning to what it would be at 84 feet.

You will have an automatic rejection from HCD if you did what Alison and grant have said you will do by setting the FAR to what they believe can be built with a 45 ft height limit.

Like why does Alison and Grant believe HCD made them remove the 2.5 FAR and replace it with "FAR will facilitate maximum allowable densities in each DTSP zone"??? Have they ASKED HCD if they can enact a low FAR that they would change after the height limit repeal?? Because I have.

At some point of time you guys will realize that I have been right every single time on things like this and you are just causing yourself problems by doing stuff like this.

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Josh Albrektson MD
Neuroradiologist by night
Crime fighter by day

Item No. 9

Objective Development Standards (ODS) Project

From: Josh Albrektson
Sent: Monday, June 12, 2023 8:00 AM
To: PlanningComments; Jon Primuth
Subject: Objective Development Standards project

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.

I believe that SoPas is about to waste another planning grant.

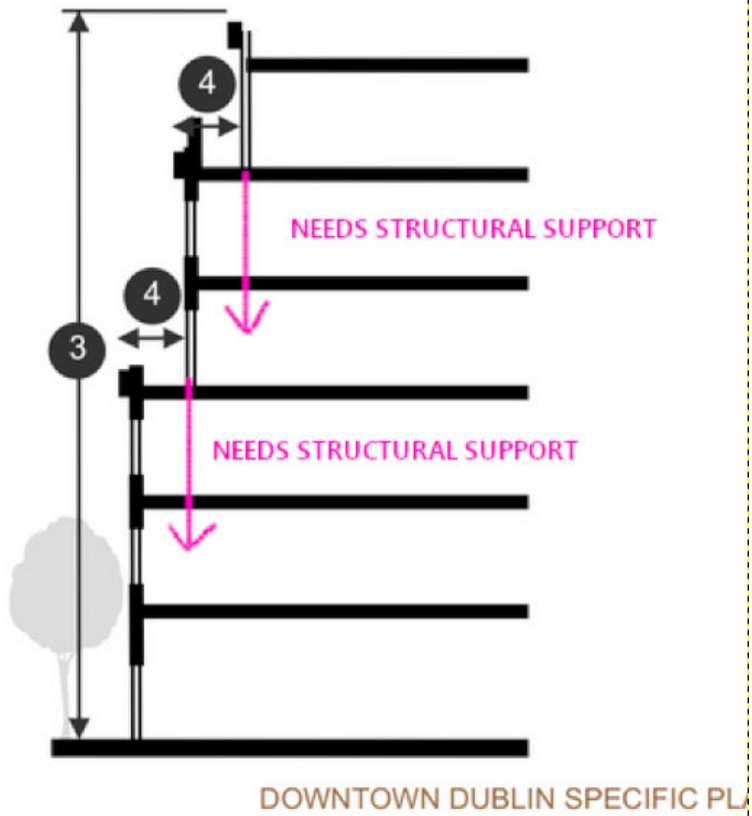
The Housing Element requires 70 to 110 DU/Acres on streets such as Mission and Fair Oaks. South Pas CANNOT enact objective design standards or any restrictions that make it so that you cannot achieve 70 to 110 DU on the parcels listed in the Housing Element.

My reading of these objective design standards would make it likely impossible to achieve that density. There are problems with the setbacks and the open space requirements. I'm on vacation, but once I am back I will take these objective design standards to a developer, show him representative properties on mission, and ask if they can build 70 DU/Acre. I'll then send an e-mail to HCD.

And as your staff should be able to tell you, HCD had EXTENSIVE problems with the previous open space requirements. I expect that same thing to happen with these requirements.

And requiring setbacks also requires buildings to have extra support structures that makes the buildings much less feasible. You can do this kind of thing when you are having setbacks on the top floor. You cannot do it for multistory buildings.

Refer to Section 3.5: Future Development Assumptions
For frontage standards/guidelines, see Section 4.4: Design Stand
Guidelines



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Josh Albrektson MD
Neuroradiologist by night
Crime fighter by day