

DISTRICT UPDATE



LABOR DAY 2019 - In This Issue:

CITY COUNCIL APPROVES CHANGES TO THE INCLUSIONARY HOUSING ORDINANCE

DEVELOPMENT AT 253 SOUTH LOS ROBLES

PROPOSALS FOR THE YWCA BUILDING DUE THIS FALL

WHY ARE THE CATCH BASINS COVERED?



Welcome to District 7

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Dear Friends,

Greetings. I hope you have had a wonderful summer! We will resume our first Thursday monthly District 7 Constituent Coffees beginning Thursday, September 5th at Corner Bakery, 345 South Lake Avenue at the Shops on Lake from 7:30 - 9:00 a.m. Please join us, meet your neighbors and share what's on your mind.

Below are a few items of interest for you.

CITY COUNCIL PASSES ZONING CODE AMENDMENTS TO THE INCLUSIONARY HOUSING ORDINANCE

Changes include increasing percentage of inclusionary units and eliminating trade downs

On August 19th, the City Council considered recommendations from staff, the Planning Commission and an outside study to amend the Inclusionary Housing

South Lake Business Association



Green Street Village



Pasadena Playhouse District



[City of Pasadena Labor Day Closures](#)

Ordinance. This was prompted by the repeated concerns of both the City Council and the community regarding higher-intensity development projects that have received affordable housing concessions for additional height and density. By taking advantage of these concessions, many of these projects are out of scale with surrounding neighborhoods and go beyond what was anticipated in our General Plan. In addition, "trade downs" where one very affordable unit was equivalent to 1.5 low income units were reducing the total number of affordable units produced. The Council took action to make the following changes:

1. Increase the base inclusionary percentage requirement from 15 percent to 20 percent consisting of 5 percent very low-income, 5 percent low income and 10 percent moderate income of rental projects and 20 percent moderate-income on for-sale projects
2. Increase the inclusionary housing in-lieu fee
3. Eliminate the trade-down provision in the existing ordinance
4. Establish an affordable housing concession menu that will allow eligible projects with 20 percent affordable units to select no more than 2 of 5 concessions which include:
 - An increase in maximum allowable height up to 12 feet beyond current standards over no more than 60 percent the footprint
 - An increase in in the maximum allowable floor area ratio up to .5 beyond current standards
 - A reduction of side or rear setbacks by up to 50 percent, provided that the proposed setback is not adjacent to a single family residential zoning district or an eligible or designated historic resource and that will not result in removal of protected trees
 - Elimination of loading requirements
 - A reduction of minimum parking requirements by up to 50 percent if the project is located within the Central District Transit Oriented Development area or within a one-half mile radius of the Metro Fillmore or Allen Gold Line stations.

Projects that utilize the concession menu versus the State Density Bonus Law will be exempt from requirement to obtain an affordable housing concession permit which will expedite their permit process, resulting in more applicants choosing to limit their requests for concessions and thus reducing the impact of large density bonus projects on the character of neighborhoods.

The amendments come back to Council for first reading in late September.

[Pasadena Daydream Festival August 31st](#)

[E-Waste and Paper Shredding event at Brookside Park on 9/21](#)

[Playhouse District Craft Beer Crawl on 9/21](#)

[South Lake Avenue Tastes and Sounds Fall Crawl on 9/28](#)

[Overnight Parking Permits may now be purchased on the Passport App](#)

DEVELOPMENT AT 253 SOUTH LOS ROBLES

Council agrees to hear a modified project

There are few areas in our City that demonstrate the development boom as poignantly as Los Robles Avenue between Del Mar and Colorado. Ground zero for this activity is the western block between Cordova and Del Mar, which is actually in Council District 6, where two projects are underway. There is potentially a 3rd project in the middle of the block at 253 S Los Robles.

The developer of that site (like many others) elected to take advantage of the state mandated density bonus program (which is designed both to increase the number of new housing units and encourage a portion to be affordable) including several development concessions resulting in a building significantly larger than what is permitted in our local zoning code (most notably 20 feet taller). These development concessions were reviewed and approved first by the Zoning Hearing Officer and then as a result of an appeal again by the Board of Zoning Appeals. Mayor Tornek then called up the project for review by the full City Council on July 22nd. The Council was virtually unanimous in its dissatisfaction with the project, but split when deciding to comply with the state mandated development laws that make "super sizing" projects permissible to increase affordable housing. As a result of the lack of action taken by the City Council, the permit was de facto denied.

This week, as a result of conversations with the applicant and City staff, the Council passed a motion to "renew" or reconsider the project at 253 S Los Robles if modified. This would require the developer to significantly change the project in order to come back to Council. Some feel that this is giving the applicant a second bite of the apple.

My view is that the original project (which I found objectionable) was legally compliant, so I believe the developer may sue the City which would very likely result in their getting the full project as originally envisioned and expose the City to liability. I am hopeful that allowing a revised project to be heard by the Council will result in a project that is more responsive to key community issues and not as offensive as what we saw on July 22nd. No hearing date will be set until a new project is submitted.

I know this is a bit complicated but it is a good example of how mandates from Sacramento threaten our local control and the careful planning captured in our General and Specific Plans. Unfortunately, we expect more "assaults" especially as an updated version of SB50 is in the works that targets single family zoning near mass transit and job centers.

PROPOSALS FOR THE YWCA

BUILDING DUE TO COUNCIL IN THE FALL

Request for proposals closes September 20th.

This fall, a decision about the future of the historic Julia Morgan YWCA building adjacent to City Hall may well be in front of City Council. In April, the Council heard an economic feasibility study on the property. They then directed the City Manager to develop a Request for Proposals (RFP) process for the development of the YWCA property with the following conditions: to redevelop and preserve the building as a historic resource allowing for additional development for the property located east of the YMCA building (and north of YWCA site), utilizing a setback of 45 feet on the east side of both properties, a height limit of 60 feet, angled facades with entrances facing Centennial Plaza showing deference to City Hall, eliminating any on-site parking requirements, and requiring that the ground floors be accessible to the public. In June, the Council extended the current zoning entitlements for the building for one year. The deadline for submittal of new proposals for the property is September 20th.

Housing advocates feel strongly that the building should be used for some sort of affordable or permanent supportive housing, while others want to ensure that whatever form it takes contributes to the vibrancy of the Civic Center. Once the proposals are in, staff will present them to City Council - most likely in October.

ANNUAL MONITORING OF CITY CATCH BASINS BEGINS

Storm drains are covered to determine effectiveness of street sweeping

It's that time of year again when residents wonder why our



storm drains are covered. As part of the Regional Water Quality Control Board's Municipal Permit requirements, the City is required to submit an annual report demonstrating its compliance with mandated Trash Total Maximum Daily Load (TMDL) limits to reduce

trash discharges from sources along the Los Angeles River to meet the numeric target of zero trash in the water.

Determining the volume of trash captured by street sweeping and catch basin inserts is part of this annual reporting effort. A representative sampling of 56 stormwater catch basins were chosen throughout the City. City staff has begun covering these catch basins with fabric to conduct the required trash capture survey. Based

on the amount of trash collected, the City is credited towards meeting its Trash TMDL limits. The fabrics will be removed upon completion of the survey in late September 2019.

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