

Correspondence from
05/23/2022

McMillan, Acquanette (Netta)

From: Bautista, Glory
Sent: Thursday, May 19, 2022 5:35 PM
To: PublicComment-AutoResponse
Cc: 'glorynb@gmail.com'
Subject: rezone religious land for affordable housing

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Hi Mayor and City Council,

I am writing in support of the proposal to rezone religious land in Pasadena for affordable housing. I am writing in hopes you will support this effort.

I live in East Pasadena in a beautiful home, on a very quiet street. However driving around Pasadena, I am reminded that not everyone gets this same privilege. I wish for that, and so am joining in support of this proposal in hopes it will make some change.

I can imagine these kinds of proposals are very complicated. I also know that with every proposal there are political negotiations one has to make. I fear that unless these aspects and particularities are given attention, the zoning amendment will pass but be impractical to carry out. Pasadena needs more affordable housing. And this proposal has the potential to respond to this need. Please consider the letter from Making Housing and Community Happen (MHCH) which addresses the factors that need addressing in order for this proposal to be adequate.

Thank you,
Glory

Rev. Glory Neail Bautista, BCC | she/her/hers ([What's this?](#))

ACPE Certified Educator
Methodist Hospital of Southern California
300 W. Huntington Drive
Arcadia, CA 91007

(o)

The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

05/23/2022
Item 18

McMillan, Acquanette (Netta)

From: Angel Cheng
Sent: Thursday, May 19, 2022 8:53 PM
To: PublicComment-AutoResponse
Subject: Rezone religious land for affordable housing

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Dear Mayor and City Council,

I am one of the pastors at First Baptist Church of Pasadena, and I support the proposal to rezone religious land in Pasadena for affordable housing.

There are ways that this zoning amendment can be written that will assure that it will work and actually produce affordable housing, and there are ways that it can be written that will assure that it will not work. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not allow enough density at each site, then projects won't be financially feasible, and the zoning amendment will be virtually useless.

There are other factors, such as the process of approval for each project, that will have bearing on whether the zoning amendment will work or not.

Making Housing and Community Happen (MHCH) has addressed these factors in their letter, so I recommend that the council seriously consider what MHCH has proposed.

We desperately need more affordable housing in Pasadena. Please pass a zoning amendment that works to create more affordable housing.

Thank you.

Best regards,
Angel Cheng

05/23/2022
Item 18

McMillan, Acquanette (Netta)

From: Bert Newton
Sent: Thursday, May 19, 2022 9:58 PM
To: PublicComment-AutoResponse
Cc: Jill Shook; Mario Morales
Subject: Item #18
Attachments: New Guiding Light Letters for City Council 2022.pdf

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Dear Mark Jomsky,

Please find attached 15 letters signed by members of New Guiding Light Missionary Baptist Church in support of rezoning religious land for affordable housing.

--

Rev. Bert Newton
Making Housing and Community Happen

05/23/2022
Item 18

Date: 3/2/2022

Dear City Council,

I ask for your support of proposal to rezone congregational/institutional land for affordable housing. I am writing in support of this innovative and much needed zone change because it will benefit the whole city. We desperately need more affordable housing in our community because it has become gentrified, and our friends are being displaced, some moving to other states.

Churches would like to be part of the solution to this problem. Several churches in Pasadena would like to have affordable housing built on their property but cannot do so because of current zoning. That's why we need this zoning changed as soon as possible!

When affordable housing is built in Pasadena, preference is given to those who live or work here, or who have been displaced because of soaring housing costs. That helps alleviate displacement and keeps our city diverse and vibrant

Today I urge you to listen to the voice of the people in our community who are clamoring for affordable housing.

Sincerely,

Name: Raymond GALBRAITH

Contact info: (714) 791-1111

Church affiliation

New Binding Light

Date: March 7, 2022

Dear City Council,

I ask for your support of proposal to rezone congregational/institutional land for affordable housing. I am writing in support of this innovative and much needed zone change because it will benefit the whole city. We desperately need more affordable housing in our community because it has become gentrified, and our friends are being displaced, some moving to other states.

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Sincerely,

Name: CHANDRA BALWANTH

Contact info: (626) 795-1111

Church affiliation:

New Building Light

Date: May 8, 2022

Dear City Council,

I ask for your support of proposal to rezone congregational/institutional land for affordable housing. I am writing in support of this innovative and much needed zone change because it will benefit the whole city. We desperately need more affordable housing in our community because it has become gentrified, and our friends are being displaced, some moving to other states.

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Sincerely,

Name: Martine Stewart

Contact info: _____

Church affiliation: New Guiding Light M.B.C.

Date: 5/08/22

Dear City Council,

I ask for your support of proposal to rezone congregational/institutional land for affordable housing. I am writing in support of this innovative and much needed zone change because it will benefit the whole city. We desperately need more affordable housing in our community because it has become gentrified, and our friends are being displaced, some moving to other states.

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Sincerely,

Name: DIANE LEE

Contact info: _____

Church affiliation:

New Gouding Light

Date: 5/8/22

Dear City Council,

I ask for your support of proposal to rezone congregational/institutional land for affordable housing. I am writing in support of this innovative and much needed zone change because it will benefit the whole city. We desperately need more affordable housing in our community because it has become gentrified, and our friends are being displaced, some moving to other states.

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Sincerely,

Name: Patricia B Simms

Contact Info:

Church affiliation:

New Guiding Light
Missionary Baptist Church

Date: 5/8/22

Dear City Council,

I ask for your support of proposal to rezone congregational/institutional land for affordable housing. I am writing in support of this innovative and much needed zone change because it will benefit the whole city. We desperately need more affordable housing in our community because it has become gentrified, and our friends are being displaced, some moving to other states.

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Sincerely,

Name: Nyira Simms

Contact info: _____

Church affiliation:

New Guiding Light
Missionary Baptist Church

Date: 5/12/22

Dear City Council,

I ask for your support of proposal to rezone congregational/institutional land for affordable housing. I am writing in support of this innovative and much needed zone change because it will benefit the whole city. We desperately need more affordable housing in our community because it has become gentrified, and our friends are being displaced, some moving to other states.

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Sincerely,

Name: Betty Black

Contact info: _____

Church affiliation:

West Glendale Light

Date: 3 8 22

Dear City Council,

I ask for your support of proposal to rezone congregational/institutional land for affordable housing. I am writing in support of this innovative and much needed zone change because it will benefit the whole city. We desperately need more affordable housing in our community because it has become gentrified, and our friends are being displaced, some moving to other states.

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Sincerely,

Name: Shavawn Geraldine Cox

Contact info: _____

Church affiliation

Abundant Harvest Lift

Date: 5-8-22

Dear City Council,

I ask for your support of proposal to rezone congregational/institutional land for affordable housing. I am writing in support of this innovative and much needed zone change because it will benefit the whole city. We desperately need more affordable housing in our community because it has become gentrified, and our friends are being displaced, some moving to other states.

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Sincerely,

Name: Leslie Nichols

Contact info: _____

Church affiliation:

New Guiding Light Missionary
Baptist Church

Date: 5/8/2022

Dear City Council,

I ask for your support of proposal to rezone congregational/institutional land for affordable housing. I am writing in support of this innovative and much needed zone change because it will benefit the whole city. We desperately need more affordable housing in our community because it has become gentrified, and our friends are being displaced, some moving to other states.

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Sincerely,

Name: Sherry Wilson

Contact info: (951) 253-1111

Church affiliation:

New Garden City

Date: June 2022

Dear City Council,

I ask for your support of proposal to rezone congregational/institutional land for affordable housing. I am writing in support of this innovative and much needed zone change because it will benefit the whole city. We desperately need more affordable housing in our community because it has become gentrified, and our friends are being displaced, some moving to other states.

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Sincerely,

Name: Sandra Lester

Contact info: _____

Church affiliation:

New Gathering Light Missionary Baptist Church

Date: 5/8/2022

Dear City Council,

I ask for your support of proposal to rezone congregational/institutional land for affordable housing. I am writing in support of this innovative and much needed zone change because it will benefit the whole city. We desperately need more affordable housing in our community because it has become gentrified, and our friends are being displaced, some moving to other states.

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Sincerely,

Name: Regina Jones

Contact info: _____

Church affiliation:

New Guiding Light M.B.C.

Date: 5-8-22

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Sincerely,

Name: Statia Williams

Contact info: _____

Church affiliation:

New Century Light Baptist

Date: 5-8-22

Dear City Council,

I ask for your support of proposal to rezone congregational/institutional land for affordable housing. I am writing in support of this innovative and much needed zone change because it will benefit the whole city. We desperately need more affordable housing in our community because it has become gentrified, and our friends are being displaced, some moving to other states.

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Sincerely,

Name: Wanda Burdy

Contact info: _____

Church affiliation

ALG.L. Baptist

Date: 04-08-2022

Dear City Council,

I ask for your support of proposal to rezone congregational/institutional land for affordable housing. I am writing in support of this innovative and much needed zone change because it will benefit the whole city. We desperately need more affordable housing in our community because it has become gentrified, and our friends are being displaced, some moving to other states.

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Today I urge you to listen to the voice of the people in our community who are clamoring for affordable housing.

Sincerely,

Name: Michelle Ando

Contact info: _____

Church affiliation:

NGC Participant

McMillan, Acquanette (Netta)

From: Gretchen
Sent: Thursday, May 19, 2022 10:31 PM
To: PublicComment-AutoResponse
Subject: Rezone religious land for affordable housing

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Dear Mayor and City Council

I attend First Baptist Church of Pasadena, and I support the proposal to rezone religious land in Pasadena for affordable housing.

There are ways that this zoning amendment can be written that will assure that it will work and actually produce affordable housing, and there are ways that it can be written that will assure that it will not work. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not allow enough density at each site, then projects won't be financially feasible, and the zoning amendment will be virtually useless.

There are other factors, such as the process of approval for each project, that will have bearing on whether the zoning amendment will work or not.

Making Housing and Community Happen (MHCH) has addressed these factors in their letter, so I recommend that the council seriously consider what MHCH has proposed.

We desperately need more affordable housing in Pasadena. Please pass a zoning amendment that works to create more affordable housing.

Thank you.

Gretchen

Sent from my iPhone

05/23/2022
Item 18

McMillan, Acquanette (Netta)

From: Rene J. Scheys
Sent: Friday, May 20, 2022 6:18 AM
To: PublicComment-AutoResponse
Subject: Rezone religious land for affordable housing

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Dear Mayor and City Council,

I am a resident of Pasadena, I attend First Baptist Church of Pasadena, and I support the proposal to rezone religious land in Pasadena for affordable housing. There are ways that this zoning amendment can be written that will assure that it will work and actually produce affordable housing, and there are ways that it can be written that will assure that it will not work. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not allow enough density at each site, then projects won't be financially feasible, and the zoning amendment will be virtually useless. There are other factors, such as the process of approval for each project, that will have bearing on whether the zoning amendment will work or not. Making Housing and Community Happen (MHCH) has addressed these factors in their letter, so I recommend that the council seriously consider what MHCH has proposed. We desperately need more affordable housing in Pasadena. Please pass a zoning amendment that works to create more affordable housing.

Thank you.

Rene Scheys

05/23/2022
Item 18

McMillan, Acquanette (Netta)

From: Iris and Jason Chen
Sent: Friday, May 20, 2022 10:01 AM
To: PublicComment-AutoResponse
Subject: Rezone religious land for affordable housing

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Dear Mayor and City Council,

I attend First Baptist Church of Pasadena, and I support the proposal to rezone religious land in Pasadena for affordable housing. As a resident of this community, I see the need to care for all our members, particularly the houseless. We desperately need more affordable housing in our city.

There are ways that this zoning amendment can be written that will assure that it will work and actually produce affordable housing, and there are ways that it can be written that will assure that it will not work. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not allow enough density at each site, then projects won't be financially feasible, and the zoning amendment will be virtually useless. There are other factors, such as the process of approval for each project, that will have bearing on whether the zoning amendment will work or not. Making Housing and Community Happen (MHCH) has addressed these factors in their letter, so I recommend that the council seriously consider what MHCH has proposed.

We need more creative solutions and action to support the most vulnerable in our community. Please pass a zoning amendment that works to create more affordable housing. Thank you.

Sincerely,
Iris Chen

05/23/2022
Item 18

McMillan, Acquanette (Netta)

From: Jochen Strack
Sent: Friday, May 20, 2022 10:13 AM
To: PublicComment-AutoResponse
Subject: Supporting affordable housing on church land

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Honorable members of Pasadena City Council,

Thank you very much to the Mayor for setting up a housing task force, and to my district representative John Kennedy for his strong support for affordable housing for many years.

I would kindly like to ask the City Council to allow more affordable housing on church land. I am a nurse and given the housing prices now I can no longer afford to buy a home in Pasadena. Therefore I continue to rent but the rents here are driving many people like myself out.

I worked with homeless people and people below the poverty level in Pasadena as a nurse practitioner. I have witnessed the great importance of stable housing on people's lives and contribution to our city.

Thank you for your kind considerations!

Sincerely,

Jochen Strack

Pasadena

05/23/2022
Item 18

McMillan, Acquanette (Netta)

From: Erica Romero
Sent: Friday, May 20, 2022 1:23 PM
To: PublicComment-AutoResponse
Subject: Rezone Religious Land for Affordable Housing

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Dear Mayor and City Council,

I support the proposal to rezone religious land in Pasadena for affordable housing.

I attend Church in Pasadena and with so much need for affordable housing, it only makes sense for churches such as ours to be able to share that land and space wisely.

There are ways that this zoning amendment can be written that will assure that it will work and actually produce affordable housing, and there are ways that it can be written that will assure that it will not work. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not allow enough density at each site, then projects won't be financially feasible, and the zoning amendment will be virtually useless.

There are other factors, such as the process of approval for each project, that will have bearing on whether the zoning amendment will work or not.

Making Housing and Community Happen (MHCH) has addressed these factors in their letter, so I recommend that the council seriously consider what MHCH has proposed.

We desperately need more affordable housing in Pasadena. Please pass a zoning amendment that works to create more affordable housing.

This is a vitally important step, and Pasadena can be a leader in designing creative solutions to housing challenges; thereby providing for the needs of many families currently unhoused or who could end up in homelessness very soon.

Please take this consideration very seriously.

Many vulnerable people are depending on your thoughtful deliberation and bold votes.

Sincerely,

Erica Romero

--

=====

Erica Romero
Spiritual Director

05/23/2022
Item 18

Matthew 25/Mateo 25 So Cal, Board Member

Standing with and Defending the Vulnerable in the name of Jesus

McMillan, Acquanette (Netta)

From: Jason Ellis
Sent: Friday, May 20, 2022 2:21 PM
To: PublicComment-AutoResponse
Subject: Rezone religious land for affordable housing

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Dear Mayor and City Council

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Making Housing and Community Happen (MHCH) has addressed these factors in their letter, so I recommend that the council seriously consider what MHCH has proposed.

We desperately need more affordable housing in Pasadena. Please pass a zoning amendment that works to create more affordable housing.

Thank you!! I appreciate you taking the time to read this.

Jason Ellis

McMillan, Acquanette (Netta)

From: Eloise Kaeck
Sent: Saturday, May 21, 2022 7:01 AM
To: PublicComment-AutoResponse
Subject: religious land rezoning

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Please support the initiative to have unused land owned by religious institutions to be repurposed for affordable housing. Church membership continues its decline; and congregations are left with large buildings and 30 old people to carry on. This is a major opportunity to allow religious institutions to do housing ministry for families and seniors unable to afford the high rents now. I helped with Pasadena's homeless count two years ago and my heart goes out to women younger than me who are vulnerable to assault and bad weather and hunger. They are normal people sleeping in cars and everywhere. Expedite the permitting process too! My ADU took inordinate time with bureaucratic inefficiency.

Thank you for your concern for affordable housing.

eloise kaeck
Summit Avenue, Dist 3

McMillan, Acquanette (Netta)

From: Allie Schreiner
Sent: Saturday, May 21, 2022 10:54 AM
To: PublicComment-AutoResponse
Subject: Rezone religious land for affordable housing!

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Dear Mayor and City Council,

My name is Allison Schreiner.

I have lived, worked in and around the Pasadena area for the past 25 years. In that time I have seen housing/rent prices soar and it become increasingly more difficult for middle class/working families to afford to live in this great city and participate/contribute to all it has to offer.

I support the proposal to rezone religious land in Pasadena for affordable housing.

There are ways that this zoning amendment can be written that will assure that it will work and actually produce affordable housing, and there are ways that it can be written that will assure that it will not work. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not allow enough density at each site, then projects won't be financially feasible, and the zoning amendment will be virtually useless.

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We desperately need more affordable housing in Pasadena. Please pass a zoning amendment that works to create more affordable housing! It is essential for residents of this great community. Let's make it accessible to more citizens, families across the economic spectrum!

Thank you.
Allison Schreiner

McMillan, Acquanette (Netta)

From: stephen talbert
Sent: Saturday, May 21, 2022 11:06 AM
To: PublicComment-AutoResponse
Subject: Rezone Religious Land for Affordable Housing

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Dear Mayor and City Council:

I support the proposal to rezone religious land in Pasadena for affordable housing.

There are ways that this zoning amendment can be written that will assure that it will work and actually produce affordable housing, and there are ways that it can be written that will assure that it will not work. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not allow enough density at each site, then projects won't be financially feasible, and the zoning amendment will be virtually useless.

There are other factors, such as the process of approval for each project, that will have bearing on whether the zoning amendment will work or not.

Making Housing and Community Happen (MHCH) has addressed these factors in their letter, so I recommend that the council seriously consider what MHCH has proposed.

We desperately need more affordable housing in Pasadena. Please pass a zoning amendment that works to create more affordable housing.

Thank you.

Susan Talbert

Pasadena, CA

Sent from my iPhone

05/23/2022
Item 18

McMillan, Acquanette (Netta)

From:
Sent: Sunday, May 22, 2022 1:37 PM
To: PublicComment-AutoResponse
Subject: rezone religious land for affordable housing

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Dear Mayor and City Council:

I attend Pasadena Foursquare Church and own a condo in Pasadena with my husband.

Due to our daughter and her family not being able to find affordable housing in Pasadena and what I have seen in our own condo complex, I support the proposal to rezone religious land in Pasadena for affordable housing.

Since being on the HOA Board of my condo complex, I have noticed a consistent overturn of rental residents. This begins when an owner who cannot afford to stay in their unit, sells it cheaply to a person who flips the unit for more money who then rents it out at an outrageous price. Due to this, people who cannot afford to stay move out and there becomes a revolving door. As a result, the absence of these families with small and elementary aged children causes the City of Pasadena and Pasadena Schools to suffer.

We have also had homeless people relieve themselves in the bushes around our property. As a result, some owners sold their units and moved because they did not feel safe when they went out for walks.

I believe affordable housing on church land can be one way to solve the problem so families can find homes to raise their children and invest themselves into Pasadena and the schools.

Thank you for your attention to this matter!

Lori Holloway

McMillan, Acquanette (Netta)

From: Chase Stafford
Sent: Sunday, May 22, 2022 2:47 PM
To: PublicComment-AutoResponse
Subject: Rezone religious land for affordable land

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Dear Mayor Gordo and City Council,

I support the proposal to rezone land in Pasadena for affordable housing.

I am a Pasadena homeowner and a member of Pasadena Foursquare Church. I want to see more affordable housing built because I care about my neighbors who are homeless and those who can no longer afford to live here. I also care because I want my kids to be able to afford to live here, whether or not they have high paying jobs.

I urge you to ensure the zoning amendment is written in a way that will assure affordable housing gets built at a significant scale. The need for more affordable housing is great and this is a valuable opportunity for Pasadena to walk the talk and lead on affordable housing.

Thank you for your public service to all Pasadena residents.

Chase Stafford

McMillan, Acquanette (Netta)

From: Jonah Kanner
Sent: Sunday, May 22, 2022 4:08 PM
To: PublicComment-AutoResponse
Subject: Please support affordable housing on congregational land

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Dear Mayor and City Council members,

Thank you for considering the proposal to rezone congregational land for affordable housing. I am writing in support of this innovative and much needed zone change.

I am writing as a person who works, volunteers, and prays in Pasadena, and who rides my bike on Pasadena streets seven days a week. Spending even a little time in Pasadena makes it immediately clear that we have a crisis of people experiencing homelessness. Recently, my 10-year-old son and I were unable to load our bikes at the Allen Street metro station because a person was asleep in the elevator. How do I explain to my son that some people have to sleep in elevators, because we don't give them any other options? Clearly, we need to be providing better support for struggling people in our city.

I know this issue is also important to all members of the city council. Thank you for the work you have already done to support more affordable housing in Pasadena, including creating affordable housing at Heritage Square.

I support rezoning congregational land because churches and temples are ideal sites for affordable housing. There are many congregations already involved in helping homeless and low-income individuals with food, clothing, and other services. These supporting environments are essential if we want to both help folks get into housing, and access the support and services they need to thrive. Please, let's give congregations a chance to provide our community with much needed affordable housing so we can continue to see our homeless count drop.

I urge you to adopt a zoning policy that will work to allow congregations to have affordable housing built on their underutilized land. The staff recommends zone changes only for commercial and public/semi-public zones, which excludes most congregations in our city. Please make sure that you pass an ordinance that works for tax credit funded projects.

Thank you for the work you are doing for our city.

Sincerely,

Jonah Kanner

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McMillan, Acquanette (Netta)

From: Jill Shook
Sent: Sunday, May 22, 2022 7:11 PM
To: PublicComment-AutoResponse; Madison, Steve; Felicia Williams
Andy Wilson (andy@wilsonforcitycouncil.com); Masuda, Gene; Kennedy, John J.; Hampton for Pasadena Board of Education Tyron Hampton
Gordo, Victor; Reyes, David
Cc: Anthony Manousos; Bert Newton; Burns Philip; Maxwell Ogden
Subject: re: To our city Council Members, analysis of the staff's religious land zoning proposal, please review and provide feedback, Thank you! Jill Shook for MHCH

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Dear Mayor Gordo and City Councilmembers,

Vice Mayor Andy Wilson requested that we provide some hard data regarding the difference between what the Housing Department proposes, and what we propose, regarding rezoning religious land (Item #18 on the agenda). Please note that our proposal simply increases the units per acre from 32 to 36 and asks that the development standards for projects in commercial and PS zones be no more restrictive than those of an RM32 zone.

Phil Burns (principal of the Aroyo Group), Blair Miller (city planner for the City of LA) and Max Ogden (Cal Tech) identified all the churches in commercial and PS zones that could have 50-unit projects on their property—the minimum size for a project to be competitive and obtain tax credit and other funding. Their analysis considers both zoning capacity and actual available space to build. “Space to build” was calculated as parking lots + any older, non-historic, non-sanctuary buildings.

Please note that only a few of these churches have indicated interest in having affordable housing built on their property. This analysis just indicates the *potential* for development if they are interested in providing affordable housing. Here’s the bottom line:

- **The current staff recommendation of 32 du/ac with development standards based on adjacent zone would allow only 3 additional churches to have affordable housing built on their property.** None of these churches have indicated interest in having affordable housing on their property.
- **Our recommendations (36 du/ac and development standards for RM32 zones) would add 7 more potential sites.** Several of these churches have indicated interest in having affordable housing built on their property.

We're especially concerned that New Life Holiness, an African American church on N. Fair Oaks, be included in this zoning amendment since they have been ready to move forward with a project since early 2020. Their project would be around 50 units--the minimum to be competitive for tax credit and other funding. It has been suggested that this church could ask for a variance or CUP, but, in reality, **neither the variance nor the CUP would be able to increase the number of units, a variance can only tweak the development standards not the density.** Additionally, the affordable housing

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development community has already indicated to us that they are not willing to take on the cost and the risk of a discretionary approval in Pasadena for such a relatively small project. So, the only way for this church to be able to have affordable housing on their property would be to increase the units per acre to 36.

ANALYSIS OF RELIGIOUS SITES IN COMMERCIAL AND PS ZONES THAT COULD BE DEVELOPED FOR AFFORDABLE HOUSING

These are congregations that have capacity for 50 units, including maximum density bonus:

Existing Zoning & Space to Build (without zoning amendment) – 6 (only two of these have expressed any interest)

St. Andrew's (Parking address: 140 Chestnut St.)
Scottish Rite Cathedral (150 N. Madison Ave.)
Christian Science Church (80 S. Oakland Ave.)
First Baptist (Parking address: 150 E. Holly St.)
All Saints Parking (Parking address: 200 N. Euclid St.)
Knox Presbyterian (225 S. Hill Ave.)

Added by Staff Proposal - 3: (only one has expressed interest)

Lake Ave Church (434 Maple Way)
Church of Latter Day Saints (770 N. Sierra Madre Villa Ave.)
Hill Av Grace Lutheran (73 N. Hill Ave.)

Added by adjusting the development standards to RM-32 adjacent to low-density zones - 4:
(only one has expressed interest)

First Lutheran Church (808 N. Los Robles Ave.)
St. Philip (151 S. Hill Ave.)
Pasadena First Church of the Nazarene (3700 E. Sierra Madre Blvd.)
Mission Gathering (789 N. Altadena Dr.)

Added by adjusting the density from 32 to 36 du/ac with development standards that come with 32 du/ac zoning. (Note: all will require reasonable affordable housing concessions to address development standard limitations) - 3: (only one of these has expressed interest)

New Life Holiness Church (2005 N. Fair Oaks Ave.)
Bridge Church (400 W. Claremont St.)
Living Waters Church (835 Hastings Ranch Dr.)

If you support a staff proposal that amends the staff's proposal to 36 du/a with the development standards for 32 du/a there would be only about 5 churches served by of the ten that have expressed interest. This is a great start. There are some other congregations which also have a theoretical zoning capacity over 50 units, but they are very limited on space as defined above, so it's doubtful that they could reach 50, even with affordable housing concession permits.

As you can see, our proposal is extremely modest but it could potentially produce several hundred units of affordable housing without encroaching on single family neighborhoods. It would bring millions of dollars of investment in addition to the investment of local materials, local job and local contracts due to Pasadena's 20/20/20 rule. It would also help us meet our RHNA numbers. But most importantly, it will address an urgent need for more high quality affordable housing in our city. If this experiment works, it could be expanded to include institutional land or tweaked to include more congregations.

We hope and pray that you will be favorable to making the needed adjustments to the staff proposal. Please send it back to the Planning with the Housing Department to work together on an adjusted proposal that will serve to provide affordable housing for our city.

Please let us know if you have any questions. Thank you!!

Anthony Manousos and Jill Shook for Making Housing and Community Happen

www.makinghousinghappen.org

McMillan, Acquanette (Netta)

From: Tim Wendler
Sent: Sunday, May 22, 2022 7:22 PM
To: PublicComment-AutoResponse
Subject: Item 18 - RELIGIOUS FACILITIES WITH AFFORDABLE HOUSING

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Mayor Gordo and Members of the City Council:

Thank you for your active support of housing including the Mayor's Housing Task Force and your support of projects like Heritage Square South and the Civic Center. As a Planning Commissioner representing District 5, I have followed the development of the proposed zoning code amendment to allow more flexibility for religious institutions to develop additional affordable housing for our community. I support the staff recommendation and encourage you to do so as well:

- We need more housing especially affordable housing – our community is telling us that, and we should listen.
- We need to be careful, then, when we do have proposals that do improve housing supply, we should seek to embrace them, not try to find reasons not to support them.
- We have been discussing this as a community for quite a while, and I think we have taken too long, so let's accomplish something now. There may be opportunities to expand this down the road to include other community institutions, but let's not delay this improvement to, for instance, debate definitions of institutions for another six months or longer.
- Staff has done a great job of consolidating all the input and finding a good approach and I support the staff recommendation.

Thank you for your consideration of this important measure.

-Tim Wendler

Pasadena, CA 91104

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McMillan, Acquanette (Netta)

From: Bert Newton
Sent: Sunday, May 22, 2022 8:11 PM
To: PublicComment-AutoResponse
Cc: Kennedy, John J.; Jill Shook; Anthony Manousos
Subject: Rezone Religious Land for Affordable Housing, Item 18

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Dear Mayor and City Council,

I'm writing to support rezoning religious land in Pasadena for affordable housing in a way that will actually produce much needed affordable housing units.

There are only 6 church sites in the city that currently have the zoning that makes an affordable housing project pencil out, and most of those have not expressed any interest in having affordable housing built on their land.

The proposal coming out of the Planning Department will work for only 3 additional sites. The density that it proposes is too low and the development standards are too limiting.

The staff recommendation proposes a base density of 32 dwelling units per acre, using the development standards of "the least restrictive abutting zoning district," so, even though the site may be on a major thoroughfare, if it abuts single family zoning, it will be subject to the development standards of single family homes, which will, of course, kill those projects. The development standards need to be appropriate to the density.

The analysis by MHCH tell us that by adding just 4 more dwelling units per acre, for a minimum of 36 dwelling units per acre, and using more reasonable development standards, 7 churches would be added to the list of those where building affordable housing would be feasible.

This is a modest and very reasonable proposal.

The Planning staff should consult with the staff at the Housing Department on these matters.

All of this housing will fit into the surrounding neighborhood. It will go through design review. Think of how Marv's Place fits into the neighborhood. That is what we are talking about.

The proposal being made by MHCH is reasonable and modest. It will only apply to churches in Commercial and PS Zones, not to churches in the middle of neighborhoods.

The state policy of Affirmatively Furthering Fair Housing mandates cities to spread affordable housing evenly throughout their jurisdictions. Rezoning church land would be a step in that direction. If we are not going to take this step, then what steps are we going to take to do that? This one would be modest, if we can't do this one, then that signals that we aren't going to spread affordable housing evenly throughout Pasadena.

Please rezone religious land for affordable housing in a way that facilitates its spread throughout the city.

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Thank you,

--

Rev. Bert Newton

Making Housing and Community Happen



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CITY CLERK

BUNGALOW HEAVEN™ NEIGHBORHOOD ASSOCIATION

Mr. Victor Gordo, Mayor
Ms. Felicia Williams, City Council District 2
Ms. Jess Rivas, City Council District 5

May 22, 2022

Subject: Zoning Code Amendment for Religious Facilities with Affordable Housing

Dear Mayor and Council Members:

The Bungalow Heaven Neighborhood Association (BHNA) would like to go on record as supporting City initiatives that encourage the building of more affordable housing to address the current un-housed crisis in our state. While our association has a few concerns about the proposed zoning code amendment for religious facilities with affordable housing, we respect the City's intent to identify solutions to provide more affordable housing within our city.

We are also pleased to see that the amendment includes protection for Landmark Districts and Historic Neighborhoods in the final staff recommendation. We encourage the City Council to include these protections in the final amendment.

Thank you.

Sincerely,

Mark

Mark Munger
President, Bungalow Heaven Neighborhood Association

Honorable Mayor and Members of the City Council,

Pasadena needs more affordable housing. As a longtime advocate of housing as a human right, I have pushed for more affordable units citywide on underutilized land. However, I have serious concerns at this time about amending Pasadena's Zoning Code to create a new Land Use Category, "Religious Facility with Affordable Housing" ("the Amendment"), given the many issues raised, questionable purpose, inherent inequity as written, disregard for the entire community, and limited possibility to increase significantly housing affordability. Furthermore, in compliance with State law (CA Govt. Sec. 65030) and best professional planning practices, the Staff Report does not disclose or discuss the potentially vast unintended consequences. Thus, as a Planning Commissioner and Design Commissioner, I voted against recommending the Amendment for the following reasons:

- **The Amendment creates a new land use category--"Religious Facility with Affordable Housing"--that supersedes an existing use with 'By Right' zoning, setting a precarious precedent.** "By Right" development eliminates the underlying zoning, substitutes development standards for those that would apply, and precludes any form of public, Planning Commission, or City Council participation in the approval process (other than appeals to the Council of a Design Commission approval).
- **There is no draft ordinance to review and approve.** The ordinance will amend the Zoning Code. Staff reports are not used to regulate land use but Zoning Codes are. The exact language of the proposed ordinance for the Amendment, as members of the Planning Commission requested, should be provided to the public and the City Council before any actions are taken.
- **The Amendment essentially creates "mini-Planned Developments" (PDs), a *de facto* form of spot-zoning citywide.** Like the PD, the Amendment would erase base zoning designations; however, in this case a project would not be subject to contextual design considerations and discretionary review in any form. The eliminated discretionary reviews would include Pre-Development Review ("PPR") by the City Council (required for 50 units or more), Planning Commission recommendation and City Council approval (currently required for PDs), and (potentially) Zoning Hearing Officer review for any affordable housing concessions (currently required for all eligible projects). **This means church-housing developers would be given *carte blanche* to build projects as they see fit that might be out-of-scale and context with their surroundings, citywide with no oversight.** Given the number and location of churches, this 'one-size-fits-all' approach is consequential (see maps in Staff Report, Attachments E. and F.).
- **The Amendment erodes due process.** 'By right' undermines all public participation that has established the underlying zoning, including the 2015 General Plan Land Use Element Update and subsequent Specific Plan Updates now underway. This disregard for the public process and lack of governmental transparency further erodes the community's confidence and trust in the City Council and City staff. The City has spent approximately \$5 million in public funds on

consulting and outreach costs, and the community has volunteered countless hours towards those efforts. 'By Right' eliminates the right of the community to weigh in on development issues that concern them. **All developers, including affordable housing ones, should abide by the community's underlying zoning and standards and respect the public engagement process.**

- **If the Amendment is designed to help failing churches, then selling their surplus land at Fair Market Value, instead of doing ground leases, is more likely to ensure longer-term viability for religious institutions.** If church property is ground leased, religious institutions put their property at risk if the developer defaults on its financing. Have churches been provided a clear picture of the risks of ground leasing their land, which subsidizes development? While it benefits and protects the developer, the church's lease revenue for its land may be far less than if the church sold its property at Fair Market Value.
- **Furthermore, if the underlying purpose of the Amendment is to help failing churches become financially solvent by building housing, "By Right" zoning may constitute favoritism, a special privilege that is contrary to the constitutional guarantee of equal protection.** What makes a religious business any better suited as a landlord than any other one?
- **Extending the financial opportunity to all non-profits, especially those located in Public/Semi-Public zones, which currently prohibits housing would broaden the possibility of constructing more affordable housing citywide and do so in an equitable manner, a far better approach.**
- **Pasadena does not need any more market-rate housing.** If the purpose of the Amendment is genuinely to provide more affordable housing then, as the Planning Commission initially recommended, 100% of the units must be affordable. Staff has argued that 20% needs to be market rate to make the project 'pencil out' for developers. But no evidence has been presented in terms of development pro forma that has been analyzed by City staff.
- **If application of the State Density Bonus law results in additional housing units, would the additional units be market rate or affordable?**
- **The Amendment supersedes all previous entitlements for a site and is based on considering the 'least restrictive' adjacent use in applying development standards.** This means that all single-family residential districts—the 'most restrictive use'—adjacent to church properties are not considered or protected and might be severely impacted.
- **Pasadena households of all ethnicities and income levels own and maintain single-family homes and the City's largest land use zone in terms of area is single-family residential. The Amendment would allow upwards of 75 multi-family units next to a single-family house or duplex. There would be no limit if all units were affordable to very-low-income tenants and**

adjacent homeowners would have no recourse, except to appeal the physical design. Given the number and location of churches, this 'one-size-fits-all' approach is also consequential.

- The Amendment allows a density of 32-units per acre on any parcel regardless of size with a "By Right" 75-unit cap. Why were these amounts specified and why are they appropriate citywide?
- Exceeding the 75-unit cap requires only a Minor Conditional Use Permit (MCUP). The MCUP means that exceeding the cap would be approved at the City staff level with no public process, required noticing and community outreach. This would, again, by-pass the Planning Commission and other discretionary public review bodies.
- In preparing the Amendment, the City made no concerted effort to reach out and inform the public at large--especially potentially impacted neighborhoods--about the long-term impacts of an Amendment that severely limits their civil right to appeal.
- In preparing the Addendum to the General Plan EIR, about nine (9) properties were identified where housing is not now allowed that would benefit from the Amendment, which Staff refused to disclose by address (See Attachment F.). Because noticing of the CEQA document is not required by statute, neither the public at large nor the surrounding property owners of the identified sites were ever notified of potential impacts, which also includes negative impacts on their property values.
- Findings of Approval for the Amendment cannot be made as it is not in compliance with State law or the City's General Plan. CA Government Code Sections 65030 and 65033 require public participation at every level of the planning process. In particular, Section 65030 states:

The Legislature recognizes the importance of public participation at every level of the planning process. It is therefore the policy of the state and the intent of the Legislature that each state, regional, and local agency concerned in the planning process involve the public through public hearings, informative meetings, publicity and other means available to them, and that at such hearings and other public forums, the public be afforded the opportunity to respond to clearly defined alternative objectives, policies, and action.

- Importantly, Guiding Principle #7 of Pasadena's General Plan also states: "Community participation will be a permanent part of achieving a greater city." At no time has the public at large been adequately notified or given the opportunity to review viable alternatives or the proposed language of the Amendment. The majority of input has come from a small number of proponents led by affordable housing developers and several churches.
- The Amendment does not require units to remain affordable should the property be sold and no longer under religious facility control. Affordable housing covenants should be recorded and run with the land, not the financing.

- **The Amendment is silent on how providing housing on church-owned land will be non-discriminatory if in conflict with religious beliefs.** Under the US Constitution, the First Amendment states that “...Congress shall make no law respecting an establishment of religion, or prohibiting the free exercise thereof.” **This may permit churches to discriminate against such groups as the LGBTQ community and people of color or other faiths.**
- **The definition of ‘religious facility’ in the City’s Zoning Code is broad and vague, which the Amendment does not address.** The Planning Commission recommended more clarity, such as in order to benefit, a ‘religious facility’ must have operated as such and owned the subject site a minimum of five (5) years prior to applying for permits and provide proof of non-profit status. Otherwise, any developer could claim to be a ‘religious facility’ and build a “mini-PD” anywhere. **Does it have to stay a church for another 5 years post development?**
- **Under CA Senate Bill 9, landmark and historic districts are excluded from residential development beyond the base zoning. However, the Amendment does not similarly exclude church-owned sites within those districts nor does it protect historic or historic-eligible church buildings per the Sec. of Interior’s standards, consistent with the City’s Historic Preservation Ordinance.**

In conclusion, most of Pasadena’s religious-owned property is zoned for housing but little has been built (see the Attachment F. map). No members of the clergy have spoken at Planning Commission or Housing Task Force meetings about the proposed Amendment to allow their congregation to build affordable housing on their surplus property. At the April 27, 2022, Planning Commission meeting, Staff confirmed that only one (1) religious facility, New Life Holiness Church, has approached the City to date to build housing where the zoning precludes it; however, this church has not applied for a zone change. **The proposed Amendment appears to be driven more by developers who stand to profit from these housing developments than by churches.**

I urge you to continue the Amendment until these and other community issues raised are resolved.

Sincerely,



Julianna Delgado, MArch, PhD, FAICP

Planning Commissioner, City of Pasadena
 Design Commissioner, City of Pasadena
 Member, Mayor’s Housing Task Force
 President, Southern California Planning Congress
 Professor Emerita, Dept. of Urban and Regional Planning
 California State Polytechnic University, Pomona

McMillan, Acquanette (Netta)

From: Richard Richardson
Sent: Monday, May 23, 2022 8:02 AM
To: PublicComment-AutoResponse
Subject: Re: Affordable housing

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Dear Mayor and City Council members,

Thank you for considering the proposal to rezone congregational land for affordable housing. I am writing in support of this innovative and much needed zone change.

I and my family have lived in Pasadena almost 20 years. During that time, we have lived in affordable housing. We would not been able to live in Pasadena without it. Where we live is associated with the Pasadena Foursquare Church. It is helped to provide a good community of neighbors to raise my daughter with.

I am grateful for the city giving consideration to help address the need for affordable housing. It's a great need especially for families living in the community.

I urge you to adopt a zoning policy that will work to allow congregations to have affordable housing built on their underutilized land. The staff recommends zone changes only for commercial and public/semi-public zones, which excludes most congregations in our city. Please make sure that you pass an ordinance that works by increasing the number of units per acre from 32 to 36, only four additional units.

The need for affordable housing is "desperate," as Mayor Gordo has said. Soaring housing costs are driving low-income residents, especially people of color, out of our city. Even middle-class people can't afford Pasadena's high rents or median home price, which is now over one million dollars. Allowing congregations to address this crisis is in keeping with the city's mission: *"All Pasadena residents have an equal right to live in decent, safe and affordable housing in a suitable living environment for the long-term well-being and stability of themselves, their families, their neighborhoods, and their community."* Allowing congregations to have affordable housing built on their underutilized land will help the city meet its state-mandated goal of 6,000 units of affordable housing in the next eight

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years.

Thank you for your consideration,

Richard Richardson

McMillan, Acquanette (Netta)

From: Jennifer C. Duval
Sent: Thursday, May 19, 2022 8:39 PM
To: PublicComment-AutoResponse
Subject: Affordable Housing Pasadena

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Dear Mayor and City Council

My name is Jennifer C Duval Jackson. I attend First AME Pasadena.

I support the proposal to rezone religious land in Pasadena for affordable housing.

There are ways that this zoning amendment can be written that will assure that it will work and actually produce affordable housing, and there are ways that it can be written that will assure that it will not work. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not allow enough density at each site, then projects won't be financially feasible, and the zoning amendment will be virtually useless.

There are other factors, such as the process of approval for each project, that will have bearing on whether the zoning amendment will work or not.

Making Housing and Community Happen (MHCH) has addressed these factors in their letter, so I recommend that the council seriously consider what MHCH has proposed.

We desperately need more affordable housing in Pasadena. Please pass a zoning amendment that works to create more affordable housing.

Thank you.
Jennifer C. Duval Jackson

McMillan, Acquanette (Netta)

From: Leslie Cheng
Sent: Friday, May 20, 2022 10:30 AM
To: PublicComment-AutoResponse
Subject: Rezone religious land for affordable housing

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Dear Mayor and City Council,

I am one of the pastors at First Baptist Church of Pasadena, and I support the proposal to rezone religious land in Pasadena for affordable housing.

There are ways that this zoning amendment can be written that will assure that it will work and actually produce affordable housing, and there are ways that it can be written that will assure that it will not work. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not allow enough density at each site, then projects won't be financially feasible, and the zoning amendment will be virtually useless.

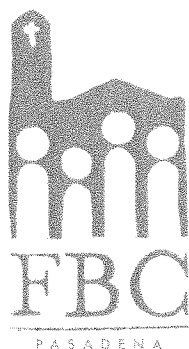
There are other factors, such as the process of approval for each project, that will have bearing on whether the zoning amendment will work or not.

Making Housing and Community Happen (MHCH) has addressed these factors in their letter, so I recommend that the council seriously consider what MHCH has proposed.

We desperately need more affordable housing in Pasadena. Please pass a zoning amendment that works to create more affordable housing.

Thank you for your consideration,

Leslie Cheng
First Baptist Church Pasadena | Worship Pastor



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May 20, 2022

Pasadena City Council
City of Pasadena
100 North Garfield Avenue
Pasadena, California 91101

Re: Religious Facilities with Affordable Housing

Dear Honorable Mayor and Members of the City Council,

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.

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 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.

Additionally, 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.

Finally but most importantly, we are supportive of applying the Secretary of the Interior's Standards for projects adjacent to designated or eligible historic resources. This will ensure compatibility with the existing church as well as the adjacent neighborhoods.

Sincerely,

Susan N. Mossman
Executive Director

Andrew Salimian
Preservation Director

05/23/2022
Item 18

PRESERVATION | ADVOCACY | EDUCATION

McMillan, Acquanette (Netta)

From: Nori Ochi
Sent: Saturday, May 21, 2022 8:57 PM
To: PublicComment-AutoResponse
Subject: Rezone religious land for affordable housing

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Dear Mayor and City Council

I am a member of First Baptist Church of Pasadena, and I support the proposal to rezone religious land in Pasadena for affordable housing.

There are ways that this zoning amendment can be written that will assure that it will work and actually produce affordable housing, and there are ways that it can be written that will assure that it will not work. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not allow enough density at each site, then projects won't be financially feasible, and the zoning amendment will be virtually useless.

There are other factors, such as the process of approval for each project, that will have bearing on whether the zoning amendment will work or not.

Making Housing and Community Happen (MHCH) has addressed these factors in their letter, so I recommend that the council seriously consider what MHCH has proposed.

We desperately need more affordable housing in Pasadena. Please pass a zoning amendment that works to create more affordable housing.

Thank you.

Nori Ochi

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McMillan, Acquanette (Netta)

From: eunice kim
Sent: Saturday, May 21, 2022 9:14 PM
To: PublicComment-AutoResponse
Subject: rezone religious land for affordable housing

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Dear Mayor and City Council

I support the proposal to rezone religious land in Pasadena for affordable housing.

There are ways that this zoning amendment can be written that will assure that it will work and actually produce affordable housing, and there are ways that it can be written that will assure that it will not work. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not allow enough density at each site, then projects won't be financially feasible, and the zoning amendment will be virtually useless.

There are other factors, such as the process of approval for each project, that will have bearing on whether the zoning amendment will work or not.

Making Housing and Community Happen (MHCH) has addressed these factors in their letter, so I recommend that the council seriously consider what MHCH has proposed.

We desperately need more affordable housing in Pasadena. Please pass a zoning amendment that works to create more affordable housing.

Thank you.

Eunice Kim

McMillan, Acquanette (Netta)

From: K1RAGAMI
Sent: Sunday, May 22, 2022 11:09 AM
To: PublicComment-AutoResponse
Subject: Rezone Religious Land for affordable housing

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To whom it may concern,

My name is Gabriel Spagnulo.

I attend church in Pasadena. I live in the Neighboring city of Alhambra. Particularly we live in Alhambra as it is one of the only affordable areas to rent in Los Angeles County. My roommate and I are still in debt over \$15,000 in unpaid rent and \$7, 000 in unpaid utilities from our last rental.

This is all coming from parts of LA which are considered to be much more affordable than Pasadena & still there is a major crisis and discrepancy in average household income & rent cost; resulting in an inability to pay rent. Especially in high rent cost areas like Pasadena.

Adding affordable housing to church land is a major benefit - to be able to allow people to stay In Pasadena where they would otherwise be forced out by high cost of living. There are many families that would be given a chance to stay on their feet and avoid houselessness by the passing of this Act.

As our representatives we hope that you will hear our call for assistance in this matter of our loved Pasadena friends and families facing potential displacement.

Best,
Gabriel Spagnuolo

McMillan, Acquanette (Netta)

From: Sophia Patricio
Sent: Sunday, May 22, 2022 1:15 PM
To: PublicComment-AutoResponse
Subject: Rezone religious land for affordable housing

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Hello,

I attend Pasadena Foursquare Church, and I am writing to say that I support the proposal to religious land for affordable housing.

There is so much potential for change within the change of the zoning amendment. We must have change in order for our city to thrive. What I love about Pasadena is the location, the diversity of people, the neighborhoods, and the feeling of a tight knit community. Without affordable housing all of that will deteriorate. Because of a lack of affordability families are being forced to move. Those of lower economic status are huddling in spaces much too small, in neighborhoods where they are disregarded by society. Affordable housing will slowly, but surely, eliminate these scenarios and quickly house families and family members who are living on the streets. Please rezone religious land for affordable housing!

Thank you for your time and consideration,

Sophia Patricio

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McMillan, Acquanette (Netta)

From:
Sent: Monday, May 23, 2022 9:57 AM
To: PublicComment-AutoResponse; Gordo, Victor; Madison, Steve; Kennedy, John J.; Rivas, Jessica; Hampton, Tyron; Masuda, Gene; Williams, Felicia
Subject: Letters in support of rezoning congregational land for affordable housing
Attachments: Letters to Council May 23 b.pdf; letters to council may 23 c.pdf; Letters to Council May 23.pdf

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Dear Mayor and City Council members,

I am writing on behalf of your constituents and Making Housing and Community Happen (MHCH). Attached are additional letters of support for rezoning religious land for affordable housing that were gathered this weekend from residents of Northwest Pasadena, where there is broad support for this zone change among the churches and residents.

95% of churches surveyed by MHCH support a Congregational Land Zoning amendment. The Clergy Community Coalition, which comprises 76 congregations, supports this zoning amendment, as does the Interdenominational Ministerial Alliance and the Pasadena Affordable Housing Coalition. This Coalition includes ACT, Abundant Housing LA, Affordable Housing Services, All Saints Church, Clergy Community Coalition, Democrats of Pasadena Foothills, Interdenominational Ministerial Alliance, League of Women Voters-Pasadena, National Day Laborer Organizing Network, Complete Streets Coalition, Pasadena Foursquare Church, Pasadenans Organizing for Progress, Pasadena For All, Social Justice Committee of Pasadena Jewish Temple and Center.

When the Planning Department held a public zoom meeting on rezoning congregational land for affordable housing a year or so ago, only one person was not in support, among the hundred in attendance supported it.

Please listen to the voice of your constituents!

Rezoning congregational land for affordable housing is an idea whose time has come. Ten other cities in Southern California are considering rezoning religious property for affordable housing, including Sierra Madre, which was the first to approve such a policy. By approving this amendment with changes suggested by MHCH, Pasadena will encourage other cities to follow our example.

The city of Seattle has rezoned religious property throughout the city because they see this rezoning as a racial equity issue, as they make clear in their website:

“Allowing additional density for long-term, income-restricted affordable housing on religious property helps us address Seattle’s affordability crisis and supports the many faith-based organizations eager to use their land to create homes for their low-income neighbors. When paired with the support of public funds and tools like community preference, these land use policies help address historic and ongoing inequities in housing access by supporting community-driven and community-owned development.”

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We feel that this zoning amendment will help address historic inequities in Pasadena as well as address gentrification and displacement of low-income residents, many of whom are people of color.

Anthony Manousos
Co-founder of MHCH

Date: 05-15-22

X

Dear City Council,

I attend Orange Grove Friends (Quaker) Meeting, which approved a statement last year in support of rezoning congregational land for affordable housing. I personally support this innovative and much needed zone change because it will benefit the whole city. We desperately need more affordable housing in Northwest Pasadena as well as other parts of our city since our part of the city has become gentrified. This has led to the displacement of many of our African American neighbors.

Churches would like to be part of the solution to this problem. Several churches in Pasadena would like to have affordable housing built on their property but cannot do so because of current zoning. That's why we need this zoning changed as soon as possible!

When affordable housing is built in Pasadena, preference is given to those who live or work here, or who have been displaced because of soaring housing costs. That helps alleviate displacement and keeps our city diverse and vibrant.

Today I urge you to listen to the voice of the people in our community who are clamoring for affordable housing.

Sincerely,

Name: Opal Mothering

Orange Grove Friends (Quaker) Meeting

Pasadena, CA 91104

Date: 5/15/2022

X

Dear City Council,

I attend Orange Grove Friends (Quaker) Meeting, which approved a statement last year in support of rezoning congregational land for affordable housing. I personally support this innovative and much needed zone change because it will benefit the whole city. We desperately need more affordable housing in Northwest Pasadena as well as other parts of our city since our part of the city has become gentrified. This has led to the displacement of many of our African American neighbors.

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Sincerely,

Name: MA Allen

Orange Grove Friends Meeting

Pasadena, CA 91104

Rachele Allen

X

Date: May 15, 2022

Dear City Council,

I attend Orange Grove Friends (Quaker) Meeting, which approved a statement last year in support of rezoning congregational land for affordable housing. I personally support this innovative and much needed zone change because it will benefit the whole city. We desperately need more affordable housing in Northwest Pasadena as well as other parts of our city since our part of the city has become gentrified. This has led to the displacement of many of our African American neighbors.

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Sincerely,

Name: Kathryn Carpenter

Orange Grove Friends (Quaker) Meeting

Pasadena, CA 91104

X

Date: 5/15/22

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Sincerely,

Name: Sarah Burke

Orange Grove Friends (Quaker) Meeting

Pasadena, CA 91104

Date: 5/22/22

Dear Pasadena City Council,

We appreciate our city's commitment to affordable housing. As you know, one of the biggest obstacles to building affordable housing is a lack of sites. About ten churches in Pasadena would like to have affordable housing built on their underutilized land. Yet most of these churches are not properly zoned for this use. For this reason, I ask that the city create a citywide religious land zoning amendment that will permit housing and make it possible for projects to qualify for funding sources like tax credits, and that will streamline the approval process. This will assure that these projects will succeed with funding and provide well-designed, beautiful housing in a timely fashion.

The housing crisis is real, and the need is urgent, as evident from these statistics:

- 521 in our last homeless count (2019)
- 700 students considered homeless in PUSD
- 19% of all PCC students have experienced homelessness.

Please allow interested Pasadena congregations to serve our city in this way. We ask that you do all you can to pass this amendment as soon as possible. Thanks for your consideration.

Signed Ronald Beauregard

Printed name: Ronald Beauregard

Address: _____

Cell (optional): _____

Date: 5/22/22

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Signed Lila King
Printed name: Lila King
Address: _____
Cell (optional): _____

Date: 5/22/22

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Signed Magueta Holloman
Printed name: Magueta Holloman
Address: _____
Cell (optional): _____

Date: 5/22/22

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Signed Ronald Beauregard

Printed name: Ronald Beauregard

Address: - - -

Cell (optional): - - -

Date: 5/17/2022

Dear City Council,

As a resident of Northwest Pasadena, I am aware that we have an acute shortage of affordable housing that is impacting our community. That's why I support a zoning change that would enable interested congregations to have affordable housing built on their underutilized land, like parking lots.

It's encouraging to learn that churches would like to be part of the solution to this problem because we desperately need more affordable housing. Several churches in Pasadena would like to have affordable housing built on their property but cannot do so because of current zoning. That's why this zoning change is needed as soon as possible!

Because the zone change applies only to commercial and public/semipublic zones, it will not negatively impact single family neighborhoods. We will benefit from having churches provide housing for low-income and unhoused residents of our city, and thereby help reduce our homeless count.

Today I urge you to listen to the voice of the people in our community who are clamoring for affordable housing.

Sincerely,

Name: Mercedes Valero Pineda

Street _____

City Pasadena CA 91103

Summit Heights
Neighborhood Association:

Date: 5/17/22

Dear City Council,

As a resident of Northwest Pasadena, I am aware that we have an acute shortage of affordable housing that is impacting our community. That's why I support a zoning change that would enable interested congregations to have affordable housing built on their underutilized land, like parking lots.

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Today I urge you to listen to the voice of the people in our community who are clamoring for affordable housing.

Sincerely,

Name: Daniel Mark

Street _____

City Pasadena

Neighborhood Association:

Summit Heights

Date: 05-17-2022

Dear City Council,

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Sincerely,

Name: Ziggy Pudenz

Street_

City Pasadena

Neighborhood Association:

05-172022

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Sincerely,

11017 PUPZEAS

Street

AN-9456J

Neighborhood Association:

Date: 5-17-2022

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Today I urge you to listen to the voice of the people in our community who are clamoring for affordable housing.

Sincerely,

Name: Jeffrey Funtanilla

Street: Jeffrey Funtanilla

City: Pasadena CA 91103

Neighborhood Association: Summit Heights

Date: 5/17/2022

Dear City Council,

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Today I urge you to listen to the voice of the people in our community who are clamoring for affordable housing.

Sincerely,

Name: Evelyn Trujosa Mastorakis

Street _____

City Pasadena

Neighborhood Association:

Summit Heights

McMillan, Acquanette (Netta)

From: Melissa Spolar
Sent: Thursday, May 19, 2022 2:31 PM
To: PublicComment-AutoResponse
Subject: Rezone Religious Land for Affordable Housing

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Dear Mayor and City Council,

My name is Melissa Spolar. I live in district 3. I wanted to express my strong support for the proposal to rezone religious land in Pasadena for affordable housing.

Like many others, housing costs are a constant stressor for me. I hope that one day that will not be a common reality, especially for fully employed people like myself. As a local pastor, I am part of a large group of the local faith community with a desire to help address the lack of affordable housing.

There are ways that this zoning amendment can be written that will assure that it will work and actually produce affordable housing, and there are ways that it can be written that will assure that it will not work. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not allow enough density at each site, then projects won't be financially feasible, and the zoning amendment will be virtually useless.

There are other factors, such as the process of approval for each project, that will have bearing on whether the zoning amendment will work or not. Making Housing and Community Happen (MHCH) has addressed these factors in their letter, so I recommend that the council seriously consider what MHCH has proposed.

We desperately need more affordable housing in Pasadena. Please pass a zoning amendment that works to create more affordable housing.

Thank you.

-Rev. Melissa Spolar

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McMillan, Acquanette (Netta)

From: John Jay Alvaro
Sent: Thursday, May 19, 2022 4:24 PM
To: PublicComment-AutoResponse
Subject: Rezone religious land for affordable housing

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Dear Mayor and City Council,

I am the Pastor of First Baptist Church of Pasadena, and I support the proposal to rezone religious land in Pasadena for affordable housing.

There are ways that this zoning amendment can be written that will assure that it will work and actually produce affordable housing, and there are ways that it can be written that will assure that it will not work. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not allow enough density at each site, then projects won't be financially feasible, and the zoning amendment will be virtually useless.

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Making Housing and Community Happen (MHCH) has addressed these factors in their letter, so I recommend that the council seriously consider what MHCH has proposed.

We desperately need more affordable housing in Pasadena. Please pass a zoning amendment that works to create more affordable housing.

Thank you.

John Jay Alvaro

McMillan, Acquanette (Netta)

From: Mario Seth Morales Segura
Sent: Monday, May 23, 2022 10:34 AM
To: PublicComment-AutoResponse
Subject: CHRUCH LAND ZONINNG FOR AFFORDABLE HOUSING

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Dear Mayor Gordo and City Council members,

Thank you for considering the proposal to rezone congregational land for affordable housing. I am writing in support of this innovative and much-needed zone change.

My name is Pastor Mario-Seth Morales. I have been part of Pasadena's history since the early 90s when I graduated from Fuller Theological Seminary. For the last four years working as Hospice Chaplain in South Pasadena and presently working with Making Housing and Community Happen with the North Fair Oaks project.

I first want to thank all the members of this Council for your commitment to ending homelessness in Pasadena: To Jess Rivas for supporting rent control; We recognize that John Kennedy has been a champion of affordable housing; Mayor Gordo for appointing a Housing Task Force for affordable housing. I am also thankful that the Council unanimously supported affordable housing at Heritage Square South and the Civic Center. We all agree that affordable housing will help raise healthy children who contribute to our society when they become adults.

Second, I want to express my unconditional support for the proposal to rezone church land for affordable housing. I urge you to adopt a zoning policy that will work to allow congregations to have affordable housing built on their underutilized land. The staff recommends zone changes only for commercial and public/semi-public zones, which excludes most congregation communities in our city. Please make sure that you pass an ordinance that works by increasing the number of units per acre from 32 to 36, only four additional units, so that we can get affordable housing into all parts of the city and not perpetuate racist and classist exclusionary zoning.

I want to close by recognizing that the need for affordable housing is "desperate," as Mayor Gordo has pointed out. Soaring housing costs drive low-income residents, especially people of color, out of our city. Even middle-class people can't afford Pasadena's spiraling rents or median home price, over one million dollars. Allowing congregations to address this crisis is in keeping

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with the city's mission: "All Pasadena residents have an equal right to live in decent, safe, and affordable housing in a suitable living environment for the long-term well-being and stability of themselves, their families, their neighborhoods, and the future of our community." Allowing congregations to have affordable housing built on their underutilized land will help the city meet its state-mandated goal of 6,000 units of affordable housing in the next eight years. Rezoning church land for affordable housing is one way the city can correct the past sins of racial inequities that displaced people of color.

Respectfully,

Pastor Mario-Seth Morales

McMillan, Acquanette (Netta)

From: ccod66 <
Sent: Monday, May 23, 2022 10:36 AM
To: PublicComment-AutoResponse
Cc:
Subject: Rezone Religious Land for Affordable Housing

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Dear Mayor and City Council,

I support the proposal to rezone religious land in Pasadena for affordable housing.

There are ways that this zoning amendment can be written that will assure that it will produce affordable housing. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not allow enough density at each site, then the zoning amendment will be virtually useless.

There are other factors, such as the process of approval of each project, that will have a bearing on whether the zoning amendment will work or not.

Making Housing and Community Happen (MHCH) has addressed these factors in their letter; I recommend that the council seriously consider what MHCH has proposed.

I want to emphasize the "by right" aspect since this will make it possible for nonprofit affordable housing developers to invest time and money in predevelopment without the risk of denial. This is a very important consideration and a key factor for the success of the effort.

Thank you for considering this matter, which would make a significant difference in the lives of many Pasadenans. I urge you to pass a zoning amendment that works to create affordable housing.

Sincerely,
Connie O'Donnell

Sent from my Verizon, Samsung Galaxy smartphone

05/23/2022
Item 18

McMillan, Acquanette (Netta)

From: Bert Newton <
Sent: Monday, May 23, 2022 11:35 AM
To: PublicComment-AutoResponse
Subject: Item 18 rezone religious land for affordable housing
Attachments: Bethel-Church-NFO-Pasadena 23 signed letters for City Coucil May 2022.pdf

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Dear Mayor and City Council,

I've attached 23 letters signed by members of Bethel Missionary Baptist Church at 1972 N. Fair Oaks Ave. in support of rezoning religious land in Pasadena for affordable housing.

--

Rev. Bert Newton
Making Housing and Community Happen

05/23/2022
Item 18

Date: 5-22-22

Dear Pasadena City Council,

We appreciate our city's commitment to affordable housing. As you know, one of the biggest obstacles to building affordable housing is a lack of sites. About ten churches in Pasadena would like to have affordable housing built on their underutilized land. Yet most of these churches are not properly zoned for this use. For this reason, I ask that the city create a citywide religious land zoning amendment that will permit housing and make it possible for projects to qualify for funding sources like tax credits, and that will streamline the approval process. This will assure that these projects will succeed with funding and provide well-designed, beautiful housing in a timely fashion.

The housing crisis is real, and the need is urgent, as evident from these statistics:

- 527 in our last homeless count (2019)
- 700 students considered homeless in PUSD
- 19% of all PCC students have experienced homelessness.

Please allow interested Pasadena congregations to serve our city in this way. We ask that you do all you can to pass this amendment as soon as possible. Thanks for your consideration.

Signed Sharon R. Riley
Printed name: Sharon R. Riley
Address: _____
Cell (optional): _____

Pasadena CA 91103

Date: 5-22-22

Dear Pasadena City Council,

We appreciate our city's commitment to affordable housing. As you know, one of the biggest obstacles to building affordable housing is a lack of sites. About ten churches in Pasadena would like to have affordable housing built on their underutilized land. Yet most of these churches are not properly zoned for this use. For this reason, I ask that the city create a citywide religious land zoning amendment that will permit housing and make it possible for projects to qualify for funding sources like tax credits, and that will streamline the approval process. This will assure that these projects will succeed with funding and provide well-designed, beautiful housing in a timely fashion.

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Signed Debra Brady

Printed

name:

Debra Brady

Address:

Cell (optional):

pasadena, ca 91103

Date: 5/22/20

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Signed Chavira Day

Printed name: Chavira Day

Address: _____

Cell (optional): _____

Date: 5-22-23

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Signed

Printed

name:

Address:

Cell (optional):

Michele Edwards
Michele Edwards
10111 1st St
10111 1st St

Pasadena CA 91103

Date:

5/31/22

Dear Pasadena City Council,

We appreciate our city's commitment to affordable housing. As you know, one of the biggest obstacles to building affordable housing is a lack of sites. About ten churches in Pasadena would like to have affordable housing built on their underutilized land. Yet most of these churches are not properly zoned for this use. For this reason, I ask that the city create a citywide religious land zoning amendment that will permit housing and make it possible for projects to qualify for funding sources like tax credits, and that will streamline the approval process. This will assure that these projects will succeed with funding and provide well-designed, beautiful housing in a timely fashion.

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Signed

Mary J. Smith

Printed

name:

MARY J. SMITH

Address:

Cell (optional):

Date: 5/22/22

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Signed



Printed

name: MERVYN DUNCAN

Address

Cell (optional):

714

Date: 5/22/22

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Signed



Printed

name:

Janice Jackson

Address:

Cell (optional):

Pasadena CA 91107

Date: 5/22/22

Dear Pasadena City Council,

We appreciate our city's commitment to affordable housing. As you know, one of the biggest obstacles to building affordable housing is a lack of sites. About ten churches in Pasadena would like to have affordable housing built on their underutilized land. Yet most of these churches are not properly zoned for this use. For this reason, I ask that the city create a citywide religious land zoning amendment that will permit housing and make it possible for projects to qualify for funding sources like tax credits, and that will streamline the approval process. This will assure that these projects will succeed with funding and provide well-designed, beautiful housing in a timely fashion.

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Signed Shonda D. Bailey

Printed name: Shonda D. Bailey

Address: _____

Cell (optional): 818 91107

Date: 5/22/22

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Signed Dan Jones

Printed name: Dan Jones

Address: _____

Cell (optional): _____

Pasadena CA 91107

Date:

5/28/20

Dear Pasadena City Council,

We appreciate our city's commitment to affordable housing. As you know, one of the biggest obstacles to building affordable housing is a lack of sites. About ten churches in Pasadena would like to have affordable housing built on their underutilized land. Yet most of these churches are not properly zoned for this use. For this reason, I ask that the city create a citywide religious land zoning amendment that will permit housing and make it possible for projects to qualify for funding sources like tax credits, and that will streamline the approval process. This will assure that these projects will succeed with funding and provide well-designed, beautiful housing in a timely fashion.

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Signed



Printed

name:

Barbara Sanders

Address:

Cell (optional):

Date: 5/20/20

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Signed

Printed

name:

Joseph Yoon Jr.

Address:

Cell (optional):

92113

Pasadena at 9/10/27

Date: 5/25/23

Dear Pasadena City Council,

We appreciate our city's commitment to affordable housing. As you know, one of the biggest obstacles to building affordable housing is a lack of sites. About ten churches in Pasadena would like to have affordable housing built on their underutilized land. Yet most of these churches are not properly zoned for this use. For this reason, I ask that the city create a citywide religious land zoning amendment that will permit housing and make it possible for projects to qualify for funding sources like tax credits, and that will streamline the approval process. This will assure that these projects will succeed with funding and provide well-designed, beautiful housing in a timely fashion.

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Signed John Sheffield

Printed name: John Sheffield

Address: _____

Cell (optional): _____

Pasadena at 91107

Date: 5-22-22

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Signed Marvel M. Matthews

Printed name: Marvel M. Matthews

Address: _____

Cell (optional): _____

Pasadena CA 91107

Date: 5 22 - 22

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Signed Linda Marie Bilbrey

Printed name: Linda Marie Bilbrey

Address: 0

Cell (optional):

Pasadena ca 91107

Date: 5-12-20

Dear Pasadena City Council,

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Signed



Printed
name

Charles Barker

Address:

Cell (optional):

Date: 5-22-22

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Signed William Mitchell

Printed name: William Mitchell

Address: _____

Cell (optional): _____

Pasadena CA 9107

Date: 05/22/22

Dear Pasadena City Council,

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Signed



Printed

name: Jason Wells

Address

Cell (optional)

Pasadena CA 91109

Date: 5.22.22

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Signed Charlotte Sims * * *

Printed name: Charlotte Sims

Address: _____

Cell (optional): _____

Pasadena at 91102

Date: 5-22-2022

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Signed Linda Dorsey

Printed name: LINDA Dorsey

Address: PASADENA

Cell (optional): 9107

Date: 5-22-22

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Signed DeeDee Owens

Printed name: DeeDee Owens

Address: _____

Cell (optional): _____

W002

pasadena
CA 91101

Date: 5-22-22

Dear Pasadena City Council,

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Signed Betty J. Foster

Printed name: Betty J. Foster

Address:

Pasadena

Cell (optional): 8

Date: 5.23.22

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Signed

Printed

name:



Address:

Pasadena

Cell (optional):

91107

Date: 5/22/22

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Signed Wanda Wilson

Printed name: Wanda Wilson 5/22/22

Address: _____

Cell (optional): _____

Bethel Church

McMillan, Acquanette (Netta)

From: Bert Newton
Sent: Monday, May 23, 2022 11:38 AM
To: PublicComment-AutoResponse
Subject: Item 18 rezone religious land for affordable housing
Attachments: Bethlehem-Church-NFO-Pastor and Elder May 2022.pdf

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Dear Mayor and City Council,

I've attached 2 letters signed by the acting Pastor and an Elder from Bethlehem Church at 1550 N. Fair Oaks Ave. in support of rezoning religious land for affordable housing.

--

Rev. Bert Newton
Making Housing and Community Happen

05/23/2022
Item 18

Date: 6-22-22

Dear Pasadena City Council,

We appreciate our city's commitment to affordable housing. As you know, one of the biggest obstacles to building affordable housing is a lack of sites. About ten churches in Pasadena would like to have affordable housing built on their underutilized land. Yet most of these churches are not properly zoned for this use. For this reason, I ask that the city create a citywide religious land zoning amendment that will permit housing and make it possible for projects to qualify for funding sources like tax credits, and that will streamline the approval process. This will assure that these projects will succeed with funding and provide well-designed, beautiful housing in a timely fashion.

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Signed Elder Curtis L Smith

Printed name: Elder Curtis L Smith

Address: _____

Cell (optional): _____

Seabrook Church

Date: 5-21-22

Dear Pasadena City Council,

We appreciate our city's commitment to affordable housing. As you know, one of the biggest obstacles to building affordable housing is a lack of sites. About ten churches in Pasadena would like to have affordable housing built on their underutilized land. Yet most of these churches are not properly zoned for this use. For this reason, I ask that the city create a citywide religious land zoning amendment that will permit housing and make it possible for projects to qualify for funding sources like tax credits, and that will streamline the approval process. This will assure that these projects will succeed with funding and provide well-designed, beautiful housing in a timely fashion.

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Signed: Wayne Boyd
Printed name: Wayne Boyd
Address: _____
Cell (optional): _____

Pasadena Church

McMillan, Acquanette (Netta)

From: Wendy & David Gist <
Sent: Monday, May 23, 2022 11:41 AM
To: PublicComment-AutoResponse
Subject: Rezone religious land for affordable housing!

[Some people who received this message don't often get email from important at <https://aka.ms/LearnAboutSenderIdentification>.]

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CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe. Report phish using the Phish Alert Button. Learn more...<https://mydoit.cityofpasadena.net/sp?id=kb_article_view&sysparm_article=KB0010263>.

Dear Mayor and City Council,

My name is Wendy Gist and I live in Fair Oaks Court in Pasadena, which is occupied by mostly low- and moderate-income families. I also work for the San Gabriel Presbytery (PCUSA), which has several churches in Pasadena. I strongly support the proposal to rezone religious land in Pasadena for affordable housing!

There are ways that this zoning amendment can be written that will assure that it will work and actually produce affordable housing, and there are ways that it can be written that will assure that it will not work. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not allow enough density at each site, then projects won't be financially feasible, and the zoning amendment will be virtually useless.

There are other factors, such as the process of approval for each project, that will have bearing on whether the zoning amendment will work or not.

Making Housing and Community Happen (MHCH) has addressed these factors in their letter, so I recommend that the council seriously consider what MHCH has proposed.

We desperately need more affordable housing in Pasadena. Please pass a zoning amendment that works to create more affordable housing.

Sincerely,

Wendy Gist

Pasadena, CA 91103

05/23/2022
Item 18

McMillan, Acquanette (Netta)

From: Marna Cornell >
Sent: Monday, May 23, 2022 11:44 AM
To: PublicComment-AutoResponse
Subject: Rezoning Church Land-Vote Yes!

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Dear Mayor and City Council members,

Thank you for considering the proposal to rezone land for affordable housing. I am writing in support of this innovative and much needed change.

I have served on two city commissions: (1) Pasadena Status of Women Commission and (2) Pasadena Senior Commission. I am in Council member Felicia Williams District...

First hand I've observed the need for affordable housing in our wonderful Pasadena. It's so hard for single mothers, for example to find affordable housing....and, of course, seniors are challenged as well. We have resources for many...with our recreation centers like Jackie Robinson...and lots of resources for seniors...but residents need to live near these resources. I love my city and my neighborhood. We need to do more to make our city affordable.

One change that would help is to change the zoning policy so that congregations with extra land can build some low income housing. Churches have a mission to serve their communities and many would like to use their excess land to provide homes for those with low incomes, but they need legal permission.

Our city government has unanimously supported affordable housing at Heritage Square South and the Civic Center. Thank you so much.

It's time to continue and do more...pass an ordinance, for example, that would increase the number of units per acre from 32 to 36, only four additional units. And let churches decide how they want to use their underutilized land... Some can help with our housing crisis. Let them!

Onward! Vote for progress!

Sincerely,

Marna Cornell

05/23/2022
Item 18

McMillan, Acquanette (Netta)

From: J Russell
Sent: Monday, May 23, 2022 11:55 AM
To: PublicComment-AutoResponse
Subject: PUBLIC HEARING: ZONING CODE AMENDMENT – RELIGIOUS FACILITIES WITH AFFORDABLE HOUSING

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Dear Mayor and City Council

I attend Pasadena Foursquare Church.

I support the proposal to rezone religious land in Pasadena for affordable housing.

There are ways that this zoning amendment can be written that will assure that it will work and actually produce affordable housing, and there are ways that it can be written that will assure that it will not work. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not allow enough density at each site, then projects won't be financially feasible, and the zoning amendment will be just a nice gesture.

There are other factors, such as the process of approval for each project, that will have bearing on whether the zoning amendment will work or not.

Making Housing and Community Happen (MHCH) has addressed these factors in their letter, so I recommend that the council seriously consider what MHCH has proposed.

Thank for your time and consideration on such a matter. Affordable housing is not only a pertinent topic in the public conversation but one that shows the world who Pasadena is as a city. A city willing to invite the world to it's doorstep ever year to celebrate safely and is also willing to clean-up. Pasadena is known for the arts, business and it's culture. It's also a city that offers an opportunity to all, yet sometimes that can be overlooked. Allowing these zoning code amendments enforces who Pasadena is and always was. This is not a way to stay relevant in changing times, but a remembering of who Pasadena is and can be together. I know words alone will not persuade, not should they. However, I urge the entire council to remember who Pasadena is and partner with religious facilities who are willing to open their door, who they themselves are remembering who they are what their purpose is in Pasadena. Thank you for your time, your service, and your dedication.

James Russell

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McMillan, Acquanette (Netta)

From: Paul Audley
Sent: Monday, May 23, 2022 12:18 PM
To: PublicComment-AutoResponse
Subject: MAY 23 PUBLIC HEARING: ZONING CODE AMENDMENT – RELIGIOUS FACILITIES WITH AFFORDABLE HOUSING

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This is my first time writing to the City Council in Pasadena, but it's not the first time that I have been involved in local politics. I was mayor ("First Selectman") of Fairfield, Connecticut (a full-service municipality of 55,000) and served Republican Congressman Chris Shays as his Chief of Staff and Counsel, with priority focus on housing, job development, transportation and environment. Today I live in Pasadena in CD 3 and I am writing today as chair of the Board of Trustees of First United Methodist Church, at 500 E Colorado Boulevard. We are committed to the historic preservation of our beautiful building and we are also committed to serving those in need by housing homeless families in our church for a week with the Family Promise, providing a weekly food bank and our partnership with Friends in Deed. In addition, we house Pasadena Meals on Wheels in our facility.

We want to see those we serve adequately housed. Allowing religious communities to provide housing when they have underutilized land is a win-win strategy. It will add to the affordable housing inventory as well as help support the missions and outreach efforts of our religious communities - which reduces the burden on local government to provide services.

Please pass a zoning amendment that will help organizations that are interested in this continue to move forward in service to our community. As mayor and congressional staff, I supported many affordable housing projects and felt a lot of pride in knowing that we were truly helping the most vulnerable to thrive and turn their lives around with the stability of housing they could afford. I trust that you also will feel the same when you see housing built on religious community lands, knowing you made it possible.

Sincerely,
Paul Audley

Pasadena, CA 91101

McMillan, Acquanette (Netta)

From: Blair Miller
Sent: Monday, May 23, 2022 12:19 PM
To: PublicComment-AutoResponse
Subject: Agenda Item #18 - Religious Facilities with Affordable Land

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Thank you for considering the proposal to rezone congregational land for affordable housing. I am writing in support of this innovative and much needed zone change.

I want to thank the City Council for considering this issue, to thank Planning Commission for addressing it in multiple meetings over the last few years, and to thank staff for their hard work to address it.

HOWEVER, we need to adopt a zoning policy that **will actually allow congregations to have affordable housing built on their underutilized land.** The staff recommendation in Agenda Item #18, which is only for commercial and public/semi-public zones, excludes most congregations in our city. Furthermore, the recommendations as written will not allow the congregations to build projects that are competitive for the Low Income Housing Tax Credit. **Please direct staff to create an ordinance that works for tax credit funded projects in these commercial and public/semi-public zones.**

The Mayor and Council have received an email with some suggestions from Making Housing and Communities Happen (MHCH). I urge you to review that email and ask staff to respond to it before finalizing the ordinance.

I care about Pasadena and our built environment. While there are fears about the impact of multifamily housing on our neighborhoods, most of these fears are rooted in myths about what affordable housing is and who lives there. This can be addressed through virtual images and tours of Pasadena's existing affordable housing developments, which many people do not even know are affordable!

Pasadena is being forced to find innovative solutions to State demands through the RHNA numbers and Housing Element process. This is one way that Pasadena can meet these goals, and provide more opportunities for well-designed and maintained affordable housing in our city.

Thank you for your consideration of this recommendation.

Blair Miller

05/23/2022
Item 18

McMillan, Acquanette (Netta)

From: Barrett Schreiner
Sent: Monday, May 23, 2022 1:09 PM
To: PublicComment-AutoResponse
Subject: Rezone religious land for affordable housing

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Dear Mayor and City Council

My name is Barrett Schreiner. I am a member of Pasadena Mennonite Church, which is located in District 4.

Individually, and as a member of Pasadena Mennonite Church, I am very committed to affordable housing in the Pasadena area. Our church, which currently has significant space that is little used, has considered using that space to construct additional housing to help alleviate the housing shortage and unacceptably high rents in Pasadena. This is a matter of justice--plain and simple--and Pasadena churches certainly can play a role in the solution.

In short, I support the proposal to rezone religious land in Pasadena for affordable housing.

There are ways that this zoning amendment can be written that will assure that it will work and actually produce affordable housing, and there are ways that it can be written that will assure that it will not work. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not allow enough density at each site, then projects won't be financially feasible, and the zoning amendment will be virtually useless.

There are other factors, such as the process of approval for each project, that will have bearing on whether the zoning amendment will work or not.

Making Housing and Community Happen (MHCH) has addressed these factors in their letter, so I recommend that the council seriously consider what MHCH has proposed.

We desperately need more affordable housing in Pasadena. Please pass a zoning amendment that works to create more affordable housing.

Thank you.

Barrett Schreiner

05/23/2022
Item 18

McMillan, Acquanette (Netta)

From: Dan Huynh
Sent: Monday, May 23, 2022 1:09 PM
To: PublicComment-AutoResponse
Subject: Congregational Land Agenda Item 18

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Dear Mayor and City Council members,

Thank you for considering the proposal to rezone congregational land for affordable housing. I am writing in support of this innovative and much needed zone change.

First off, I want to thank the mayor and council for creating a dedicated Housing Task Force. The lack of affordable housing and tenant struggles in Pasadena has been a chronic emergency that has long needed all of the city's attention. I have been a renter in District 3 for the last seven years and work in Pasadena as well. Since my days revolve around the city and my community in the Northwest, I can't help but notice how few options are given to working people and families to stay housed. For instance, in 2019, a new landlord forced me and an entire building of families out by increasing the rent \$1,000. My then neighbor was sending his daughter to a special education program at a PUSD elementary school, one of the few that he, as a single father, could afford and commute to. Tragically, much like Jefferson Elementary, they shuttered their doors due to declining enrollments. When I asked staff at Jefferson what they think was happening, they said their students' families were leaving because they could no longer afford Pasadena. Through tenant organizing I've come to learn that these events are not the exception; they are connected and a widespread community issue that has its roots in the city's housing policies. This is why changing the zoning for churches to create affordable housing is one key action that city council can take to stem the rising tide of economic pressures that poor working families have been facing for years.

I urge you to adopt a zoning policy that will work to allow congregations to have affordable housing built on their underutilized land. The staff recommends zone changes only for commercial and public/semi-public zones, which excludes most congregations in our city. Please make sure that you pass an ordinance that works for tax credit funded projects.

The need for affordable housing is "desperate," as Mayor Gordo has pointed out. Soaring housing costs are driving low-income residents, especially people of color, out of our city. Even middle-class people can't afford Pasadena's spiraling rents or median home price, which is now over one million dollars. Allowing congregations to address this crisis is in keeping with the city's mission: "*All Pasadena residents have an equal right to live in decent, safe and affordable housing in a suitable living environment for the long-term well-being and stability of themselves, their families, their neighborhoods, and their community.*" Allowing congregations to have affordable housing built on their underutilized land will help the city meet its state-mandated goal of 6,000 units of affordable housing in the next eight years.

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Thank you,

Dan

McMillan, Acquanette (Netta)

From: Suzanne Bruins
Sent: Monday, May 23, 2022 1:41 PM
To: PublicComment-AutoResponse
Subject: Allowing Churches to Build Affordable Housing on their Excess Lands

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My name is Suzanne Bruins. I do live in Altadena but I am an active member of Pasadena Presbyterian Church and taught in the Pasadena Unified School District for 39 years.

There are many talking points that apply to the issue of rezoning to allow churches that wish to build affordable housing on their excess lands. BUT I simply do not understand what the objections could possibly be considering the dire housing crisis that Pasadena is facing. Make the process appropriate, make the process easy and allow affordable housing to be built throughout the city as soon as possible.

Thank you.

Suzanne Bruins

Altadena, CA 91001

McMillan, Acquanette (Netta)

From: Bert Newton
Sent: Monday, May 23, 2022 1:56 PM
To: PublicComment-AutoResponse
Subject: Item 18 rezone religious land; letters from people at risk.
Attachments: NewGuidingLight-Church-NFO-DisplacedMembers-1.pdf

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Dear Mayor and City Council,

I've attached 3 letters signed by members of a group of people who are at risk of being displaced and having to leave Pasadena.

--

Rev. Bert Newton
Making Housing and Community Happen

Date: May 22, 2022

Dear Pasadena City Council,

We appreciate our city's commitment to affordable housing. As you know, one of the biggest obstacles to building affordable housing is a lack of sites. About ten churches in Pasadena would like to have affordable housing built on their underutilized land. Yet most of these churches are not properly zoned for this use. For this reason, I ask that the city create a citywide religious land zoning amendment that will permit housing and make it possible for projects to qualify for funding sources like tax credits, and that will streamline the approval process. This will assure that these projects will succeed with funding and provide well-designed, beautiful housing in a timely fashion.

The housing crisis is real, and the need is urgent, as evident from these statistics:

- 521 in our last homeless count (2019)
- 700 students considered homeless in PUSD
- 19% of all PCC students have experienced homelessness.

Please allow interested Pasadena congregations to serve our city in this way. We ask that you do all you can to pass this amendment as soon as possible. Thanks for your consideration.

Signed Diane Yee
Printed name: Diane Yee
Address: _____
Cell (optional): _____

New Gateway Baptist

Date: 5/22/22

Dear Pasadena City Council,

We appreciate our city's commitment to affordable housing. As you know, one of the biggest obstacles to building affordable housing is a lack of sites. About ten churches in Pasadena would like to have affordable housing built on their underutilized land. Yet most of these churches are not properly zoned for this use. For this reason, I ask that the city create a citywide religious land zoning amendment that will permit housing and make it possible for projects to qualify for funding sources like tax credits, and that will streamline the approval process. This will assure that these projects will succeed with funding and provide well-designed, beautiful housing in a timely fashion.

The housing crisis is real, and the need is urgent, as evident from these statistics:

- 521 in our last homeless count (2019)
- 700 students considered homeless in PUSD
- 19% of all PCC students have experienced homelessness.

Please allow interested Pasadena congregations to serve our city in this way. We ask that you do all you can to pass this amendment as soon as possible. Thanks for your consideration.

Signed Betty Black
Printed name: Betty Black
Address: _____
Cell (optional): _____

→ Pasadena, CA 91103

Date: 5-22-22

Dear Pasadena City Council,

We appreciate our city's commitment to affordable housing. As you know, one of the biggest obstacles to building affordable housing is a lack of sites. About ten churches in Pasadena would like to have affordable housing built on their underutilized land. Yet most of these churches are not properly zoned for this use. For this reason, I ask that the city create a citywide religious land zoning amendment that will permit housing and make it possible for projects to qualify for funding sources like tax credits, and that will streamline the approval process. This will assure that these projects will succeed with funding and provide well-designed, beautiful housing in a timely fashion.

The housing crisis is real, and the need is urgent, as evident from these statistics

- 521 in our last homeless count (2019)
- 700 students considered homeless in PUSD
- 19% of all PCC students have experienced homelessness.

Please allow interested Pasadena congregations to serve our city in this way. We ask that you do all you can to pass this amendment as soon as possible. Thanks for your consideration.

Signed Theresa Stevenson

Printed name: Theresa Stevenson

Address: _____

Cell (optional): _____

McMillan, Acquanette (Netta)

From: charla bolton
Sent: Monday, May 23, 2022 2:55 PM
To: PublicComment-AutoResponse
Subject: Hearing #18 Zoning Code Amendment : Religious Facilities with Affordable Housing

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Honorable Mayor Gordo and Members of the City Council:

This email will serve as my statement for the proposed referenced hearing for the purposes of considering a Code amendment to facilitate the development of affordable housing on properties owned by religious facilities which are in active regular operation at the time development is sought.

1. The state has identified the need for many more additional units of affordable housing both in Pasadena as well as the region.
2. Federal and state fair housing law requires that all segments of the population are provided appropriate housing without discriminatory intent or effect.
3. Therefore, although Pasadena has made great efforts to provide affordable housing there is a significant demand for additional units at various below market thresholds to supply housing for those whose incomes do not allow for the purchase or rent of market rate units.
4. Local religious facilities in some cases are experiencing declining membership and aging infrastructure including buildings and thus heavier demand for maintenance and operation while financial support is decreasing .
5. There are fewer development sites in Pasadena for the development of affordable housing. The requirement that 80% of the units yielded by the development of religious facility sites be affordable, is an important requirement to increase supply while cutting back on the consumption of available land by market rate housing.
6. The proposed code amendment connects a potential supply of additional sites with the religious facilities need for additional income, as well as the need to divest burdensome structures, and other features requiring responsible maintenance and repair.

The proposed nexus between items 5 and 6, while worthy of consideration as a way to increase the supply of affordable housing, dictates that great care must be provided for in both drafting the code amendment principal provisions, as well as legislating long term provisions in order to assure these religious facilities are adequately and sustainably compensated since they are forfeiting their property not through the usual method of sale and full upfront compensation. The longer the period of compensation the less likely it can and will be adequately monitored. And the present value of money is better than money said to be received years down the line.

There are three other paramount considerations for the affordable units:

1. The long term maintenance of the units created in the city's affordable inventory consistent with the affordability thresholds that the city maintains for affordable units that they manage. The disbursement of the management of newly created units among a number of not for profits which are unspecified in the proposed Code Amendment is potentially problematic.

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2. Compatibility provisions which limit multiple family units to certain zones and excludes them from single family and two family zoning districts
3. Planning Commission and design review requirements.

I am in full support of design review because well designed higher density housing can be compatible in lower density neighborhoods. Form based codes are referred to in the staff report and once again this approach to zoning can create additional compatibility.

Finally, this proposal while meritorious because of the need for affordable housing especially for low income families does require a zoning scheme which provides affordable housing at the same time providing realistic opportunities to attract interested developers while not impacting or unduly concentrating units in certain segments of the city.

Sincerely ,
Charla Bolton

Pasadena CA 91106

McMillan, Acquanette (Netta)

From: Heather Richardson
Sent: Monday, May 23, 2022 3:27 PM
To: PublicComment-AutoResponse; Gordo, Victor; Williams, Felicia
Subject: Please rezone religious land for affordable housing with the proposed changes from Making Housing and Community Happen

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Dear Mayor Gordo and City Council Members,

My husband and I have been residents of Pasadena for 18 years in District 2. We have had the opportunity to volunteer, work, attend church, and enjoy the diversity of people, architecture, natural areas, art, and culture in this great city. We have raised our seventeen year old daughter here her whole life and she has attended PUSD schools most of her life. Were it not for the affordable housing generously provided by the Pasadena Foursquare Church we would not have been able to remain in this city. Even with an affordable rent it hasn't been easy to keep up with the cost of living. Other neighbors and friends we know have had to leave Pasadena and even our state over the past five years because of rising housing and living costs. We don't want anyone to be without a safe, affordable home to live in our city and we don't want it to happen because we missed an opportunity to advocate for a really great solution that is being proposed through the rezoning of religious land.

Over the past few years my family and I have been involved in several meetings and written many emails to do our best to understand and partner with our city representatives including Felicia Williams, Commissioner Delgado, and several non-profit and for profit organizations to help bring necessities and housing solutions to those who are un-housed or housing insecure throughout Pasadena. Most recently, my daughter and I contacted Kaiser Permanente about there vacant facilities on Lake Avenue. We know from the Kaiser Permanente website it supports affordable housing so we decided to reach out as members and speak with their real estate manager who explained to us that several unsolicited purchase proposals were turned down because there are plans for its future use. However, nothing definitive has or is being done with this area to serve our city. This is unfortunate and quite uanacceptable to us because this is one example of vacant land being unused to provide housing and other health related services to our community for so long. Situations like these along with our own affordable housing story continue to concern us and drive us to find creative solutions to finding ways to develop more affordable homes.

The proposal to rezone religious land in Pasadena for affordable housing seems to be a very great opportunity to provide many needed homes throughout our city. There are many churches interested in using their land for affordable home development. However, the density that is being proposed by the Housing Department must be increased from 32 to 34 units to make it worth the cost and time necessary to develop affordable homes with these churches and developers. Making Housing and Community Happen has proposed a feasible and workable plan that I urge you Mayor and City Council Members to look at so it can be readjusted with the collaboration of the Planning Committee and Housing Department so that more affordable housing units can be provided.

Please do so with urgency as the need for affordable homes is great for so many in our city and we need to readjust the proposal so that the most can be done with it for the greatest affordable home development us on religious land possible. I'm hopeful that this will set a great precedent for other institutions which desire to share their land for this great housing need as well.

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Thank you for your time and service and for what you have already done to bring more affordable homes into our city.

Sincerely,
Heather Richardson

May 23, 2022

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Honorable Mayor and Members of the City Council,

I am writing this letter to oppose the Zoning Code Amendment for Religious Facilities with Affordable Housing as proposed. The staff report is only presenting a framework for which the ordinance which will be written later and brought back to the Council for approval. The Planning Commission or community will not have the opportunity to review the draft ordinance prior to its first reading. The following are a list of concerns:

Public Notices – Text amendments which affect the whole city are published in newspapers, however, this amendment is not only a text amendment but constitutes map amendments by overriding existing zoning designations. Due to the size of the proposed units 75 units by right per site, property owners that live adjacent or across the street from a church will be affected by these developments. The Commission only heard comments from groups that are proponents of this ordinance. There was no staff outreach to neighborhood associations. In addition, community participation is one of the eight Guiding Principles of the General Plan. This represents a due process issue.

Predevelopment Plan Review – If a project is 50 units or greater will the applicant be required to go through PPR and reviewed by the City Council prior to formal application as required by the zoning code?

Review Process - The proposed zoning designation for this development within this ordinance is 32 du/acre and up to 75 units per site by right. Will an applicant be permitted to apply for a density bonus? If an applicant requests more than 75 units a minor CUP will be required with a staff report going to the Hearing Officer with no public notice to the affected adjacent property owners.

As proposed the Design Commission is the only reviewing body for projects submitted on church property. Projects before the Design Commission are not publicly noticed.

If an applicant applies for affordable housing concessions, as suggested in a letter from Bill Burns, asking for all five concessions, will the applicant be required as per code to be reviewed by the Hearing Officer? Same question applies if the applicant wishes to submit for a waiver of development standards which would supersede FAR, height and setbacks. Would a variance be required?

Development Standards - The 32 du/acre requires a minimum of a 10,000 square foot lot, and a reduction in number of units based on lot square footage. Will this amendment override the zoning code and allow for 32 du/acre whatever the size of the lot?

In the PS zones, which have no development standards, the development standards of the least restrictive abutting zone, including across the street, would apply. Therefore, if a proposed project is zoned RM-16 but across the street is RM-32, then RM-32 would prevail. Would this not require a zoning map amendment?

Mixed Use Development Standards - Mixed Use standards are recommended because of the constraints of building on church property with an existing building. If a church has a vacant lot contiguous to the main church which is solely used for parking can the City of Garden Standards be applied especially if the church is adjacent to RS or RM-12 zoning districts.

Development Standards for “Existing Use Permits” and Development Standards” conflict. Unclear as to the different approaches.

Addendum to the 2015 General Plan EIR – An addendum (paid for by the City) was prepared for this project which included comments that there are 15 potential church sites that do not permit church housing and references the 75 units by right. The EIR does not identify those 15 sites nor their zoning. Attachment E lists zoning Districts that would allow religious facilities, however many of those districts already provide for the development of housing. Identifying those sites would require the public to be familiar with the zoning code to determine which changes are allowed. How can an Addendum to the 2015 General Plan EIR be prepared when the ordinance itself is not yet written?

Specific Plans – The East Pasadena, North Lake and Fair Oaks Orange Grove Specific Plans have not been reviewed by the community nor the Planning Commission. The church ordinance is pre-empting the Specific Plan process. By allowing housing on church properties without any discussion for context of surrounding land is consistent with spot zoning practices.

Special Privilege – By approving this ordinance at this time appears to be a case of special privilege for churches.

There is no question that the City of Pasadena needs more affordable housing. Using underutilized church property may be one alternative of many, to addressing this issue. However, as proposed there are still many questions that need to be addressed, and which most likely be addressed in the ordinance presented to the City Council. But at that point there will be little opportunity for the community or any commission to voice their comments and concerns to the creation of new laws that make a multiple family, 3-4 or 5 story projects by right use.

Sincerely,

Carol Hunt Hernandez

Planning Commissioner

AICP, Retired

Cc:

Mgordo@cityofpasadena.net

victorgordolaw@gmail.com

vdelcuba@cityofpasadena.net

fwilliams@cityofpasadena.net

jerivas@cityofpasadena.net

mlorales@cityofpasadena.net

awilson@cityofpasadena.net

smadison@cityofpasadena.net

jikennedy@cityofpasadena.net

district1@cityofpasadena.net

genomas@cityofpasadena.net

davidreyes@cityofpasadena.net

mjomsky@cityofpasadena.net

mpotter@cityofpasadena.net

McMillan, Acquanette (Netta)

From: Andrew Mark
Sent: Monday, May 23, 2022 3:35 PM
To: PublicComment-AutoResponse
Cc: Wilson, Andy; Rivas, Jessica; Madison, Steve; fewiwilliams@gmail.com; Masuda, Gene; Kennedy, John J.; tyron@tyronhampton.com; Gordo, Victor; Reyes, David
Subject: Rezoning Congregational Land for Affordable Housing

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Dear Mayor and City Council members,

I am a Pastor and renter living in **District 6 of Pasadena**. My family and I moved to Pasadena just this last December and have been grateful for the opportunity to live in such a wonderful city. That said, finding a place to live here was incredibly difficult and rent is shockingly high. At this point over 45% of our income goes to paying rent. Still, we are managing to make it through. Others are not so fortunate. Especially, our sisters and brothers of color and other marginalized communities.

As a Pastor at a local church (Pasadena Covenant Church) I am excited about the proposal to rezone congregational land for affordable housing. I am writing in support of this innovative and much needed zone change. Churches can and should be encouraged through policy to defend and support the vulnerable communities around them!

That said, there are some excellent aspects of the proposed policy, but other aspects that need to be changed to make it work. **Please increase the zoning to just four more units per acre and use the development standards that accompany a 32 dwelling unit per acre zoning designation.**

Thank you for taking the time to read this. Excited to be working together for the good of our new home and our new neighbors.

Grateful,

Andrew Mark
Pastor for Families and Community
PasCov.org

05/23/2022
Item 18

McMillan, Acquanette (Netta)

From: Esprit Jones
Sent: Monday, May 23, 2022 3:58 PM
To: PublicComment-AutoResponse
Subject: Agenda item 18 - ZONING CODE AMENDMENT – RELIGIOUS FACILITIES WITH AFFORDABLE HOUSING

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Dear Mayor Gordo and City Councilmembers,

I attend Pasadena Foursquare Church.

I support the proposal to rezone religious land in Pasadena for affordable housing. This rezoning needs to be "by right", so not to exclude in racist and classist manners that have built this city to where we stand now.

As specific demographics, especially Black and Latinx in already marginalized communities, are increasingly unable to keep up with cost of living, many have been displaced. With the gaps in housing, our school district's enrollment numbers continue to drop and community schools face losing staff members as well as students.

Because of need, Pasadena has been mandated by the state of California through the Regional Housing Needs Assessment (RHNA) to build 5,900 affordable housing units over the next 8 years. More sites are needed to meet this goal, religious lands increases the number of sites available.

Ten community churches have expressed interest in participation. Ten church sites could provide over 1,000 units towards the RHNA target. One church has already chose an affordable housing developer to build 52 units, however, zoning changes would need to occur in order to move forward.

Most churches are either not zoned for residential housing or not zoned at a high enough density to make an affordable housing development financially feasible. Making Housing and Community Happen (MHCH) has laid out the details in their letter to Council. MHCH has also submitted a proposal to carefully review each church site and proposes a density limit that makes sense considering the direct surroundings.

Rezoning for religious land provides a profound opportunity to reshape our city.

Regards,
Esprit Loren Jones

His purpose is greater than natural interpretation allows.

~ da poetess spreeway

05/23/2022
Item 18

McMillan, Acquanette (Netta)

From: Sandy Schaupp
Sent: Monday, May 23, 2022 4:00 PM
To: PublicComment-AutoResponse
Subject: Support for proposal to rezone congregational land

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Dear Mayor and City Council members,

Thank you for considering the proposal to rezone congregational land for affordable housing. I am writing in support of this innovative and much needed zone change.

Thank you Mayor Gordo for appointing a Housing Task Force and expressing concern for affordable housing.

Thank you to the Council for unanimously supporting affordable housing at Heritage Square South and the Civic Center.

I attend The Church We Hope For in Pasadena and have friends who have had to move out of Pasadena due to rising costs. Also, as a Christian I have a deep conviction that we need to help homeless human beings have a safe and sustainable living situation.

I know you care about affordable housing, so I urge you to adopt a zoning policy that will work to allow congregations to have affordable housing built on their underutilized land. There are 10 churches ready to do this!

The staff recommends zone changes only for commercial and public/semi-public zones, which excludes most congregations in our city. Please make sure that you pass an ordinance that works by increasing the number of units per acre from 32 to 36, only four additional units.

I support rezoning congregational land because churches are ideal sites for affordable housing. There are many congregations already involved in helping homeless and low-income individuals with food, clothing, and other services. Some of these congregations have large parking lots that are underutilized during the week. Let's give congregations a chance to bless our community not only with food, but also with much needed affordable housing so we can continue to see our homeless count drop.

Thank you for considering this request,

Sincerely,
Sandy Lee Schaupp

05/23/2022
Item 18

Sent from my iPhone

5/20/22



Hello Mayor & City Council,



✦ My name is Zionne Lee, and I ~~have~~ lived in Pasadena for 2 years. I also have attended Pasadena Foursquare for over 4 years. ♥



✦ I absolutely loved living in Pasadena although had to move to Alhambra because it was much more affordable & spacious. I see myself moving back to Pasadena as soon as possible because I still participate in lots of community events in Pasadena. ♥



✦ We need affordable housing in Pasadena because of the rise of homelessness as well as overcrowding in apartments. Over 10 churches have agreed to build affordable housing if zoning can permit it. ♥



♥ THANK YOU FOR YOUR COMMITMENT TO HOUSING JUSTICE ♥

♥ always

Zionne Lee



05/23/2022
Item 18



PASADENA



CITY COUNCIL



McMillan, Acquanette (Netta)

From: Bin Lee
Sent: Monday, May 23, 2022 4:13 PM
To: PublicComment-AutoResponse
Subject: Agenda Item #18 - Congregational Land

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Dear Mayor and City Council members,

Thank you for considering the proposal to rezone congregational land for affordable housing. I am writing in support of this innovative and much needed zone change.

I urge you to adopt this policy because it has broad public support. 95% of churches surveyed by MHCH support a Congregational Land Zoning amendment. The Clergy Community Coalition, which comprises 76 congregations, supports this zoning amendment, as does the Interdenominational Ministerial Alliance and the Pasadena Affordable Housing Coalition. When the Planning Department held a public zoom meeting on rezoning congregational land for affordable housing, only one person was not in support, among the hundred in attendance. Please listen to the voice of your constituents!

This is a great opportunity to protect our fellow families, friends, and neighbors and give Pasadena another tool to provide affordable housing in our city.

Thanks for your time,
Bin Lee
District 1 resident and homeowner

05/23/2022
Item 18

McMillan, Acquanette (Netta)

From: Alli Burnison
Sent: Monday, May 23, 2022 4:20 PM
To: PublicComment-AutoResponse
Subject: Rezone Religious Land for Affordable Housing

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Dear Mayor and City Council

I support the proposal to rezone religious land in Pasadena for affordable housing. There are ways that this zoning amendment can be written that will assure that it will work and actually produce affordable housing, and there are ways that it can be written that will assure that it will not work. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not

allow enough density at each site, then projects won't be financially feasible, and the zoning amendment will be virtually useless. There are other factors, such as the process of approval for each project, that will have bearing on whether the zoning amendment will work or not. Making Housing and Community Happen (MHCH) has addressed these factors in their letter, so

I recommend that the council seriously consider what MHCH has proposed.

We desperately need more affordable housing in Pasadena. Please pass a zoning amendment that works to create more affordable housing.

Thank you.

Alli

Alli Burnison
Peace Catalyst International
Los Angeles, CA



05/23/2022
Item 18

Dear Mayor and City Council:

I attend Pasadena Foursquare Church and own a condo in Pasadena with my husband.

Due to our daughter and her family not being able to find affordable housing in Pasadena and what I have seen in our own condo complex, I support the proposal to rezone religious land in Pasadena for affordable housing.

Since being on the HOA Board of my condo complex, I have noticed a consistent overturn of rental residents. This begins when an owner who cannot afford to stay in their unit, sells it cheaply to a person who flips the unit for more money who then rents it out at an outrageous price. Due to this, people who cannot afford to stay move out and there becomes a revolving door. As a result, the absence of these families with small and elementary aged children causes the City of Pasadena and Pasadena Schools to suffer.

We have also had homeless people relieve themselves in the bushes around our property. As a result, some owners sold their units because they did not feel safe when they went out for walks.

I believe affordable housing on church land can be one way to solve the problem so families can find homes to raise their children and invest themselves into Pasadena and the schools.

Thank you for your attention to this matter.

Lori Holloway

McMillan, Acquanette (Netta)

From: carl selkin
Sent: Monday, May 23, 2022 4:27 PM
To: PublicComment-AutoResponse
Subject: Agenda (5.23.2022) item 18 Zoning Church Land For Housing

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To: Mayor Gordo and members of the Pasadena City Council
Subject: Revision to zoning restrictions of housing on church land
Date: May 23, 2022

The Social Justice Committee of Pasadena Jewish Temple and Center supports the revision of Pasadena zoning ordinances to facilitate by-right development of affordable housing on the underutilized property of area churches. While this zoning change would not apply to PJTC, we recognize the unacceptable shortfall in housing for those who require affordable and supportive housing. Pasadena non-profits have been at the forefront of advocating for housing to relieve the dire situations of the houseless and the at-risk, and many churches have stepped up with their available land to meet the need in a city where such property ready for this kind of development is in such short supply.

We know that for developers to take this opportunity to address our city's need, there must be the guarantees of by-right development, adequate density to ensure economic viability, and the guarantee that these developments will be well-managed and maintained for the long haul, a requirement that can best be insured by the integrity of houses of worship and their non-profit partners.

We urge speedy passage with full consideration and approval of the recommendations of Making Housing and Community Happen.

Carl Selkin

Pasadena resident, District 5

Co-Chair Social Justice Committee of Pasadena Jewish Temple and Center

Respectfully Submitted for the Social Justice Committee of Pasadena Jewish Temple and Center

Sent from [Mail](#) for Windows

McMillan, Acquanette (Netta)

From: Robles, Sandra
Sent: Monday, May 23, 2022 4:30 PM
To: Iraheta, Alba; McMillan, Acquanette (Netta)
Cc: Flores, Valerie; Jomsky, Mark
Subject: FW: May 23rd City Council Agenda Item#18 -- Religious Housing -- Commissioner DELGADO Comment Letter

Hi netta,

Please print and distribute

Hi Alba,

Please post

Sandra S. Robles, Assistant City Clerk | Office of the City Clerk
D 626.744.7398 E sarobles@cityofpasadena.net
100 N. GARFIELD AVENUE | PO BOX 7115 | PASADENA, CA 91109-7215



From: Reyes, David <davidreyes@cityofpasadena.net>
Sent: Monday, May 23, 2022 4:19 PM
To: Official Records - City Clerk <OfficialRecords-CityClerk@cityofpasadena.net>
Cc: Jomsky, Mark <mjomsky@cityofpasadena.net>; Robles, Sandra <sarobles@cityofpasadena.net>; Kurtz, Cynthia <ckurtz@cityofpasadena.net>; Paige, Jennifer <jpaige@cityofpasadena.net>
Subject: FW: May 23rd City Council Agenda Item#18 -- Religious Housing -- Commissioner DELGADO Comment Letter

Please provide to the City Council

From: Reyes, David
Sent: Monday, May 23, 2022 2:05 PM
To: Williams, Felicia <fwilliams@cityofpasadena.net>; Gordo, Victor <vgordo@cityofpasadena.net>; Kurtz, Cynthia <ckurtz@cityofpasadena.net>
Cc: De La Cuba, Vannia <VDeLaCuba@cityofpasadena.net>; Bagneris, Michele <mbagneris@cityofpasadena.net>; Paige, Jennifer <jpaige@cityofpasadena.net>
Subject: RE: May 23rd City Council Agenda Item#18 -- Religious Housing -- Commissioner DELGADO Comment Letter

Dear all,
Please see below for responses to questions. Thank you.

CM Felicia Williams (Part 1)

What is the SBDL bonus for an 80% affordable housing project?

- The proposed ordinance would require that proposed housing projects consist of 80% affordable units, which would allow a 50% density bonus. Projects would need to exceed the affordability requirement

and provide a 100% affordable project (including density bonus units) in order to exceed the 50% and get the “super” density bonus of AB 1763.

Verify these regulations only apply to ~9 sites identified in EIR addendum Figure 2

- These regulations apply to ~9 sites that do not currently allow housing today, as well as sites where housing may be allowed but existing regulations are a barrier to development of affordable housing in conjunction with a religious facility.

Verify these regulations wouldn't supersede any existing RM zoning designations (e.g. church currently zoned RM-32)

- Correct. If a religious institution was located in RM-32 then the existing zoning requirements would apply. These regulations are focused on commercial and PS zones in the City.

What are the specific development standards for projects abutting SF districts? How would these be developed?

- The applicable development standards would be those of the least restrictive abutting zone. If the least restrictive abutting zone is an RS zone, then standards such as maximum height (28' if site less than 75 feet wide, and 32' if site 75 feet wide or larger) and required setbacks (blockface avg. but not less than 25 feet in the front yard, 10% of lot width in side yard, and 25 feet in rear yard) would be governed by the RS zone standards. Additionally, the zoning code includes an encroachment plane requirement for commercially-zoned property that is adjacent to RS and RM-12 zoned property. These regulations would apply that encroachment plane to PS zones adjacent to RS/RM-12 zones as well.

How many potential sites are located in historic/landmark districts?

- There are no eligible sites known to be in a landmark district. There are a number of religious institutions within National Register historic districts such as the Pasadena Civic Center district and Pasadena Playhouse district, however such districts are in zones that currently allow housing. Any religious facility housing proposal located in a historic/landmark district would be subject to review by the Design & Historic Preservation section for compliance with the City's Historic Preservation Ordinance and the Secretary of the Interior's Standards.

Would churches with schools/day care be exempt due to similar daily activity of public school sites that have been exempted?

- These regulations would apply to religious institutions in the City. Religious institutions with schools/day care would be eligible under the proposed amendment, as long as the primary use of those sites is a religious facility.

CM Felicia Williams (Part 2)

- **Protection of Historic/Landmark Districts** - After our win on SB9 (yes, I am calling it a WIN!!) this proposal could potentially harm our landmark/historic districts and resources that we just fought to protect. Clearer protections along with a list of eligible resources (forthcoming with the citywide historic survey) are needed.
 - Page 5 of the staff report states that *“Development proposed on any site containing a designated historic resource, a site with an eligible historic resource, or a noncontributing site located within a designated historic or landmark district shall be subject to all applicable regulations within the City's Historic Preservation Ordinance and the Secretary of the Interior's Standards and subject to review as determined by Design & Historic Preservation staff.”*
 - There are no known religious institution sites within landmark districts that would be subject to these regulations. There are some religious institutions located in National Register Historic Districts (such as those found in the Central District) however those are in zones that currently allow housing. As stated above, any religious institution proposing housing within a landmark/historic district would be subject to compliance with the Historic Preservation Ordinance and the Secretary of the Interior's Standards, as well as review by Design & Historic Preservation staff.
- **State Density Bonus Law Makes Projects Less Affordable** - Staff report needs to analyze impact of SBDL on (1) total density (if we approve staff rec of 32 du/acre are we effectively approving 58 du/acre with density bonus?); and (2) affordability of bonus units (of 58 du, only 26 would be affordable or less than 50%, so these are effectively market rate projects).
 - For a project with 80% affordable units, the maximum density bonus permitted is 50%. For example, a project proposing 8 low income units and 2 market-rate units would be eligible for up to 4 bonus

units, which may or may not be market-rate. In this scenario, the City cannot require that bonus units be affordable per State law.

- To achieve the 80% “super” density bonus, 100% of the units would be required by State law to be affordable, including density bonus units.
- **SF Adjacent Development Standards Needed** - These were not included in the staff's proposal and should be evaluated along with the proposed amendment.
 - Page 5 of the staff report states that *“The encroachment plane at right would apply to any property line shared with properties zoned RS (single-family) and RM-12 (two-unit lots). In addition, in the PS zones, projects would utilize the setback requirements of the least restrictive abutting zoning district.”*
 - As noted above, any site adjacent to an RS-zoned (single-family) parcel would be required to demonstrate compliance with an encroachment plane to ensure that the scale and massing of proposed projects are contextually appropriate with adjoining properties.
- **Inclusion of School Sites is Consistent with General Plan Principle Supporting Public Education** - Need to at least include vacant school sites that are in targeted zoning districts. Also supports Housing Task Force desire for "institutional" housing without dramatically increasing number of sites. Updated EIR Addendum required.
 - The direction of the Planning Commission (and staff's recommendation) was to focus on religious institutional sites as locations of underutilized parcels. School sites have different operational characteristics that would require additional study and may be presented as part of a future code amendment, if desired.
- **General Plan Amendments** - Zone change requires GP/SP updates and if this is not a zone change it runs into issues identified below with due process, spot zoning, equal access identified below.
 - No zone map changes are proposed as part of the proposed amendment. The proposed Zoning Code text amendment is consistent with the General Plan.

PC Julianna Delgado

The Amendment creates a new land use category--“Religious Facility with Affordable Housing”--that supersedes an existing use with ‘By Right’ zoning, setting a precarious precedent. “By Right” development eliminates the underlying zoning, substitutes development standards for those that would apply, and precludes any form of public, Planning Commission, or City Council participation in the approval process (other than appeals to the Council of a Design Commission approval).

“By-right” does not eliminate the underlying zoning. “By-right” means that there is no zoning entitlement required to allow the use. For example, multi-family housing projects in the City are “by-right” and do not require review by the Planning Commission or City Council. The proposed regulations require projects to be compliant with the City’s Zoning Code. Additionally, multi-family residential projects remain subject to design review.

There is no draft ordinance to review and approve. The ordinance will amend the Zoning Code. Staff reports are not used to regulate land use but Zoning Codes are. The exact language of the proposed ordinance for the Amendment, as members of the Planning Commission requested, should be provided to the public and the City Council before any actions are taken.

The City’s process for policymaking is to draft an ordinance after the Pasadena City Council approves the proposed policy and directs the City Attorney to prepare an ordinance.

The Amendment essentially creates “mini-Planned Developments” (PDs), a *de facto* form of spot-zoning citywide. Like the PD, the Amendment would erase base zoning designations; however, in this case a project would not be subject to contextual design considerations and discretionary review in any form. The eliminated discretionary reviews would include Pre-Development Review (“PPR”) by the City Council (required for 50 units or more), Planning Commission recommendation and City Council approval (currently required for PDs), and (potentially) Zoning Hearing Officer review for any affordable housing concessions (currently required for all eligible projects). **This means church-housing developers would be given *carte blanche* to build projects as**

they see fit that might be out-of-scale and context with their surroundings, citywide with no oversight. Given the number and location of churches, this 'one-size-fits-all' approach is consequential (see maps in Staff Report, Attachments E. and F.).

The proposed amendment does not provide for Zoning Map amendments, as a Planned Development would, and is not spot-zoning. The proposed amendment sets standards for certain types of land uses, which is an approach utilized throughout the Zoning Code, similar to Animal Hospitals, Urban Housing and City of Gardens projects.

The proposed amendment would require compliance with the requirements of the underlying zone. In cases where there are no underlying requirements, such as the PS (Public, Semi-Public) zone, projects would be required to comply with the development standards of the least restrictive adjacent zone.

The Amendment erodes due process. 'By right' undermines all public participation that has established the underlying zoning, including the 2015 General Plan Land Use Element Update and subsequent Specific Plan Updates now underway. This disregard for the public process and lack of governmental transparency further erodes the community's confidence and trust in the City Council and City staff. The City has spent approximately \$5 million in public funds on consulting and outreach costs, and the community has volunteered countless hours towards those efforts. 'By Right' eliminates the right of the community to weigh in on development issues that concern them. **All developers, including affordable housing ones, should abide by the community's underlying zoning and standards and respect the public engagement process.**

The proposed project would require any affordable housing developer to abide by the community's underlying zoning and standards as it requires compliance with the development standards of the underlying zone, or in the case of the PS (Public, Semi-Public) zone, compliance with the development standards of the least restrictive adjacent zone. "By-right" represents an objective review process where projects are reviewed for compliance with the development standards in the City's Zoning Code. Most development projects in the City are "by-right" and do not require review by the Planning Commission or City Council, such as a multi-family housing project. Many such projects, including multi-family housing, do require design review.

If the Amendment is designed to help failing churches, then selling their surplus land at Fair Market Value, instead of doing ground leases, is more likely to ensure longer-term viability for religious institutions. If church property is ground leased, religious institutions put their property at risk if the developer defaults on its financing. Have churches been provided a clear picture of the risks of ground leasing their land, which subsidizes development? While it benefits and protects the developer, the church's lease revenue for its land may be far less than if the church sold its property at Fair Market Value.

The proposed amendment is designed to provide for affordable housing options on currently underutilized land. The City is attempting to find solutions to the problem of affordable housing; the proposed amendment represents one such solution.

Furthermore, if the underlying purpose of the Amendment is to help failing churches become financially solvent by building housing, "By Right" zoning may constitute favoritism, a special privilege that is contrary to the constitutional guarantee of equal protection. What makes a religious business any better suited as a landlord than any other one?

The proposed amendment is designed to provide for affordable housing options on currently underutilized land. The City is attempting to find solutions to the problem of affordable housing; the proposed amendment represents one such solution.

Extending the financial opportunity to all non-profits, especially those located in Public/Semi-Public zones, which currently prohibits housing would broaden the possibility of constructing more affordable housing citywide and do so in an equitable manner, a far better approach.

The proposed amendment focuses on underutilized sites owned by religious institutions as those sites typically have limited operating hours and significant lengths of time where the sites are underutilized. Additional sites such as college campuses were also considered, however such sites have significantly different operational characteristics and would require additional analysis.

Pasadena does not need any more market-rate housing. If the purpose of the Amendment is genuinely to provide more affordable housing then, as the Planning Commission initially recommended, 100% of the units must be affordable. Staff has argued that 20% needs to be market rate to make the project 'pencil out' for developers. But no evidence has been presented in terms of development pro forma that has been analyzed by City staff.

The proposed amendment would require that projects provide a minimum of 80% affordable units.

If application of the State Density Bonus law results in additional housing units, would the additional units be market rate or affordable?

The City cannot require that units granted through density bonus be affordable, unless the project is a "super density bonus" project with an 80% or greater density bonus, in which case all units would be required to be affordable.

The Amendment supersedes all previous entitlements for a site and is based on considering the 'least restrictive' adjacent use in applying development standards. This means that all single-family residential districts—the 'most restrictive use'—adjacent to church properties are not considered or protected and might be severely impacted.

Existing entitlements on a site would remain and would not be required to be amended for a proposed affordable housing development. If the site is adjacent to an RS zone, an encroachment plane would apply that restricts the scale and massing of a proposed project. Additionally, if the proposed site is a PS zone and surrounded by RS zones, then the RS zone is the least restrictive adjacent zone and those standards would apply.

Pasadena households of all ethnicities and income levels own and maintain single-family homes and the City's largest land use zone in terms of area is single-family residential. The Amendment would allow upwards of 75 multi-family units next to a single-family house or duplex. There would be no limit if all units were affordable to very-low-income tenants and adjacent homeowners would have no recourse, except to appeal the physical design. Given the number and location of churches, this 'one-size-fits-all' approach is also consequential.

As noted in the question below, the maximum density permitted is 32 dwelling units per acre. Up to 75 units would be allowed by-right, however this would require a site of over 2 acres in size to be applicable.

The Amendment allows a density of 32-units per acre on any parcel regardless of size with a "By Right" 75-unit cap. Why were these amounts specified and why are they appropriate citywide?

Staff worked with affordable housing advocates and the Housing Department to understand the minimum densities required for project feasibility. Staff's understanding is that densities less than 32 dwelling units per acre are not financially feasible and would result in no affordable housing provided on these sites.

Exceeding the 75-unit cap requires only a Minor Conditional Use Permit (MCUP). The MCUP means that exceeding the cap would be approved at the City staff level with no public process, required noticing and community outreach. This would, again, by-pass the Planning Commission and other discretionary public review bodies.

A Minor Conditional Use Permit requires public notice and a public hearing would occur with the Hearing Officer if requested.

In preparing the Amendment, the City made no concerted effort to reach out and inform the public at large--especially potentially impacted neighborhoods--about the long-term impacts of an Amendment that severely limits their civil right to appeal.

The City has conducted a community meeting (with over 100 attendees) and has conducted public meetings on the issue with the Planning Commission (four times) as well as the City Council. The City has also provided public notice for the proposed Zoning Code Amendment consistent with the requirements of the Zoning Code.

In preparing the Addendum to the General Plan EIR, about nine (9) properties were identified where housing is not now allowed that would benefit from the Amendment, which Staff refused to disclose by address (See Attachment F.). **Because noticing of the CEQA document is not required by statute, neither the public at large nor the surrounding property owners of the identified sites were ever notified of potential impacts, which also includes negative impacts on their property values.**

The addendum identified approximately 9 mapped sites where the proposed amendment would be applicable. The proposed regulations are not a proposed development project, and no site-specific noticing is required or appropriate. Noticing regarding hearings for the proposed amendment was conducted in accordance with the requirements of the Zoning Code.

Findings of Approval for the Amendment cannot be made as it is not in compliance with State law or the City's General Plan. CA Government Code Sections 65030 and 65033 require public participation at every level of the planning process. In particular, Section 65030 states:

The Legislature recognizes the importance of public participation at every level of the planning process. It is therefore the policy of the state and the intent of the Legislature that each state, regional, and local agency concerned in the planning process involve the public through public hearings, informative meetings, publicity and other means available to them, and that at such hearings and other public forums, the public be afforded the opportunity to respond to clearly defined alternative objectives, policies, and action.

The City provided public notice for the proposed Zoning Code Amendment consistent with the requirements of the Zoning Code. The language referenced is the legislative intent of the State. The City's public notice requirement for Zoning Code Amendments complies with (and exceeds) the public notice requirement in State law (GC 65090).

Importantly, Guiding Principle #7 of Pasadena's General Plan also states: "Community participation will be a permanent part of achieving a greater city." At no time has the public at large been adequately notified or given the opportunity to review viable alternatives or the proposed language of the Amendment. The majority of input has come from a small number of proponents led by affordable housing developers and several churches.

The City provided public notice for the proposed Zoning Code Amendment consistent with the requirements of the Zoning Code.

The Amendment does not require units to remain affordable should the property be sold and no longer under religious facility control. Affordable housing covenants should be recorded and run with the land, not the financing.

Per Page 4 of the Council staff report, the proposed amendment specifically requires that affordable housing be covenanted, consistent with existing inclusionary housing requirements. Such covenants run with the land and are not contingent upon the religious facility.

The Amendment is silent on how providing housing on church-owned land will be non-discriminatory if in conflict with religious beliefs. Under the US Constitution, the First Amendment states that “...Congress shall make no law respecting an establishment of religion, or prohibiting the free exercise thereof.” **This may permit churches to discriminate against such groups as the LGBTQ community and people of color or other faiths.**

The City Attorney may provide additional analysis of this issue – any housing project that receives federal, state or local funding must comply with fair housing laws.

The definition of ‘religious facility’ in the City’s Zoning Code is broad and vague, which the Amendment does not address. The Planning Commission recommended more clarity, such as in order to benefit, a ‘religious facility’ must have operated as such and owned the subject site a minimum of five (5) years prior to applying for permits and provide proof of non-profit status. Otherwise, any developer could claim to be a ‘religious facility’ and build a “mini-PD” anywhere. **Does it have to stay a church for another 5 years post development?**

The proposed amendment would require verification that an existing religious facility has owned and operated a site for at least five years.

Under CA Senate Bill 9, landmark and historic districts are excluded from residential development beyond the base zoning. However, the Amendment does not similarly exclude church-owned sites within those districts nor does it protect historic or historic-eligible church buildings per the Sec. of Interior’s standards, consistent with the City’s Historic Preservation Ordinance.

Page 3 of the Council staff report states that *“the proposal would not be allowed in any single-family zoning districts and additional development standards are required for sites that abut single-family zones.”*

Page 5 of the staff report states that *“Development proposed on any site containing a designated historic resource, a site with an eligible historic resource, or a noncontributing site located within a designated historic or landmark district shall be subject to all applicable regulations within the City’s Historic Preservation Ordinance and the Secretary of the Interior’s Standards and subject to review as determined by Design & Historic Preservation staff.”* This is consistent with how development is regulated and Historic Preservation is implemented in the City.

The proposed amendment does not allow affordable housing projects on sites located within RS zones.

SB 9 is State legislation specifically applicable to the development of duplexes in RS zones, and is not applicable to the proposed amendment.

In conclusion, most of Pasadena’s religious-owned property is zoned for housing but little has been built (see the Attachment F. map). No members of the clergy have spoken at Planning Commission or Housing Task Force meetings about the proposed Amendment to allow their congregation to build affordable housing on their surplus property. At the April 27, 2022, Planning Commission meeting, Staff confirmed that only one (1) religious facility, New Life Holiness Church, has approached the City to date to build housing where the zoning precludes it; however, this church has not applied for a zone change. **The proposed Amendment appears to be driven more by developers who stand to profit from these housing developments than by churches.**

The goal of the proposed amendment is to provide opportunities for affordable housing on underutilized parcels within the City. Some sites with religious institutions are underutilized from a land use perspective as the use is active for limited hours and contain parking lots that are utilized on a limited basis. The state additionally recognized the potential benefits of affordable housing on underutilized religious properties when it adopted AB 1851, which allows for up to 50% of existing religious facility parking lots to be

developed with affordable housing. The proposed amendment would make affordable housing a permitted use on such sites, allowing them to utilize the provisions of AB 1851.

From: Williams, Felicia <fwilliams@cityofpasadena.net>

Sent: Monday, May 23, 2022 9:37 AM

To: Gordo, Victor <vgordo@cityofpasadena.net>; Kurtz, Cynthia <ckurtz@cityofpasadena.net>; Reyes, David <davidreyes@cityofpasadena.net>

Cc: De La Cuba, Vannia <VDeLaCuba@cityofpasadena.net>; Jomsky, Mark <mjomsky@cityofpasadena.net>; Bagneris, Michele <mbagneris@cityofpasadena.net>

Subject: Fw: May 23rd City Council Agenda Item#18 -- Religious Housing -- Commissioner DELGADO Comment Letter

The issues raised in Dr. Delgado's letter below are significant and **I am requesting that we continue this item** so staff can provide the research and respond to the questions. To add on the the items below, the following issues are of concern to me:

- Protection of Historic/Landmark Districts - After our win on SB9 (yes, I am calling it a WIN!!) this proposal could potentially harm our landmark/historic districts and resources that we just fought to protect. Clearer protections along with a list of eligible resources (forthcoming with the citywide historic survey) are needed.
- State Density Bonus Law Makes Projects Less Affordable - Staff report needs to analyze impact of SBDL on (1) total density (if we approve staff rec of 32 du/acre are we effectively approving 58 du/acre with density bonus?); and (2) affordability of bonus units (of 58 du, only 26 would be affordable or less than 50%, so these are effectively market rate projects).
- SF Adjacent Development Standards Needed - These were not included in the staff's proposal and should be evaluated along with the proposed amendment.
- Inclusion of School Sites is Consistent with General Plan Principle Supporting Public Education - Need to at least include vacant school sites that are in targeted zoning districts. Also supports Housing Task Force desire for "institutional" housing without dramatically increasing number of sites. Updated EIR Addendum required.
- General Plan Amendments - Zone change requires GP/SP updates and if this is not a zone change it runs into issues identified below with due process, spot zoning, equal access identified below.

Thanks.

Councilmember Felicia Williams

City of Pasadena, District 2

<https://www.cityofpasadena.net/district2/>

fwilliams@cityofpasadena.net

(626) 744-4742

From: julianna <

>

Sent: Monday, May 23, 2022 7:35 AM

To: Gordo, Victor <vgordo@cityofpasadena.net>; De La Cuba, Vannia <VDeLaCuba@cityofpasadena.net>; Williams, Felicia <fwilliams@cityofpasadena.net>; Dyson, Darla <ddyson@cityofpasadena.net>; Rivas, Jessica

<jerivas@cityofpasadena.net>; Morales, Margo <mlmorales@cityofpasadena.net>; district1

<district1@cityofpasadena.net>; Madison, Steve <smadison@cityofpasadena.net>; Wilson, Andy

<awilson@cityofpasadena.net>; jikennedy@cityofpasadena.net <jikennedy@cityofpasadena.net>; Masuda, Gene <gmasuda@cityofpasadena.net>

Cc: 'Julianna' <julianna.delgado@sbcglobal.net>; 'David Delgado' <david@daviddelgadolaw.com>; Reyes, David <davidreyes@cityofpasadena.net>

Subject: RE: May 23rd City Council Agenda Item#18 -- Religious Housing -- Commissioner DELGADO Comment Letter

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Honorable Mayor and Members of the City Council,

Pasadena needs more affordable housing. As a longtime advocate of housing as a human right, I have pushed for more affordable units citywide on underutilized land. However, I have serious concerns at this time about amending Pasadena's Zoning Code to create a new Land Use Category, "Religious Facility with Affordable Housing" ("the Amendment"), given the many issues raised, questionable purpose, inherent inequity as written, disregard for the entire community, and limited possibility to increase significantly housing affordability. Furthermore, in compliance with State law (CA Govt. Sec. 65030) and best professional planning practices, the Staff Report does not disclose or discuss the potentially vast unintended consequences. Thus, as a Planning Commissioner and Design Commissioner, I voted against recommending the Amendment for the following reasons:

- **The Amendment creates a new land use category--"Religious Facility with Affordable Housing"--that supersedes an existing use with 'By Right' zoning, setting a precarious precedent.** "By Right" development eliminates the underlying zoning, substitutes development standards for those that would apply, and precludes any form of public, Planning Commission, or City Council participation in the approval process (other than appeals to the Council of a Design Commission approval).
- **There is no draft ordinance to review and approve.** The ordinance will amend the Zoning Code. Staff reports are not used to regulate land use but Zoning Codes are. The exact language of the proposed ordinance for the Amendment, as members of the Planning Commission requested, should be provided to the public and the City Council before any actions are taken.
- **The Amendment essentially creates "mini-Planned Developments" (PDs), a *de facto* form of spot-zoning citywide.** Like the PD, the Amendment would erase base zoning designations; however, in this case a project would not be subject to contextual design considerations and discretionary review in any form. The eliminated discretionary reviews would include Pre-Development Review ("PPR") by the City Council (required for 50 units or more), Planning Commission recommendation and City Council approval (currently required for PDs), and (potentially) Zoning Hearing Officer review for any affordable housing concessions (currently required for all eligible projects). **This means church-housing developers would be given *carte blanche* to build projects as they see fit that might be out-of-scale and context with their surroundings, citywide with no oversight.** Given the number and location of churches, this 'one-size-fits-all' approach is consequential (see maps in Staff Report, Attachments E. and F.).
- **The Amendment erodes due process.** 'By right' undermines all public participation that has established the underlying zoning, including the 2015 General Plan Land Use Element Update and subsequent Specific Plan Updates now underway. This disregard for the public process and lack of governmental transparency further erodes the community's confidence and trust in the City Council and City staff. The City has spent approximately \$5 million in public funds on consulting and outreach costs, and the community has volunteered countless hours towards those efforts. 'By Right' eliminates the right of the community to weigh in on

development issues that concern them. **All developers, including affordable housing ones, should abide by the community's underlying zoning and standards and respect the public engagement process.**

- **If the Amendment is designed to help failing churches, then selling their surplus land at Fair Market Value, instead of doing ground leases, is more likely to ensure longer-term viability for religious institutions.** If church property is ground leased, religious institutions put their property at risk if the developer defaults on its financing. Have churches been provided a clear picture of the risks of ground leasing their land, which subsidizes development? While it benefits and protects the developer, the church's lease revenue for its land may be far less than if the church sold its property at Fair Market Value.
- **Furthermore, if the underlying purpose of the Amendment is to help failing churches become financially solvent by building housing, "By Right" zoning may constitute favoritism, a special privilege that is contrary to the constitutional guarantee of equal protection.** What makes a religious business any better suited as a landlord than any other one?
- **Extending the financial opportunity to all non-profits, especially those located in Public/Semi-Public zones, which currently prohibits housing would broaden the possibility of constructing more affordable housing citywide and do so in an equitable manner, a far better approach.**
- **Pasadena does not need any more market-rate housing.** If the purpose of the Amendment is genuinely to provide more affordable housing then, as the Planning Commission initially recommended, 100% of the units must be affordable. Staff has argued that 20% needs to be market rate to make the project 'pencil out' for developers. But no evidence has been presented in terms of development pro forma that has been analyzed by City staff.
- **If application of the State Density Bonus law results in additional housing units, would the additional units be market rate or affordable?**
- **The Amendment supersedes all previous entitlements for a site and is based on considering the 'least restrictive' adjacent use in applying development standards.** This means that all single-family residential districts—the 'most restrictive use'—adjacent to church properties are not considered or protected and might be severely impacted.
- **Pasadena households of all ethnicities and income levels own and maintain single-family homes and the City's largest land use zone in terms of area is single-family residential. The Amendment would allow upwards of 75 multi-family units next to a single-family house or duplex. There would be no limit if all units were affordable to very-low-income tenants and adjacent homeowners would have no recourse, except to appeal the physical design. Given the number and location of churches, this 'one-size-fits-all' approach is also consequential.**
- **The Amendment allows a density of 32-units per acre on any parcel regardless of size with a "By Right" 75-unit cap. Why were these amounts specified and why are they appropriate citywide?**
- **Exceeding the 75-unit cap requires only a Minor Conditional Use Permit (MCUP).** The MCUP means that exceeding the cap would be approved at the City staff level with no public process, required noticing and

community outreach. This would, again, by-pass the Planning Commission and other discretionary public review bodies.

- **In preparing the Amendment, the City made no concerted effort to reach out and inform the public at large--especially potentially impacted neighborhoods--about the long-term impacts of an Amendment that severely limits their civil right to appeal.**
- In preparing the Addendum to the General Plan EIR, about nine (9) properties were identified where housing is not now allowed that would benefit from the Amendment, which Staff refused to disclose by address (See Attachment F.). **Because noticing of the CEQA document is not required by statute, neither the public at large nor the surrounding property owners of the identified sites were ever notified of potential impacts, which also includes negative impacts on their property values.**
- **Findings of Approval for the Amendment cannot be made as it is not in compliance with State law or the City's General Plan.** CA Government Code Sections 65030 and 65033 require public participation at every level of the planning process. In particular, Section 65030 states:

The Legislature recognizes the importance of public participation at every level of the planning process. It is therefore the policy of the state and the intent of the Legislature that each state, regional, and local agency concerned in the planning process involve the public through public hearings, informative meetings, publicity and other means available to them, and that at such hearings and other public forums, the public be afforded the opportunity to respond to clearly defined alternative objectives, policies, and action.

- **Importantly, Guiding Principle #7 of Pasadena's General Plan also states: "Community participation will be a permanent part of achieving a greater city."** At no time has the public at large been adequately notified or given the opportunity to review viable alternatives or the proposed language of the Amendment. The majority of input has come from a small number of proponents led by affordable housing developers and several churches.
- **The Amendment does not require units to remain affordable should the property be sold and no longer under religious facility control.** Affordable housing covenants should be recorded and run with the land, not the financing.
- **The Amendment is silent on how providing housing on church-owned land will be non-discriminatory if in conflict with religious beliefs.** Under the US Constitution, the First Amendment states that "...Congress shall make no law respecting an establishment of religion, or prohibiting the free exercise thereof." **This may permit churches to discriminate against such groups as the LGBTQ community and people of color or other faiths.**
- **The definition of 'religious facility' in the City's Zoning Code is broad and vague, which the Amendment does not address.** The Planning Commission recommended more clarity, such as in order to benefit, a 'religious facility' must have operated as such and owned the subject site a minimum of five (5) years prior to applying for permits and provide proof of non-profit status. Otherwise, any developer could claim to be a 'religious facility' and build a "mini-PD" anywhere. **Does it have to stay a church for another 5 years post development?**
- **Under CA Senate Bill 9, landmark and historic districts are excluded from residential development beyond the base zoning.** However, the Amendment does not similarly exclude church-owned sites within those

districts nor does it protect historic or historic-eligible church buildings per the Sec. of Interior's standards, consistent with the City's Historic Preservation Ordinance.

In conclusion, most of Pasadena's religious-owned property is zoned for housing but little has been built (see the Attachment F. map). No members of the clergy have spoken at Planning Commission or Housing Task Force meetings about the proposed Amendment to allow their congregation to build affordable housing on their surplus property. At the April 27, 2022, Planning Commission meeting, Staff confirmed that only one (1) religious facility, New Life Holiness Church, has approached the City to date to build housing where the zoning precludes it; however, this church has not applied for a zone change. **The proposed Amendment appears to be driven more by developers who stand to profit from these housing developments than by churches.**

I urge you to continue the Amendment until these and other community issues raised are resolved.

Sincerely,

Julianna Delgado

Julianna Delgado, M.Arch, Ph.D, FAICP

Planning Commissioner, City of Pasadena

Design Commissioner, City of Pasadena

Member, Mayor's Housing Task Force, City of Pasadena

President, Southern California Planning Congress

Professor Emerita, Department of Urban and Regional Planning

Co-Director, California Center for Land and Water Stewardship

California State Polytechnic University, Pomona

McMillan, Acquanette (Netta)

From: Marsha Rood
Sent: Monday, May 23, 2022 4:47 PM
To: PublicComment-AutoResponse
Subject: Item # 18 May 23, 2022

Importance: High

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Dear Mayor Gordo and Members of the City Council -

The Planning Director stated that the reason for the 32 du/acre recommendation is that density is needed for affordable housing projects to "pencil."

If his rationale is that the basis for dwelling unit density in the Zoning Code is for financial reasons, it is not in accordance with law. It has to be on the basis of the police powers of the state and on health and safety. The U.S Supreme Court held in the case (1926) *Ambler Realty v Village of Euclid* that zoning ordinances, regulations and laws must find their justification in some aspect of police powers and asserted for the benefit of the public welfare. Public welfare being determined in connection with the circumstances, the conditions and the locality of the zoning. It says nothing about the "financial feasibility" of a development as being part of the public welfare.

Basically, you cannot determine zoning based on what pencils for development projects - it undermines the whole concept and legal basis for zoning.

Thank you for your consideration.

Marsha Rood, FAICP

05/23/2022
Item 18

McMillan, Acquanette (Netta)

From: Patti Feldmeth
Sent: Monday, May 23, 2022 4:34 PM
To: PublicComment-AutoResponse
Subject: #18 on Agenda, Monday May 23, 2022

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#18 Agenda Item Rezoning of Religious land for Affordable Housing

Good Evening City Council Members:

I'm requesting that the city council vote to approve the rezoning of religious land for use to build affordable housing in Pasadena. Doing this will help Pasadena reach its state mandated target of 6,000 new affordable housing units by October 2029.

I'm requesting that the city council vote for a zoning amendment that will actually work to help accomplish this challenge –one where the planning and housing departments work together, bringing both their strengths to provide a viable plan.

My husband and I have been home owners in Pasadena for 34 years. My husband has worked in Pasadena schools for 46 years. We have raised three children in this wonderful city and if things don't change, 2 of my 3 children will never be able to rent a place to live in Pasadena. Forget about purchasing a home.

Those who work in or grew up in and love this city should be able to afford to live here. They want to be able live, work, play, raise families and give back to make and keep Pasadena a city that is equitable. It seems that most of the new building is only for the wealthy. The "token" low income units are not enough. If significant progress doesn't happen soon, those who work in or near Pasadena will be forced to leave like so many others.

You have an opportunity here to vote to provide a step forward that brings a true Fair Housing solution to those who love this city .

Please vote to approve rezoning of religious land for affordable housing in Pasadena.

05/23/2022
Item 18

Sincerely,

Patti Feldmeth

Executive Director

Pasadena Meals on Wheels

Iraheta, Alba

From: Reyes, David
Sent: Monday, May 23, 2022 4:56 PM
To: Official Records - City Clerk
Cc: Fuentes, Theresa; Kurtz, Cynthia; Paige, Jennifer; Robles, Sandra
Subject: response to Ms. Hernandez questions

Dear City Council,
Please see staff responses in ***red bold italics*** to Ms. Hernandez' letter, below.

May 23, 2022

Honorable Mayor and Members of the City Council,

I am writing this letter to oppose the Zoning Code Amendment for Religious Facilities with Affordable Housing as proposed. The staff report is only presenting a framework for which the ordinance which will be written later and brought back to the Council for approval. The Planning Commission or community will not have the opportunity to review the draft ordinance prior to its first reading. The following are a list of concerns:

Public Notices – Text amendments which affect the whole city are published in newspapers, however, this amendment is not only a text amendment but constitutes map amendments by overriding existing zoning designations. Due to the size of the proposed units 75 units by right per site, property owners that live adjacent or across the street from a church will be affected by these developments. The Commission only heard comments from groups that are proponents of this ordinance. There was no staff outreach to neighborhood associations. In addition, community participation is one of the eight Guiding Principles of the General Plan. This represents a due process issue.

- ***The City provided public notice for the proposed Zoning Code Amendment consistent with the requirements of the Zoning Code. The proposed amendment is a Zoning Code text amendment only and does not propose rezoning parcels with new zoning map designations. The proposed amendment sets a residential density limit of 32 dwelling units per acre. Up to 75 units may be permitted by-right, however to achieve this number, a site would have to be larger than two acres.***

Predevelopment Plan Review – If a project is 50 units or greater will the applicant be required to go through PPR and reviewed by the City Council prior to formal application as required by the zoning code?

- ***Yes, PMC Section 17.60.40.C.2.a specifies mandatory Predevelopment Plan Review (PPR) for multi-family projects consisting of ten or more units. Therefore, the PPR process would be applicable for projects of ten units or more.***

Review Process - The proposed zoning designation for this development within this ordinance is 32 du/acre and up to 75 units per site by right. Will an applicant be permitted to apply for a density bonus? If an applicant requests more than 75 units a minor CUP will be required with a staff report going to the Hearing Officer with no public notice to the affected adjacent property owners.

- ***Applicants may apply for density bonus consistent with the Zoning Code and State law. For projects over 75 units, a Minor Conditional Use Permit is required, which requires public noticing and a public hearing with the Hearing Officer if requested.***

As proposed the Design Commission is the only reviewing body for projects submitted on church property. Projects before the Design Commission are not publicly noticed.

- *Projects proposing ten or more units require review by the Design Commission through a public hearing process and are noticed consistent with the requirements of Chapter 17.76 (Public Hearings).*

If an applicant applies for affordable housing concessions, as suggested in a letter from Bill Burns, asking for all five concessions, will the applicant be required as per code to be reviewed by the Hearing Officer? Same question applies if the applicant wishes to submit for a waiver of development standards which would supersede FAR, height and setbacks. Would a variance be required?

- *Any applicant for a concession, incentive or waiver would follow State Density Bonus Law. The number of concessions would depend on the level of affordability provided.*

Development Standards - The 32 du/acre requires a minimum of a 10,000 square foot lot, and a reduction in number of units based on lot square footage. Will this amendment override the zoning code and allow for 32 du/acre whatever the size of the lot?

In the PS zones, which have no development standards, the development standards of the least restrictive abutting zone, including across the street, would apply. Therefore, if a proposed project is zoned RM-16 but across the street is RM-32, then RM-32 would prevail. Would this not require a zoning map amendment?

- *The proposed development standards do not set a minimum lot size or required reduction in number of units based on lot square footage. The proposed amendment would require a project to utilize the development standards of the underlying zoning. The proposed standards do not apply to projects located within the RM-16 zone.*

Mixed Use Development Standards - Mixed Use standards are recommended because of the constraints of building on church property with an existing building. If a church has a vacant lot contiguous to the main church which is solely used for parking can the City of Garden Standards be applied especially if the church is adjacent to RS or RM-12 zoning districts.

Development Standards for "Existing Use Permits" and Development Standards" conflict. Unclear as to the different approaches.

- *The proposed amendment would require the Community Open Space requirements of Section 17.50.160 (Mixed Use Projects) to provide appropriate open space for affordable housing projects associated with religious institutions.*
- *Regarding Existing Use Permits, if a religious institution was established through the Conditional Use Permit (CUP) process, new affordable housing projects would not require amending the existing CUP. New affordable housing projects would be subject to development standards and process as outlined in the proposed zoning code amendment.*

Addendum to the 2015 General Plan EIR – An addendum (paid for by the City) was prepared for this project which included comments that there are 15 potential church sites that do not permit church housing and references the 75 units by right. The EIR does not identify those 15 sites nor their zoning. Attachment E lists zoning Districts that would allow religious facilities, however many of those districts already provide for the development of housing. Identifying those sites would require the public to be familiar with the zoning code to determine which changes are allowed. How can an Addendum to the 2015 General Plan EIR be prepared when the ordinance itself is not yet written?

- *The proposed ordinance would not amend the City's General Plan. The Addendum to the General Plan EIR analyzed the potential impacts associated with the proposed development standards and concluded that the proposed project will not result in any potentially significant impacts that were not already analyzed as part of the environmental review of the General Plan.*

Specific Plans – The East Pasadena, North Lake and Fair Oaks Orange Grove Specific Plans have not been reviewed by the community nor the Planning Commission. The church ordinance is pre-empting the Specific Plan process. By

allowing housing on church properties without any discussion for context of surrounding land is consistent with spot zoning practices.

- *The City Manager initiated a zoning code amendment in 2020 and the City has conducted a community meeting (with over 100 attendees) and has conducted public meetings on the issue with the Planning Commission (four times) as well as the City Council. The City has also provided public notice for the proposed Zoning Code Amendment consistent with the requirements of the Zoning Code. The City Council has directed us to bring the project forward, which we are doing.*

Special Privilege – By approving this ordinance at this time appears to be a case of special privilege for churches.

- *The proposed regulations are drafted based on the characteristics of Religious Facility Land uses, which typically have underutilized property that could be repurposed to affordable housing. Land for affordable housing is scarce and this amendment is intended to help the City achieve its affordable housing goals.*

There is no question that the City of Pasadena needs more affordable housing. Using underutilized church property may be one alternative of many, to addressing this issue. However, as proposed there are still many questions that need to be addressed, and which most likely be addressed in the ordinance presented to the City Council. But at that point there will be little opportunity for the community or any commission to voice their comments and concerns to the creation of new laws that make a multiple family, 3-4 or 5 story projects by right use.

Sincerely,

Carol Hunt Hernandez
Planning Commissioner
AICP, Retired

Cc:

David Reyes
Director, Planning and Community Development
City of Pasadena
626-744-4650

Iraheta, Alba

From: Paul Gibson <pgibson@tyronhampton.com>
Sent: Monday, May 23, 2022 5:40 PM
To: PublicComment-AutoResponse; Gordo, Victor; tyron@tyronhampton.com; Reyes, David; Kennedy, John J.
Subject: Churches and Affordable Housing -- Agenda Item May 23, 2022

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Dear Pasadena City Council,

“While I appreciate that this matter is coming to the City Council, I would encourage you to please send the proposal back to the Planning Dept to work closely with the Housing Dept to adjust the zoning from 32 units per acre to 36—just four more units. With development standards that accompany the 32 dwelling units per acre standard. This will produce a policy that will work for several of the interested churches. This change would be a great start.”

I lived in the Orange Heights Neighborhood for 30 years and raised my children there. One of my daughters has been teaching in Pasadena Unified School District for 20 years and cannot afford to buy house in Pasadena. I know that I’m biased but she is a wonderful educator who has and is contributing to the well-being and knowledge of hundreds of Pasadena students.

Thank you for sending the proposal back to the Planning Department.

Paul Gibson

For we are God's workmanship, created in Christ Jesus to do good works, which God prepared in advance for us to do.
Ephesians 2:10

05/23/2022
Item 18