



March 22, 2022

City of Pasadena Planning Commission  
Attn: Hayman Tam  
Hale Building  
175 N. Garfield Ave., 2nd Floor  
Pasadena, CA 91101

**Re: Housing on Institutional Facility Sites**

Dear Members of the Planning Commission,

Pasadena Heritage is supportive of these proposed regulations, and glad to see them further refined. Since the January meeting, we have met with members of Making Housing and Community Happen in the North Fair Oaks neighborhood to understand the issues better. We thank them for inviting us and for taking the time to meet with us. We are supportive of the 80% low-income, 20% market rate mix of income, which creates a large proportion of affordable housing, allows institutions to house their own congregants, and creates a mix of incomes in a project. Where churches are historic or architecturally significant, we would always advocate for compatible design and respect for original architecture, however, we also support providing opportunities for new housing throughout the city where it makes sense and serves the community.

Since we are going through the efforts of crafting this ordinance, it is important that it be applied as broadly as possible so as not to concentrate outcomes in one neighborhood and to create more opportunities for affordable housing citywide. We strongly support the inclusion of PS zones, which will cover many of the Post-War religious institutions in Pasadena, particularly in eastern portions of the City. We also support the inclusion of CG zones in the city, which will effectively create affordable housing overlay zones on some the Walnut Street and Foothill Boulevard commercial corridors. Single Room Occupancy (SRO) uses are already allowed in these CG zones, so this proposal would only slightly expand the housing alternatives that can be offered.

Finally, it must be said that many of the commercial only areas in Specific Plan areas could reasonably be converted to mixed-use. Retail has struggled due to online shopping and commercial office has struggled due to remote working. Allowing mixed-use would allow market-rate housing to be newly built or created through adaptive reuse. We understand that is a separate effort, but one you will continue to keep in mind as your review the upcoming Specific Plan proposals.

Sincerely,

Susan N. Mossman  
Executive Director

Andrew Salimian  
Preservation Director