

**CORRESPONDENCE  
FROM  
NOVEMBER 7, 2005 MEETING**

**Pasadena Heritage**  
**651 S. St. John Avenue, Pasadena, California 91105**  
**626 441-6333**

July 27, 200~~6~~<sup>5</sup>

Planning Commission Chair and Members  
City of Pasadena  
175 North Garfield Avenue  
Pasadena, California

RE: Garfield Heights Zoning Study

Dear Planning Commission Members:

On behalf of Pasadena Heritage, I am pleased to write this letter of support for the Preliminary Recommendations for the Garfield Heights Zoning Study Area on your agenda this evening.

Garfield Heights is a wonderful historic neighborhood that has been a particular focus of interest and concern for Pasadena Heritage for nearly a decade. It has a wealth of distinctive single-family homes in a variety of architectural styles that characterize the development of early Pasadena. Pasadena Heritage has great respect and a solid working relationship with the neighborhood association that has been so active there. We wholeheartedly supported the designation of Garfield Heights as Pasadena's second Landmark District, and, with Heritage Housing Partners, have worked on several rehabilitation and restoration projects in the neighborhood.

As staff has so ably demonstrated in the exhibits prepared for your meeting, this neighborhood still retains its predominant single-family character. However, the balance is very fragile, as the density survey and existing structures analysis both show. With property values rising daily and housing pressures so great, Pasadena Heritage is very concerned that the underlying zoning of many parcels will encourage the increasing erosion of the neighborhood and an influx of new development that is counter productive to historic preservation and neighborhood goals. We see considerable conflict between zoning as dense as RM-32 and even RM-16 and the goals of the Landmark District and the hard work and personal investment of so many neighbors.

We also suggest that currently, a number existing historic structures have more than one unit within them or additional units in the rear of the property, thus contributing density

while preserving the single-family character of the streetscape. In addition to fostering the preservation of historic structures, we believe that many of these units provide affordable housing in modest, architecturally compatible ways. The least attractive, most visually disparate, and, in some cases, most problematic housing in the area is found in the larger apartment complexes. Therefore, we should find ways to encourage attractive, architecturally compatible housing units but discourage over-scaled, poorly designed new buildings that impact adjacent structures and often create other problems. We believe that down zoning is a key tool to encouraging the kind of future the neighborhood deserves and from which the entire community will benefit.

Taking all these factors into account, we urge the Planning Commission to accept the preliminary recommendations before you and further direct staff to continue to pursue this project as expeditiously as possible. Time is of the essence! We look forward to more information as it becomes available and understand that some fine-tuning may be needed as this rezoning study is finalized.

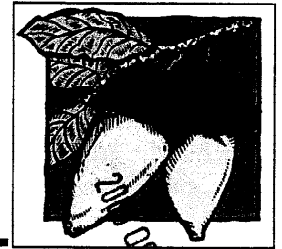
Thank you for this opportunity to comment and for all your hard work as Commissioners.

Sincerely,

Susan N. Mossman  
Executive Director

# GARFIELD HEIGHTS NEIGHBORHOOD ASSOCIATION

PO Box 90322 ▪ Pasadena ▪ California ▪ 91109-0322  
ghna@yahogroups.com ▪ www.garfieldheights.org



October 14, 2005

Ms. Jane Rodriquez  
City Clerk  
City of Pasadena  
117 East Colorado Boulevard  
Pasadena, California 91105

Re: Pasadena Heritage Support of Garfield Heights Zone Change

Dear Ms. Rodriquez:

Attached is a letter from Sue Mossman, Executive Director, of Pasadena Heritage documenting their support for the Garfield Heights zone change initiative and their support of Staff's recommendation to change the existing zoning from RM-32 to RM-16 and RM-12.

Please ensure that this letter of support is entered in to the official record and that the Councilmembers are aware that, in addition to the many neighbors of Garfield Heights, this initiative has the support of Pasadena Heritage.

Thank you in advance for your attention to this matter.

Respectfully,

A handwritten signature in black ink, appearing to read 'Mark Mortenson'. The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Mark Mortenson  
GARFIELD HEIGHTS NEIGHBORHOOD ASSOCIATION  
2005 Chair

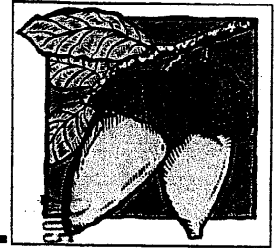
cc: Sue Mossman

2005 Board of Directors

Mark Mortenson, Chair ▪ Karen Van Alstine, Vice-Chair ▪ Laura Stewart & Lauren Fox, Co-Secretary ▪ Buddy Renzullo, Treasurer  
Bernard Liddell ▪ Curt Maranto ▪ Dawn Allison ▪ Holly Clearman ▪ Nick Johnston

# GARFIELD HEIGHTS NEIGHBORHOOD ASSOCIATION

PO Box 90322 • Pasadena • California • 91109-0322  
ghna@yahoo.com • www.garfieldheights.org



October 14, 2005

Mr. Richard Bruckner  
Planning and Development Department  
City of Pasadena  
175 North Garfield Avenue  
Pasadena, California 91105

OCT 18 PM 3:17

Re: Garfield Heights Zone Change

Dear Mr. Bruckner:

The Garfield Heights Neighborhood Association (GHNA) is very supportive of staff's recommendation to reduce the current zoning levels along Claremont, Los Robles, Adena and Mountain streets. Your team has done an exemplary job through this entire process.

During this process, GHNA was approached by Eric Winter, a developer and property owner, who disagrees with the zone change proposal on Los Robles and recommended that we adopt a historic preservation overlay zone (HPOZ) versus pursuing the current zoning reduction recommendation. The GHNA Board met with Mr. Winter on Wednesday, October 12<sup>th</sup> to discuss his proposal. After his presentation, the Board discussed his proposal at length in a closed door session.

While Mr. Winter's proposal provides protection for historic structures, the GHNA Board does not feel that his proposal would resolve the other challenges created by the existing zoning (e.g. density and traffic congestion). In addition we feel that his proposal of a zoning designation new to the City of Pasadena would require extensive review by City Staff with an evaluation timeline that would be prohibitive. We continue to support Staff's recommendation to reduce the current zoning from RM-32 to RM-16 and RM-12.

We appreciate your time and attention to this matter and we congratulate your staff on a very thorough study and their wise recommendation to reduce the current zoning.

Respectfully,

A handwritten signature in black ink that reads "Mark Mortenson". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Mark Mortenson  
GARFIELD HEIGHTS NEIGHBORHOOD ASSOCIATION  
2005 Chair

cc: Eric Winter

2005 Board of Directors

Mark Mortenson, Chair • Karen Van Alstine, Vice-Chair • Laura Stewart & Lauren Fox, Co-Secretary • Buddy Renzullo, Treasurer  
Bernard Liddell • Curt Maranto • Dawn Allison • Holly Clearman • Nick Johnston

October 19, 2005

2005 OCT 20 PM 2:47

City of Pasadena  
Attn: Ms. Jane Rodriguez, City Clerk  
Re: Garfield Heights Zone Change  
117 East Colorado, 6<sup>th</sup> Floor  
Pasadena, CA 91109

Dear Ms. Rodriguez:

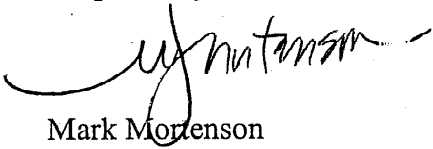
Lying within the boundaries of Washington (North), Mountain (South), Los Robles (East) and Marengo (West), is the Garfield Heights Association.

I am writing **IN SUPPORT** of the Garfield Heights zone change. As a member of the community and a homeowner in the affected study area, I firmly believe that this zone change is essential to properly manage the density in the area. Density management will also help to alleviate the significant traffic congestion experienced on Los Robles during rush hour and consistently on the arterial streets of Adena and Mountain.

Pasadena is strongly associated with and supportive of historic preservation. Historic preservation is one of the main points of the City's general plan. Contained within our association and the study area are a collection of treasured historical homes. The proposed zone change will help to preserve these historical gems.

Please enter my support into the official record when this matter is considered at the November 7<sup>th</sup>, 2005 City Council meeting.

Respectfully submitted,

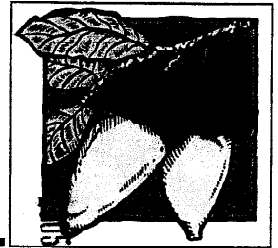


Mark Mortenson  
Owner: 985 North Los Robles Avenue

Cc: Mayor Bill Bogaard  
Councilman Victor Gordo  
Councilman Chris Holden

# GARFIELD HEIGHTS NEIGHBORHOOD ASSOCIATION

PO Box 90322 • Pasadena • California • 91109-0322  
ghna@yahogroups.com • www.garfieldheights.org



OCT 18 PM 3:17

October 14, 2005

Mr. Richard Bruckner  
Planning and Development Department  
City of Pasadena  
175 North Garfield Avenue  
Pasadena, California 91105

Re: Garfield Heights Zone Change

Dear Mr. Bruckner:

The Garfield Heights Neighborhood Association (GHNA) is very supportive of staff's recommendation to reduce the current zoning levels along Claremont, Los Robles, Adena and Mountain streets. Your team has done an exemplary job through this entire process.

During this process, GHNA was approached by Eric Winter, a developer and property owner, who disagrees with the zone change proposal on Los Robles and recommended that we adopt a historic preservation overlay zone (HPOZ) versus pursuing the current zoning reduction recommendation. The GHNA Board met with Mr. Winter on Wednesday, October 12<sup>th</sup> to discuss his proposal. After his presentation, the Board discussed his proposal at length in a closed door session.

While Mr. Winter's proposal provides protection for historic structures, the GHNA Board does not feel that his proposal would resolve the other challenges created by the existing zoning (e.g. density and traffic congestion). In addition we feel that his proposal of a zoning designation new to the City of Pasadena would require extensive review by City Staff with an evaluation timeline that would be prohibitive. We continue to support Staff's recommendation to reduce the current zoning from RM-32 to RM-16 and RM-12.

We appreciate your time and attention to this matter and we congratulate your staff on a very thorough study and their wise recommendation to reduce the current zoning.

Respectfully,

A handwritten signature in black ink, appearing to read 'Mark Mortenson', written in a cursive style.

Mark Mortenson  
GARFIELD HEIGHTS NEIGHBORHOOD ASSOCIATION  
2005 Chair

cc: Eric Winter

2005 Board of Directors

Mark Mortenson, Chair • Karen Van Alstine, Vice-Chair • Laura Stewart & Lauren Fox, Co-Secretary • Buddy Renzullo, Treasurer  
Bernard Liddell • Curt Maranto • Dawn Allison • Holly Clearman • Nick Johnston

October 19, 2005

2005 OCT 20 PM 2:47

City of Pasadena  
Attn: Ms. Jane Rodriguez, City Clerk  
Re: Garfield Heights Zone Change  
117 East Colorado, 6<sup>th</sup> Floor  
Pasadena, CA 91109

Dear Ms. Rodriguez:

Lying within the boundaries of Washington (North), Mountain (South), Los Robles (East) and Marengo (West), is the Garfield Heights Association.

I am writing **IN SUPPORT** of the Garfield Heights zone change. As a member of the community and a homeowner in the affected study area, I firmly believe that this zone change is essential to properly manage the density in the area. Density management will also help to alleviate the significant traffic congestion experienced on Los Robles during rush hour and consistently on the arterial streets of Adena and Mountain.

Pasadena is strongly associated with and supportive of historic preservation. Historic preservation is one of the main points of the City's general plan. Contained within our association and the study area are a collection of treasured historical homes. The proposed zone change will help to preserve these historical gems.

Please enter my support into the official record when this matter is considered at the November 7<sup>th</sup>, 2005 City Council meeting.

Respectfully submitted,



Mark Mortenson  
Owner: 985 North Los Robles Avenue

Cc: Mayor Bill Bogaard  
Councilman Victor Gordo  
Councilman Chris Holden



2005 NOV - 7 PM 1:03

November 6, 2005

Pasadena City Council  
117 E. Colorado Blvd.  
Pasadena, CA 91105

RE: PUBLIC HEARING: ZONING MAP AND GENERAL PLAN AMENDMENT FOR  
GARFIELD HEIGHTS

Dear Council Members:

Please accept my apologies for the lateness in getting this letter to you. This is a matter that I have been laboring over in an effort to somehow express my thoughts succinctly as possible. Whether on paper or at a public meeting, time is at a premium. Here is an abbreviated version of my thoughts and concerns.

I am in favor of the down zoning recommendations for the Garfield Heights area as presented in the Staff Report.

Here are some of the reasons why I support the down zoning:

1. Los Robles is the last remaining major access tree lined route running north and south with a feeling of "single family homes." north of the 210 freeway. If this is lost, it is lost forever. The northwest is changing rapidly, as is the entire city. This is another opportunity for the city to help preserve a small portion of "yesterday."
2. I live on a street that is zoned RM32, and foolishly thought that the efforts to become a landmark district would help to combat the overpopulation of the area. Our home is on Adena Street. It is one block long with mixed use housing up and down the street. Parking is an on going problem, as well as trash, dumping, public indecency (i.e. urination and sexual encounters). Last week the apartment building at 393 Adena had the parking structure resurfaced sending all of the residents out on to the street with their vehicles. For two or three nights the entire street was filled with cars leaving no parking for any of the other neighbors on the block.
3. The ongoing discussion over the years, back and forth about the problem of density in the Northwest has grown wearisome. Many home owners have given up. Add to this the need for affordable housing and we are right back at square one, the Northwest continues to be the place where the attention is focused. The moratorium on institutional usage here in this area was certainly a step in the right direction, as has been the efforts to designate neighborhoods as landmark districts. However, more is needed and bad decisions from previous administrations need to be undone. Homes in my neighborhood are selling for over \$600,000.00. How do we define affordable. Certainly, most of my immediate neighbors can't even afford \$350,000.00. While affordability is extremely important, so is environment. Overcrowding affects us all.

11/07/2005  
6.D. & 6.E. (8:00 P.M.)

4. Home on the range isn't possible for most of us, but the need for breathing room is still important. If it were not so, why are we concerned about making sure that our children have parks to play in or that we preserve acres of lands designating them as National Forest, Parks, Preserves and the like. Given the development boom taking place south of the 210 Freeway, where else other than north of that same freeway will you go to view the lovely vistas that have drawn so many of us here to this region. There has got to be something more important than financial gain. Peace of mind and pleasing surroundings are indeed profitable to our emotional well being.

5. The Northwest Commission was established to bring fairness and representation to the Northwest. When I moved here in 1986, I didn't even know that the city had areas of demarcation until someone asked me where I lived. When I told her, she exclaimed "Oh, you live in the Northwest" as if it were a fatal disease. The face of the Northwest is changing and people who can afford to pay upwards to one million dollars for a home now live here. How are they to be included so that their concerns are also represented by the Northwest Commission. Some longtime residents are cashing in and moving out, others are remaining. However, the old issues of land use remain a concern for all.

6. See Handout of the document below Pages 5-10 dated March 4, 1985. I have included it to better explain what my concerns are. Here is a sampling:

**Northwest Pasadena Community Plan - "A New Beginning"**

*Page 5 - In general, the Community Profile indicates that the neighborhood characteristics of NW Pasadena reflect the image that has been commonly been associated with the area, that of being low income, high minority concentrated and **heavily populated** community..... Yet, the community does contain many well established neighborhoods and an older housing stock which possess significant architectural and historical attributes.*

*Page 6 - The Northwest Pasadena Community has expressed considerable concern regarding existing land use and zoning. Much of the concern relates ti a difference of opinion between residents and businessmen on where and what types of uses should be permitted in the community.*

**Issues and Problems**

*1. An excess of land zoned for multifamily uses above and beyond economic and community desires.*

*2. High density zoning patterns have led to a proliferation of social and environmental problems (i.e. crime, overcrowding, land speculation, deferred maintenance, etc.)*

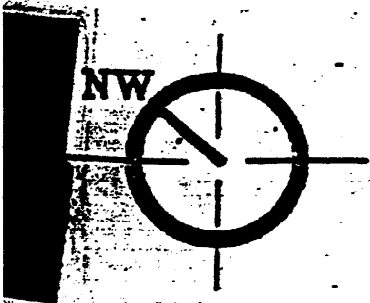
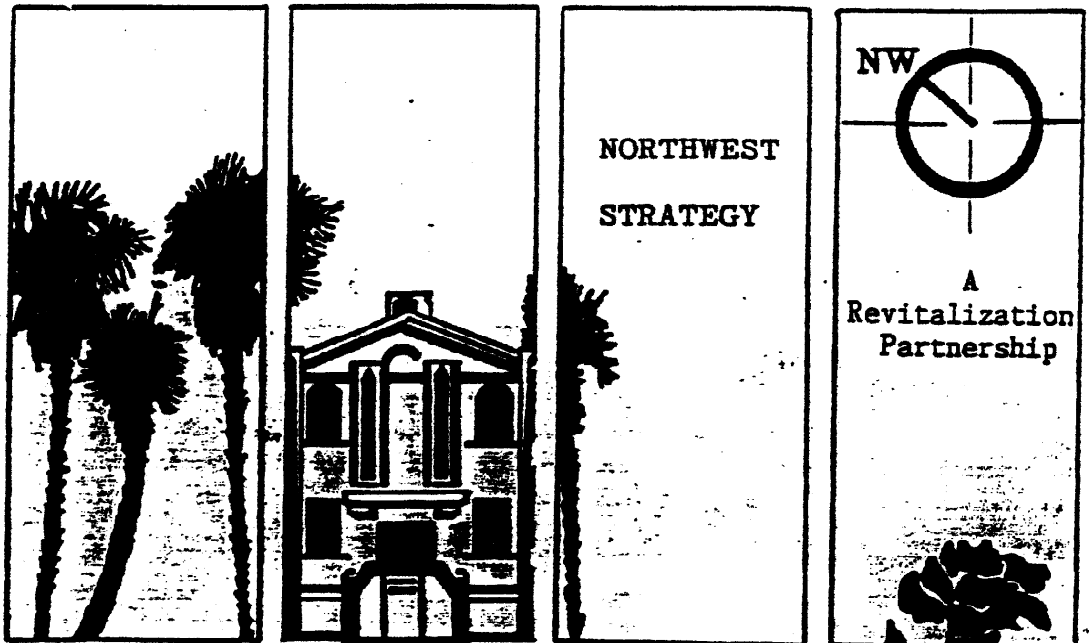
Thank you for your time and your consideration. I hope that I have made some kind of sense here. May you be granted the wisdom and guidance needed in your important job of helping to oversee the affairs this city. Your job is not an easy task.

Respectfully,  
Renee Pierson

**DRAFT**

# NORTHWEST PASADENA COMMUNITY PLAN

" A NEW BEGINNING "



PASADENA NEIGHBORHOOD HOUSING SERVICES



## COMMUNITY PROFILE

The Community Profile consists of an examination of selected population, socio-economic, housing and environmental data compiled from various reports and studies performed to analyze neighborhood characteristics in Northwest Pasadena. It represents a summary of the key issues and/or concerns that have been identified through the analysis of selected variables. This data base has provided the basic framework for the shaping of the goals, objectives and activities presented herein. However, because of the magnitude of information, the Community Profile is presented as a separate document and functions as an appendix to the Northwest Pasadena Community Plan.

In general, the Community Profile indicates that the neighborhood characteristics of Northwest Pasadena reflect the image that has commonly been associated with the area, that of being a low income, high minority concentrated and heavily populated community. It also can be stated that the Northwest contains a mobile population which represents an influx of persons with similar socio-economic problems and the out-migration of those individuals who have improved their socio-economic condition. Yet, the community does contain many well established neighborhoods and an older housing stock which possess significant architectural and historical attributes.

Although Northwest Pasadena clearly evidences the signs of urban decay and blight, it appears that a clearly defined and coordinated revitalization efforts can stem future deterioration and enhance the opportunity for the community's future growth and development.

## LAND USE AND ZONING

The Northwest Pasadena Community has expressed considerable concern regarding existing land use and zoning. Much of the concern relates to a difference of opinion between residents and businessmen on where and what types of uses should be permitted in the community. Although the land use section is closely related to the proposed City housing and economic development activities, it also embodies an overall goal to introduce compatibility between existing land uses and appropriate zoning requirements which will enhance the presently established pattern of growth and development in the community.

### Issues and Problems

1. An excess of land zoned for multifamily uses above and beyond economic demand and community desires.
2. High density zoning patterns have led to a proliferation of social and environmental problems (i.e. crime, overcrowding, land speculation, deferred maintenance, etc.)
3. Incompatible land uses (commercial and manufacturing versus residential) in close proximity which have led to declining utility of either or both uses.
4. A significant reduction in C-M Commercial and Manufacturing (C-M) zoned land which specifically hinders the prospects for additional industrial development opportunities.
5. There are substantial difficulties in assembling parcels large enough to accommodate commercial and industrial development (i.e. acquisition costs, relocation costs, community resistance, etc.)

6. The Lack of available industrial land in developable-sized parcels and at competitive prices which have, in part, contributed to the decline of industrial activity.
7. Future development of lands abutting freeways which could be disruptive to the existing neighborhood fabric and character.

Opportunities and Assets

1. Existing patterns of neighborhood growth or deterioration which necessitate appropriate rezoning.  
*a significant trend toward single family housing development*
3. An ability to control and foster compatible land uses which are beneficial to community revitalization.
4. The potential for redevelopment to implement land use goals and objectives.
5. Freeway developments which have improved regional accessibility.

Goals, Objectives and Activities

Goal 1

A land use and zoning plan which promotes harmony and viability between the areas designated for the residential, commercial, industrial and institutional use.

Residential

Objective 1.1

Rezoning areas with inconsistent zoning to reflect the existing land uses and desired growth patterns.

Objective 1.1.1

The Planning Department should initiate the appropriate zone changes and modifications based upon a thorough analysis of land use trends in the area.

Objective 1.2

Stabilize existing single family land uses by reducing the amount of multi-family residential zoned areas.

Activity 1.2.1

The Planning department shall initiate an analysis of all R-3 and R-H zones to determine which areas are in need of rezoning.

Objective 1.3

Amend zoning requirements to allow residential development of undersized parcels.

Activity 1.3.1

The Planning Department shall recommend additional zoning ordinance modifications or procedures to promote and encourage residential development on currently vacant and undersized parcels.

Objective 1.4

Strengthen viable commercial areas and phase out marginal or otherwise unappropriately located commercial. Designate new, marketable industrial sites to meet the expansion needs of existing and new industrial users.

Activity 1.4.1

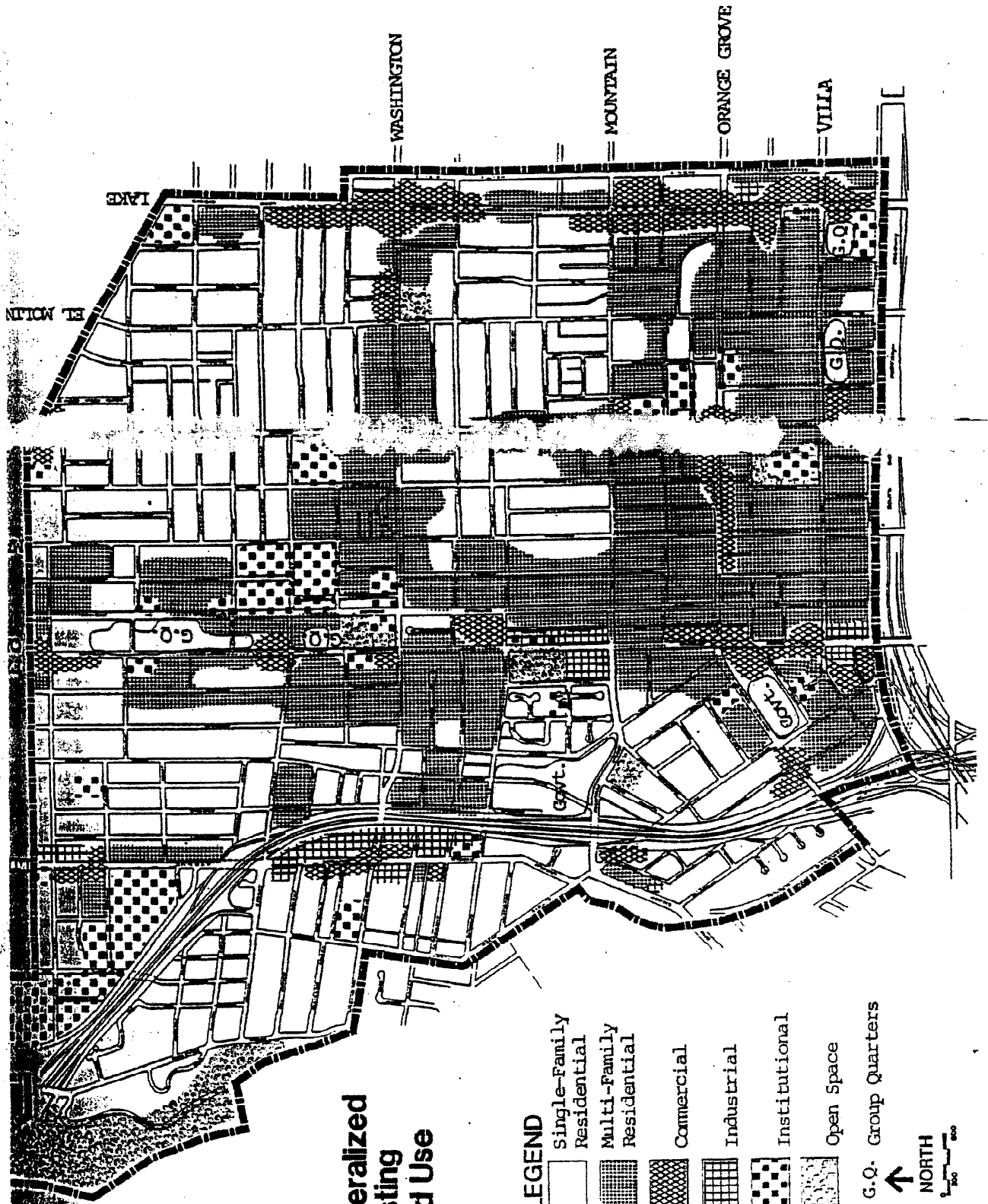
The Planning Department, in conjunction with the Development Department shall pursue additional land use analyses and recommend further zone

changes to accommodate proposed commercial/industrial revitalization activities and low density residential development patterns.

Objective 1.5

Retention of existing institutional land uses and zones.





**Generalized Existing Land Use**

**LEGEND**

- Single-Family Residential
- Multi-Family Residential
- Commercial
- Industrial
- Institutional
- Open Space
- G.Q. Group Quarters

↑ NORTH  
 1" = 100'

# LOWER EAST SIDE TENEMENT MUSEUM

Features

Virtual Tour

Stoop Side

Wallpaper Excavation

Tenement House Act

▶ 1: Birth of the Act

2: Oppositon

3: The Survey

4: The Halls

5: The Apartments

6: The Toilets



## The 1901 Tenement House Act

### Part One: Birth of a Housing Act by Andrew Dolkart

The passage of the 1901 Tenement Act resulted from deteriorating conditions in the increasingly overcrowded tenement districts of New York and the alarm that these conditions incited among middle-class progressive reformers. The New York Times summarized the problems of life in tenement districts in 1896 as seen through the eyes of the reformers:

The chief objections to the old-style tenements are contracted quarters, lack of family privacy, and promiscuous toilet arrangements, inviting moral deterioration; lack of light and air, and of sanitary accommodations, insuring a large death rate, and danger from fire--that ever-present tenement horror. All of these are wickedly cruel when such houses are new; when they become old, dilapidated, infested with vermin and infected with disease germs, they are a disgrace to humanity and a menace, not only to the health of the unfortunate residents therein, but to the health of the whole community.

Under the leadership of Lawrence Veiller and the Charity Organization Society of the City of New York (CSO), the movement to improve tenement conditions broadened. Veiller believed that "bad tenement house conditions were the cause of most of the problems in our modern cities." He presented a plan to the CSO that proposed the establishment of an organization that would seek to improve conditions in tenement houses by securing new remedial legislation that would regulate new construction, assure that existing laws were enforced, stimulate the construction of model tenements, and improve conditions in older tenements.

Veiller's plan led, in 1899, to the founding of the Tenement House Committee of the CSO. The new committee attempted unsuccessfully to have new building regulations instituted in the city. Their inability to have the city pass new regulations convinced the committee that "no real progress in tenement house reform was to be made unless the whole community was aroused to a knowledge of existing conditions."

With this in mind, the committee organized an exhibition that ran for two weeks in 1900 and included photographs, maps, charts, and models of typical Lower East Side blocks, graphically illustrating conditions of overcrowding, poverty, and disease in the tenement house districts. The exhibition itself (held on Fifth Avenue and visited by over 10,000 people), and publicity that surrounded it successfully introduced its prosperous audience to the conditions that the reformers thought needed to be changed in tenement districts and led the New York State Legislature to appoint a Tenement House Commission.

The Commission's report, submitted to the governor on February 18, 1901 and to the legislature a few days later, proposed a new tenement act. So effective was the CSO and the Tenement House Commission that a new law was passed with great rapidity. On April 12, 1901, only two months after the Commission issued its report, the Tenement House Act of 1901 became law.

#### Part Two: Landlords Fight the Law

BACK TO TOP

108 Orchard Street, NY NY 10002

e: [lestm\(at\)tenement.org](mailto:lestm@tenement.org)

p: 212-431-0233

tty: 212-431-0714

*Affordable Housing Services*  
*1074 Prospect Blvd.*  
*Pasadena, CA 91103*

November 3, 2005

Honorable William Bogaard and Members of City Council  
City of Pasadena  
117 East Colorado Blvd.  
Pasadena, CA 91101

Re: Downzoning of Los Robles from Mountain to Washington and Extension of the  
Garfield Heights Historic District

Dear Mayor Bogaard and Members of Council:

Affordable Housing Services ("AHS") submits its comments on the Planning  
staff's proposals to:

- Downzone Los Robles from Mountain to Washington and areas immediately adjacent thereto, and
- Increase areas included in the Garfield Heights Historic District

AHS is developer of housing that is affordable and accessible to low and no income persons. These proposals significantly and negatively impact the ability of affordable housing developers to provide for the housing needs of low and moderate income renters and interfere with efforts to interrupt the flight from Pasadena of low income families of color.

It is AHS' understanding that this proposal was initiated by a request made by the Garfield Heights Resident Association to the Planning Commission. It brings into specific relief some of the tensions between affordable housing development and fair housing protections on one hand and desires to promote the preservation of single family areas and historic properties on the other. Unfortunately these concerns have been too often pitted against each other; the situation we are presently confronting presents an opportunity to instead reconcile the apparent, rather than actual, conflicts of these important and sometimes competing interests.

These proposals impact Northwest Pasadena, the home of 59% of the City's Latinos and 74% of the City's African Americans, according to the latest official census data. Although Northwest Pasadena has traditionally been the sector of the City with the highest percentage of low income persons and affordable housing units, it has undergone significant gentrification resulting in the loss of numerous low income families and the conversion of affordable housing to market rate units. Pasadena Unified School District ("PUSD") has determined that 840+, low income students of color did not return this

11/7/2005  
6.D & E 8:00P.M.

semester because their families could no longer afford Pasadena's raising cost of housing. Reportedly, over the last three years PUSD's African American student body has been reduced by 20% because of Pasadena's increasing cost of housing. The failure to effectively address Pasadena's affordable housing needs have now resulted in significant fair housing concerns and jeopardized PUSD's fiscal situation.

Further, the most recent City planning reports document that approximately 12% (or 15,000) of Pasadena's low and moderate existing residents need affordable housing.

#### Housing Element Implications of the Proposals

The City has addressed the trend of Black and Brown migration out of Pasadena in its recently approved Housing Element and other planning documents. It set forth strategies to forestall erosion of the City's economic and racial diversity through the preservation of the existing stock of affordable housing and the development of additional affordable housing units. In seeking the State Department of Housing and Community Development's ("HCD") approval of the City's Housing Element, the Planning Department assured HCD that the City had more than an adequate number of potential sites for the development and preservation of affordable housing units to meet the City's needs.

The calculations used by the City to secure approval of its Housing Element included the ability to develop the Los Robles/Garfield Heights area to at least the existing zoning capacity. The instant proposal would reduce the existing capacity to develop on certain lots from 32 units/acre to 16 units/acre and on other lots from 32 units/acre to a maximum of 2 units/lot. The total impact of staff's proposal would be the elimination of at least 193 multifamily units in the section of the City where there need for affordable housing is the most intense. If affordable housing density bonuses are sought up to 261 units could be lost.

This proposal would make it impossible to fulfill the premise on which HCD based its approval of the City's Housing Element, *i.e.*, the potential of building to existing capacity and not reducing that potential. Many of the parcels that are subject to the Planning staff's proposal are presently underdeveloped. In order to build to capacity, a developer would have to amass parcels and raze, redevelop or relocate existing units so that existing zoning capacity can be reached. Under this proposal, such would no longer be permissible, for the majority of the existing multifamily units would become nonconforming uses.

This proposal should not be considered in a vacuum. The Planning Department's City of Garden "technical" modifications would further reduce the capacity to produce and preserve affordable housing units, by downzoning areas, increasing setbacks and otherwise undermining the capacity to build affordable housing across the City. The Planning staff's proposal is at variance with affordable housing development and specifically undermines the ability of developers to take advantage of State's density bonus provisions.

#### Affordable and Fair Housing Implications of Proposals

Supporters of the staff's proposals assert that it would protect historic dwellings and existing multifamily residents, for it would eliminate incentives to further develop the area and thereby displace existing tenants. They also argue that Northwest Pasadena

has too long shouldered the total responsibility for providing affordable housing units and have call for a moratorium on the redevelopment and development of additional affordable housing units in the Garfield Heights area until other Pasadena communities assume their “fair shares” of providing such housing. To help achieve this goal of incentivizing affordable housing development in other areas of the City, they support the downzoning and further historic preservation of the Garfield Heights area. They seek to enhance the single family environment of the area by capping the density potential of the area and eventually reducing same. These supporters are typically recent homeowners and many are White and higher income.

Those Garfield Heights residents who oppose these proposals are typically African American and Latino who have lived in the City for generations. In fact, a number of African American Garfield Heights homeowners testified that they had not been noticed of the Association meeting at which the downzoning of the area and extension of the historic district approvals were discussed, and that they had opposed these actions. In addition, longtime Garfield Heights homeowners of color testified that they have been targeted by real estate agents and recent homeowners, pressuring them into selling their homes. They further allege that agents and agent-friendly neighbors have repeatedly complained to the City’s Code Enforcement officials causing these elderly homeowners who are living on fixed incomes to be cited and fined for minor code infractions, in the hopes that these owners will be persuaded to sell their homesteads. It is these elderly homeowners’ belief that code enforcement activities have intensified since the designation of the Garfield Heights Historic District. These owners fear that their properties are now at risk. These owners have not availed themselves of MASH services to make repairs because MASH will only provide its services if owners take out loans to pay for the repairs that are secured by the subject properties. These elderly owners are on fixed incomes and are unable to repay such obligations.

Imposing historic preservation requirements on dwellings and districts have significant cost and other ramifications for affected homeowners and developers seeking to provide affordable housing. It makes it more difficult for low income owners to keep their homes in compliance.

Historic preservation is an essential component of what makes Pasadena unique, however, to date, it is the perception of many that historic preservation considerations have routinely triumphed over other important concerns, *e.g.*, affordable housing development and disability accessibility requirements. Anecdotal reports suggest that the City should review its administration of its historical preservation program to ensure an appropriate balance of important interests is achieved and the misperception is dispelled that affordable housing and accessibility improvements are incompatible with historic preservation in Pasadena.

In addition, under current Pasadena law, anyone may petition to designate a property as historic and the designation may be made even over the objections of an owner. No consideration is given to any negative implications of such a designation for affordable housing or accessibility development, even when an owner raises such concerns. Present procedures should be reviewed so that appropriate weight is given by decision makers.

## Analysis and Recommendations

AHS believes that the instant staff proposal impairs the ability to both protect Pasadena's existing stock of affordable housing and develop new units, as anticipated in the City's Housing Element. Capping the production of affordable housing in Northwest Pasadena, while expecting other parts of the community to increase the number of affordable units has been tried. It is one of the premises behind the original structure of the Inclusionary Housing Ordinance. This approach has not only not produced units of any significance in areas outside of Northwest Pasadena, it has resulted in Northwest Pasadena being made more vulnerable to gentrification and thereby losing significant numbers of affordable units and the out-migration of low income families of color.

The staff's proposal punishes those existing Northwest Pasadena residents who desire to live near family and friends by eliminating the production of between 193 and 261 affordable housing units. By rendering the existing multifamily units a nonconforming use, it also threatens the preservation of existing use.

A balance between and among the demands of historic preservation and other important considerations can and should be achieved. This proposal should be rejected and staff and Planning Commission should be given instructions to develop approaches and measures that simultaneously protect the City inventory of historic dwellings, preserve the ability of existing residents to remain in place and promote the production of needed affordable and accessible housing units.

Sincerely,

Michelle White  
Executive Director