

Martinez, Ruben

Subject: FW: 10/1 Council Agenda Item #12 - Do Not Support

From: Felicia Williams <feliciaw@stanfordalumni.org>

Date: September 30, 2018 at 9:51:47 PM PDT

To: <mjomsky@cityofpasadena.net>

Subject: 10/1 Council Agenda Item #12 - Do Not Support

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Hi Mark,

I will not be able to attend the 10/1 Council meeting, so please distribute the attached comments on Item #12 to the Councilmember, thanks!

Felicia

I am deeply concerned about the Zoning Code Amendment to allow for expedited conversion of hotels and motels to affordable housing. The issue is not the use, it is the process that could create legal exposure for the City.

The process of converting hotels to housing should be evaluated as part of a comprehensive process that includes public input, such as the Specific Plan update that is currently underway, for the following reasons:

- 1) *Prevent Potential Legal Challenges* – The City of Los Angeles' hotel conversion ordinance (interim conversions, no land use change) is being legally challenged by two groups. Our proposed ordinance is a permanent conversion that involves a change in land use which could present additional legal issues.
- 2) *Create General Plan Consistency* – The Zoning Code Amendment is inconsistent with both the General Plan and the East Colorado Specific Plan which could create further exposure. The East Colorado Specific plan states that housing is "not recommended", and housing is not allowed in Commercial General zoning where targeted motels are located.
- 3) *Identify Appropriate Sites* – Sites currently being considered are adjacent to non-compatible uses, such as liquor stores, and are more than 2 miles from the Gold Line despite reduced on-site parking requirements.
- 4) *Understand and Mitigate Unintended Consequences* – The impact of conversion on TOT revenues and tourism has not been identified or analyzed and a comprehensive analysis would be able to weigh the pros and cons of this approach and identify alternatives and mitigation measures.
- 5) *Address Homelessness Comprehensively* – 40 cities in LA County have developed extensive homelessness plans, and many are incorporating them into their General Plan updates. Pasadena could capture more County funds by developing and implementing a homelessness plan and strategy under Measure H.
- 6) *Inform and Involve the Public* – The City is concerned about the State taking away local control and now we are proposing to take control away from our citizens by circumventing the discretionary process. Public input and support should be gathered on decisions that affect the lives and livelihood of neighboring residents and businesses.

There is nothing preventing the City from working with developers to convert existing hotels right now with the proper entitlements, so why the rush? The Los Angeles ordinance was identified in the 2016 Comprehensive Homeless Strategy Report and developed over 2 years. The San Jose program (pilot, master-lease, no land use change) was first introduced in the City Council Work Plan in October 2012 and was adopted in March 2014 after multiple public hearings.

Haste makes waste, and in an environment where citizens are concerned about transparency and government accountability a comprehensive approach will produce better projects, in appropriate locations, that are legally defensible.

Jomsky, Mark

From: Blair Miller <blairmiller1@yahoo.com>
Sent: Monday, October 01, 2018 2:50 PM
To: Tornek, Terry; Hampton, Tyron; McAustin, Margaret; Kennedy, John; Masuda, Gene; Gordo, Victor; Madison, Steve; Wilson, Andy
Cc: Huang, William; Jomsky, Mark
Subject: Item #12 - Motel Conversion
Attachments: Motel Conversion example - Mosaic Gardens.pdf

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

Mayor and Council Members,

I am writing in support of the proposed Motel Conversion Ordinance. There is a great need for permanent affordable housing in Pasadena and the region. Locating sites for permanent affordable housing can be challenging. In some cases, permanent housing that is well designed and maintained may be a better neighbor than a motel.

Please see the attached example of a successful motel conversion in Huntington Park. The architect was Killefer Flammang Architects, who has been the designer of several attractive developments in Pasadena, including the Evanston on Marengo.

I hope that you will vote to support this ordinance today.

Thank you,

Blair Miller

10/01/2018
Item 12

MOSAIC GARDENS™ AT HUNTINGTON PARK

SITE PROFILE

City of Huntington Park

Population: 58,536

- 0.35-acre site
- 24 units
- Families including transition age youth
- Total cost in 2012: \$10,053,037



Product Mix

- 10 Studios
- 6 One-bdrm
- 4 Two-bdrm
- 4 Three-bdrm

Affordability Levels

- 15 units at 30% AMI
- 8 units at 50% AMI
- 1 manager's unit

Community Features:

- Community room
- Counseling room
- Computer lab
- Barbecues
- Playground
- Courtyard on community deck

Apartment Features:

- Energy Star appliances
- Carpeted bedrooms
- Central air conditioning

Green Features:

Mosaic Gardens at Huntington Park has received LEED Platinum certification. Green building features include dual-pane low-e windows, solar hot water, drought tolerant landscaping, and very high efficiency plumbing fixtures.



A formerly vacant 55-room motel has been transformed into 24 affordable apartments for low-income families. Fifteen of the homes are reserved for transition age youth (TAY), ages 18-24, including former foster youth who are being served by the Los Angeles County Department of Mental Health (LACDMH).



LINC Cares provides programs onsite to address common educational and economic needs of the residents, including an after-school program, parenting classes, financial literacy workshops, and health and wellbeing programs.



LINC is a 501(c)(3) builder of sustainable affordable housing with life-enhancing services.
3590 Elm Avenue, Long Beach, CA 90807 • 562.684.1100 • Fax: 562.684.1137 • www.linchoosing.org



MOSAIC GARDENS™

AT HUNTINGTON PARK

Recognizing the high risk of homelessness for transition age youth, including those exiting the foster care system, Mosaic Gardens at Huntington Park is LINC's second property housing TAY in Los Angeles County. These young adults, many with children of their own, live in the Huntington Park neighborhood, often "couch surfing" at friends' homes or living in crowded, unhealthy conditions. This new community offers stable, healthy homes so these young families can continue to move forward with their education, employment, or whatever path to independence they have chosen. Residents have their own private apartment and are able to participate in programs offered onsite by LINC Cares in addition to receiving ongoing services from LACDMH.

Financing of Project in 2012

The property was acquired in 2012, financed in part with a loan from the City of Huntington Park, U.S. Bank, and seller carryback financing.

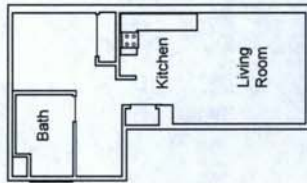
Permanent Sources (2012):

City of Huntington Park HOME	1,500,000
Mental Health Services Act	1,754,318
County of Los Angeles Loan (SD1+ Homeless Bonus)	800,000
Federal Home Loan Bank - Affordable Housing Program (AHP)	230,000
JP Morgan Chase Grant	62,611
California Advanced Home Program Incentive	58,923
Ahmanson Foundation	50,000
City of Huntington Park Fee Waiver	164,181
9% LIHTC - TCAC - Raymond James	5,433,004
Total Sources	\$10,053,037

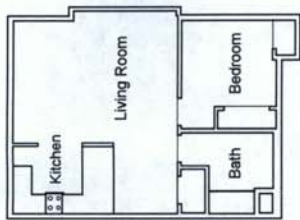
Development Team:

- *Developer:* LINC Housing Corporation
- *Architect:* Killefer Flammang Architects
- *Contractor:* Advent Companies
- *Construction Lender:* U.S. Bank
- *Investor:* Raymond James

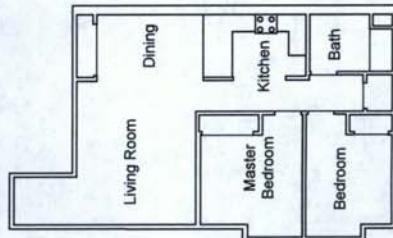
Additional predevelopment support was provided by The California Endowment, Enterprise Community Partners, and the JPMorgan Chase Foundation.



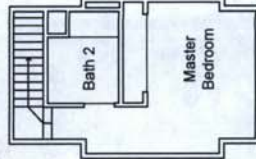
Typical Studio, 1 bath



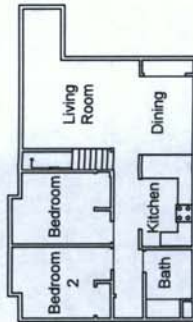
Typical 1 bedroom, 1 bath



Typical 2 bedroom, 2 bath



Typical 3 bedroom, 2 bath (2 floors)



Huntington Park Annual Impact	Local Generation of		
	Jobs	Business Revenue	Wages & Salaries
During Construction	78	\$3,449,809	\$3,512,131
Ongoing	8	\$233,376	\$312,408
			Taxes & Fees
			\$579,994
			\$94,800

Results generated from NAHB home building impact data.



LINC is a 501(c)(3) builder of sustainable affordable housing with life-enhancing services.

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Jomsky, Mark

Subject: FW: Council Agenda Item #12; 10/1/2018; Hotel/Motel Conversions

From: Nina Chomsky <nrchomsky@aol.com>
Sent: Monday, October 01, 2018 2:13 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: Council Agenda Item #12; 10/1/2018; Hotel/Motel Conversions

**Please deliver to the Council -- Thank You.
Linda Vista-Annandale Association**

Re: Council Agenda Item #12; 10/1/2018; Hotel/Motel Conversions

Mayor Tornek and Council Members,

The Linda Vista-Annandale Association (LVAA) has the following comments on the conversion proposal.

This Agenda item addresses one possible approach to the need for affordable housing in Pasadena, particularly the issue of homelessness. The proposed approach is to permit conversion of mainly Motels to supportive housing for the homeless.

As made arguably clear at the Planning Commission, this effort is targeted at the significant number of Motels on East Colorado Blvd. in East Pasadena. When it came time finally to vote at the Planning Commission, the vote was split, with three Commissioners voting "no", including the two Commissioners who represent East Pasadena. During several of the Planning Commission discussions, it was clear that, unlike the Specific Plan process discussed below, no special outreach to business and neighborhood communities, particularly such East Pasadena communities, was implemented regarding this conversion proposal. As a result, there was very little public comment at the Planning Commission on the conversion proposal.

So, why does a Neighborhood Association in West Pasadena care? The answer is that this proposal raises countervailing policy issues which should be considered in reaching your decisions and which have City-wide implications.

Specific Plan Process. First, this proposal undercuts, and possibly evades, the ongoing Specific Plan process, particularly the East Pasadena Specific Plan. Right in the middle of the Planning Commission discussions, the staff and consultant released its report on the Specific Plans update process first Workshops, including summaries of the Workshops. A review of the summaries makes clear that the Motel conversion proposal was not revealed or discussed at any Specific Plan update Workshop, including, particularly, the first East Pasadena Workshop. In fact, staff has stated that the "direction" was to bring forward the conversion proposal "outside" the Specific Plan process. It is important to note that the current East Pasadena Specific Plan and the first Workshop both stress the economic revitalization of East Colorado Blvd. as a land use planning policy goal. In this connection, it is obvious that several of the east Colorado Blvd. Motels recently have been improved and upgraded, and now provide more affordable lodging for Pasadena tourists/visitors.

This Planning process situation is distressing, particularly for those community members and groups who have invested so much time, commitment and belief in the General Plan and Specific Plans update process. The Specific Plans are supposed to guide and control basic land use decisions and set land use policies for years to come, based in large part on community input, including both local businesses and neighborhoods. "Skipping" the Specific Plan update process for the conversion proposal, particularly the East Pasadena process, calls the legitimacy of the process into question, particularly for those of us who are most concerned about the Central District Specific Plan. The integrity of the Specific Plan update process should be preserved, and the conversion proposal folded into the Specific Plan update process, particularly the East Pasadena Specific Plan update. If time is a concern, then the City should accelerate the update process.

Discretionary Review. Second, if you elect not to fold the conversion proposal into the Specific Plan update process, then it is clear that the best approach to future community participation, both for area businesses and neighborhoods, is to require discretionary review for all proposed conversions as recommended by staff. As stated by staff on Page 4 of the staff report:

The nature of converting existing buildings from one use to another, however similar the uses may be is not entirely predictable and case-by-case review would ensure that projects would be compatible with the surrounding land uses. Discretionary review would allow the reviewing authority to evaluate each project to determine which development standards should be adjusted, to what extent they should be adjusted, and what the appropriate performance standards would be in order to achieve a quality living environment for future residents of the converted project as well as minimize the impacts to neighboring residents and businesses.

LVAA accepts this thoughtful analysis by staff, and, urges the Council, if you decide to approve the conversion proposal, to require that all conversions receive discretionary review for the reasons set forth by staff in its report.

Further, it is important to note that several of the Colorado Blvd. Motels in question may be eligible for **historic status** on a stand-alone basis, and particularly since a significant portion of Colorado Blvd. soon may have national "Route 66" historic status. Discretionary review would enable review of potential historic status on a case-by-case basis.

Thank you for your consideration of LVAA's comments.

Sincerely,

Nina Chomsky, LVAA President

Jomsky, Mark

Subject: FW: 10/1 Council Agenda Item #12 - Do Not Support

From: Val Robinson <val@yogival.com>
Sent: Monday, October 01, 2018 1:49 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Cc: Felicia Williams <fewiwilliams@gmail.com>
Subject: Re: 10/1 Council Agenda Item #12 - Do Not Support

Hello Mark

I am not able to make the city counsel meeting this evening but I would like to relay my concerns since attending the Planning commission meeting on the issue of Hotel/motel conversion on East Colorado last month. I own a yoga studio, Hot Yoga Pasadena right next to one of the proposed Motels to convert. (The Rose Inn) I have done some further research, and have also spoken extensively to law enforcement. The police officer I spoke to came out to assist a situation I am having with a man staying at the Rose Motel but parking his black van packed with his stuff over the van, and behind the van about his parking day and night on our street and staying at the Rose Inn.

The police officer raised many concerns about the proposed conversion of this motel to long term supportive housing. I think more time needs to be ascertained to how this conversion affects the business that exist right next door, in terms of safety for our business and clients that visit. I am told there is currently a security guard at the location, but he only calls the cops when there is a fight. He does not even bother even when he knows drugs are being dealt there as the cops can't do anything any longer for drug possession. (He says he writes a ticket and they go right back and buy more drugs!)

I want to state that at the planning commission meeting I was neither for nor against, but now i want to state that I am against until I know how the City of Pasadena is keeping the neighbors of the conversion safe by knowing how the residents of the conversion are monitored regarding visitors and alcohol/drug use and how illegal activity is dealt with. If the police can not do anything, what can the case workers do? We are told that they are there 8am-5pm, so what are they going to do? How do folks get screened? If they are on meds, who is making sure they get meds? and if they are off their meds and camping out in front of my business or Orange Theory, who do we call? the police or the non-profit that manages the conversion? Can they come in at will if they think there are drugs being sold? drugs being used? friends coming over to do drugs?

The REAL question for business from my perspective, is What is the city going to do to enforce regulations on the non-profits who are managing the conversations and what remedies do I have as a local business owner to report negligence?

Until those issues are resolved, I can not support this measure, and think you should slow down to communicate how these concerns will get addressed for local residents and businesses.

Thanks

Val Sklar Robinson
owner, Hot Yoga Pasadena

On Sun, Sep 30, 2018 at 10:04 PM Felicia Williams <fewiwilliams@gmail.com> wrote:

Hi Val and Dr. Hsu,

I wanted to let you know that the ordinance to convert hotels to homeless housing will be heard at the City Council tomorrow night. Below is my letter to the City Clerk (Mark Jomsky) for distribution to the Council members. If you cannot attend and would like to submit comments, you can send them to the him. Here is a

link to the agenda

item: http://ww2.cityofpasadena.net/councilagendas/2018%20Agendas/Oct_01_18/agenda.asp

Thanks!

Felicia