



WISPPA Meeting Minutes

WISPPA General Meeting:

- **September 12, 2022, 7:00 pm, via Zoom.**
- **Purpose:** To offer the opportunity to learn more about the South Pasadena Housing Element.

Present:

- WISPPA Executive Board: Mary Urquhart, President, Dollie Chapman, Membership, and Shelley Stephens, Secretary. **Absent:** Ellen Daigle, Vice President, Janet Braun, Treasurer
- Other local citizens interested in the Housing Element and how it will affect South Pasadena.

President Mary Urquhart called the meeting to order shortly after 7:00 pm.

- Mary welcomed all to this event.
- Janet Braun and Ellen Daigle were attending a fundraiser for Anthony Portantino and could not be present.
- Dolly Chapman gave a membership report: WISPPA has 88 members and requests for 2023 dues have been sent out. PayPal is still not working.
- New WISPPA officers will be elected at the next WISPPA meeting in November.

Armine Chaparyan, South Pasadena City Manager, spoke about why the Housing Element is important and introduced the Planning Element team and gave information about how to contact them and learn more about the latest projects.

- Angelica Frausto-Lupo, Community Development Director
- Matt Chang, Planning Manager
- Ben Jarvis, Interim Senior Planner

- Contact the Planning Element team at: housingelement@southpasadenaca.gov
- Latest Project information available online at <https://www.southpasadenaca.gov/government/departments/planning-and-building/housing-element-update-2021-2029>

Angelica Frausto-Lupo walked the zoom group through a Power Point Presentation entitled *General Plan Housing Element Update*. The outline of the PowerPoint is below.

Agenda

- Refresher: **What is the General Plan Housing Element and Planning Context?**
- Completing the Next Draft for Certification
 - The State (HCD) Review and Certification Process
 - RHNA & Housing Sites Inventory
- Anticipated Timeline for Adoption and What Comes Next?
- Discussion

I. Housing Element:

There are eight State-mandated General Plan elements: Land Use, Open Space, Conservation, Housing, Circulation, Noise, Safety, and Environmental Justice

- Must be updated every 8 years, 6th Cycle 2021-2029 Planning Period. Must plan for existing and projected housing needs for all income levels. •
- Must analyze Fair Housing Issues and include programs to address areas in which there are impediments to Fair Housing.
- Must identify sites where housing can be built with capacity to meet the Regional Housing Need Assessment allocation (“RHNA”).
- South Pasadena’s RHNA is 2,067 homes.
- Establishes a housing plan with policies and implementation programs to address the identified housing needs.

II. Planning Context:

- The City is updating the entire General Plan
- As mentioned, other elements are in one document: Housing Element is a separate document, but is part of it.
- All General Plan elements must be internally consistent.

- Zoning ordinance must be consistent with General Plan
- The City is also updating the Downtown Specific Plan
 - Replaces Mission Street Specific Plan and expands the area
 - Specific plans act as the zoning for the plan area, but also be consistent with General Plan.
- The General Plan and Downtown Specific Plan must facilitate the housing opportunities described in the Housing Element

III. Completing the Housing Element for Certification: Process Inventory, and Affirmatively Furthering Fair Housing (AFFH).

1. Process and Timeline

October 12, 2021	First draft released
December 21, 2021	HCD review letter
April 21, 2022	Second draft released
July 8, 2022	HCD review letter
September 8, 2022	Public draft released
September 15, 2022	Submission to HCD
End of October	HCD review (45 days from release of draft)

2. What is the Effect of Litigation on the City?

- City was sued by Californians for Homeownership for failing to adopt Housing Element by October 15, 2021 as required by state law.
- City failed to meet deadline.
 - The City faced severe penalties if the Court ruled against the City.
 - Inability to approve building permits other than housing, etc.
 - Potential penalties of \$10,000 to \$100,000 per month if suit brought by AG office.
- Stipulated Court Order requires:
 - Submit draft to HCD by 9/15/2022
 - Provide more analysis on various parts of the document
 - Eliminate various parcels from sites inventory: (McDonalds, Vons, Ralphs, unbuildable hillside locations, etc.)
 - Must issue RFP for city-owned properties identified on sites inventory
- If the City intends to have density of 50 units/acre, City must place a ballot measure by 12/31/2024 to remove 45 foot height limits on those areas above 50 units per acre.

- Only applies to residential units; not commercial or hotels
- Does not need to be citywide; only those areas above 50 units/ acre
- If amendment is not adopted, then City must redo housing element to adjust allocation of units (“Mid-cycle Review”)
- After submission to HCD, state has 45 days to respond.
 - If HCD agrees document complies with state law, City has 30 days to adopt.
 - City then has 120 days to adopt zoning which implements the Element.
 - If HCD does not agree document complies, City has 45 days to re-submit revisions.
- This process was allowed to continue twice.
- City must adopt its Sixth Cycle Housing Element by 5.31.23.

3. RHNA & The Sites Inventory

South Pasadena RHNA	Units
Very Low	757
Low	398
Moderate	334
Above Moderate	578
TOTAL	2,067

- City must identify suitable sites by income level categories.
- RHNA: The number of units the City must demonstrate through its Sites Inventory based on Land Use Element policies, the Zoning Ordinance, and supportive programs.

IV. Next Steps:

1. Adoption and Implementation

Milestone	Date
Released 3 rd Draft Housing Element to Public	September 8, 2022
Submit 3 rd Draft Housing Element to HCD	September 15, 2022
Release Revised Drafts of General Plan and Downtown Specific Plan	September 20, 2022
Release environmental Assessment for Housing Element	November 20, 2022
Adoption of General Plan, Downtown Specific Plan and Zoning Amendment.	Winter 2022-2023

2. Re-Zoning

- Increased density and higher Floor-Area Ratio (FAR) in Commercial/Mixed Use Districts
- Affordable Housing Overlay District
- This will be implemented through General Plan, Downtown Specific Plan, and zoning ordinance amendments

3. Height Initiative

- A ballot measure for a regular or special election before December 2024 has been added as a program to the Housing Element. City will conduct community outreach as recommended.
- Asking voters to revise the height limit for residential development in specific areas. Specific areas of the Downtown Specific Plan.
- If not passed, City will need to do a mid-cycle revision to rezone a greater area of the City to accommodate more housing units.

Following the presentation, President Mary Urquhart moderated a “question and answer” period. A summary of the key questions and answers is below.

1. How did the State arrive at 2,067 new units for South Pasadena?
 - The state has a complicated formula.

- City can provide a link to how the state’s formula was developed, if interested.
 - Formula is tied to transportation and job centers.
 - The City tried to appeal this in 2020 and got rejected.
2. Is the mandate to implement 2,067 new housing units achievable?
- We have to show plan and capacity, City does not need to show that building is taking place.
3. How are City staff addressing this mandate?
- They are exploring every option, especially in the downtown area.
 - We may have to increase density in downtown area, but not residential areas.
 - They are looking at what portions of Downtown Specific Plan could be developed.
 - They are considering re-zoning commercial areas of Huntington Blvd. and Ostrich Farm for mixed-use.
 - Have not yet explored the Arroyo, they are primarily focused on Mission and Fair Oaks.
 - Do not want to displace existing residents.
4. Can developers build “by right”?
- If the law changes, this could become possible.
 - The City can be forced to automatically approve all new building.
5. Is increased low-end housing a negative?
- Goal is to provide a variety of housing at all income levels.
6. What about the height limit?
- Could become a ballot measure.
 - Only for mixed-use sites, not residential. Only tied to affordable housing.
 - Should be very specific about which areas, must identify height and

number of stories.

7. What about increased water, sewer, and infrastructure needs?

These aspects have to be considered, but they are part of larger policy issues.

Mary Urquhart thanked all for their interest and participation and reminded everyone that the next WISPPA meeting would be in person on November 5, 2022 at the Senior Center and to please submit an application if you are interested in an WISSPA Executive Board position.