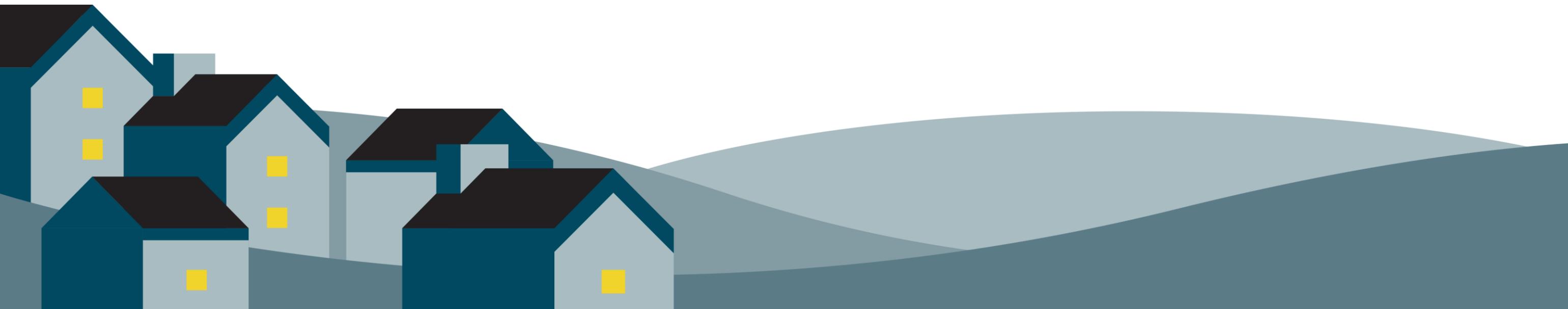


South Pasadena Housing Element

COMMUNITY MEETING September 23, 2020



Project Team

» PlaceWorks

- Amy Sinsheimer – PlaceWorks Project Manager
- Woodie Tescher – PlaceWorks Principal and Local Technical Advisor
- Jonathan Nettler – PlaceWorks Assistant Project Manager
- Torina Wilson – PlaceWorks Planner

» City of South Pasadena

- Joanna Hankamer – Planning and Community Development Director
- Margaret Lin – Manager of Long Range Planning and Economic Development

Team Meeting Roles



» **Facilitator: Margaret Lin**

» **Presenter: Amy Sinsheimer**



Team Meeting Roles

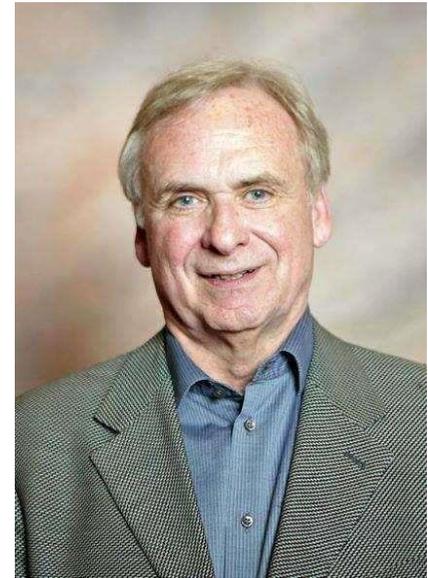


» **Facilitator: Joanna Hankamer**

» **Facilitator: Jonathan Nettler**



» **Facilitator: Woodie Tescher**



Participant Feedback

SUBMIT COMMENTS AFTER THE MEETING TO: HousingElement@SouthPasadenaCA.gov

COMPLETE ONLINE SURVEY IF YOU HAVEN'T ALREADY DONE SO

<https://www.surveygizmo.com/s3/5832664/South-Pasadena-Housing-Element-Update-Pre-Workshops-3-and-4-Community-Survey>

FOR MORE INFORMATION PLEASE VISIT THE CITY'S HOUSING ELEMENT WEBPAGE:

<https://www.southpasadenaca.gov/government/departments/planning-and-building/2021-housing-element-update>

MEETING PART 1: **A Brief Recap**

Housing Element Requirements

- » **Housing Element is one of the eight mandated General Plan elements**
- » **Reviewed and certified by California Department of Housing and Community Development (HCD)**
- » **State of California sets schedule for Housing Element updates**
 - 6th cycle Housing Element has an 8-year timeframe
 - Southern CA Association of Gov'ts (SCAG) Planning period: 2021-2029
 - Required to adopt by October 15, 2021

What Is a Housing Element?

- » **As a requirement, it must plan for existing and projected housing needs for all economics segments of the community**
- » **Addresses how the City will meet State requirements**
 - **Analyses the City’s ability to meet the regional housing need numbers (“RHNA” numbers), and plans for where these residential units could be located**
- » **Updates existing conditions information regarding housing, residents, and regulations**
- » **Creates policy and implementation programs, after evaluation in an EIR**

The Housing Element does not:

- » **Require the City to build the units planned for**
 - City does have control over setting requirements for what housing is allowed and approved
- » **Provide funding**
- » **Make actual changes to ordinances or zoning**
 - Although, zoning may need to subsequently changed to be consistent with the Housing Element once it is adopted
- » **Construct or authorize construction of residential developments**

2021-2029 Regional Housing Needs Assessment (RHNA)

Income Category	Income Level (Percentage of Median Family Income)	2021-2029 RHNA
Extremely Low	30% or less	377
Very Low	31% to 50%	377
Low	51% to 80%	397
Moderate	81% to 120%	333
Above Moderate	More than 120%	578
Total		2,062

What Can and Can't Count Towards 6th Cycle of RHNA

» Counts towards 6th RHNA Cycle in Housing Element

- Anticipated Accessory Dwelling Units (ADUs)
- Residential units that could be developed on vacant sites
- Residential units that could be developed on non-vacant sites
- Residential units approved or constructed starting June 30, 2021 through October 2029
- Programs in the Housing Element to change zoning so more housing can be accommodated on vacant or non-vacant sites

» DOES NOT count towards 6th RHNA Cycle in Housing Element

- Residential units approved or constructed **before** June 30, 2021
- Rehabilitated housing units
- Potential* Inclusionary and Density bonus units (*units from voluntary programs CANNOT be counted toward RHNA allocation but CAN be counted as actual units built in the Annual Report)

Sites Analysis

- 1. Current capacity including Draft General Plan and Downtown Specific Plan capacity**
- 2. Accessory Dwelling Units, how to count them toward RHNA**
- 3. Alternative Scenarios to increase units toward Achieving the RHNA**

MEETING PART 2: **Capacity & Shortfall**

Sites Analysis - current capacity

1. Current capacity

- 1. Capacity on vacant sites: 356
- 2. Capacity on non-vacant sites: 866*

**Assumes GP 30 du/ace in Neighborhood Centers /
And modified DTSP 50 du/acre Downtown (based on Mission Bell)*

356 + 866 = **~1,222** unit capacity



Of 1,222 units, about 458 assumed to count toward low-income requirement, and about 764 assumed to be moderate/above moderate level

	Extremely/Very/Low income	Moderate/Abv Moderate
RHNA Required	1,151	911
Existing Capacity	<u>458</u>	<u>764</u>
Difference (shortfall)	~693	~147

Sites Analysis - shortfall to be addressed

1. Current capacity

- 1. Capacity on vacant sites: 356
- 2. Capacity on non-vacant sites: 866

$356 + 866 = \textcircled{\sim 1,222}$ unit capacity

	Extremely/Very/Low income	Moderate/Abv Moderate	Total
RHNA Required	1,151	911	2,062
Existing Capacity	458	764	1,222
Difference (shortfall)	~693	~147	~840

Sites Analysis – progress update & options

1. Current capacity: 1,222

Shortfall of ~693 low income and ~147 mod/abv mod, before ADUs

2. Accessory Dwelling Units, how to count them toward RHNA: 200+

~ 200 low income with aggressive affordability policies, plus unknown mod/above mod, up to ~800

3. Draft General Plan and Downtown Specific Plan capacity: = current capacity

Already assumed in capacity calculation: 30 du/acre in Neighborhood Centers; 50 du/acre in Downtown based on Mission Bell Project of 50 du/acre in 3 stories

4. Alternative Scenarios (How to) increase units toward achieving RHNA: TBD

1. Add ~130 low income by rezoning two sites on Monterey;
2. Add ~501 by increasing height and density on 5-6 sites, or more;
3. Add ~475 by changing zoning on vacant open space and recreational areas;
4. Add ~TBD: Aggregate Low-Medium Density Residential into ½ acre sites and upzone to 30 du/acre

What counts NOW and what counts LATER

	<u>Count toward RHNA</u>	<u>Actuals for Annual Report</u>
Inclusionary Housing Units	No	Yes
Density Bonus Affordable Units	No	Yes
ADUs beyond HCD formula	With supporting policies and programs if pre-approved by HCD	Yes
Caltrans properties	TBD	TBD
On sites less than ½ acre	With supporting documentation and letters of owner intent only	Yes
Single Family to duplex conversions	No	Yes

MEETING PART 3: **How to Meet our RHNA**

Input Needed on Options to Address Lower Income RHNA

- » Analysis of potential housing sites so far indicates a need to find more ways to meet the lower income RHNA (extremely low, very low and low)
- » During and after this workshop we'd like input on which options to consider further to meet the lower income RHNA – **1,151 units**
 - Anticipated ADUs
 - Upzoning Single-Family Neighborhoods
 - Increasing Density and Height
 - Increasing Density without Increasing Height



Strategy: Anticipated ADUs

» Description to Address RHNA in Housing Element

- Acceptable to base projections on recent ADU development trends in city –the number of ADUs permitted and incomes they are affordable to in SCAG subregion
- To count a larger amount of ADUs towards the RHNA additional analysis, a commitment by the City to facilitate making ADUs more affordable to build and rent is required

» Potential Supporting Actions

- ADU Ordinance Update
- Allow Two ADUs or a Duplex per Single Family Parcel if one ADU is dedicated as affordable
- ADU Amnesty Program for Non-Historic Properties
- Streamlined Application Process
- Homeowner Assistance Resources
- Fee Reduction Program

Strategy: Anticipated ADUs



» Potential Supporting Actions (continued)

- ADU Progress Monitoring Program
- Education and Promotion Program

» Pros:

- A more affordable housing option distributed through many areas of the city
- Flexible housing type – can be rented or not, can house family members in different phases of life

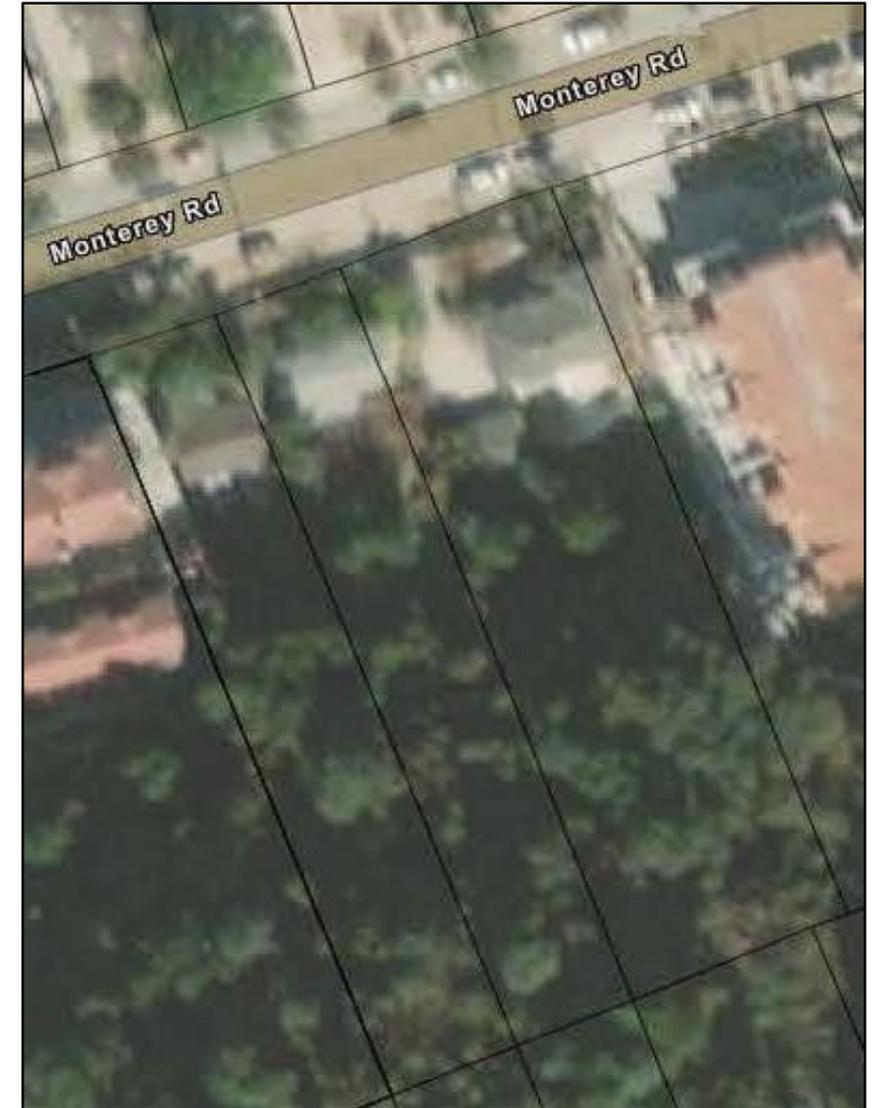
» Cons:

- Only suitable for smaller households
- Adds density without additional infrastructure or parking (in some cases)

Strategy: Upzoning Single Family Areas

» Description to Address RHNA in Housing Element

- Vacant sites would need to be larger than .5 acres and allow 16 units per site and be zoned to allow at least 30 du/ac
- Non-vacant sites would need to meet the requirements above and demonstrate the likelihood the site will redevelop with high density residential by during the housing element planning period.
 - Property owner interest/intentions
 - Active uses on site
 - Value/viability of continuing existing uses
- Information about development trends on similar sites should accompany non-vacant sites analysis and if possible, show that this type of project could happen



Strategy: Upzoning Single Family Areas (continued)

» Pros:

- Expanding area of city considered to receive higher density zoning (30 du/ac or greater) provides more options for sites to accommodate higher density housing.

» Cons:

- Mostly non-vacant parcels. Would require significant analysis and property owner willingness to include in housing element and increase density.
- Lack of development trends demonstrating high density multifamily in these areas

» Pro and Con:

- Other changes to density and design and development standards in single-family areas could help create more housing units but may not be eligible to address the RHNA in the Housing Element

Strategy: Increasing Density Without Increasing Height

» Description

- Would be an option to allow more units to meet the lower income RHNA without raising the citywide height limit of 45 feet
- Increasing density alone would compromise commonly used design controls such as setbacks, façade variation, and transitions in height for adjacent context and could create “box-like” buildings
- Would want to look for locations or areas where this approach makes sense. Unlikely to be suitable in a wide variety of areas

» Precedents and unit sizes of 3-story buildings with density maximized, within 45 feet height

ACHIEVABLE HOUSING DENSITIES IN A THREE-STORY BUILDING

Max Density (du/ac)	Unit Size (Square Feet)			Example								
	Average	High	Low	Project	Acres	Tot Bldg Area	Total Units	Unit Mix			Affordable	
								Studio	1 bdrm	2 bdrm		3 bdrm
80	732	1,054	554	Las Flores, Santa Monica	0.65	40,270	55	0	26	14	14	100%
76	825			Hercules, CA	2.2	151,932	172	32	92	48	0	Market



76* du/ac Hercules, CA

**actual building is 4-stories, but 76 du/ac calculated as if it were 3-stories*



80 du/ac Los Flores, Santa Monica

Strategy: Increasing Density Without Increasing Height

» Pros:

- Stay within current voter approved height limit

» Cons:

- Smaller units with less design options for whole project
- Difficult without right sizing height

Strategy: Increasing Height and Density

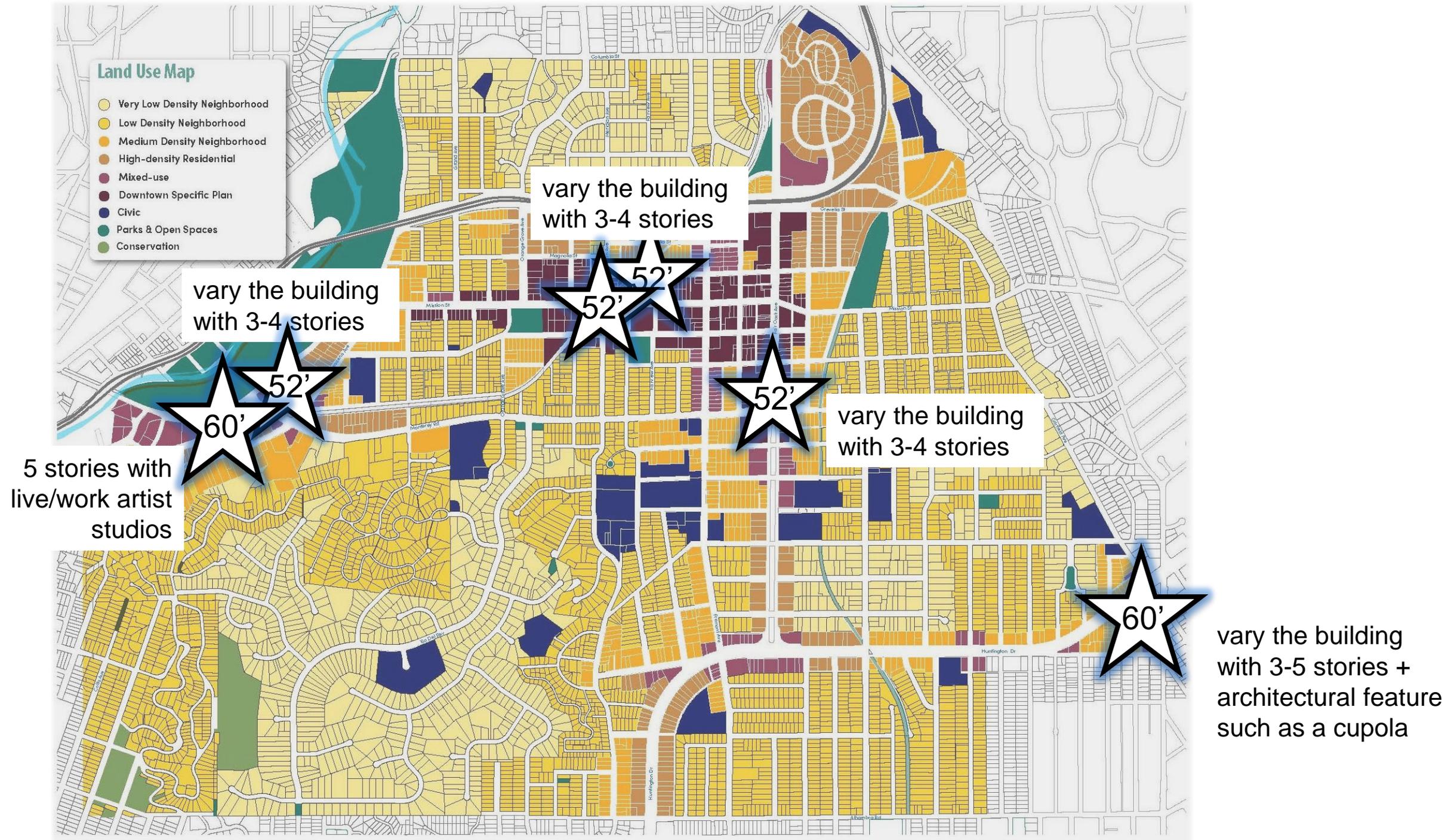
» Description

- Four Districts, Six Sites Could be Good Locations for Height and Density Increases
 - Mission Street: Mission Street: Gold Line Storage, Meridian Site
 - Fair Oaks Avenue: Vons
 - Huntington Center: Ralphs
 - Ostrich Farm Center: Vacant Site, Existing Warehouse/Tyco
- » **Pros:** Design flexibility and greater options for developers to make projects financially feasible and more consistent with the city's design standards.
- » **Cons:** Would require heights be allowed to exceed 45* feet in targeted locations. The height limit of 45 feet was previously established by a voter initiated ballot measure.

Height Increase Recommended for 6 sites

Downtown & Neighborhood Centers

- Height increase up to 52' - 60' at six sites



Mission Street: Gold Line Storage

Proposed: mix of 3-4 stories, 52 feet, 60 du/ac

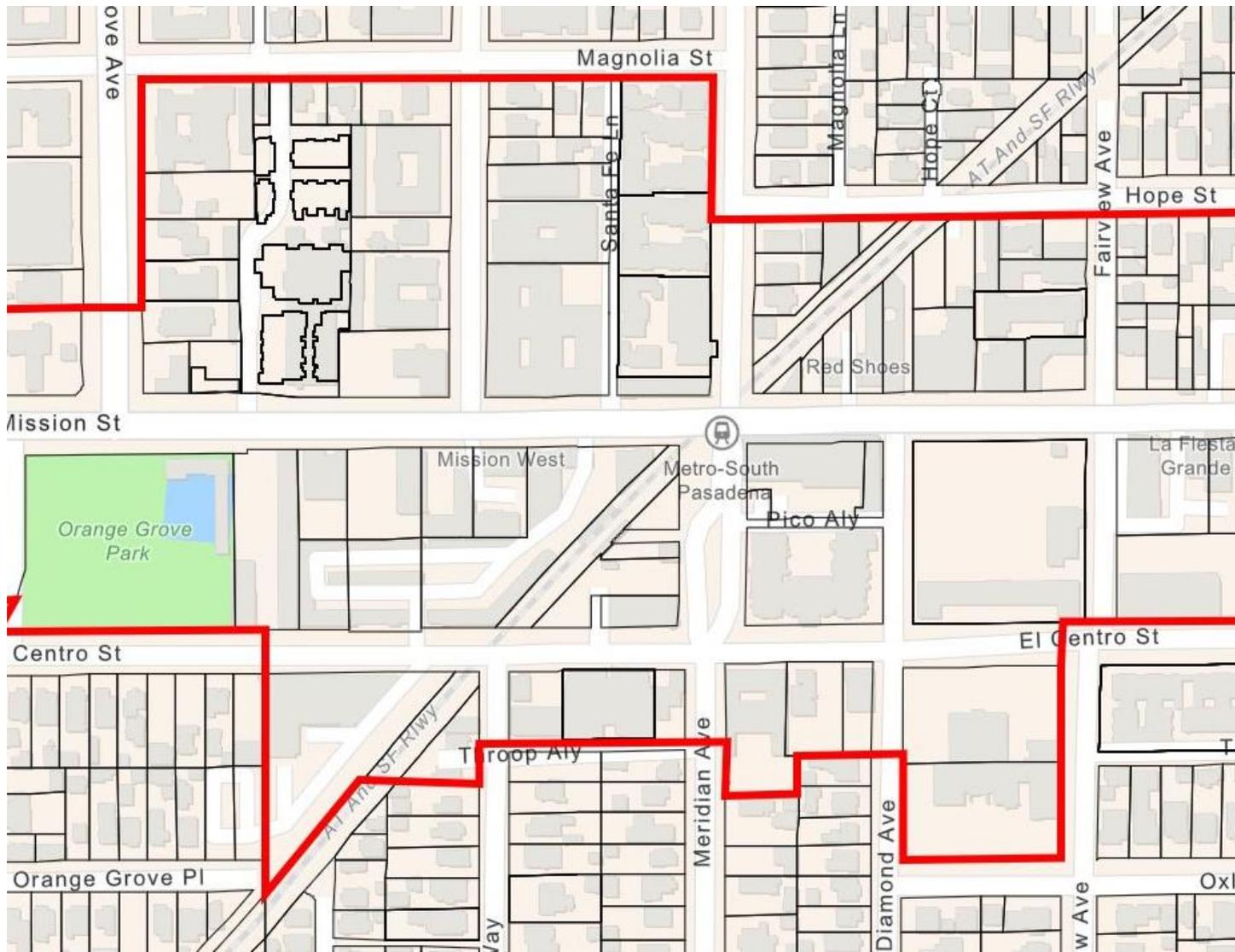


The Orchard, Azusa 4 Stories, 73 du/ac



Mission Street: Meridian Site

Proposed: mix of 3-4 stories, 52 feet, 60 du/ac

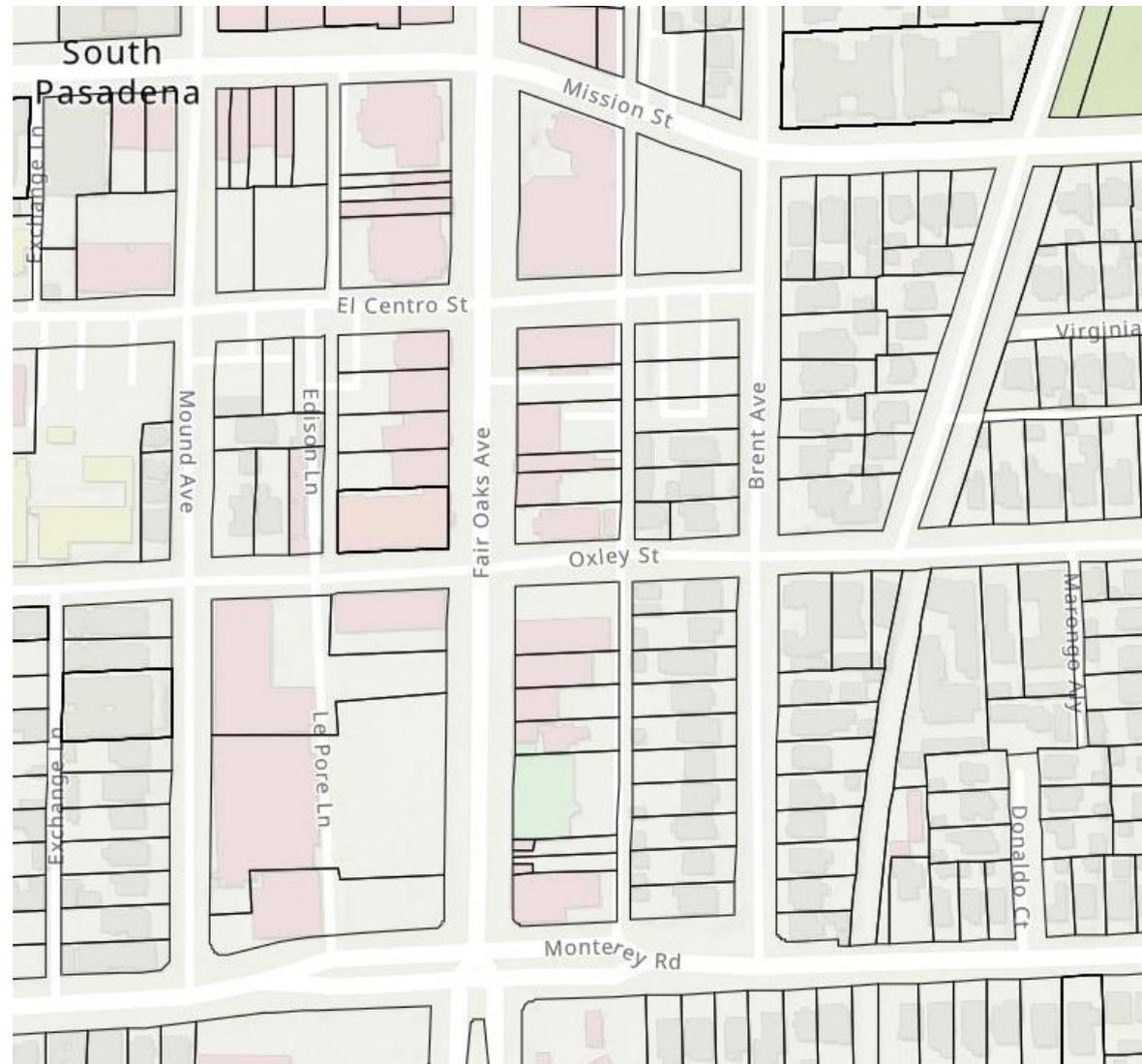


The Orchard, Azusa 4 Stories, 73 du/ac



Fair Oaks Ave: Vons Site

Proposed: mix of 3-4 stories, 52 feet, 65 du/ac



Old Town Monrovia 4 Stories, 60 du/ac

Huntington Center: Ralphs Site

Proposed: mix of 3-5 stories, 60 feet + cupola, 75 du/ac



Ostrich Farms: Vacant Site

Proposed: 5 stories, 60 feet, 65 du/ac



Ostrich Farms: Tyco Site

Proposed: mix of 3-4 stories, 52 feet, 60 du/ac



Grace Village, Santa Barbara 3 stories, 56 du/ac



Precedent Studies

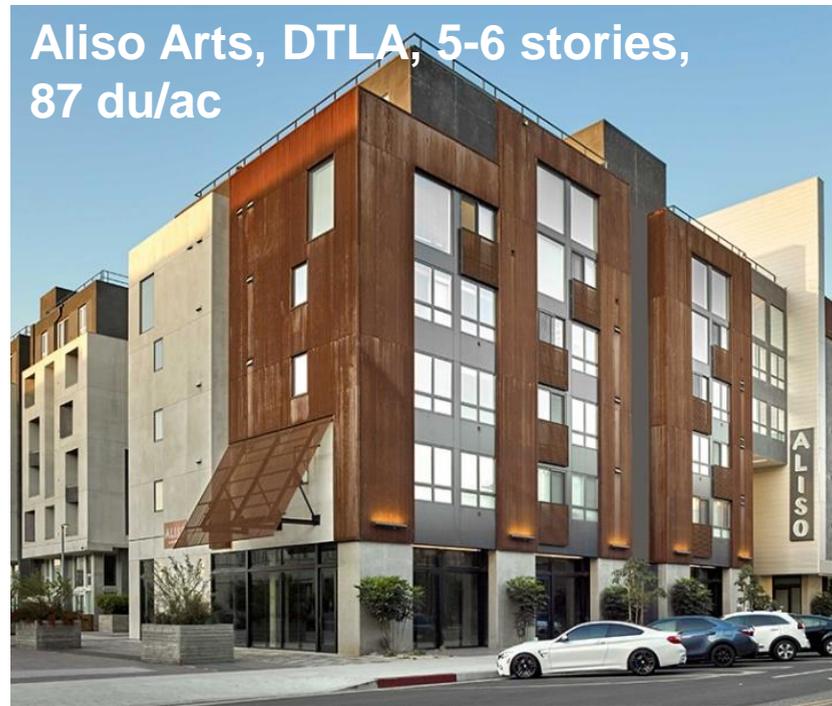
Lincoln/Orange Grove, Pasadena 3-4 stories, 39 du/ac



Ace 121, Glendale 5 stories, 65 du/ac



Aliso Arts, DTLA, 5-6 stories, 87 du/ac



The Housing Element is more than just RHNA

Establish goals and policies that guide decision-making to address housing needs

» **Other goals, programs and/or resources, for example:**

- Resources for unhoused populations
- Local and regional partnerships
- Funding

Create programs to implement the housing policies

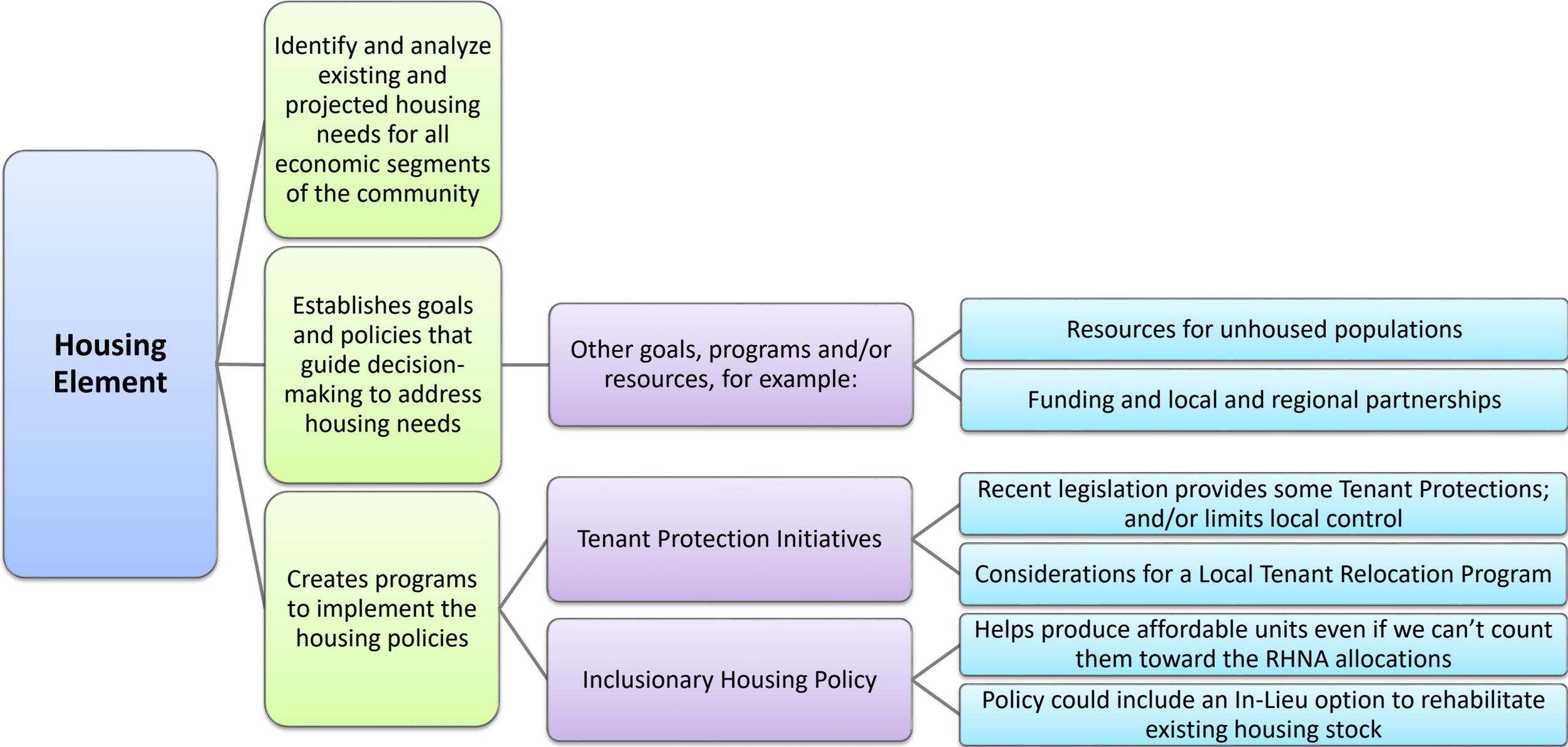
» **Inclusionary Housing Policy** (see Planning Commission discussions in November)

- Helps produce affordable units even if we can't count them for RHNA before hand
- Policy could including an In-Lieu option to rehabilitate existing housing stock,

» **Tenant Protection Initiatives** (see Planning Commission discussions in October)

- Recent Legislation to Provide Tenant Protections; and other legislation that limits local control
- Considerations for a Local Tenant Relocation Program

The Housing Element is more than just RHNA



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Other Reference Presentations

Previous Housing Element Presentations

<https://www.southpasadenaca.gov/government/departments/planning-and-building/2021-housing-element-update>, and

<https://www.southpasadenaca.gov/government/boards-commissions/planning-commission/test-planning-commission-agendas-minutes-copy>

- » Community Workshops 1, 2 (May 30 & June 2), Introduction to the Housing Element and Sites Analysis
- » Planning Commission Meeting (July 21), Preliminary Findings & Options to Address our RHNA Shortfall
- » Planning Commission Meeting (Aug 11), Height Discussion cont., Intro to Inclusionary and ADU policies
- » Planning Commission Meeting (Sept 8), ADU policies and programs



Schedule

Phase 1: Introduction to the Housing Element, Sites Analysis, Existing Capacity and RHNA Shortfall

Community Survey 1 and Community Workshops 1, 2

Planning Commission Discussions

Community Survey 2 and Community Workshops 3, 4

Preliminary Review of Policies, Programs and Draft Sites Analysis Assumptions with HCD

Planning Commission Discussions to Finalize Draft Sites Analysis

Initiate Environmental Review Housing Element Draft integrating with General Plan & DTSP

Phase 2: Housing Element Public Review Draft and Draft Environmental Document (Winter/Spring)

Public Review of Draft Housing Element and Draft Environmental Document

Community Workshops 5, 6

PC Hearing and CC Hearings Ahead of Draft Housing Element Submittal to HCD

Phase 3: Submit Draft Housing Element to HCD (Spring/Summer 2021)

Prepare Final Environmental Document

PC Hearing and CC Adoption Hearings

Submit Final Adopted Housing Element to HCD (October 2021)

Questions submitted by email and via survey:

- » Q1: What is the current zoning capacity of South Pasadena?
- » Q2: What is the zoning capacity with 50 DU/Acres assumed in the new Downtown Specific Plan?
- » Q3: What type of planning has been done if South Pasadena not to lift any of the 45 foot height limit?
- » Q4: How will the city zone for the Moderate and Above moderate needs (About 480) If they are only allowed 300 ADUs of which 200 would be affordable?
- » Q5: Is the current plan to only zone for the minimum about required? If so, what plans are being made to make sure there won't be issues with the No Net Loss Law?
- » Q6: What dates does a project fall into the 6th cycle instead of the 5th cycle? Will the Mission Bell be 6th cycle because it won't get a certificate of occupancy until 2022?
- » Q7: Will affordable housing be part of the discussion?