

# City of South Pasadena

## 2014 - 2021 HOUSING ELEMENT

### 6.1 Introduction

#### 6.1.1 Overview

The Housing Element is one of the seven General Plan Elements mandated by the State of California. In addition to the Housing Element, the City of South Pasadena General Plan contains a Land Use & Community Design Element, a Circulation & Accessibility Element, an Economic Development & Revitalization Element, a Historic Preservation Element, an Open Space & Resource Conservation Element, and a Safety & Noise Element. Each General Plan Element is designed to be consistent with the remaining elements.

The California Government Code considers the availability of housing and the attainment of a suitable living environment for every California family a priority of the highest order. The Housing Element is the only General Plan Element subject to review and “certification” by the State that all statutory requirements are have been met. State law is more specific about the content of local housing elements than the remaining General Plan elements. The State agency responsible for review and certification of housing elements is the State Department of Housing and Community Development (HCD). The Housing Element is required to identify and analyze existing and projected housing needs and contain goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing.

The City of South Pasadena General Plan Housing Element provides a framework for meeting the housing goals of the City and serves as an information document to the current and prospective residents of the community, businesses, and developers. General Plan housing elements became mandatory in 1969. The City of South Pasadena adopted its first Housing Element in 1984 and subsequently adopted General Plan Housing Element Updates on March 7, 2001 for the planning period covering March 2001 through March 2006 and on January 18, 2012 for the planning period of June 2006 to June 2014. This General Plan Housing Element Update covers the planning period from October 2014 to October 2021.

#### 6.1.2 Purpose and Authority of the Housing Element

The General Plan Housing Element is required to include an assessment of housing needs of all economic segments of the community and an implementation program formulated to meet those needs. Local governments should consider economic, environmental, and fiscal factors as well as the community goals set forth in the General Plan in preparing a Housing Element and should cooperate with other local governments and the State in addressing regional housing needs.

Housing Elements are required to address the local government’s “fair share of regional housing need” as reflected in the Regional Housing Need Assessment (RHNA) as determined by the local Council of Governments (COG). The COG for the Southern California region, including South Pasadena, is the Southern California Association of Governments (SCAG). A local government’s identified RHNA includes both the existing and projected housing needs of the locality. In order to address their respective fair share of regional housing need, each local housing element must include an assessment of available suitable housing sites based not only upon the existing zoning and land use restrictions of the locality, but also on the potential for increased residential development under alternative zoning and land use restrictions.

The following minimum components are required for the General Plan Housing Element.

### **Housing Needs Assessment**

The housing needs assessment addresses the existing needs of a jurisdiction and includes an analysis of the number of households overpaying for housing, households living in overcrowded conditions, or households with special housing needs such as the elderly, developmentally disabled, large families, and homeless. The number of housing units that need rehabilitation and the number assisted affordable units at-risk of converting to market-rate must also be identified. The housing needs assessment also must analyze a jurisdiction’s projected housing need, as established by the COG, identifying the number of new units needed by income category to accommodate expected population growth over the planning period of the housing element. This provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient, appropriately designated land and opportunities for housing development to address population growth and job generation.

### **Site Inventory and Analysis:**

A housing element must include a detailed land inventory and analysis of vacant properties suitable for residential development, a general analysis of environmental constraints, the availability of infrastructure, and an evaluation of the suitability, availability, and realistic development capacity of sites to accommodate the jurisdiction’s RHNA by income level. To meet this statutory requirement, local governments must either provide a detailed analysis demonstrating how adopted residential densities accommodate the regional housing need for lower income households, or as an option and alternative to preparing the analysis described above, Government Code Section 65583.2(c)(3)(B) allows local governments to elect the option of utilizing “default” density standards that are “deemed appropriate to accommodate housing for lower income households.” The default density option is not a mandated density. The default density standard provides a streamlined option for local governments to meet the density requirement. No analysis to establish the appropriateness of the default density is required and HCD must accept that density as appropriate in its review. The minimum default residential density established for South Pasadena by HCD to accommodate the RHNA for lower income residential development is 30.0 dwelling units per acre.

If the housing element does not demonstrate adequate sites, appropriately zoned at the HCD established default density to meet the jurisdiction’s RHNA by income level, the housing element must include a program to provide the needed sites such as providing zoning that allows owner-occupied and rental multifamily uses based on an analysis that includes, but is not limited to, factors

such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households.

**Analysis of Constraints on Housing:**

A housing element must include an assessment of both the governmental and non-governmental constraints to development of housing such as land-use controls, fees and exactions, on-site and off-site improvement requirements, building codes and their enforcement, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities.

**Housing Programs**

Housing elements must identify programs designed to assist in the development of housing for low- and moderate-income households, remove or mitigate governmental constraints, conserve and improve the existing affordable housing stock, promote equal housing opportunity, and preserve any units identified as at risk of conversion from affordable housing.

**Quantified Objectives**

A housing element must include estimates of the number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the housing element.

**6.1.3 General Plan Housing Element Update Organization**

The South Pasadena 2014-1021 General Plan Housing Element Update (Housing Element Update) is comprised of the following components in addition to Section 6.1, Introduction.

**Section 6.2 Housing Needs Assessment**

This section is a discussion of the City’s population profile, including household size and composition, employment trends in the City, the City’s special needs groups such as the elderly, developmentally disabled, homeless and large families, the City’s housing profile, including age and condition of housing and housing affordability, and the City’s RHNA. The existing and projected housing needs in the City are evaluated in this section.

**Section 6.3 Housing Constraints**

This section is an analysis of the existing governmental, economic, physical, and environmental constraints affecting housing development in the City and, as applicable, in the region as a whole.

**Section 6.4 Housing Development Resources**

This section identifies the resources available for housing development, including a discussion of adopted land use policies and zoning regulations providing incentives for development of affordable housing, a complete site inventory of vacant sites suitable for housing development to meet the RHNA, and a discussion of the economic resources available for housing development at the federal, state, and local level.

**Section 6.5 Performance Review of 2006-2014 General Plan Housing Element Update Performance**

The goals and policies contained in the 2006-2014 General Plan Housing Element Update are discussed in this section along with a review the progress in achieving quantified objectives.

## **Section 6.6 Housing Plan**

The goals, policies and programs that will guide the City's actions for the planning period between July 2014 and October 2021 are presented in this section, along with the quantified objectives for the Housing Element Update planning period.

### **6.1.4 Authority and Scope of the Housing Element**

Adopted policies and guidelines affecting the preparation and content of the Housing Element, in addition to the State Housing Element guidelines, include the City's General Plan Land Use Element adopted in 1998. The General Plan Land Use Element identifies general housing goals, policies, and programs to implement the community's vision for the ultimate build out of the City and establishes acceptable residential densities for development in the City. The Land Use Element also contains plans for each neighborhood of the City, identifying existing and projected housing units and population.

### **6.1.5 Public Participation**

The City conducted an outreach program with key constituencies in the community including seniors, affordable housing developers, and service providers to the homeless and developmentally disabled in order to identify housing programs and policies that can be implemented during the Housing Element Update Planning period. Lower income residents within the City of South Pasadena are predominantly seniors who qualify as low-income due to fixed incomes rather than due to employment in low paying jobs. To ensure the broadest community involvement, particularly among low-income and special needs groups, the City conducted an outreach program targeted to seniors, developers of low/moderate income housing, and service providers for special needs groups in the City to obtain as many ideas and recommendations as possible from these groups and/or the service providers to these groups. The City's public participation effort included the following:

1. A public study session was held with the Planning Commission on June 24, 2013 to provide a forum for the public and the Planning Commission to identify housing needs and recommend goals and programs for the Draft Housing Element Update. The public, developers and organizations providing community services within the City were invited to attend the Planning Commission study session.
2. The Draft Housing Element Update was posted on the City's web page for public review prior to the completion of the final Housing Element Update to obtain public input.
3. Advertising, in English and Spanish languages, was published on the City's web newsletter notifying the public that the Draft Housing Element Update was available for public review and also providing the contact information for City staff to enable members of the public to meet with City staff and provide input into the Draft Housing Element Update.

4. Printed copies of the Draft Housing Element Update were made available at the City's Senior Citizens' Center, Public Library, and City Hall for public review.
5. Outreach efforts were extended to the City's Senior Citizen Commission in order to identify housing needs and to obtain input on the policies and programs to be contained in the Draft Housing Element Update. A workshop was conducted on June 13, 2013 to review the requirements for the Housing Element Update and to solicit input on housing programs to be included in the Draft Housing Element Update.
6. Outreach efforts were extended to affordable housing developers.
7. Outreach efforts were extended to governmental and non-profit agencies providing services to the developmentally disabled residents in the City and homeless persons.

### **Outreach to the Community**

A public study session was conducted with the City's Planning Commission on June 24, 2013 as part of the preparation of the Draft Housing Element Update. The agenda for this meeting is included as Appendix A of the Draft Housing Element Update.

The public study session was open to all members of the public, organizations providing community service in the City and affordable housing developers. The Housing Element Update requirements and draft of the 2014-2021 Housing Element Update goals and objectives were discussed with the Planning Commission, and input was solicited from the public and the Planning Commission. Staff responded to questions from the Planning Commission and reviewed the HCD deadlines and schedule for Housing Element Update adoption with the Planning Commission. There were no additional comments or questions from the public.

### **Outreach to Senior Citizens**

The City of South Pasadena appoints a Senior Citizen Commission which meets once a month and also publishes a monthly newsletter. The Senior Citizen Commission recommends to City Council on matters affecting senior citizens and the special issues affecting this group such as affordable and accessible housing, health care, and City sponsored senior recreational activities conducted through the City's Senior Citizens' Center. A workshop was conducted at the regularly scheduled meeting of the Senior Citizen Commission on June 13, 2013 in order to acquaint the Senior Citizen Commission with the Draft Housing Element Update and to obtain input on housing needs and programs to be considered in the Draft Housing Element Update.

The meeting was open to all senior citizen residents of the City. At the meeting, the City's RHNA and the programs available to assist in the provision of affordable housing were discussed. Ideas presented to staff from the meeting participants included the following:

1. The importance of continued participation by the City in the HUD Section 8 housing voucher program was emphasized. It was suggested that the City actively work with the County agency administering the Section 8 program to increase the number of vouchers issued in the City.

2. The City should continue to administer the existing home improvement programs to qualified low-income homeowners.
3. More senior housing and assisted living housing should be developed in the City through the possible acquisition by a developer of some existing underperforming senior market rate apartments and the conversion of these units by the developer into affordable senior independent living and/or assisted apartments.
4. Options for requiring universal accessibility for a percentage of units in new multi-family residential development should be explored.

The input received at the Senior Citizen Commission workshop guided staff in the development of programs that were included in the Draft Housing Element Update designed to address the suggestions above.

### **Outreach to service providers of special needs groups**

The San Gabriel Valley Consortium on Homelessness (Consortium) is a 501 (c) (3) non-profit organization leading the effort to end homelessness in the San Gabriel Valley by facilitating partnerships, coordinating educational programs with community and member agencies, and advocating for appropriate housing and services by developing and supporting coordinated, region wide strategies to address homelessness in the region. The Consortium was contacted for input into potential programs for inclusion in the Housing Element Update to address the homeless population in South Pasadena. Representatives of the Consortium were also invited to attend the June 24, 2013 Planning Commission workshop. The City of South Pasadena Police Department provided information on the number and locations of homeless individuals in the City, the special needs of these individuals, and service programs available to the homeless in the City provided by the City and through referrals to adjacent cities.

The Regional Center of the California Department of Developmental Services (Regional Center) serving the City of South Pasadena was contacted to obtain input on the number of developmentally disabled individuals in the City served by the Regional Center and the housing needs of these individuals. Representatives provided information on the number of developmentally disabled individuals in the City and the types of services provided by the Regional Center.

### **Outreach to affordable housing providers**

There are several properties in the City acquired by CalTrans as part of the 710 Freeway right of way acquisitions that are required by State law to be made available for affordable housing. In the past the City has partnered with a local affordable housing developer in efforts to acquire CalTrans properties for redevelopment as affordable housing. Input received from this development entity during the preparation of the City's 2006-2014 General Plan Housing Element Update included a recommendation that the City create a Housing Authority, empowered to acquire and develop these CalTrans properties as affordable housing with the use of Redevelopment Agency set aside funds designated for this purpose. On April 6, 2011, the City created a Housing Authority for this purpose. The City has contacted the affordable housing developer as part of the community outreach effort for the Draft 2014-2021 Housing Element Update to obtain input on potential

programs to assist in the provision of affordable housing through partnership with the City's Housing Authority.

In conclusion, to increase the level of public participation in the preparation of the Draft Housing Element Update beyond that provided as part of required public hearings, the City conducted an outreach program with key constituencies in the community to identify housing programs and policies that can be implemented during the Housing Element Update planning period.

### **6.1.6 California Environmental Quality Act**

The California Environmental Quality Act (CEQA) requires that local jurisdictions evaluate the environmental impacts of any General Plan Update. Pursuant to Section 15070 of the CEQA Guidelines it was determined that the adoption of the City's 2014-2021 General Plan Housing Element Update would not have a significant effect on the environment, and a Negative Declaration was prepared. The Housing Element Update is a policy document of the City's General Plan providing policies to accommodate the housing needs of South Pasadena residents and does not constitute a project that would result in significant impacts on the environment, therefore a Negative Declaration was prepared. The policies of the Housing Element Update do not alter any existing patterns of land use or result in an increased intensity of land use above that provided for in the General Plan. Potential impacts of the Housing Element cannot be traced to specific projects or areas. Other General Plan elements that establish land use patterns and development intensity within the City such as the Land Use Element, Open Space/Conservation Element, and Circulation Element, were reviewed pursuant to CEQA Guidelines, and an EIR was certified for these General Plan Elements at the time of their adoption. The Housing Element Update is linked to the EIR previously completed for the General Plan.

### **6.1.7 Relationship to Other General Plan Elements**

The City of South Pasadena General Plan consists of seven elements: 1) Land Use & Community Design; 2) Circulation & Accessibility; 3) Economic Development & Revitalization Element; 4) Historic Preservation; 5) Open Space & Resource Conservation; 6) Housing; and 7) Safety & Noise. The Housing Element builds upon the other General Plan elements and is consistent with the policies and goals set forth by the entire General Plan. Consistency among General Plan elements includes the incorporation of residential development capacities established in the Land Use Element within the Housing Element and inclusion of a discussion of environmental constraints as part of the Housing Element based on information from the Safety & Noise Elements.

## **6.2 HOUSING NEEDS ASSESSMENT**

Assuring the availability of adequate housing for all social and economic sectors of the City's present and future population is an important goal for South Pasadena. To accomplish this goal, an assessment of the housing needs of the community and the region must first be conducted. The following section of the Housing Element Update describes and analyzes the current demographic, socio-economic, and housing characteristics of South Pasadena in an effort to determine the nature and extent of the City's specific housing needs.

## 6.2.1 Community Profile

The characteristics of a city's population are important factors affecting the housing market in the community. Issues such as population growth, age, race, ethnicity, and employment all help determine the city's housing needs. Table VI-1 compares the population estimates of the City of South Pasadena and Los Angeles County from 1970 to 2012. The 1970, 1980, 1990, 2000 and 2010 figures are provided by the U.S. Census and the 2012 figures are an estimate provided by the California Department of Finance. The City's population increased between 1970 and 2012 by 11.7% with an average annual growth of 0.3%. The current 2012 population of the City is 25,664. The City's population has represented a small percentage of the County's population at an average of 3% since 1970.

**Table VI-1  
HISTORIC POPULATION ESTIMATES  
1970 – 2012**

YEAR	CITY OF SOUTH PASADENA			LA COUNTY	
	POPULATION	PERCENT OF COUNTY	AVERAGE ANNUAL GROWTH	POPULATION	AVERAGE ANNUAL GROWTH
1970	22,979	3%		7,041,980	
1980	22,681	3%	-0.1%	7,477,421	0.6%
1990	23,936	3%	.06%	8,832,500	1.8%
2000	24,292	3%	0.2%	9,519,338	0.8%
2010	25,619	3%	0.5%	9,818,605	0.3%
2012	25,664	3%	0.1%	9,847,712	0.15%
Average		2%	0.3%		1.0%

Source: U.S. Census - California Department of Finance

Table VI-2 describes the population's ethnic composition, age, and gender structure as provided by the 2000 and 2010 Census. According to the 2010 Census 54.3% of the population is comprised of whites. Asians and Hispanics are the second and third largest ethnic groups, respectively. The median age of the City's population is 40.1 years. Senior citizens comprise 12.1% of the total population. Table VI-2 estimates the concentration of women at 52.5% of the total population.

**Table VI-2  
POPULATION CHARACTERISTICS**

CITY OF SOUTH PASADENA	2000		2010	
	PERSONS	% POP.	PERSONS	% POP.
TOTAL POPULATION:	23,975	100%	25,619	100%
ETHNIC MIX:				
One Race	22,903*		24,204*	
White	14,482	60.4%	13,922	54.3%
Black or African American	722	3.0%	771	3.0%
Hispanic or Latino Origin	3,848*	16.1%	4,767*	18.6%
American Indian or Alaskan Native	82	0.3%	104	0.4%
Asian or Pacific Islander	6,387	26.7%	7,982	36.6%
Other race	1,230	5.1%	1,422	5.6%
Two or more races	1,072	4.5%	1,415	5.5%
AGE STRUCTURE:				
0-17	5,171	21.6%	5,998	23.4%
18-64	16,032	66.9%	16,517	64.7%
65+	2,772	11.5%	3,104	12.1%
Median Age:	37.4		40.1	
SEX:				
Male	11,124	46.4%	12,160	47.5%
Female	12,851	53.6%	13,459	52.5%

Source: 2000 and 2010 Censuses

\*In the 2000 Census 3,848 individuals of Hispanic or Latino of any race are grouped under the category of "One Race" but listed as a separate ethnic category.

## 6.2.2 Employment Trends

According to the 2007-2011 American Community Survey, 13,496 City residents were in the labor force. The labor force includes employed and unemployed persons aged 16 years and over. This represents a labor force participation rate of 48% of the City's population. Table VI-3 describes the City's 2011 employment trends. More than half of the population of employed persons 16 years of age and older are engaged in managerial and professional specialty occupations. Technical, sales, and administrative support occupations comprise the second largest occupational group.

**Table VI-3  
2011 OCCUPATIONS**

## EMPLOYED PERSONS 16 YEARS OF AGE AND OVER

OCCUPATION, CITY OF SOUTH PASADENA	PERSONS	PERCENT OF TOTAL
Management, professional, science, and arts	8,722	64.6%
Service occupations	1,089	8.1%
Sales and office occupations	2,772	20.5%
Natural resources, construction, extraction, and maintenance occupations	457	3.4%
Production, transportation, and material moving occupations	456	3.4%
Total persons	13,496	100.0%

Source: 2007-2011 American Community Survey DP-03: Selected Economic Characteristics

South Pasadena is primarily a suburban residential community, and therefore, has a relatively small employment base. It is not anticipated that employment growth within the City will be a major stimulus to housing demand.

A general measure of the balance of a community's employment opportunities with the needs of its residents is through a "jobs-housing balance" test. A balanced community would have a match between employment and housing opportunities allowing most of the residents to work in the community. City data indicates that home based occupations more than doubled between 2000 and 2005, and the City projects that home occupations will increase from 424 in 2012 to 530 by 2021, a 25% increase. Because these households in the City also function as home based employment, increases in numbers of jobs over the period of this housing element does not necessarily require an increase in housing units to maintain a balanced jobs to housing ratio.

### 6.2.3 Household Characteristics

The characteristics of a community's households provide important information about the housing needs in the community. Income and affordability are best measured and examined at the household level, as are the special needs of certain groups such as large-family households or female-headed households.

#### *Household Composition and Size*

The U.S. Census defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group situations are not considered households. Household characteristics are important indicators of the type and size of housing needed in a city.

According to the 2010 U.S. Census, 61% percent of the 10,318 households in South Pasadena consisted of two or more persons. Single-person households comprise 29% and two person households represent 31% of all households representing the largest segments of households in South Pasadena.

**Table VI-4  
PERSONS PER HOUSEHOLD – 2010**

Persons Per Household	2000	Percent	2010	Percent	2010 LA County	Percent
1 person	3,626	35%	3,016	29.2%	771,854	25%
2 persons	3,132	30%	3,235	31.4%	820,368	26%
3 persons	1,566	15%	1,998	19.4%	494,369	16%
4 persons	1,293	12%	1,488	14.4%	465,159	15%
5 persons	506	5%	470	4.5%	277,327	9%
6 persons	154	2%	70	0.7%	146,730	5%
7 or more persons	75	1%	41	0.4%	157,967	4%
Total	10,352	100%	10,318	100%	3,133,774	100%

Source: 2010 Census Matrix H 13 Household size (SF 1)

Household size is defined as the number of persons living in a housing unit. A visible change in the average household size over time reflects a change in the household composition of a city. For example, a city’s average household size will increase over time if there is a trend towards larger families. In a community with a growing number of elderly households, the average household size will usually decline.

**Table VI-5  
AVERAGE HOUSEHOLD SIZE**

Location	Persons Per Household 1999	Persons Per Household 2007	Persons Per Household 2012
<b>South Pasadena</b>	<b>2.473</b>	<b>2.418</b>	<b>2.44</b>
Alhambra	3.117	2.997	2.83
Pasadena	2.701	2.645	2.43
San Marino	3.191	3.153	3.01
Los Angeles County	3.109	3.134	2.99

Source: State Department of Finance

Between 1999 and 2012, the average household size in South Pasadena decreased slightly from 2.473 to 2.44 persons per household. This decrease closely mirrors the decrease in the neighboring City of San Marino but is less than the decreases experienced in the neighboring Cities of Pasadena and Alhambra, as well as in Los Angeles County.

***Overcrowding***

The California Department of Housing and Community Development (HCD) defines overcrowding as more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Overcrowding occurs primarily because households “double-up” to afford high rents and because of a lack of available housing units of adequate size to accommodate families with larger numbers of children. Units with more than 1.5 persons per room are considered highly overcrowded and should be recognized as a significant housing problem. Table VI-6 describes the number of persons per household (i.e. housing unit) in the City in 2011.

**Table VI-6  
TENURE BY HOUSEHOLD SIZE**

OCCUPIED UNIT	OWNER- OCCUPIED		RENTER- OCCUPIED		TOTAL OCCUPIED	
	UNITS	PERCENT	UNITS	PERCENT	UNITS	PERCENT
1 Person	924	18.7%	2,092	39.0%	3,016	29.2%
2 Persons	1,697	34.3%	1,538	28.7%	3,235	31.4%
3 Persons	942	19.0%	1,056	19.7%	1,998	19.4%
4 Persons	967	19.5%	521	9.7%	1,488	14.4%
5 Persons	349	7.0%	121	2.3%	470	4.6%
6 Persons	33	0.67%	37	0.7%	70	0.7%
7 Persons or more	41	0.83%	0	0.0%	41	0.4%
Total	4,953	100%	5,365	100%	10,318	100%
Average Persons Per Occupied Housing Unit: 2.46						
Average Persons Per Owner-Occupied Housing Unit: 2.73						
Average Persons Per Renter-Occupied Housing Unit: 2.20						

Source: 2009-2011 American Community Survey: DP04 Selected Housing Characteristics

Of all occupied units in the City, the average number of persons per unit is 2.46. About 61% of all occupied housing units in the City are inhabited by households consisting of only 1-2 persons. Approximately 94% of all occupied units in the City are occupied by 4 or fewer persons.

Table VI-7 identifies the number of persons per room by owner and rental units. Approximately 96% of all occupied units have one or less person per room. Renter-occupied units have more incidents of overcrowding (1.3% of total units) than owner-occupied units (less than 1% of total units). A total 142 of units in the City are subject to overcrowding with 1.51 or more persons per room, a 43% reduction since 2000. This represents two percent of the households in South Pasadena. Given such low percentages, it is evident that overcrowding is not a significant housing problem in the City.

**Table VI-7  
PERSONS PER ROOM**

PERSONS PER ROOM	OWNER- OCCUPIED		RENTER- OCCUPIED		TOTAL OCCUPIED	
	UNITS	%	UNITS	%	UNITS	%
0.50 or Less	3,667	74%	3,108	57.9%	6,775	65.7%
0.51 to 1.00	1,226	24.8%	1,944	36.2%	3,170	30.7%
1.01 to 1.50	27	0.5%	204	3.8%	231	2.2%
1.51 to 2.00	33	0.7%	63	1.2%	96	0.9%
2.01 or More	0	0.0%	46	0.9%	46	0.4%
Total	4,953	100.00%	5,365	100.00%	10,318	100.00%

Source: 2007-2011 American Community Survey: B25014 Tenure by Occupants per Room

### ***Household Income and Income Distribution***

Income is a major factor influencing the demand for housing, and to a large extent, reflects the affordability of housing in a community. According data obtained from the 2009-2011 American Community Survey (ACS) the median household income for the City of South Pasadena was \$84,914. which is higher than the median household income reported for Los Angeles County of \$52,266 for the same period. Table VI-8 illustrates the distribution of household income for South Pasadena.

**Table VI-8  
HOUSEHOLD INCOME**

<b>HOUSEHOLD INCOME</b>	<b>HOUSEHOLDS</b>	<b>PERCENT OF TOTAL HOUSEHOLDS</b>
Less than \$10,000	437	4.2%
\$10,000 to \$14,999	303	2.9%
\$15,000 to \$19,999	249	2.4%
\$20,000 to \$24,999	259	2.5%
\$25,000 to \$29,999	224	2.2%
\$30,000 to \$34,999	290	2.8%
\$35,000 to \$39,999	180	1.7%
\$40,000 to \$44,999	315	3.0%
\$45,000 to \$49,999	316	3.1%
\$50,000 to \$59,999	768	7.4%
\$60,000 to \$74,999	1,501	14.5%
\$75,000 to \$99,999	1,269	12.3%
\$100,000 to \$124,999	915	8.8%
\$125,000 to \$149,999	967	9.3%
\$150,000 to \$199,999	1,028	9.9%
\$200,000 or more	1,336	12.9%
<b>Total Households</b>	<b>10,357</b>	<b>100%</b>
2011 Median Household Income: \$84,914		
2011 Per Capita Income: \$50,185		

Source: 2009-2011 American Community Survey: B19001 Household Income in the Past 12 Months (In 2011 Inflation-Adjusted Dollars); BP19301 Per Capita Income in the Past 12 Months (In 2011 Inflation-Adjusted Dollars)  
Note: The ACS provides a different household total than provided by the U.S. Census.

Approximately 68% of all households within the City have incomes at or above 120 % of the County median income level.

HCD has developed the following income categories based on Median Family Income (MFI) as described in Table VI-9. Household income categories are based on a four-person household:

- Extremely low income: Household income of less than 30 percent of the county median income.
- Very low income: Household income of 50 percent of the county median income.
- Low income: Household income between 50 and 80 percent of the county median income.
- Moderate income: Household income of 120 percent of median income limit.

The following table describes the income limits based on the above categories of income groups.

**Table VI-9  
HCD INCOME LIMITS – 2012**

<b>INCOME GROUP</b>	<b>INCOME LIMITS</b>
Extremely Low Income	Income less than \$25,300
Very Low Income	Income between \$25,301 and \$42,150
Lower Income	Income between \$42,151 and \$67,450
Moderate Income	Income between \$67,451 and \$77,750

Source: HCD, Division of Housing Policy Development (Based on a four person household)

The following table describes the household composition of South Pasadena by income group.

**Table VI-10  
HOUSEHOLDS BY INCOME GROUP**

<b>INCOME GROUP PER HCD INCOME LIMITS</b>	<b>SOUTH PASADENA HOUSEHOLD COMPOSITION BY INCOME GROUP</b>	
	<b>Households</b>	<b>%</b>
EXTREMELY LOW INCOME: Income less than \$25,300	1,248	12%
VERY LOW INCOME: Income between \$25,301 and \$42,150	694	7%
LOW INCOME: Income between \$42,151 and \$67,450	1399	14%
MODERATE INCOME: Income Between \$67,451 and \$77,750	1501	14%
ABOVE MODERATE INCOME: Income Above \$77,750	5515	53%
Total Households	10,357	100%

Source: 2009-2011 American Community Survey: B19001 Household Income in the Past 12 Months (In 2011 Inflation-Adjusted Dollars)

As indicated in Table VI-10, the majority of South Pasadena’s households (53%) are in an above moderate income group and 67% of the City’s households are in the moderate and above moderate income group.

### **6.2.4 Regional Housing Needs Assessment (RHNA)**

Existing housing need is evaluated based on overpayment for housing by lower income households and the level to which vacancy rates in the jurisdiction need to be raised for the market to operate freely. The methodology used to determine future need considers the anticipated growth in number of households, the need to achieve ideal vacancy rates, and compensation for anticipated demolition. The City must use the numbers allocated by SCAG under the RHNA when identifying

measures, policies and contemplated ordinances, which are consistent with meeting the RHNA housing goals. The RHNA numbers are not meant to be a quota for development. City policies should enable the market to provide affordable units, however the City is not obligated to construct any of the units. Based on the SCAG 2012 RHNA, South Pasadena has a need for 63 new units to be provided, distributed across the four income levels established by HCD. Table VI-11 identifies South Pasadena’s housing need based on income group.

**Table VI-11  
HOUSING NEED 2014-2021**

<b>Income Group</b>	<b>Number of New Units</b>	<b>Percentage</b>
Very Low Income	17(*)	27%
Low Income	10	16%
Moderate Income	11	17%
Above Moderate Income	25	40%
<b>Total</b>	<b>63</b>	<b>100%</b>

Source: SCAG Regional Housing Needs Assessment 2012  
\* Includes 9 units (50%) of Extremely Low Income units

### 6.2.5 Housing Needs Assessment - Extremely Low Income Households

Extremely low income is defined as households with income less than 30 percent of the area median income. The area median income in Los Angeles County is \$52,266. For extremely low income households, this results in an income of \$25,300 or less for a four person household or \$12,650 for an individual. Extremely low income households have a variety of housing situations and needs. For example, most families and individuals whose source of income is from public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low income households, and a minimum wage worker could be considered an extremely low income household with an annual income of approximately \$12,650 or less. A single senior citizen on a limited amount of fixed income, such as social security income, could also be considered extremely low income. According to U.S. Census data provided to the City by HCD, approximately 72 percent of extremely low income renter households in the City paid greater than 30% of their income for housing and approximately 91 percent of extremely low income homeowner households paid more than 30% of their income for housing. The following are examples of occupations with wages that could qualify as extremely low income for a household.

Agricultural Graders and Sorters	\$9.51
Manicurists and Pedicurists	\$9.56
Hosts and Hostesses	\$9.84
Waiters and Waitresses	\$10.41
Personal Home & Health Care Services	\$10.58
Food Preparation and Serving Related Workers	\$10.59
Housekeepers	\$11.05
Hotel, Motel Clerks	\$11.41
Child Care Workers	\$12.11

Source: Employment Development Department, Occupational Employment (May 2011) & Wages (2012, 1<sup>st</sup> Quarter)

For purposes of the Housing Element Update, it is assumed that fifty percent of the City’s RHNA allocation of 17 very low income units represents the housing need for extremely low income households. As a result, the City projects a need of 9 units for extremely low income households. Some extremely low income households could include household members with mental, physical, or developmental disabilities and special needs. To address the needs of extremely low income households with mental, physical or developmental disabilities, the Housing Element Update includes a program for providing for housing types for this special needs group. Based on the RHNA, South Pasadena should provide sufficient capacity for a total of 63 new housing units over the next Housing Element planning period from 2014 through 2021 to include 17 units for very low (inclusive of 9 units for extremely low), 10 units for low, 11 units for moderate, and 25 units for above moderate income households.

**6.2.6 Special Needs Groups**

This section reviews the characteristics of households with special housing needs, including disabled persons, the elderly, large families, farm workers, female-headed households, the homeless, and the developmentally disabled. Table VI-12 summarizes the numbers of households or persons in each of these special needs groups in South Pasadena.

**Table VI-12  
SPECIAL NEEDS GROUPS**

Special Need Group	Number of Persons or Households	% of Total Population or Total Households
Elderly persons -65 years and older (living alone 839 or 8.10%)	3,104	12.1%
Large households - 5 or more member)	581	5.6%
Female-headed households With Children	694	6.7%
Disabled persons -18 years and over	1,385 (16 to 64 years 773 or 3.07% 65 and over 612 or 2.4%)	5.4%
Farmworkers	49	0.2%
Homeless persons*	Approx. 15	<1%

Source: American Community Survey, 2009-2011: BP18101 Sex by Age Disability Status;

\* City of South Pasadena Police Department

***Disabled Households***

This segment of the population, which includes individuals with mental, physical, and developmental disabilities, needs affordable housing, conveniently-located to services and, where necessary, has been specially adapted for disabled accessibility with wheelchair ramps, elevators, wide doorways, and modified fixtures, cabinetry, and appliances. The majority of persons with disabilities live on an income that is significantly lower than the non-disabled population. Many disabled individuals live on a small fixed income, which severely limits their ability to pay for housing. Persons with disabilities have the highest rate of unemployment relative to other groups.

For most, their only source of income is a small fixed pension afforded by Social Security Disability Insurance (SDI), Social Security Insurance (SSI), or Social Security Old Age and Survivor's Insurance (SSA), which, in many cases, does not adequately cover the cost of rent and living expenses even when shared with a roommate. In addition, persons with disabilities oftentimes experience discrimination in hiring and training. Employment can tend to be unstable and at the lower wage brackets. A disability is a physical or mental impairment that substantially limits one or more major life activities. The 2009-2011 American Community Survey identified 1,385 disabled persons aged 16 and over in the City of South Pasadena. Of these, 773 are disabled persons between the ages of 16 and 64 and 612 are disabled persons aged 65 and over.

***Persons with Developmental Disabilities***

A recent change in State law requires that the Housing Element Update address the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or that require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult. Table VI-13 provides the number of persons in South Pasadena with a developmental disability by type of disability.

**Table VI-13  
INDIVIDUALS WITH DEVELOPMENTAL DISABILITIES**

<b>Total Disabilities Tallied</b>	<b>1,511</b>
<b>Total Disabilities Tallied for People 5 to 17 Years:</b>	<b>126</b>
Hearing Difficulty	0
Vision Difficulty	0
Cognitive Difficulty	126
Ambulatory Difficulty	0
Self-Care Difficulty	0
<b>Total Disabilities Tallied for People 18 to 64 Years:</b>	<b>773</b>
Hearing Difficulty	218
Vision Difficulty	109
Cognitive Difficulty	206
Ambulatory Difficulty	253
Self-Care Difficulty	66
Independent Living Difficulty	173

<b>Total Disabilities Tallied for People 65 Years and Over:</b>	<b>612</b>
Hearing Difficulty	306
Vision Difficulty	126
Cognitive Difficulty	128
Ambulatory Difficulty	397
Self-Care Difficulty	196
Independent Living Difficulty	258

Source: ACS, 2008-2010.

According to the State’s Department of Developmental Services, as of August 2011, about 116 residents with developmental disabilities were being assisted at the Regional Center.

Housing types appropriate for people living with a developmental disability include rent subsidized homes, licensed and unlicensed single-family homes and group homes. Programs appropriate for providing housing for developmentally disabled persons include Section 8 vouchers, inclusionary housing, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

Consistent with State law, group homes, or Residential Care Facilities with six or fewer residents per facility, are allowed by right in all residential zones of the City. Group homes, or Residential Care Facilities, with seven or more persons are permitted in the RM and RH residential districts, subject to approval of a conditional use permit. As part of the approval of conditional use permits for Residential Care Facilities the City is able to provide an exception to the parking requirements established in the Zoning Code for these types of projects.

***Persons with Physical Disabilities***

Housing opportunities for individuals with physical disabilities can be addressed through the provision of affordable, barrier-free housing. Currently, housing units that are accessible to the disabled are limited in supply. In addition to the development of new units for the disabled, rehabilitation assistance can also be provided to disabled renters and homeowners to modify existing units to improve accessibility. The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can be provided in the form of special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing can also be provided through senior housing developments.

Both federal and State housing laws require certain features of adaptive design for physical accessibility in all multifamily residential buildings with four or more units built for first occupancy starting March 13, 1991, however, numerous dwelling units built before that date are not subject to these accessibility requirements. These laws do not apply in many cases to assist individuals,

particularly seniors, who choose to remain in their single family homes rather than move to assisted living facilities and/or other newly constructed units.

Appropriate housing for persons with physical disabilities includes very low cost units in large group home settings near retail services and public transit, supervised apartment settings with on- or off-site support services, outpatient/day treatment programs, inpatient/day treatment programs, single room occupancy units, crisis shelters, and transitional housing.

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential construction projects containing in excess of 5 units under construction after September 15, 1985, conform to specific disabled adaptability/accessibility regulations. In 1988, the Federal government enacted the U.S. Fair Housing Amendment Act (Act), with the intent of increasing the number of rental units being built accessible to handicapped individuals. In July 1993, the State of California issued “California Multifamily Access Requirements” based upon the Act.

The City ensures that new housing developments comply with California building standards, (Title 24 of the California Code of Regulations) and federal requirements for accessibility as part of its building plan check and inspection process. The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. To further assist in making housing accessible for the disabled, in June 2013 the City implemented adopted program objectives of the 2006-2013 Housing Element Update by amending the City’s Zoning Code to add clear provisions for the granting of reasonable accommodation to promote access to housing for disabled persons in accordance with State and Federal Fair Housing Laws as described in Section 6.4.1, “Zoning Code Resources.”

The City of South Pasadena makes rehabilitation grant funds available through the Home Improvement Program to income qualified homeowners to make repairs and improvements which could include construction of accessibility improvements to the home, such as ramps and guardrails, into single-family dwellings to allow first floor access for physically disabled residents.

There is a need for jurisdictions to fast track the permitting process for these projects, as well as to allow for flexibility in the administration of zoning code standards for these projects. Examples of flexibility in the administration of development standards include variations from the required setbacks, floor area ratios, parking and other requirements. In order to facilitate the development of affordable housing in the City, the City’s Zoning Code includes provisions for approval of a reduction in development standards as required by the Zoning Code including but not limited to reduced parking, variation from required setbacks, minimum parcel size or maximum parcel coverage when affordable housing is proposed as part of a project through approval of a planned development permit as further described in Section 6.4.1 Zoning Code Resources.

The physical modification of housing is not necessary to accommodate mentally disabled persons, but they generally require special services and monetary support. Since jobs and higher earning potential are often limited to such individuals, affordable housing is important to maintaining quality of life. Group homes with a live-in resident assistant may be one solution to providing affordable housing to the mentally disabled.

Consistent with State law, group homes with six or fewer residents per facility are allowed by right in all residential zones of the City. Group homes, or Residential Care Facilities, with seven or more persons, and Residential Care Facilities for the Elderly (RCFE) are permitted in the RM and RH residential districts, subject to approval of a conditional use permit. As part of the approval of conditional use permits for Residential Care Facilities and RCFE the City is able to provide an exception to the parking requirements established in the Zoning Code for these types of projects.

***Elderly Households***

Many elderly households have special needs because of their relatively low, fixed incomes, physical disabilities, and dependency needs. Specifically, seniors, persons 65 years of age and older, have four main quality of life concerns:

1. *Income:* Seniors are usually retired and living on a limited income.
2. *Housing:* Many seniors live alone in three and four bedroom houses.
3. *Health Care:* Seniors are more likely than others to experience ill health and require hospital visits or stays.
4. *Transportation:* Many seniors rely on public transportation. Also, seniors with disabilities require alternative transportation.

According to the 2009-2011 American Community Survey, the City of South Pasadena has 3,104 persons aged 65 and over. Table VI-13 illustrates that of the total number of elderly households 1,852 or 76% of the elderly households in the City own their own homes and 450 households or 24% of the City’s elderly households rent.

**Table VI-13  
HOUSING UNIT TENURE BY AGE OF HEAD HOUSEHOLDER**

<b>AGE</b>	<b>UNITS</b>	<b>PERCENT</b>
<b>OWNER-OCCUPIED</b>		
15 to 24 Years	0	0.0%
25 to 34 Years	188	3.8%
35 to 44 Years	923	18.5%
45 to 54 Years	1,035	20.7%
55 to 64 Years	1,440	28.9%
65 to 74 Years	658	13.2%
75 to 84 Years	580	11.6%
85 Years and Over	164	3.3%
Total Units	4,988	100.00%
<b>RENTER-OCCUPIED</b>		

15 to 24 Years	110	2.0%
25 to 34 Years	1,364	25.4%
35 to 44 Years	1,989	37.0%
45 to 54 Years	1,060	19.7%
55 to 64 Years	396	7.4%
65 to 74 Years	225	4.2%
75 to 84 Years	187	3.5%
85 Years and Over	38	0.7%
Total Units	5,369	100.00%

Source: 2009-2011 American Community Survey: B25007 Tenure by Age of Householder

Elderly housing needs include affordable housing located close to commercial shopping areas, medical facilities, and public transportation services. As seniors are less able to keep up with the demands of home ownership and seek apartments or condominiums, the housing units they vacate may represent a large housing stock that could become available to other buyers.

South Pasadena offers a number of apartment complexes and assisted living facilities for senior residents for its relatively small population. Senior living facilities include the Golden Oaks Apartments with 65 independent living units, Meridian Manor with 6 beds for assisted living, and Prospect Manor with 99 beds for assisted living.

South Pasadena has a Senior Citizens' Center that serves as a meeting place and service center for seniors in the community. The wide range of services offered at the Senior Citizens' Center include daily lunches, interest classes, recreational activities, and health services, such as health assessments, and blood pressure measurement. The Senior Citizens' Center also operates a Dial-A-Ride Program, providing South Pasadena senior citizens transportation anywhere within the City limits, to nearby medical offices, and to Huntington Memorial Hospital.

Group homes with a live-in resident assistant may be one solution to providing affordable housing to the elderly. Consistent with State law, group homes with six or fewer residents per facility are allowed by right in all residential zones of the City. Residential Care Facilities for the Elderly (RCFE) are permitted in the RM and RH residential districts, subject to approval of a conditional use permit. As part of the approval of conditional use permits for RCFE facilities, the City is able to provide an exception to the parking requirements established in the Zoning Code for projects accommodating senior citizens.

### ***Farm workers***

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural labor. They have special housing needs because of their relatively low income and the unstable seasonal nature of their job.

As indicated in Table VI-12, the 2009-2011 American Community Survey identifies 49 individuals in South Pasadena employed in agriculture, forestry, and fishing occupations, which accounted for less than one percent of the City's employed residents. Given that there are so few persons

employed in agricultural-related industries, the City can address their housing needs through its overall programs for housing affordability, and there is no need to create and administer a special program targeting farm workers.

***Female Head of Households***

Single parent, and particularly female-headed households, may experience a variety of housing needs. Such households have a greater need for housing with convenient access to childcare facilities, public transportation, and other public facilities and services. Because the earning power of women is generally less than that of men, single mothers with lower incomes often experience difficulties in finding affordable housing to meet their families’ needs.

Table VI-14 provides a detailed breakdown of the City of South Pasadena’s household composition in 2010. Female-headed households with children represent 694 or seven percent of all households. Male-headed households with children represent 230 or 2.2% of all households. It can be assumed that these single parent households generally spend a greater proportion of their household income for housing than do two parent households and could represent a special needs group in the City. Housing opportunities for lower income female-headed households with children can primarily be addressed through rental assistance and the provision of affordable rental units.

**Table VI-14  
HOUSEHOLD COMPOSITION**

<b>HOUSEHOLD SIZE AND TYPE</b>	<b>NO. OF HOUSEHOLDS</b>	<b>% TOTAL HOUSEHOLDS</b>
One Person:	<b>3,073</b>	<b>29.4%</b>
Male Householder	1,219	11.6%
Female Householder	1,854	17.7%
Two or More Persons in Family Households:	<b>6,619</b>	<b>63.2%</b>
Married Couple with Related Children	2,534	24.2%
Married Couple with No Related Children	2,370	22.6%
Male Householder, No Wife Present with Related Children	230	2.2%
Male Householder, No Wife Present with No Related Children	221	2.1%
Female Householder, No Husband Present with Related Children	694	6.6%
Female Householder, No Husband Present with No Related Children	570	5.4%
Two or More Persons in Non-family Households:	<b>775</b>	<b>7.4%</b>
Male Householder	358	3.4%
Female Householder	417	4.0%
Total Households	10,467	100%

Source: 2010 Census: SF1 Household Size by Household by Presence of Own Children

### *Homeless Persons*

According to the South Pasadena Police Department, there are approximately 15 homeless individuals known to reside within the City limits. There are no homeless shelters within the City of South Pasadena. Typically, homeless individuals find shelter in the Arroyo Park, under the Oaklawn Bridge, and at other locations in the City. While there are no shelters within the City limits of South Pasadena, there are ten shelters located in the neighboring City of Los Angeles as follows:

- Emmanuel Baptist Rescue Mission
- Fred Jordan Mission
- Good Shepherd Shelter
- His Sheltering Arms
- House of Ruth
- Los Angeles Mission
- Midnight Mission
- People Assisting the Homeless
- Sunshine Mission
- Union Rescue Mission

Within the neighboring City of Pasadena there are nine shelters offering assistance to the homeless as follows:

- American Red Cross
- Friendship Indeed
- Union Station Homeless Services
- Door of Hope
- Haven House
- The Depot
- Jackie Robinson Gym
- Emergency Shelter Line
- Bad Weather Shelter

The City's Police Department implements an informal referral services program with Union Station Homeless Services, a homeless shelter and service provider located in the City of Pasadena, by providing transportation to the shelter for any homeless individuals in need and referrals of homeless individuals to the Union Station service programs. Additionally, the City's Police Department conducts regular monitoring of the homeless individuals in the City and maintains a profile of each homeless individual by name, location, and need.

In August 2013, the City implemented program objectives of the City's adopted 2006-2013 Housing Element Update to address the housing needs of the City's homeless by amending the City's Zoning Code to permit homeless shelters and single room occupancy housing in the BP zone

by right and to permit transitional and supportive housing by right in the all residential zones as described in Section 6.4.1, “Zoning Code Resources.”

### 6.2.7 Housing Profile

A housing unit is defined as a house, apartment, or single room, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters refer to those units in which the occupants live and eat separately from any other person in the building and which have direct access from the outside of the building or through a common hall. A community’s housing stock is the compilation of all its housing units.

#### *Number of Housing Units*

As described in Table VI-15, there were 10,972 housing units in the City per the 2007-2011 American Community Survey. Of this total amount, 48.9% were renter-occupied, 45.1% were owner occupied, and 6% were vacant.

**Table VI-15  
HOUSING UNITS BY OCCUPANCY STATUS**

OCCUPANCY STATUS	HOUSING UNITS	PERCENT
Occupied Housing Units:	10,318	94.0%
Owner-Occupied	4,953	45.1%
Renter-Occupied	5,356	48.9%
Vacant Housing Units	654	6.0%
Total	10,972	100%

Source: 2007-2011 American Community Survey: B25002 Occupancy Status. 2007-2011 American Community Survey: B25009, Tenure by Household Size

#### *Housing Growth*

According to data obtained from the California Department of Finance, the City’s housing stock increased from 10,349 to 11,123 between 1980 and 2012. Between 2000 and 2012 a total of 263 new residential dwelling units were constructed representing a 2.4% growth increment over the twelve year period. This slow growth can be attributed both to the economic recession, which began in late 2007 and the fact that the City is nearly built-out, offering little available land for residential development.

**Table VI-16  
HISTORIC HOUSING TRENDS: 1980-2012**

Year	Single-Family		Multifamily		Total Units
	Units	Percent	Units	Percent	
1980	6520	63.0%	3829	37.0%	10,349
1990	5434	50.7%	5285	49.3%	10,719
1994	5456	50.6%	5325	49.4%	10,780
2000	5679	52.3%	5181	47.7%	10,860
2012	5,605	50.4%	5,518	49.6%	11,123

Source: State Department of Finance

***Housing Type and Tenure***

Table VI-17 identifies the status of vacant housing units in the City. According to the 2007-2011 American Community Survey, the City of South Pasadena had a total of 654 vacant units. Of these vacant units 22.6% are for rent and 40.1% are classified as “other” vacant units. Table VI-18 describes occupancy status of units according to the number of units in the structure and by either owner occupancy or renter occupancy. Approximately 50.4% of all housing units are single-family homes of which approximately, 88% are owner-occupied.

**Table VI-17  
VACANT HOUSING UNITS**

VACANCY STATUS	HOUSING UNITS	PERCENT
For Rent	148	22.6%
For Sale Only	23	3.5%
Rented or Sold, Not Occupied	101	15.4%
For Seasonal, Recreational or Occasional Use	120	18.3%
For Migrant Workers	0	0.0%
Other Vacant	262	40.1%
Total Vacant Units	654	100%

Source: 2007-2011 American Community Survey: B25004 Vacancy Status

**Table VI-18  
HOUSING UNITS BY TYPE AND OCCUPANCY STATUS**

UNITS	OWNER- OCCUPIED		RENTER- OCCUPIED		ALL UNITS	
	Units	%	Units	%	UNITS	%
1 Unit, Detached or Attached	4,392	88.0%	1,075	20.0%	5,467	52.8%
2-9 Units	312	6.3%	1,864	34.7%	2,176	21.0%
10 or More	284	5.7%	2,430	45.3%	2,714	26.2%
Mobile Home or Trailer	0	0.0%	0	0.0%	0	0.0%
Total	4,988	100%	5,369	100%	10,357	100%

Source: 2007-2011 American Community Survey: C25032 Tenure by Units in Structure3et

The overall vacancy rate in the City was 6% in 2012, indicating that only a very small proportion of the housing stock was unoccupied. The State Department of Finance estimated the 2007 vacancy rate to be 3% equal to the 2000 Census rate.

***Age and Condition of Housing Stock***

Age is one indication of the quality of the housing stock. As illustrated in Table VI-19, approximately 37% of all housing the City's housing units were built in 1939 or earlier, illustrating the historic nature of the City's housing stock. In South Pasadena, 94% of the housing stock is over 30 years old, and will likely have rehabilitation needs. The year 1952 is the median year all housing structures were built.

**Table VI-19  
OCCUPIED HOUSING UNITS BY AGE – AS OF 2011**

YEAR STRUCTURE BUILT	TOTAL OCCUPIED UNITS		OWNER OCCUPIED	RENTER OCCUPIED
	NO.	%		
2005 or later	85	0.8%	72	13
2000 to 2004	195	1.9%	133	62
1990 to 1999	366	3.5%	112	254
1980 to 1989	395	3.8%	208	187
1970 to 1979	1,179	11.4%	691	488
1960 to 1969	1,493	14.4%	703	790
1950 to 1959	1,736	16.8%	459	1,277
1940 to 1949	1,073	10.4%	484	589
1939 or earlier	3,835	37.0%	2,126	1,709
Total	10,357	100%	4,988	5,369
Median Year Structure Built - 1952				

Source: 2009-2011 ACS B25036: Tenure by Year Structure Built

While the majority of South Pasadena’s housing stock is well maintained and in good condition, there are instances of residential properties with signs of deterioration and deferred maintenance. For example, the most common signs include dilapidated garages, overgrown and neglected landscaping, deteriorated painting and roofing. The Code Enforcement Division monitors residential properties exhibiting characteristics of blight and notifies property owners to bring the property into compliance with City codes.

Recognizing the need for rehabilitation assistance in South Pasadena, the City currently administers a Home Improvement Program for low and moderate-income households. This program allocates funds for rehabilitation of owner-occupied homes of eligible residents. On behalf of the City, the County also provides residential rehabilitation loans to low and moderate-income homeowners in South Pasadena who are in need of assistance to rehabilitate or repair their homes.

***Home Prices***

Income is a major factor influencing the demand for housing and to a large extent, reflects the affordability of housing in a community. When looking at housing value, the 2010 Census is useful because it provides a breakdown of residential price range, as well as types of units within each price range. However, more up-to-date data is available through local real estate offices. Table VI-20 below describes the median home prices for homes in the City. This table indicates that the majority of home prices in the City exceed the January to March 2013 Los Angeles County average median sales price of \$381,000 with a median home sales price in South Pasadena between March of 2012 and March of 2013 of \$538,500 for a two bedroom home and \$790,000 for a three bedroom home. Comparing the City’s median with the County’s median illustrates that the housing price gap has widened between the County and City and that the price of homes in South Pasadena remains greater than the County median and beyond affordability for most families.

According to the data collected from local real estate agents, and described in Table VI-20 below, the median value of most for sale housing units in South Pasadena is higher than the 2013 County median home price of \$381,000.

**Table VI-20  
HOUSING VALUES**

<b>HOUSE SIZE</b>	<b>MEDIAN PRICE</b>	<b>AVERAGE PRICE</b>	<b>PRICE RANGE</b>	<b>NUMBER SOLD</b>
1 Bedroom	\$400,000	\$372,400	\$255,000-\$525,000	11
2 Bedroom	\$538,500	\$524,290	\$288,000-\$930,000	50
3 Bedroom	\$790,000	\$782,869	\$360,000-\$2,250,000	67
4 Bedroom	\$957,500	\$1,115,906	\$551,000-\$2,428,800	42
5 Bedroom	\$1,198,000	\$1,711,432	\$580,000-\$5,950,000	9
6 Bedroom	\$0	\$0	\$0	0

Source: Multiple Region Multiple Listing Service

## Rental Rates

According to local real estate agents, rental rates in the City of South Pasadena are relatively high, but have not increased significantly over the last five year period. The average monthly rental rates surveyed range from \$1,477 for a one bedroom, \$2,192 for a two bedroom unit, and \$2,850 for a three bedroom unit in the City.

**Table VI-21**  
**RESIDENTIAL RENTAL PRICES**  
**March 2012- March 2013**

TYPE OF UNIT	RANGE	AVERAGE RENT
1 Bedroom Apartment/Townhouse	3	\$1,477
2 Bedroom Apartment/Townhouse	6	\$2,192
3 Bedroom Apartment/Townhouse	4	\$2,850
1 Bedroom House	0	\$0
2 Bedroom House	1	\$2,300
3 Bedroom House	8	\$3,243

Source: Multiple Region Multiple Listing Service

## Housing Costs and Affordability

An important component of a Housing Element is an assessment of the affordability of housing. Affordability measures the burden of monthly housing expenditures in relation to the residents' incomes. The costs of home ownership or renting can be compared to a household's ability to pay for housing, based on the 2010 HUD annual median income for a two income family of \$58,245 for the Los Angeles/Long Beach MSA. Overpayment refers to the payment of more than 30% of a household's gross income for shelter. A high cost of housing eventually causes fixed-income elderly, and lower income households to use a disproportionate percentage of their income for housing. This may cause a series of related financial problems resulting in deterioration of housing stock, because maintenance is sacrificed for more immediate expenses such as food, clothing, medical care, and utilities.

By definition, housing is "affordable" if the monthly payment is not more than 30% of a household's gross income. In the case of rent, the 30% does not include allowance for utilities, which may impose additional costs to the renter of \$50 to \$100 per month, depending on which utilities the renter is responsible for paying. These costs may result in an otherwise affordable rental becoming unaffordable due to overpayment. In the case of purchase, the 30% includes payment on principal and interest, and an assumed 1.5% allocation for taxes and homeowner insurance. In actuality, taxes and insurance may exceed the assumed allocation. A 20% down payment and an approximate 3.5% interest rate are assumed, reflecting the most current market conditions.

According to the 2009-2011 American Community Survey, 44.2% of all renter households in South Pasadena are paying more than 30% of their incomes for housing. Of these, 28.2% of renters earning 80% or less of the County median income are paying more than 30% of their incomes for housing costs.

Comparatively, 36.3% of owner households are paying more than 30% of their incomes for housing and 11.3% of owners earning 80% or less of the County median income are paying more than 30% of their incomes for housing costs. Given the relatively high incidence of overpayment among owner households, it is apparent that many households may have overextended themselves financially to afford the opportunity to purchase a home in South Pasadena. Tables VI-22 and VI-23 describe the estimates of housing costs as a percentage of household income for renter-occupied and owner-occupied housing units.

**Table VI-22  
HOUSING COST AS PERCENTAGE OF HOUSEHOLD INCOME – 2011  
OWNER-OCCUPIED HOUSING UNITS**

<b>INCOME GROUP</b>	<b>TOTAL</b>	<b>LESS THAN 20%</b>	<b>20% TO 29%</b>	<b>30% OR MORE</b>
VERY LOW INCOME: Less than \$ \$42,150	261	17	0	244
LOW INCOME: Between \$42,151 and \$67,450	284	18	76	190
MODERATE INCOME: Between \$67,451 and \$77,750	229	85	21	123
ABOVE MODERATE INCOME: Above \$77,751	4,167	1,917	1,014	1,236

Source: 2009-2011 ACS: B25106 Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months

**Table VI-23  
HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME – 2011  
RENTER-OCCUPIED HOUSING UNITS**

<b>INCOME GROUP</b>	<b>TOTAL</b>	<b>LESS THAN 20%</b>	<b>20% TO 29%</b>	<b>30% OR MORE</b>
VERY LOW INCOME: Less than \$42,150	555	0	0	555
LOW INCOME: Between \$42,151 and \$67,450	392	0	0	392
MODERATE INCOME: Between \$67,451 and \$77,750	582	0	100	482
ABOVE MODERATE INCOME: Above \$77,750	3,540	1,658	1,072	810

Source: 2009-2011 ACS: B25106 Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months

### **Assisted Housing at Risk of Conversion**

The Housing Element must identify, analyze and propose programs to preserve housing units that are currently restricted for low-income housing and that could become unrestricted and possibly lost as low-income housing. Rental assistance is provided to qualified tenants in the form of Section 8 rental subsidies administered by the Community Development Commission of Los Angeles County. In South Pasadena, there are no federally assisted housing units currently restricted to low-income housing use, and therefore there are no federally assisted units at risk of conversion from affordable rental units to market rate rental units.

### **6.2.8 Summary of Housing Needs**

This section of the Housing Element summarizes the major housing need categories by income groups as defined by State and Federal law. It includes the City’s share of regional housing need as defined by the Southern California Association of Governments’ (SCAG) Regional Housing Needs Assessment (RHNA). The City recognizes the special status of lower income households, which in many cases are comprised of elderly or disabled persons, single-parent households, or large households. Table VI-24 summarizes the areas of greatest housing assistance need in the City.

**Table VI-24  
SUMMARY OF EXISTING AND PROJECTED HOUSING NEEDS**

<b>Overpaying Households</b>		<b>Special Needs Group</b>	
Total		Elderly Households	3,104
Renter	1,429	Elderly Living Alone	802
Owner	557	Disabled Persons	1,385
		Female Headed Households with Children	694
		Large Households	581
<b>Overcrowded Households</b>		<b>Regional Housing Assessment 2014-2021</b>	
Total		Total Construction Need	63
Renter	313	Very Low Income	17
Owner	60	Low Income	10
		Moderate Income	11
		Upper Income	25

Note: Special needs figures cannot be totaled because categories are not exclusive of one another.

Sources: 2010 Census; SCAG Regional Housing Needs Assessment, 2011; American Community Survey

**Households Overpaying for Housing** – Approximately 20% of all households in South Pasadena spend 30 percent or more of their income on housing. Of these overpaying households, 28% were owners. Renter-households have the highest incidence of overpayment, with 44% spending more than 30 percent of their household income for housing. Of these, 28.2% of renters earning 80% or less of the County median income are paying more than 30% of their incomes for housing costs.

**Special Needs Households** – Certain segments of the population may have a more difficult time finding decent, affordable housing due to their special needs or circumstances. In South Pasadena, the Needs Assessment documents the following groups with special housing needs:

- 3,104 households (31%) headed by elderly persons, 8% percent of which were elderly persons living alone;
- 1,385 persons (5.4%) aged 16 and over with physical disabilities;
- 694 female-headed households (6.9%) with children.
- Approximately 15 homeless persons or transients in the City, constituting less than 1% of the City’s population.

**Age and Condition of Housing Stock** – Approximately 94% of the City’s housing units are 30 years of age or older, when most housing units typically begin to require major repairs. In general, most of the City’s housing stock does not show signs of deferred maintenance. However, some instances of deteriorated housing can be found in the City, including older apartment buildings and single-family homes where owners are financially unable to keep up with repairs.

**Housing Costs and Affordability** – Recent sales data indicate that the median sales price of a two bedroom single-family detached home in the City is approximately \$538,500 and a three bedroom single-family detached home is approximately \$790,000. Average rent in the City among apartment and single family homes is about \$2,400 per month.

**Overcrowded Households** – Household overcrowding in South Pasadena is relatively nominal, with only 1.3% of the City’s households having greater than 1.5 persons per room. This low incidence of overcrowding is indicative of the fact that the vast majority of the housing stock has three or more rooms and overall higher median incomes in the City.

**Regional Housing Needs Assessment (RHNA)** – Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted growth in the number of households by different income categories during the Housing Element Update planning period, as well as the number of units that would have to be compensated for due to anticipated demolitions and changes to achieve an “ideal” vacancy rate. The RHNA for South Pasadena for the period 2014 to 2021 is 63 additional dwelling units. This total growth need is allocated to four income categories: very low-income, low-income, moderate-income, and upper-income. Table VI-25 shows the housing growth need based on income categories.

**Table VI - 25  
NEW HOUSING NEED 2014-2021**

Income Group	Number of New Units	Percentage
Very Low Income	17 (*)	27%
Low Income	10	16%
Moderate Income	11	17%
Above Moderate Income	25	40%
<b>Total</b>	<b>63</b>	<b>100%</b>

Source: SCAG Regional Housing Needs Assessment February 2, 2012

\*Assumes 8 units (50%) are projected for extremely low income households.

## 6.3 HOUSING CONSTRAINTS

Market conditions, as well as governmental programs and regulations, affect the provision of adequate and affordable housing. Housing Element law requires an assessment of potential and actual governmental and non-governmental constraints affecting the development of new housing and the maintenance of existing units for all income levels. Potential market, governmental, and environmental constraints that contribute to housing development costs in South Pasadena are addressed below.

### 6.3.1 Market Constraints

#### *Construction Costs*

The cost of construction depends primarily on the cost of materials and labor, but it is also influenced by market demand and market-based changes in the cost of materials. The cost of construction depends on the type of unit being built and on the quality of the product being produced. Labor saving materials and construction techniques are available but they tend to reduce the quality of the finished product.

The type of product largely determines the cost of construction. The cost of labor is based on a number of factors, including housing demand, the number of contractors in an area and the unionization of workers, but it is generally two to three times the cost of materials. Thus the cost of labor represents an estimated 17% to 20% of the cost of building a unit, which is a substantial portion of the overall cost of construction. Most residential construction in Southern California is performed with non-union contractors, and as a result, labor costs are responsive to changes in the residential market. Recent figures published by the International Code Council (ICC) report that a typical wood frame residence costs approximately \$88.46 per square foot for labor and materials, not inclusive of land. It is likely that construction costs in the City of South Pasadena would exceed this figure based on the high quality of design standards required by the community. The construction cost of housing affects the affordability of new housing and can be considered a constraint to affordable housing in the City that is outside of the City's control.

A reduction in amenities and the quality of building materials, above the minimum acceptability for health, safety, and performance, could result in lower sales prices. Another factor related to construction costs is the number of units built at one time as part of a single project. As the number of units constructed increases, an economy of scale is usually achieved reducing overall costs. This type of cost reduction is of particular benefit when density bonuses are used for the provision of affordable housing.

Costs associated with infrastructure improvements to serve development can affect the cost of housing. In the City of South Pasadena, existing City services including water, sewer and storm drain facilities are available to serve the level of development projected in the current General Plan. The City has not required any major upgrades to City infrastructure or the installation of any new major off-site infrastructure improvements as part development projects to date. New residential development projects are required to provide new on-site water and sewer lateral connections to existing City mains and to construct new storm drain improvements, including NPDES required components, as part of new development. These required on-site infrastructure improvements are considered typical construction related items and do not impose a typical constraint on the development of new residential projects in the City.

An additional cost to construction in South Pasadena is related to grading. Many new single-family detached home sites are located in hillside areas incurring substantial development costs associated with the need to step the pad and provide for retaining walls. The development of multifamily housing in hillside areas is cost prohibitive due to the need to provide for multi-stepped pads.

### ***Land Costs***

The price of raw land is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for housing development has served to keep the cost of land relatively high in Southern California and in the City. Vacant land costs can range from \$40.00 to \$100.00 per square foot in the City depending on location and development capacity of the land. High land costs, particularly for single family detached lots and single family attached residential development sites, have resulted in builders developing predominantly ownership detached and attached housing at higher price points, rather than rental housing, in order to preserve profits.

## ***Mortgage Financing***

National policies and economic conditions determine interest rates, and there is little that local governments can do to affect these rates. First time homebuyers are the group impacted the most by financing requirements. Mortgage interest rates for new home purchases ranged generally between the low 3% range for a fixed rate 30-year loan during 2011 to early 2013. During the 2014-2021 Housing Element Planning period, home mortgage interest rates are anticipated to increase and are currently in the low 4% range.

Although interest rates themselves are still at an all time low, recent changes in lending practices have created a constraint to housing. Financing for both construction and long term mortgages since summer of 2007 have become more difficult to obtain due the higher standards required by the federal government of lenders to qualify borrowers. Another more critical impediment to homeownership involves the affordability of the housing stock, the ability of potential buyers to fulfill down payment requirements, and the ability of buyers to receive a favorable credit rating. A conventional home loan typically requires 20% of the sale price as a down payment, which is the largest constraint to first time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment required and a potential homeowner's available funds. The availability of financing for developers under current economic conditions also poses a constraint on development which is outside of the City's control.

Historically jurisdictions could offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population through the use of state and federal financing programs when available. In the future, government-insured loan programs may be available to reduce mortgage down payment requirements.

### **6.3.2 Governmental Constraints**

Housing affordability is affected by factors in both the private and public sectors. Actions by the City and State can have an impact on the price and availability of housing. Land use controls, site improvement requirements, State building codes, fees and other local programs intended to improve the overall quality of housing may serve as constraints to the development of affordable housing.

## ***General Plan***

The Land Use Element of the South Pasadena General Plan sets forth the City's policies for guiding local development. These policies, together with Zoning Code regulations, establish the amount and distribution of land to be allocated for different uses within the City. South Pasadena's General Plan provides for a range of different intensities of residential land use, which are described on Table VI-26.

**Table VI-26  
GENERAL PLAN  
RESIDENTIAL LAND USE CATEGORIES**

<b>Residential Land Use Designations</b>	<b>Density (dwelling units per acre)</b>
Estate & Very Low Density Residential	1 – 3.5
Low Density Residential	3.5 – 6
Medium Density Residential	6 – 14
High Density Residential	14 – 24
Altos De Monterey (Overlay Zone)	1 unit per lot

Source: Land Use & Community Design Chapter, South Pasadena General Plan, October 1998

Housing supply and cost are significantly affected by the amount of land designated for residential use and the density at which development is permitted. In South Pasadena, nearly 62% percent of the acreage within the boundaries of the City limits is designated for residential use. The City’s 2010 General Plan provides for a maximum of 11,652 dwelling units at build-out.

***Residential Zoning Regulations***

**VI- 27  
RESIDENTIAL SITE DEVELOPMENT STANDARDS BY ZONING DISTRICT**

<b>Development Feature</b>	<b>Requirement by Zoning District (*)</b>			
	<b>RE</b>	<b>RS</b>	<b>RM</b>	<b>RH</b>
<b>Minimum lot size</b>	<i>Minimum area and width for parcels proposed in new subdivisions.</i>			
Area	12,500 sf	10,000 sf	10,000 sf	10,000 sf
Width	75 ft; 85 ft for a corner lot	50 ft; 60 ft for a corner lot		60 ft; 80 ft for a corner lot
<b>Residential density</b>	<i>Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or land use permit approval, as applicable.</i>			
Allowable density	1 - 3.5 du/acre	3.51 - 6 du/acre	6.1 - 14 du/acre	14.1- 24 du/acre
Minimum density allowed	Each legal parcel in a residential zoning district will be allowed one single-family dwelling regardless of lot area; parcels in the RE, RS, and RM districts may also be allowed a second dwelling unit in compliance with Section 36.350.200 (Residential Uses - Second Dwelling Units).			
Minimum lot area/multifamily	N.A.		3,200 - 7,300 sf	1,900 - 3,200 sf

Development Feature	Requirement by Zoning District (*)			
	RE	RS	RM	RH
unit				
Setbacks	<b><i>Minimum and, where noted, maximum setbacks required. See Section 36.300.030 for setback measurement, allowed projections into setbacks, and exceptions to setbacks.</i></b>			
Front	25% of lot depth, with a minimum of 25 ft, and a maximum requirement of 35 ft		20 ft	20 ft; 85 ft from street centerline on Huntington Drive
Front exception	If 60 percent or more of the lots on the same block face have structures with front setbacks different from the above, the required front setback shall be the average of the existing front setbacks, provided that no more than 45 feet shall be required in the RE district, and 35 ft shall be required elsewhere.			
Sides, each	10% of lot width	10% of lot width, 4 ft minimum		10 ft
Side, street side	20% of lot width, to a maximum requirement of 15 ft			15 ft
Rear	25 ft		20 ft	15 ft, or 5 ft if abuts an alley.
Garage	An attached garage shall be set back a minimum of 10 ft from the front of the main structure			
Accessory structures	As required for primary structures, except that: A structure of 120 sf or less may be placed within a required side or rear setback, but not a front setback; A detached garage may be located 5 ft from a side or rear property line; Private residential recreational facilities may be located at 5 ft from a side and/or rear property line. See also Section 36.350.170 (Residential Uses - Accessory Residential Structures).			
Building separation	10 ft between structures on the same site.			
Lot coverage	<b><i>Maximum percentage of total lot area that may be covered by structures.</i></b>			
	40%		50%	60%
Floor area ratio	<b><i>Maximum allowable ratio of building floor area to lot area. See Article 7 (Glossary) for a definition and illustration.</i></b>			
Requirement	0.35		0.50	Single-family dwellings - 0.40 Multifamily projects - 0.50
Exception	Each dwelling unit may have a garage of no more than 500 sf, or a carport of no more than 400 sf, in addition to the above maximum FAR.			
Height limit	<b><i>Maximum allowable height of structures in other than hillside areas (see Division 36.340 (Hillside Protection) for height limits in hillside areas). See Section 36.300.040 (Height Limits and Exceptions) for height measurement requirements.</i></b>			
Maximum Height	35 ft			45 ft
Multiple story exception	No portion of a structure shall encroach through a 45 degree angle projected perpendicularly from the front property line toward the rear property line. See Figure 2-1, page 14. Building height in addition to the above limits may be authorized by the DRB through Design Review (Section 36.410.040) to accommodate dormer windows and/or non-habitable roof structures where appropriate to the architectural style of the dwelling.			

Development Feature	Requirement by Zoning District (*)			
	RE	RS	RM	RH
Open Space	Not applicable		As required by Section 36.350.190 (Multifamily Project Standards)	
Landscaping	As required by Division 36.330 (Landscaping Standards)			
Parking	As required by Division 36.310 (Parking and Loading) (see detailed discussion on residential parking requirements below)			
Signs	As required by Division 36.320 (Signs)			

**Notes:**

(\*) **Altos de Monterey exceptions.** The standards and requirements for development within the Altos de Monterey (AM) overlay zoning district are different from those in this table; see Section 36.250.030.

Residential Parking Requirements	
Duplex	4 spaces within a garage or carport, plus 1 guest space.
Live/work unit	2 spaces for each 1,000 sf of combined floor area.
Mixed-use development	As required for each individual land use.  Residential parking required per Table VI-29. Each land use is required to be parked per the ratios established in Table VI-29. Reductions in required parking per Table VI_29 are allowed for mixed use projects including affordable housing pursuant to approval of a planned development permit as described in section 6.4.1, of the Housing Element “Zoning Code Resources.”
Multifamily dwelling, condominiums and other attached dwellings	1 bedroom unit—1 space;  2 bedrooms and/or greater—2 spaces within a garage or carport for each unit, plus 1 guest space per each 2 units. (1)
Organizational house	1 space for each bed.
Single family housing	2 covered spaces
Second dwelling unit	1 space within a garage or carport.
Senior citizen residential	0.5 space for each residential unit, plus 1 space for each 4 units for guests and employees.
Assisted living and group homes	1 covered space for each unit, plus 1 uncovered guest parking space for each 10 units
Independent Living	

The strict application of some of the City’s Zoning Code regulations such as maximum height regulations, lot coverage and/or floor area ratio restrictions, and parking standards could potentially present difficulties for the development of affordable multifamily housing. Flexibility in the application of zoning regulations is provided for in the City’s Zoning Code through approval of a planned development permit for projects that include affordable housing. The planned development permit process is a program currently in effect through the adopted Zoning Code. The Housing Element describes the planned development permit in Section 6.4.1, “Zoning Code Resources.”

Mixed use residential and commercial development projects which include development of affordable housing proposed in the CG zoning district are likely candidates for application of the planned development permit process. The planned development permit process allows the approving body to modify any development standard such as the number of required parking spaces and maximum floor area ratio in order to provide a quality design and facilitate the development of affordable housing. With the ability to modify the parking requirements for an affordable housing project through approval of a planned development permit, the City's parking standards would not impede residential development. Mixed use projects proposed in the CG zoning district which include affordable housing would not be constrained by the strict application of the Zoning Code requirements, such as parking.

Mixed use projects require approval by the Planning Commission of a conditional use permit. Current zoning requires approval of a planned development permit for mixed use projects proposing to modify zoning standards in order to make feasible the development of affordable housing as part of the project. As further discussed in Section 6.4, "Housing Development Resources," the Housing Element includes a program objective for the City to amend the Zoning Code to eliminate the requirement for approval of a conditional use permit for mixed use projects which include a request for approval of a planned development permit in order to facilitate the development of affordable housing.

The City's Zoning Code includes provisions for hillside protection applicable to lots with an average slope of 20 percent or greater. The City views its hillsides as a valuable resource to the community, and therefore, the hillside protection provisions of the Zoning Code are intended to ensure orderly development of lots located upon the city's hillsides through the application of strict development standards. Issuance of building or grading permits for the construction of any structure on any hillside lot requires prior approval of the project by the Design Review Board and approval by the Planning Commission of a hillside development permit for the project. The City does, however, provide for regulatory concessions to development standards for the provision of affordable housing through Division 36.370 "Affordable Housing Incentives," of the City's Zoning Code.

### ***Building Codes and Enforcement***

In addition to land use controls, State building codes also affect the cost of housing. The City has adopted and enforces the Uniform Building Code (UBC). A Home Improvement Program is offered to assist low-income homeowners with property maintenance and repairs. This program is funded with Community Development Block Grant funds. Example projects include roof repairs, window replacements, and exterior painting.

### ***Development and Planning Fees***

The City collects various fees from applicants to cover the costs of processing permits and providing necessary services and infrastructure. Table VI-28 describes South Pasadena's 2010 planning fee schedule.

**Table VI-28  
2010 PLANNING FEE SCHEDULE**

<b>PLANNING APPLICATION</b>	<b>FEE</b>
Variance	\$1,890.00
Conditional Use Permit	\$1,545.00
Tentative Parcel Map	\$1,545.00
Tentative Tract Map	\$1,545.00
Lot Line Adjustment	\$ 230.00
Hillside Development Review	\$ 1,890.00
General Plan Amendment	\$4,000.00 deposit, fully allocated hourly rates, plus outside costs
Certificate of Compliance	\$ 230.00
Vacation-Easements, Alley's, Streets	\$ 1,170.00
Zone Clearance	\$ 20.00
Design Review-Additions/Alterations to Existing Single Family Residences	\$ 800.00
Design Review- New Single Family Residence	\$ 800.00
Design Review-Additions/Alterations to Existing Multifamily, Commercial Buildings	\$ 1,030.00
Design Review-New Multifamily, Commercial	\$ 1,030.00
Cultural Heritage Commission-Landmark Review	\$ 1,115.00
Cultural Heritage Certificate of Appropriateness for Additions/Alterations	\$ 800.00
Categorical Exemption	\$ 55.00
Initial Study	\$ 455.00, plus 4 hour contract engineer review is needed
Negative Declaration	\$ 55.00
Mitigated Negative Declaration & Monitoring	\$ 230.00
General Plan-Residential	10% surcharge on all Building Permits
General Plan Fee-Commercial/Industrial	10% surcharge on all Building Permits

Source: City of South Pasadena Resolution 7105

South Pasadena's development fee schedule is tied to the cost of providing necessary services. City fees may be waived as part of the incentive package for developers of affordable housing.

The City of South Pasadena has an aging infrastructure of streets, sewers, storm drains, and water lines. In order to ensure that new developments do not exacerbate the condition of these facilities new development is required to install all on-site infrastructure, and developers are required to pay a development impact fee for City maintenance and improvement of these facilities.

Development of the hillside area is costly due to the cost of grading, the public services that must be provided to these areas, and in some cases, existing substandard conditions of existing infrastructure available to serve the site. Some of these higher costs are attributable to provision of water for both consumption and fire prevention and compliance with strict construction standards. In addition, public and private access to hillside sites is expensive to construct and maintain.

## *Local Review and Permit Procedures*

The Zoning Code stipulates the residential types permitted, permitted with an administrative use permit, conditionally permitted, or prohibited in each residential zone. Permitted uses are those uses allowed without discretionary review such as a conditional use permit. Approval of a design review is required of all new structures with the exception of residential second units, emergency shelters and single room occupancy housing for the homeless pursuant to Zoning Code Amendments adopted by the City in May and August 2013. The City's Director of Planning and Building has the authority to approve an Administrative Use Permit for development of new structures otherwise permitted, which allows some flexibility on the part of the City to ensure basic health and safety, and general welfare concerns are met. Where the Zoning Code requires a conditional use permit (CUP) for a use, the Planning Commission is the approving body unless appealed. Projects appealed to the City Council receive priority scheduling. Typical findings of a CUP include findings that the project is consistent with the General Plan, the use is compatible with surrounding uses, the use addresses basic public health and safety, and that general welfare concerns are addressed. Table VI-29 describes the allowable uses in each residential zone.

On May 15, 2013 the City amended its Zoning Code to eliminate the requirement for approval of a conditional use permit for residential second units implementing respective adopted program objectives of the 2006-2013 Housing Element Update, consistent with State law. Another program objective to amend the Zoning Code to eliminate the requirement for approval of a CUP for multi-family residential projects in the RM and RH zoning districts was adopted by the City in September 2013. Approval of these Zoning Code Amendments has eliminated a governmental constraint to the development of residential second units and multi-family residential projects. Additionally, in August 2013 the City amended its Zoning Code to implement a 2006-2013 Housing Element Update program objective to add transitional and supportive housing as permitted uses in all residential zones consistent with State law, as discussed in Section 6.4.1., "Zoning Code Resources."

**Table VI-29  
Allowed Residential Uses and Permit Requirements**

ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS	P -Permitted Use, CUP- Conditional Use Permit Required, AUP- Administrative Use Permit Required, - Use not allowed.				
	RE	RS	RM	RH	Specific Regulations
Clubs, lodges and fraternal organizations	—	—	—	CUP	
Community center	—	—	—	CUP	
Private sport courts	AUP	AUP	AUP	AUP	
Accessory residential uses and structures	P(3)	P(3)	P(3)	P(3)	36.350.170
Home occupation	P	P	P	P	36.410.030
Multifamily dwellings	—	—	P	P	36.350.180, 190
Organizational house (sorority, convent, etc.)	—	—	CUP *	CUP*	
Residential care facility, 6 persons or less	P	P	P	P	
Residential care facility, 7 persons or more	—	—	CUP	CUP	36.350.050
Residential care facility for the elderly (RCFE)	—	—	CUP	CUP	36.350.050
Transitional and Supportive Housing	P	P	P(multi-family types located in the RM district are subject to specific use regulations 36.350.180,190)	P (multi-family types located in the RH district are subject to specific use regulations 36.350.180,190)	
Second dwelling unit	P	P	P	—	36.350.200
Single-family dwelling	P	P	P	P	
Bed & breakfast inn (B&B)	CUP	CUP	CUP	CUP	36.350.070
Child day care center	—	—	CUP	CUP	36.350.080
Child day care—Small family day care home	P	P	P	P	36.350.080
Child day care—Large family day care home	P	P	P	P	36.350.080
Medical services—Extended care	—	—	—	CUP	
Mortuaries and funeral homes	—	—	—	CUP	

Source: Zoning Code, City of South Pasadena

## Permit Processing

The processing time needed to obtain development permits and governmental approvals contributes to the high cost of housing. Additional time may be necessary for environmental review (CEQA), depending on the location and nature of a project. In response to State law, many California cities have been working to improve the efficiency of permit and review processes by providing “one-stop processing,” thereby reducing or eliminating duplication of effort.

In 2007, the City implemented an adopted program objective of the 2006-20013 Housing Element Update and adopted streamlined processing and permit procedures to reduce the number of review bodies involved in the development process. The City has three regulatory bodies with authority to review housing projects depending on the type and nature of a project. These bodies, include the Design Review Board, Cultural Heritage Commission, and Planning Commission.

The streamlined processing and permit procedures adopted by the City in 2007 establish a project review and approval process for most projects which includes one Design Review and final approval of a project to be conducted by a single review entity, either the Design Review Board or the Planning Commission depending on the nature of the project. Some projects deemed historically or culturally significant, require design review by the Cultural Heritage Commission for conformance of the project with the requirements of the City’s Cultural Preservation Ordinance. In these instances, the Cultural Heritage Commission serves as a design review body recommending to the Planning Commission which has final approval authority for the project.

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table VI-30 identifies the typical processing time most common in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require an Environmental Impact Report (EIR), General Plan Amendment, Rezone, or Variance). Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed concurrently with the design review. The majority of projects requiring an EIR include a General Plan Amendment, Zone Change, and/or conditional use permit request which are processed simultaneously. The City also requires the joint processing of related applications for a single project. As an example, a conditional use permit or planned development permit application is reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. Such procedures save time, money, and effort for both the public and private sector and serve to decrease the costs for the developer.

**Table VI –30  
Typical Timelines for Permit Procedures**

<b>Approval</b>	<b>Typical Processing Time</b>	<b>Approval Body</b>
Planning Clearance (Site Plan Review)	4 - 6 weeks	City Staff
Administrative Use Permit	6 - 8 weeks	Planning & Building Director
Conditional Use Permit	12 -16 weeks	Planning Commission
Planned Development Permit	12-16 weeks	Planning Commission
Variance	12 – 16 weeks	Planning Commission
Zone Change	24 –52 weeks	City Council
General Plan Amendment	24 – 52 weeks	City Council
Design Review	4 - 6 weeks  6 - 12 Weeks	Cultural Heritage Commission Design Review Board, or Planning Commission
Tentative Tract Map	10 -16 weeks	Planning Commission
Parcel Maps	12 -16 weeks	Planning Commission
Negative Declaration	12 –24 weeks	Planning Commission or City Council*
Environmental Impact Report	12 - 52 weeks	Planning Commission

Source: Planning & Building Department

\* Depending on entitlement and significance of impact

The City works closely with developers to expedite approval procedures to reduce the likelihood of unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the Planning and Building Department is arranged to discuss the development proposal. The application submitted by the developer which should contain a site plan, floor plans, elevations, landscape plan and, in some cases a subdivision map, is first reviewed by the Planning Department and other agencies such as Public Works for consistency with City ordinances and the General Plan. Depending on the complexity of the project and required entitlements, a single-family project is generally approved within 4 to 6 weeks from date of plan submission provided no variances, exceptions, or zone changes are needed. After the project is approved, the Building Department performs plan checks and issues building permits. With the

exception of residential second units, emergency shelters, and single room occupancy housing, all applications for new construction are subject to design review by either the Design Review Board, Cultural Heritage Commission, or Planning Commission depending on the nature of the project. With the exception of historic properties, the design review entity is also the final approval authority for the project. Larger mixed use projects requiring a conditional use permit or applying for a planned development permit are sent to the Planning Commission for design review and approval. Throughout construction, the Building Department will perform building checks to monitor the progress of the project. This process does not seem to put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body.

#### *Multifamily Residential Project Review Procedures*

In order to implement an adopted program objective of the 2006-2013 Housing Element Update the City Council adopted a Zoning Code Amendment in September 2013 to eliminate the requirement for approval of a conditional use permit (CUP) for development of multifamily residential projects in the RM and RH zoning districts, requiring that these projects be subject only to Design Review. Pursuant to the State Permit Streamlining Act, the City's timeframe for project processing is dependent upon the CEQA determination for the proposed project and can range from 120 days, for a project deemed to be exempt, up to 12 months for a project requiring preparation of an Environmental Impact Report. With the approval by the City of the Zoning Code Amendment to eliminate the requirement for a CUP for multi-family residential projects the permitting process for a new multifamily residential housing project, if determined to be exempt pursuant to CEQA, could be approved within approximately three to four months.

#### *Permits to Encourage Development of Affordable Residential Projects*

The Zoning Code provides for flexibility in the application of Zoning Code standards through the planned development permit process for multi-family projects that include a certain percentage of the project as affordable housing. The purpose of the planned development permit is to allow consideration of innovation in site planning and other aspects of project design and more effective design responses to site features, uses on adjoining properties, and environmental impacts than the Zoning Code standards would produce without adjustment. Planned development permit approval may be requested for an affordable multi-family housing, mixed use commercial and multi-family residential development, or senior housing project and also requires approval of a conditional use permit. Planned development permit approval may adjust or modify, where necessary and justifiable, any applicable development standard of the Zoning Code such as floor area ratio, building height, setbacks, parking, and street layout. The Zoning Code currently requires approval of a CUP when a project application includes a request for approval of a planned development permit. In order to facilitate the development of mixed use projects which may include affordable housing, a program objective is included in the 2014-2021 Housing Element Update to amend the current zoning regulations to eliminate the requirement for a CUP for project applications which include a request for approval of a planned development permit and to extend the term of an approved planned development permit from 12 to 36 months with the potential for another 36 month time extension. Approval by the City of this Zoning Code Amendment will streamline the permitting process for mixed use projects and eliminate a

governmental constraint to the permitting timeframe for multi-family residential projects which apply for modifications to Zoning Code development standards.

Affordable housing projects may also qualify for the granting of a density bonus and incentives and/or concessions that can include deviations or waivers from certain development standards as established in the Zoning Code for multifamily development. In order to implement an adopted program objective of the City's 2006 -2014 Housing Element, the City approved a Zoning Code Amendment to bring the City's Zoning Code into conformance with state requirements with regard to the granting of density bonuses and incentives and/or concessions, and to eliminate the requirement for approval of a conditional use permit to grant one or more of the affordable housing incentives. On August 14, 2013 the City Council approved a Zoning Code Amendment to add provisions for the granting of a density bonus and affordable housing incentives and/or concessions consistent with state law, in order to encourage the development of affordable housing as described in Section 6.4.1, "Zoning Code Resources." The Zoning Code, as amended, provides for the granting of a density bonus to eligible projects upon approval by the Director of Planning and Building and the granting of affordable housing incentives and/or concessions to eligible projects by the Planning Commission without the requirement for a conditional use permit. Implementation of this Zoning Code provision will eliminate a governmental constraint to the approval process for affordable housing project applications seeking an affordable housing density bonus and incentives and/or concessions.

### **6.3.3 Environmental Constraints**

While the City of South Pasadena is predominantly developed, there are vacant and underutilized parcels on which development can be accommodated. Many of these parcels, however, are impacted by environmental constraints and sensitivities.

#### ***Topography***

The largest concentration of undeveloped land for new residential development is located in the City's hillside area referred to as the Southwest Monterey Hills. Development in this area is constrained due to steep slopes, substandard lots, unimproved roads, and geological and seismic related issues. Historically, development has varied in the degree and sensitivity to which it has accounted for these constraints. Some developments have sited housing units in ways to maintain the hillside's unique landform while others have used extensive grading to alter the natural landform. The extent to which development will be permitted on the City's hillsides in the future is of particular concern.

The remaining undeveloped or primarily undisturbed open space in the City, located primarily in the following areas, represents opportunities for conservation, habitat protection and open space use:

- The canyons, hillsides and steep topography in the Southwest Monterey Hills, and the primarily City-owned vacant, undeveloped lands in the southwest corner of the Southwest Monterey Hills;
- The Arroyo Seco and adjacent areas;

- Upper slopes in the Monterey Road/Pasadena Avenue/Kolle Avenue/Brunswick Avenue/Oak Hill Avenue residential areas;
- Raymond Hill Site

The following are more detailed discussions of the City's environmental constraints and hazards that affect, in varying degrees, existing and future residential developments.

### ***Slope Stability***

The Safety Element of the General Plan identifies landslide areas in the Repetto Hills just inside the City's western boundary. The Monterey Road Landslide area, in the southwest portion of the City, is a particular area of concern. Although small in geographic extent, the landslide area is extremely unstable in certain portions and is located in or near the majority of remaining undeveloped land in the City. Liquefaction of the soil is of secondary concern. The Los Angeles County General Plan Safety Element indicates that South Pasadena is at low risk for liquefaction.

### ***Seismic Hazards***

The City of South Pasadena is located in a seismically active region, in an area of potential fault rupture, strong ground shaking and slope instability. Seismic hazards can affect the structural integrity of buildings and utilities, and in turn can cause severe property damage and potential loss of life. A series of faults, including regional and local faults, have the potential to impact the City. Regional faults with potential sources of ground shaking within the City include the Sierra Madre fault system, the Whittier Fault, and the San Andreas Fault. The Raymond Hill Fault is the only active fault of local significance extending through South Pasadena and is classified as an Alquist-Priolo Study Zone. A seismic event along the Raymond Fault has the potential to generate surface rupture that would affect structures on and adjacent to the fault.

### ***Flooding***

The City of South Pasadena is located within Zone C of the National Flood Insurance Rate Maps (FIRM), which designates areas of minimal flooding. As there are no floodplain areas within the City, there are no pertinent flood hazards.

### ***Fire Hazards***

There are potential sources of wild land fire in the Southwest Monterey Hills and Repetto Hills. The threat of wild land fire to the City is generally low. A small portion of the southwestern corner of the City is identified in the Los Angeles County General Plan as having a high wild land fire hazard potential. To reduce the threat of fire in the hillside areas, more restrictive building standards are applied to new residential developments, including fire sprinklers and specific roofing materials. This requirement increases the cost of developing new residential structures.

## *Open Space*

Constraints to development include sensitive environmental resources. Zoning regulations are designed so that development in the hillside areas protects the “view-shed” both to and from these hillsides, and to retain as much remaining natural vegetation as possible. The City’s Zoning Code encourages sensitive forms of development, which complement the natural and visible character of the City and its hillsides.

There are some open space areas that do not lend themselves to development. These areas have been left in their natural state and are maintained under private ownerships. Such open space lands include the undeveloped portions of the hillsides, steeply sloping topography and canyons in the Southwest Monterey Hills, portions of the Altos de Monterey, and Raymond Hill.

The City owns 15.89 acres of unimproved land in the Altos de Monterey hillside residential tract, referred to as Lot 117. This area is considered an open-space resource to the neighborhood and is not intended for future development.

For the above-mentioned reasons, it is not within the City’s ability to provide incentives for hillside development in either the very low, low, or moderate income categories in the hillside areas.

## **6.4 HOUSING DEVELOPMENT RESOURCES**

### **6.4.1 Zoning Code Resources**

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all income levels, including multifamily rental housing, emergency shelters, mobile homes, and transitional and supportive housing. The following is a discussion of the Zoning Code resources that serve to encourage and facilitate a variety of housing types, including multifamily rental housing, factory built housing, residential second units, housing for the disabled and elderly, emergency shelters and transitional and supportive housing.

#### ***Multifamily Rental Housing***

Multifamily rental housing makes up approximately 48% of the City’s housing stock. South Pasadena’s Zoning Code provides for a Medium Density Residential district allowing for development of 6-14 dwelling units per acre and a High Density Residential district allowing for development of multiple dwellings of 14 to 24 units per acre. To encourage and facilitate multifamily residential development commensurate with the projected capacity in the RM and RH zoning districts, the City’s 2006-2013 Housing Element Update included a program objective to amend the current City zoning regulations to eliminate a requirement for approval of a CUP for multifamily uses in the RM and RH zoning districts. In September 2013, the City adopted a Zoning Code Amendment to eliminate the requirement for approval of a CUP for multi-family uses in the RM and RH zoning districts, requiring that new multi-family development projects be

subject only to Design Review. Implementation of this program objective would facilitate the review process for future development of residential units as rental units in the very low, low, and moderate income rental range, helping to contribute to the City's rental property inventory. The Zoning Code provides for sufficient sites zoned RM and RH to be available for development of multi-family housing types.

### ***Second Residential Units***

Second residential units are permitted as either attached or detached units in the RE, RS, and RM zoning districts. In May 2013, the City implemented an adopted program objective of the 2006-2013 Housing Element Update and amended the Zoning Code, pursuant to the requirements of State Assembly Bill 1866, to allow for development of second residential units "by right" to be reviewed as ministerial approvals. The City's Zoning Code conforms with state law by allowing the development of residential second units "by right" in the RE, RS, and RM zoning districts subject to approval of the Director of Planning and Building. The Zoning Code Amendment allowing second residential units "by right" in the RE, RS, and RM zoning districts provides that sufficient sites are available for development of this housing type.

### ***Manufactured Homes***

Residential single-family detached housing makes up the majority of the housing stock in the City and includes 14 mobile homes. The City's Zoning Code considers a manufactured home on a permanent foundation to be a single family dwelling and, as such, it is a permitted use in the RS zoning district subject to the same development regulations as established for conventional "stick built" single family detached residential units. Because manufactured housing is permitted in the RS zoning district, and the zoning regulations governing construction of manufactured housing are the same as those established for conventionally constructed housing, adequate sites exist in the RS zoning district for development of this housing type.

### ***Housing for Persons with Disabilities***

Residential care facilities represent a viable housing type for the disabled and the elderly in the form of a supervised group home environment with personal services and assistance with daily activities being provided on-site. The Zoning Code includes provisions for residential care facilities for the disabled and residential care facilities for the elderly. The Zoning Code defines a residential care facility as follows:

"A dwelling unit licensed or supervised by any Federal, State, or local health/welfare agency which provides 24-hour non-medical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment."

The Zoning Code defines a Residential Care Facility for the Elderly (RCFE) as follows:

"A housing arrangement chosen voluntarily by the residents, or the residents' guardians, conservators or other responsible persons; where 75 percent of the residents are at least 62 years of age, or, if younger, have needs compatible with other residents; and where varying levels of care

and supervision are provided, as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal (definition from Government Code Title 22, Division 6, Chapter 6, Residential Care Facilities for the Elderly). RCFE projects may include basic services and community space.

RCFE projects include Assisted Living Facilities (Board and Care Homes), Congregate Housing, Independent Living Centers/Senior Apartments, and Life Care Facilities as defined below.

1. Assisted living facility. A residential building or buildings that also provide housing, personal and health care, as permitted by the Department of Social Services, designed to respond to the daily, individual needs of the residents. Assisted living facilities may include kitchenettes (small refrigerator, sink and/or microwave oven) within individual rooms. Assisted living facilities are required to be licensed by the California Department of Social Services and do not include skilled nursing services.
2. Independent Living Center/Senior Apartment. Independent living centers and senior apartments are multifamily residential projects reserved for senior citizens, where common facilities may be provided, such as recreation areas, but where each dwelling unit has individual living, sleeping, bathing, and kitchen facilities.
3. Life care facility. Sometimes called continuing care retirement communities, or Senior Continuum of Care Complex, these facilities provide a wide range of care and supervision, and also provide skilled nursing care so that residents can receive medical care without leaving the facility. Residents can expect to remain, even if they become physically incapacitated later in life. Life care facilities require multiple licensing from the State Department of Social Services, the State Department of Health Services, and the State Department of Insurance.

Pursuant to State law the City permits residential care facilities of six or fewer residents in any residential district of the City subject to the same development regulations as are applied to residential uses of the same type in the same zone as described in Table VI-27 above. The Zoning Code does not define family, does not establish a maximum concentration requirement for residential care facilities, and does not impose any special development standards for residential care facilities, over and above the zoning standards that are applied to any similar use in a residential district, which could constrain the provision of residential care facilities for the elderly or disabled.

The City's Zoning Code allows for residential care facilities for the elderly and residential care facilities of seven or more residents within the RM and RH zoning districts subject to the development standards described in Table VI-27 and approval of a conditional use permit (CUP). In the case of residential care facilities providing assisted living for seven or more residents, the Zoning Code establishes special development standards for these types of facilities as summarized below.

- There can be no impacts on surrounding properties that are more significant than would be caused by standard multifamily rental projects.

- Common indoor business, recreational, and social activity areas of a number, size, and scale consistent with the number of living units shall be provided, with no less than five percent of the total indoor floor area devoted to educational, recreational, and social facilities (e.g., library, multi-purpose common room, recreation room, TV room).
- Common laundry facilities must be provided of sufficient number and accessibility, consistent with the number of living units.
- Residents are limited to those in need of an assisted living environment, together with a spouse or partner in each unit.
- If an approved congregate care/assisted living facility is converted to another use, such as a conventional unrestricted multifamily project, the project is required to meet all applicable standards of the Zoning Code.
- Indoor common areas and living units must be provided with necessary safety equipment (e.g., safety bars), as well as emergency signal/intercom systems.
- Adequate internal and external lighting must be provided for security purposes.
- The entire project must be designed to provide maximum security for residents, guests, and employees.
- The project may provide common facilities for the exclusive use of the residents such as a beauty and barber shop, central cooking and dining rooms, exercise rooms, and small-scale drug store and/or medical facility.
- A bus turnout and shelter along the street frontage is required if the facility is on an established bus route and its location coordinated with the transit authority.
- Facilities with 50 or more dwelling units must provide private dial-a-ride transportation shuttles, with the exact number and schedule to be determined by the City.
- Senior apartments and independent living centers may be allowed additional non-residential facilities, including intermediate care facilities, and personal services (for example, beauty salon, physical therapy) through conditional use permit approval, without a requirement for additional parking, provided that the facilities are only for the private use of project residents.

Because the Zoning Code permits residential care facilities of six or fewer residents in any residential district of the City and does not impose any special development standards for these residential care facilities, over and above the zoning standards that are applied to any similar use in a residential district, the Zoning Code does not impose any constraints to the provision of residential care facilities for the elderly or disabled in the City. Because the City's Zoning Code allows for residential care facilities for elderly and residential care facilities of seven or more residents within the RM and RH zoning districts subject to the development standards described in Table VI-27 above and subject to reasonable conditions through the approval of a CUP, the Zoning Code does not impose any undue constraints to the provision of residential care facilities in the City for the disabled or the elderly of seven or more residents.

In June 2013, the City implemented an adopted program objective of the City's 2006-2013 Housing Element Update to amend the Zoning Code to establish a procedure for granting reasonable accommodation in the application of land use and zoning requirements for persons with disabilities. The City's adopted Zoning Code Amendment provides for granting a reasonable accommodation by the Director of Planning and Building for a modification or exception to the

rules, standards, and practices for the siting, development and use of housing or housing related facilities that would eliminate regulatory barriers and provide a person with a disability an equal opportunity to the housing of their choice. The granting of a reasonable accommodation is subject to the following findings:

1. The requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under the fair housing laws and entitled to a reasonable accommodation;
2. The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling;
3. The reasonable accommodation will not impose an undue financial or administrative burden on the City;
4. The requested accommodation will not result in a fundamental alteration in the nature of a City program or law, including but not limited to, the General Plan, Zoning Code, design guidelines, and any specific plans; and
5. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health and safety of other individuals or substantial physical damage to the property of others.

To further address the housing needs of disabled persons, the 2014-2021 Housing Element Update includes a program objective to explore options for requiring that a percentage of all new multi-family residential projects in the City be universally accessible.

### ***Emergency Shelters, Transitional and Supportive Housing, and SRO's***

Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. Transitional housing is defined by the State as rental housing for stays of at least six months operated under program requirements that call for the termination of assistance and recirculation of the housing unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. Supportive housing is housing with no limit on length of stay for the target population, often homeless, that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community

Single Room Occupancy (SRO) housing can provide a valuable form of affordable private housing for lower income individuals, and the homeless. An SRO unit is generally between 200 to 350 square feet in size. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for homeless people transitioning into permanent housing.

There are currently no emergency shelters or transitional housing or supportive housing facilities within South Pasadena, primarily because there are very few homeless persons in the City. Currently there are no SRO's in the City.

The City's Police Department implements a referral program for homeless populations connecting these individuals to a homeless shelter in the City of Pasadena which participates with the City of

South Pasadena to provide services to the City’s homeless. The Police Department provides transportation to the shelter for homeless individuals desiring to go to the shelter and monitors the location and conditions of all homeless individuals in the City.

The City implemented a program objective of the 2006-2013 Housing Element Update in August 2013 by amending the Zoning Code to eliminate the requirement for a CUP for an emergency shelter within the Business Park (BP) zoning district, to permit development of emergency shelters and SRO’s for homeless populations in the (BP) zoning district “by right,” and to list transitional and supportive housing as permitted land uses in all residential zoning districts subject to the same development regulations and standards as similar residential uses in the same zone. Within the BP zoning district there are three sites which offer opportunities for development of emergency shelters as follows:

<b>Address</b>	<b>Status</b>	<b>Size</b>
220 Pasadena Ave.	Vacant Office Building	39,232 s.f.
119 Pasadena Ave.	Vacant Site	43,717 s.f.(1 acre)
5 Pasadena Ave.	Vacant Site	15,241 s.f. (.35 acre)

These sites within BP zoning district are located within walking distance to the MTA Gold Line with connections to retail areas and job centers along the route. The development standards and regulations applicable to all projects located within the BP zone are described in Table VI-31 below.

**Table VI- 31**

**Commercial District and Business Park District Development Standards**

<b>Development Feature</b>	<b>Requirement by Zoning District</b>		
	<b>CO</b>	<b>CG</b>	<b>BP</b>
<b>Minimum lot size</b>	Minimum area and width for parcels proposed in new subdivisions.		
Area	10,000 sf		
Width	50 ft		
<b>Setbacks</b>	Minimum setbacks required. See Section 36.300.030 for setback measurement, allowed projections into setbacks, and exceptions to setbacks.		
Front	25 ft on Fremont St. between the 110 freeway and Monterey Rd., 20 ft required otherwise.	None required	25 ft
Sides, each	15 ft if adjacent to an RS district; none required otherwise.		
Street side	None required		None required
Rear	None, except if adjacent to an alley 5 ft, or if adjacent to a RS district 25 ft		None required

Development Feature	Requirement by Zoning District		
	CO	CG	BP
Lot coverage	Maximum percentage of total lot area that may be covered by structures.		
	No maximum		50%
Height limit Maximum height	Maximum allowable height of structures. See Section 36.300.040 (Height Limits and Exceptions) for height measurement requirements.		
	35 ft		
Landscaping	As required by Division 36.330 (Landscaping Standards)		
Parking	As required by Division 36.310 (Parking and Loading)		
Signs	As required by Division 36.320 (Signs)		

With the adoption of the Zoning Code Amendment permitting emergency shelters “by right” in the BP zoning district, specific development regulations were also adopted to govern development of emergency shelters which establishes location requirements that an emergency shelter not be located any closer than 300 feet to another emergency shelter or within 300 feet of a residential use, public park, or public school, establishes a maximum number of 12 beds plus a residential unit for a full-time manager per shelter, requires on-site facilities such as laundry, cooking, and bathroom facilities, requires provision of support services, establishes parking requirements, security lighting requirements, and requires submittal of a management plan to the City prior to occupancy and operations. State Law limits Zoning Code regulations governing buffering of emergency shelters to a 300 foot separation distance between emergency shelters, and does not allow for establishment of buffering standards between an emergency shelter and other land uses. Additionally, State Law allows for Zoning Code regulations to govern the operations of an emergency shelter including the establishment of a maximum number of beds in any one shelter provided the maximum adequately addresses the City’s homeless population need. In order for the City’s Zoning Code regulations to fully comply with State Law, the Housing Element Update includes a program objective for the City to amend the Zoning Code to eliminate the requirement for a minimum 300 foot distance separation between an emergency shelter and a residential use, public park or public school and to increase the maximum number of beds within an emergency shelter to 16 beds.

State Law also requires that the Zoning Code consider transitional and supportive housing as residential uses in zones where residential uses are allowed subject to the same development regulations as similar residential uses in the same zone. While the City’s Zoning Code was amended in August 2013 to list transitional and supportive housing as permitted uses in all residential zones, the Zoning Code does not specifically list transitional and supportive housing as allowed residential land uses in other zones which allow for mixed use residential and commercial development. The Housing Element Update includes a program objective to amend the Zoning Code definition of a residential project to include transitional and supportive housing. This Zoning Code Amendment will clarify the Zoning Code intent for transitional and supportive housing to be considered a residential project and an allowable use in any zone where residential development is permitted or conditionally permitted.

With the adoption of the Zoning Code Amendment permitting SROs “by right” in the BP zoning district, specific development regulations were also adopted to govern development of SROs

requiring that SRO's not be located any closer than 300 feet to one another or within 300 feet of a residential use, public park, or public school, establishes a minimum lot size of 10,000 square feet and a maximum density of one unit per 1,600 square feet of gross floor area, establishes setback requirements, and includes requirements for parking, provision of common area open space, showers, cooking facilities, toilets, storage facilities, and security lighting. All SRO facilities are required to submit a management and operations plan for review by the Director of Planning and Building prior to occupancy and operations.

With the adopted 2013 Zoning Code Amendment to allow emergency shelters and SRO's as permitted uses ("by right") in the BP zoning district, to specifically list transitional and supportive housing as a permitted use in all residential districts, along with the implementation of the Housing Element Update program objectives for the 2014-2021 planning period, sufficient sites will be available for development of these housing types.

### **Mixed Use Zoning Code Provisions**

Mixed use development projects are those which integrate retail and/or office commercial uses with residential uses on the same parcel. Mixed use is allowed in the CG zoning district and the MSSP zoning district subject to approval of a conditional use permit. The Zoning Code requires commercial and residential uses within a mixed-use project to be fully separated, with residential units limited to the rear portion of the first story, and/or on the second and higher stories. The maximum allowable density for the residential component of a mixed use project in a CG zoning district is 24 dwelling units per acre and up to 57 dwelling units per acre in the MSSP zoning district.

The Zoning Code allows for modifications to development standards for mixed use commercial and residential uses which include an affordable housing component subject to approval of a planned development permit. Current Zoning Code provisions also require approval of a CUP as part of the approval of a planned development permit. To encourage and facilitate affordable housing as part of mixed use projects, the 2014-2021 Housing Element Update includes a program objective for the City to amend the Zoning Code to eliminate the requirement for approval of a CUP for mixed use projects that also request approval of a planned development permit, and to extend the term of approved planned development permits from 12 months to 36 months with the potential for a 36 month extension, in order to facilitate the development of affordable housing as part of the project. City adoption of this Zoning Code Amendment would facilitate the review and approval process for mixed use projects which include development of affordable housing through a streamlining of the review process by requiring only the approval of a planned development permit in these cases, and would add a measure of surety to developers of mixed use projects by providing a longer term on an approved planned development permit.

### **Mixed Use Development Regulations in the General Commercial (CG) Zoning District**

When applying development regulations to mixed use development projects in the CG zone, the RH zoning district requirements as described in Table VI-27 "Residential Site Development Standards by Zoning District," apply to the residential component and the CG zoning district

requirements as described in Table VI- 31, “Commercial District and Business Park District Development Standards,” apply to the commercial component.

### **Mixed Use Development Regulations in the Mission Street Specific Plan (MSSP) Zoning District**

Mixed use development projects in the MSSP zoning district are subject to the regulations as specified for the subject parcel in the Mission Street Specific Plan. Development capacity for a project site within the MSSP is determined by a number of factors. A maximum of a 0.8 floor area ratio (FAR) is allowed to derive the total square footage permitted for development, but if public parking spaces are provided as part of the project, the project would be eligible to receive a density bonus to increase the development capacity of the site up to 1.5 FAR. The total number of units allowed within a mixed use project in the MSSP is derived by dividing the total allowable square feet of development, based on permitted FAR, by 763 square feet which is the average size of a residential unit within the MSSP. Limitations on the total number of units that can be realistically developed in the MSSP include the City wide maximum height restriction of 45 feet, physical dimensions and configuration of the project site, and whether required parking is proposed to be surface or subsurface level.

### **Zoning Provisions to Encourage Affordable Housing**

The City’s Zoning Code includes permitting procedures and incentive programs to encourage the development of affordable housing by allowing for flexibility in the application of development regulations and standards and through the approval of density bonuses for projects containing an affordable housing component. These zoning provisions are discussed below.

#### ***a. Planned Development Permit***

The City’s Zoning Code provides flexibility in the application of development standards for a project containing an affordable housing or senior housing component pursuant to the approval of a planned development permit. Planned development permit approval may be requested for an affordable housing, mixed use, or senior housing project to modify or adjust any applicable development standard of the Zoning Code. Approval of a planned development permit may adjust or modify, where necessary and justifiable, any applicable development standard of the Zoning Code including but not limited to floor area ratio, building height, setbacks, parking, and street layout. Planned development permits are approved by the Planning Commission at a public hearing and pursuant to findings summarized below.

1. The project must be consistent with the actions, goals, objectives, policies, and programs of the General Plan and any applicable specific plan, allowed within the applicable zoning district, and comply with all applicable provisions of the Zoning Code and adopted design guidelines other than those modified by the planned development permit, and be adequately served by public facilities, services and utilities.
2. The approved modifications to the development standards of the Zoning Code are found to be necessary and appropriate to accommodate the superior design of the

proposed project, its compatibility with adjacent land uses, and its successful mitigation of environmental impacts.

3. The location, size, planning concepts, design features, and operating characteristics of the project are and will be compatible with the character of the site, and the land uses and development intended for the surrounding neighborhood by the General Plan.
4. The site is adequate for the project in terms of size, shape, topography, and circumstances and has sufficient access to streets and highways, which are adequate in width and pavement type to carry the quantity and type of traffic expected to be generated by the use.

Standard conditions of approval applied by the Planning Commission as part of an approval for a planned development permit are summarized below.

1. Appropriate City building permits are required prior to construction.
2. The project must comply with all other requirements of any law, ordinance or regulation of the State of California, City of South Pasadena, and any other government entity.
3. Construction sites are subject to industry standards for construction management for management of trash, debris, and disposal of construction materials.
4. Hours of construction are limited to 8:00 a.m. to 7:00 p.m., Monday through Saturday and 10:00 a.m. to 7:00 p.m. on Sunday.
5. A demolition permit is required for any existing buildings to be demolished.
6. Fees including sewer connection fees and school developmental fees are required to be paid prior to issuance of a building permit.
7. CAL-OSHA permits are required to be obtained where required.
8. Compliance with all State of California disability access regulations for accessibility and adaptability is required.
9. Plan check for electrical, mechanical, plumbing, and sewer is required.
10. Mechanical ventilation in accordance with the Los Angeles County Building Code is required for parking garages.
11. A soils report is required.
12. A grading and drainage plan approved by the City is required prior to issuance of the building permit.
13. Structural and energy calculations are required to be provided.
14. Public dedications for necessary right of way adjacent to the project site are required as applicable.
15. Reconstruction of substandard, broken, damaged or out of grade sidewalk or curb and gutter, asphalt/concrete, in front of the site is required.
16. Compliance with all applicable standards of the California Code of Regulations Title 19, 2001 California Building Code and 2000 Uniform Fire Code with appendices (South Pasadena Ordinance 2109) including class A roofing, spark arrestors, and weed abatement program is required.

Depending on workload review and approval of a planned development permit by the Planning Commission can be completed within three to four months. The Housing Element includes a program objective to maintain the Zoning Code provision allowing approval of a planned development permit for projects proposing development of affordable housing in order to

encourage the development of affordable housing and to amend the Zoning Code to eliminate the requirement for approval of a CUP as part of the approval of a planned development permit and to provide that an approved planned development permit be valid for a 36 month period with the possibility for extension of the permit for up to an additional 36 months at the end of the initial permit period. Implementation of this program objective will assist in the development of mixed use projects which include affordable housing and senior projects.

***b. Affordable Housing Incentives***

On August 14, 2013, the City approved a Zoning Code Amendment to add “Affordable Housing Incentives,” bringing the City’s Zoning Code into conformance with state requirements regarding the granting of density bonuses and incentives and/or concessions for affordable housing, and eliminating the requirement for approval of a conditional use permit in the application of one or more affordable housing incentives. The “Affordable Housing Incentives” provisions of the Zoning Code allow for the granting of a density bonus to eligible projects upon approval by the Director of Planning and Building and the granting of affordable housing incentives and/or concessions to eligible projects by the Planning Commission without the requirement for a conditional use permit. A ministerial approval process is established for the granting of a density bonus by the Director of Planning and Building to eligible projects of five or more dwelling units which meet at least one of the following criteria:

- Ten percent of the total number of proposed units are for lower income households, as defined in California Health and Safety Code Section 50079.5; or
- Five percent of the total number of proposed units are for very low income households, as defined in Health and Safety Code Section 50105; or
- All proposed units, with a minimum of 35 units, are considered to be a senior citizen housing development, as defined in Civil Code Section 51.3 and 51.12 (for senior citizens of any income level); or
- Ten percent of the total number of proposed units in a common interest development, as defined by Section 1351 of the Civil Code are for persons and families of moderate-income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.
- An eligible land transfer of a site to the City for development of affordable housing.

An applicant proposing an eligible project may request, and is entitled to, special parking requirements as follows, and the required parking may be provided through tandem parking or uncovered parking on the project site:

<b>Number of Bedrooms</b>	<b>Minimum On-Site Parking Spaces</b>
0-1	1
2-3	2
4 or more	2.5

A requested density bonus for the inclusion of a Child Care Facility is granted by the Planning Commission unless a finding for denial, based upon substantial evidence, can be made consistent with Government Code Section 65915 (h) that the community has adequate child care facilities.

The location of the designated dwelling units within projects receiving a density bonus or incentives and/or concessions is at the discretion of the City with the goal to integrate the units into the overall project with designated dwelling units reasonably dispersed throughout the development where feasible. Furthermore the density bonus units must contain on average the same number of bedrooms as the non-density bonus units, and must be compatible with the design or use of the remaining units in terms of appearance, materials, and finish quality. If a project is to be phased, the density bonus units must be phased in the same proportion as the non-density bonus units, or phased in another sequence acceptable to the City. Alternatively, the City may authorize some or all of the designated dwelling units associated with one housing development to be produced and operated on an alternative development site.

Any request for incentives and/or concessions for an eligible project which has received a density bonus, is granted subject to discretionary review by the Planning Commission if the request is found to be in compliance with applicable sections of the “Affordable Housing and Incentives” section of the Zoning Code and State Law unless any one of the following written findings for denial based on substantial evidence can be made consistent with Government Code Section 65915(d):

- a. The concession or incentive is not required in order to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5, or for rents for the targeted units to be set as specified in Government Code Section 65915(c).
- b. The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.
- c. The concession or incentive would be contrary to State or federal law.

As part of the approval of a density bonus and incentive and/or concession the developer is required to enter into an agreement with the City which ensures that continued affordability of the designated units is maintained pursuant to State law and as follows:

1. Affordable units offered for rent to low-income and very low-income households shall be made available for rent at an affordable rent and shall remain restricted and affordable to the designated income group for a minimum period of thirty (30) years. A longer period of time may be specified if required by any construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program applicable to the housing development.
2. For moderate income units, the initial occupant must be directly related to the receipt of the density bonus and be persons and families of moderate-income. Moderate-income units must be offered at an affordable cost for persons and families of moderate-income as defined in Section 50052.5 of the Health and Safety Code. Moderate-income units may be

offered for subsequent sale to an above-moderate-income purchaser, provided that the sale results in a recapture by the City, or its designee, of financial interest in the unit equal to the difference between the initial moderate income level sales price and the appraised value at the time of the initial sale; and a proportionate share of any appreciation.

Following the granting of a density bonus or incentives and/or concessions, the applicant is required to record a covenant against all approved affordable units to include provisions with respect to the long term affordability of the residential project.

The adoption of the 2013 Zoning Code Amendment to add provisions for Affordable Housing and Incentives, will assist in the development of affordable housing projects.

## **6.4.2 Land Resources**

This section describes the resources available for the development, rehabilitation, and preservation of housing in the City of South Pasadena. This section includes an inventory of vacant sites zoned for residential development which are suitable for future housing development in South Pasadena and an evaluation of the City's ability to provide adequate sites to address its identified share of future housing needs.

### **Availability of Sites for Housing**

To properly plan for the current planning period and future housing needs, undeveloped land available for housing within the existing City boundary has been inventoried. Land available for development in South Pasadena is scarce. Opportunities for residential development in the City fall into one of the following categories:

- Vacant land within the CG zone and MSSP zone, which permit mixed-use development with commercial uses on the ground level and high density residential uses on the upper levels which would accommodate development of lower income affordable housing as well as moderate and above moderate income housing.
- Vacant land zoned RH (Residential High Density) which could be developed for moderate income and above moderate income housing.
- Existing Residential single-family parcels zoned for one unit but which could be developed with a second unit pursuant to the Zoning Code provisions for development of Second Residential Units to be made available as affordable housing.
- Vacant single family zoned lots in the RE (Residential Estate) and RS (Residential Single Family) zoning districts which could be developed with above moderate housing.

### **Site Inventory**

Table VI-32 below describes the vacant sites remaining in the City zoned RH permitting development of up to 24 dwelling units per acre, CG permitting development of residential uses of up to 24 dwelling units per acre in a mixed use project, and MSSP which allows high density

residential development at densities ranging from 36 to 57 dwelling units per acre as described in Section 6.4, “Housing Resources.” Sites zoned for development of residential units at 24 dwelling units/acre are adequately zoned to accommodate the City’s RHNA of 25 above moderate income units and 11 moderate income units. Sites in the MSSP zoned at densities above 30 dwelling units per acre are adequately zoned to accommodate the City’s RHNA of 11 moderate income, 10 low income, and 17 extremely low income units.

In determining the realistic unit capacity for sites listed in Table VI-32 below, Zoning Code provisions applicable to the zoning district for each site, as described in other sections of the Housing Element, were assumed and no density bonuses were applied. The realistic development capacity for each site stated below can be increased with approval of a density bonus as part of a development application.

**Table VI-32  
VACANT SITES OR SITES APPROVED FOR NEW RESIDENTIAL  
DEVELOPMENT NOT YET VACATED**

Site	APN	GP / Zoning Allowable Density	Ac.	Realistic Unit Capacity	Existing Use	Infra- structure	On Site Con- straints
1.	5312-002-007, 008,009,025 (no address)	RH/RH 24.0 du/ac	.38 in City of So. Pas (.05 in City of L.A. not included in unit capacity calculation)	9	Vacant	Yes	No
2	5315-003-044 5315-003-058 5315-003- 901,902,903&904 5315-003-044 Downtown Revitalization Site See Table VI-33 for a detailed description of each development parcel.	CG /CG 24.0 du/ac	1.46 acres development area part of total 3.0 acre project site to be developed for new mixed use development	60	Commercial buildings and parking lots	Yes	No
3.	5315-008-900 (1020 El Centro Ave.)	MSSP/ MSSP 36.7 du/ac	1.9	69	South Pasadena School District building and parking lot	Yes	No
4.	5315-008-042 (1141 Mission Street)	MSSP/ MSSP 36.0 ac	.45	16	Vacant	Yes	No
5.	5315-017-041 & 042, 030 & 032 (820 Mission Street)	MSSP/ MSSP 57.0 du/ac	1.9	38	Parking Lot and vacant office building	Yes	Existing office building to remain as part of new mixed use project
<b>Total</b>			<b>6.09</b>	<b>192</b>			

Source: Planning & Building Department, March 2011

**SITE ANALYSIS**

As shown in Table VI-32 South Pasadena has suitable sites zoned to accommodate the potential development of up to 192 high density multifamily residential dwelling units. This total assumes a realistic development capacity which addresses each site’s unique physical characteristics, a strict application of the zoning code development standards, and no density bonuses.

The sites listed in Table VI -32 each are served by adequate infrastructure and unconstrained by environmental considerations. These sites are suitable to accommodate development of a total of 192 residential dwelling units which could be developed within the Housing Element planning period and which would meet the City’s RHNA of 63 units. The following site analysis further describes the development potential of each site.

**Site 1**



Site	Parcel No. and Size
A	5312-002-007 4,469 s.f.
B	5312-002-008 1,607 s.f.
C	5312-002-009 5,837 s.f.
D	5312-002-025 6,770 s.f.

**Assessor Parcel Number:** 5312-002-007, 008, 009, and 025 (Partially in City of L.A.)

**No Address**

**General Plan Designation:** Residential High Density – 24 du/acre

**Zoning:** Residential High Density - 24 du/ac

**Realistic Development Capacity:** 9 Units of above moderate income residential units

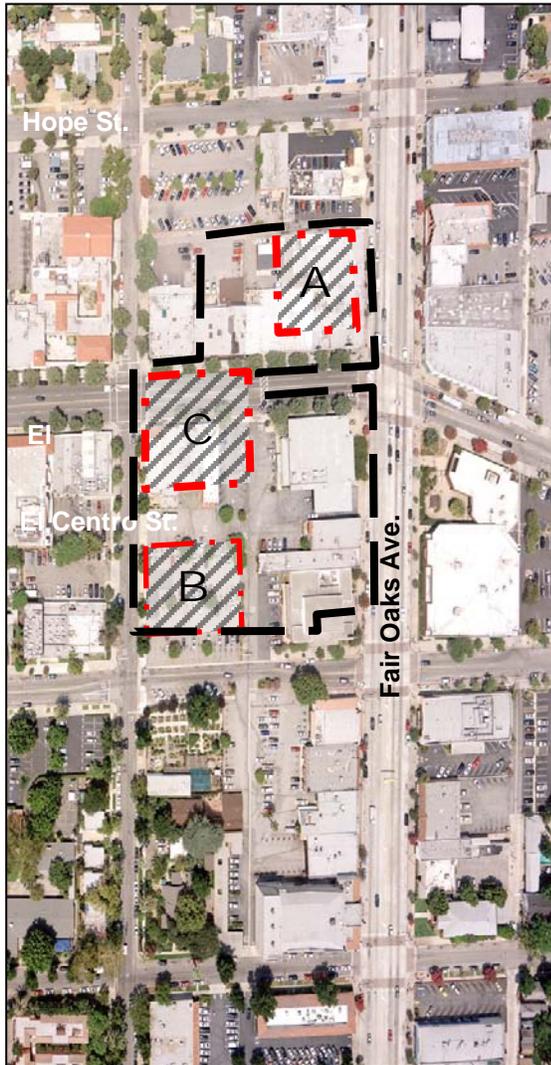
**Current Use:** Vacant

**Pending Development:** None

**Infrastructure Considerations:** None - Water, sewer, and storm drain service is provided to the site, access to site is provided by an existing arterial roadway.

**Environmental Considerations:** None

## Site 2



Site	Parcel No. and Present Use	New Use
A	5315-003-058 21,475 s.f. Bank	Bank & 12 Units
B	5315-003- 903 7,697 s.f. Commercial Space 5315-003-904 5,053 s.f. Commercial Space 5315-003-902 5,062 s.f. Parking Lot	Commercial Space 22 Units (6 Low and 6 Moderate Units )
C	5315-003-901 8,455 s.f. Parking Lot 5315-003-044 16,004 s.f. Parking Lot	Commercial Space 26 Units
		<p>— — Downtown Revitalization Project Area</p> <p>— — Buildable Parcels</p>

**Assessor Parcel Number:** 5315-003-044, 058, 901,902,903,904

### Downtown Project Site

**General Plan Designation and Zoning:** Commercial General - 24 du/acre when part of a mixed use project.

**Realistic Development Capacity:** 60 units of which 6 units will be available for low and 6 units will be available for moderate income households through the use of Redevelopment Housing Set Aside funds as a condition of a Development and Disposition Agreement to be executed by the City with the developer during the planning period.

**Current Use:** Parking Lots and commercial uses to be relocated prior to development.

**Existing Entitlement:** Approved Planned Development Permit for Mixed Use with 60 dwelling units.

**Pending Development:** The timeline for execution of the DDA, amendment of the PDP, and construction of the project will occur within the Housing Element planning period.

**Infrastructure Considerations:** None. Water, sewer, and storm drain service is provided to the site. Access to parcels is provided from existing arterial and collector roadways.

**Environmental Considerations:** None.

The Downtown Revitalization project site was assembled through the use of the City's Redevelopment Agency. Since the dissolution of redevelopment agencies statewide in 2012, the City has become the successor agency with authority for the disposition of the Downtown Revitalization project site. The City has active participation agreements with the property owners within the project site and/or has site control for the development of the entire project site. Existing redevelopment housing set-aside funds generated from the creation of the Downtown Revitalization project have been transferred to the City's Housing Authority and allocated for development of affordable housing as part of the project. In order to create opportunities for development of affordable housing the density permitted for all parcels within the entire 3.0 acre project site is distributed among the three parcels on 1.46 acres of the project site illustrated as Sites A, B, and C. The project site has a 2008 approved PDP which permits development of the project site for mixed use to include 60 residential units. The 2008 PDP was approved for a previous development concept, however the PDP remains a valid development permit. The City is in negotiations with a developer for a Development and Disposition Agreement (DDA) which will lead to the development of a revised concept for a mixed use project including commercial uses and 60 residential housing units of which 6 units will be made available for low income households and 6 units will be made available for moderate income households. As part of the project the City's Housing Authority will allocate the City's existing Redevelopment Agency housing set-aside funds to the project for development of the 12 affordable units.

New mixed use development within the project site will include commercial retail or service uses on the ground floor of buildings with high density residential uses above. The majority of required parking would be subterranean parking. A realistic development scenario would include one level of retail and two floors of residential above. The realistic residential unit capacity for the three development sites is 63 residential dwelling units based on the maximum density per parcel of 24 units per acre, however the approved PDP permit allows for a maximum of 60 residential dwelling units. The development plan for 60 residential dwelling units was derived based on the development limitations affecting each development site which includes the City's mandated maximum height limit of 45 feet, the need for some surface parking on one of the sites, and the extent of open space amenities required as part of the project.

Although the maximum density for the project site is 24 dwelling units per acre, this density is adequate to allow development of low and moderate income dwelling units. Housing set-aside funds will be allocated by the City's Housing Authority as part of the project and restricted for development of affordable housing. As part of the DDA the City will require that of the total 60 allowable residential dwelling units, 6 be made affordable to low income households and 6 be made affordable to moderate income households. As part of the DDA the City will amend the existing PDP where necessary to accommodate the current developer's proposed development concept. Based on the existing valid term of the PDP, the City's commitment of housing set-aside funds to the project, and the requirement as part of the proposed DDA that the project include 12 affordable housing units, this site can feasibly be developed for affordable housing and qualifies as a site adequately zoned for development of low and moderate income housing as part of the City's vacant site inventory. The City's negotiations with a developer for the project DDA is anticipated to be executed by June 2014 with construction of the project to be completed within the housing element planning period. Table VI-33 below describes the residential development capacity for each parcel in the Downtown Redevelopment Project Site.

**Table VI-33 Downtown Revitalization Project Parcel Analysis**

APN 5315	Zone	Allowable Density	GP	Acres/ SF	Realistic Unit Capacity	Status	Infra- structure Capacity	Constraints
003-903	CG	24 du/ac	CG	0.18/ 7,697	4	City control	Yes	None
003-904	CG	24 du/ac	CG	0.12/ 5,053	2	City control	Yes	None
003-039	CG	24 du/ac	CG	0.20/ 8,912	4	Private/OPA	Yes	None
003-040	CG	24 du/ac	CG	0.22/ 9,723	5	Private/OPA	Yes	None
003-041	CG	24 du/ac	CG	.21/ 8,978	4	Private/OPA	Yes	None
003-044	CG	24 du/ac	CG	0.37/ 16,004	8	Bank Parking Lot/OPA	Yes	None
003-048	CG	24 du/ac	CG	0.13/ 5,798	3	Private/OPA	Yes	None
003-049	CG	24 du/ac	CG	0.08/ 3,620	1	Private/OPA	Yes	None
003-050	CG	24 du/ac	CG	0.17/ 7,248	4	Private/OPA	Yes	None
003-054	CG	24 du/ac	CG	0.07/ 2,945	1	Private/OPA	Yes	None
003-055	CG	24 du/ac	CG	0.07/ 3,132	1	Private/OPA	Yes	None
003-057	CG	24 du/ac	CG	0.38/ 16,370	9	Private/OPA	Yes	None
003-058	CG	24 du/ac	CG	0.49/ 21,475	11	City control	Yes	None
003-901	CG	24 du/ac	CG	0.19/ 8,455	4	City parking lot	Yes	None
003-902	CG	24 du/ac	CG	0.12/ 5,062	2	City parking lot	Yes	None
<b>Total</b>				<b>3.0/ 130,472</b>	<b>63</b>			

The realistic unit capacity within the entire 3.00 acre project site is 60 residential dwelling units calculated by multiplying the acreage per parcel times 24 du/acre and adjusting for the site conditions described above. A PDP approved by the City for the Project Site on May 21, 2008 is still in effect allowing for the development of the three parcels as a mixed use project with 60 residential units and commercial area. The PDP will be amended by the City as necessary to accommodate the development proposal as described below.

<b>Downtown Revitalization Project - Planned Development Permit</b>			
<b>Site</b>	<b>APN</b>	<b>Existing Use</b>	<b>Planned Use per Planned Development Permit</b>
A	5315-003-058 21,475 s.f.	Bank	Demolish parking lot and construct a new 58,134 structure to include public subterranean parking with 12 residential units above and surface parking.
B	5315-003-903 7,697 s.f. 5315-003-904 5,053 s.f. 5315-003-902 5,062 s.f.	Commercial space and City owned parking lot.	Demolish existing City owned parking lot and construct new 24,796 s.f. building to include commercial uses on ground floor and 22 residential units above of which 6 units shall be available for low income households and 6 units shall be available for 6 moderate income households.
C	5315-003-901 8,455 s.f. Parking Lot 5315-003-044 16,004 s.f. Parking Lot	Privately owned commercial parking lot and City owned parking lot.	Demolish existing parking lots and construct new 54,159 s.f. structure to include retail space on ground floor and 26 residential units above.

## Site 3



**Assessor Parcel Number:** 5315-008-900  
82,604 s.f.

**1020 El Centro Avenue**

**General Plan Designation:** Mission Street Specific Plan

**Zoning:** Mission Street Specific Plan- 36.7 du/acre

**Realistic Development Capacity:** 69 Units: Mixed use project can be constructed on vacant parking lot behind existing school district building. Residential unit capacity based on calculation of density over entire 82,604 square foot parcel and consolidation of allowable units to vacant development area.

**Current Use:** Vacant – parking lot and school district building.

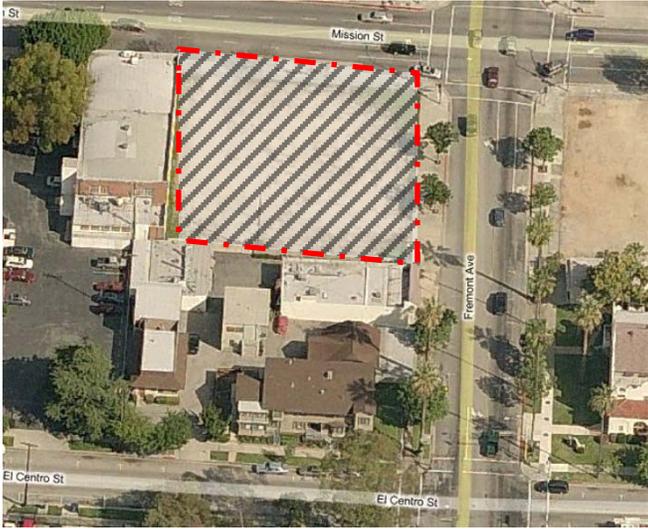
**Pending Development:** None

**Infrastructure Considerations:** None. Water, sewer and storm drain service is provided to the site. Access is provided from an existing arterial roadway.

**Environmental Considerations:** Existing historic building to remain adjacent to mixed use project which can be constructed on vacant parking lot portion of the parcel.

**Other:** The site is owned by the South Pasadena School District (district). The district prepared a plan for the ultimate disposition of the property to a developer and is in the process of exclusive negotiations with one developer for development of a mixed use project. The timeline for the disposition of the site will occur within the Housing Element planning period.

# Site 4



**Assessor Parcel Number:** 5315-008-042

19,602 s.f.

**1141 Mission Street**

**General Plan Designation:** Mission Street Specific Plan

**Zoning:** Mission Street Specific Plan - 36 du/acre

**Realistic Development Potential:** 16 Units

**Current Use:** Vacant

**Infrastructure Considerations:** None. Water, sewer, and storm drain service is provided to the site. Access to the site is provided from an existing arterial roadway.

**Environmental Considerations:** None

# Site 5



Site	Parcel No. & Present Use	Proposed Use
A	5315-017-041 6,894 s.f. Parking Lot	Office/Housing 1 Unit
B	5315-017-042 49,585 s.f. Light Industrial Building and Offices	Office/Housing 27 + Units
C	5315-017-030 11,791 s.f. Parking Lot	5 Units
D	5315-017-032 14,511 s.f. Parking Lot	5 Units

**Assessor Parcel Number:** 5315-017-0412, 5315-017-042, 5315-017-030, 5315-017-032

**820 Mission Street**

**General Plan Designation:** Mission Street Specific Plan

**Zoning:** Mission Street Specific Plan - 57 du/ac

**Realistic Development Capacity:** 38 residential dwelling units

**Current Use:** Office building and parking lot.

**Planned Use:** May 2012 City approved PDP, TTM, Design Review, and Parking Use Permit valid until June 2014 for development of a mixed use project to include 38 residential units and 3,585 sq ft of commercial office.

**Infrastructure Considerations:** None. Water, sewer, and storm drain service is provided to the site. Access is provided from an existing arterial roadway.

**Environmental Considerations:** None

## Development Potential of Small Sites

Due to the built out condition of the City, new construction projects in South Pasadena are of an infill nature on sites ranging in size from approximately one half acre or less up to approximately three acres in size. New multifamily residential development can be accommodated within these sites zoned for multifamily or mixed-use development through the application of the development regulations established in the Zoning Code. Residential multifamily development with housing affordable to lower income households is made more feasible through the granting of affordable housing incentives which allow the use of a density bonus and the flexible application of development standards through the application of a planned development permit. Residential development potential for sites identified within Table VI –32 within the RH and CG zoning districts is calculated based on the development standards established in the City’s Zoning Code, as applicable, to those districts and as described in Table VI-27. Residential development within a mixed-use project in the CG district is subject to the RH zoning standards as described in Table VI-27.

Residential development potential for sites identified within Table VI-32 within the MSSP zoning district is calculated on the land use and development criteria for each site pursuant to the provisions of the Mission Street Specific Plan and as described in Section 6-4.

The following is a representative example of the methodology used for deriving an approximation of site development potential through the application of the Zoning Code for a small site less than one acre in the RH zoning district.

### RH Zoning District

	Without Density Bonus for Affordable Housing Max 24.0 du/acre	With Density Bonus for Affordable Housing Max. 30.0 du/acre
Site (lot) Area	.56 acres/ 24,420 square feet	24,420 square feet
Min. Lot Area per Dwelling Unit	1,900 square feet of lot area/du	Flexible with PD Permit
Maximum Permitted Dwelling Units on Site	12 du/acre (based on requirement of a minimum lot area of 1,900 sq.ft/du)	16 (30.0 du/acre with 1,526 sqft of lot area per du)
Maximum Floor Area Ratio	18,120 (12,120 plus 6,000 sq.ft. of garage or carport area)	Flexible with PD Permit (Assume a .66 FAR)
Average Area per Dwelling Unit	1,010 sq.ft. (12,120 ÷ 12 du)	1010 sq.ft. assuming an FAR of .66 per a PD Permit
Maximum Lot Coverage	14,652 square feet (60%)	Flexible per PD Permit
Parking Required	1 space/each one bedroom unit and 2 spaces/each two bedroom unit plus 1 guest space / each 2 units	Flexible parking ratio per PD Permit
Maximum Building Height	45 feet (three stories)	45 feet (three stories)

The following is a representative example of the methodology used for deriving an approximation of site development potential through the application of the Zoning Code for a small site less than one acre in the MSSP zoning district.

### MSSP Zoning District

	Without Density Bonus for Affordable Housing Max 14.0 du/acre	With Density Bonus for Provision of Public Parking
Site (lot) Area	.45 acres/ 19,602 square feet	122,404 square feet
Maximum Permitted/Achievable Dwelling Units	20 Max permitted (based on 0.8 FAR and average unit size of 763 sf)	30 Max permitted if public parking spaces are provide as part of project.
Maximum Floor Area Ratio	0.8	1.5 if public parking is provided as part of project.
Average Area per Dwelling Unit	763 sf	763 sf
Maximum Lot Coverage	N/A	N/A
Parking Required	1 space/each one bedroom unit and 2 spaces/each two bedroom unit.	1 space/each one bedroom unit and 2 spaces/each two bedroom unit.
Maximum Building Height	32 feet (two stories)	40 feet (two stories)

### Development Potential of Mixed Use Areas

The City has zoned several parcels of land to allow for mixed-use development. Areas where mixed-use development is permitted include the CG zoning district and the MSSP zoning district. These two zoning districts in the City represent a resource for development of a variety of housing types, as described below, and offer the opportunity for new housing in all income categories. Approximately 11.2 acres zoned for CG land use can be developed for mixed-use commercial and residential projects subject to approval of a conditional use permit. The City’s Zoning Code designates approximately 40 acres as the Mission Street Specific Plan (MSSP) area designed to encourage development of mixed-use commercial and residential projects. Areas zoned CG or MSSP permitting mixed-use development represent a land resource for development of higher density residential uses.

Residential development of up to 24 dwelling units per acre are permitted as a component of a mixed use project in the CG zoning district and up to 30 dwelling units per acre if a density bonus is applied to a project that includes affordable housing. Residential development of 30 dwelling units per acre and above is permitted as a component of a mixed use development on parcels zoned MSSP. The development capacity for each parcel within the MSSP is based on a number of variables including the size of units proposed, total site area, parking, FAR, and height limitations per subarea of the MSSP. Generally, the MSSP allows for an increased number of residential units in a project if the units are smaller and will promote affordability. Allowable residential densities within the MSSP zoning district can range from 36 dwelling units per acre to 57 dwelling units per acre.

## Development Potential of Residential Second Units

The Zoning Code permits residential second dwelling units in the RE, RS, and RM zoning districts “by right.”

Ministerial permit approval of a residential second unit is subject to the review and approval by the Director of Planning and Building of the site plan and building plans to ensure compliance with height, setback, floor area and parking requirements of the Zoning Code. Depending on workload, review and administrative review and approval can be completed within eight weeks. A summary of the City zoning standards applicable to residential second units is provided below.

- A second dwelling unit must be approved only on a parcel of 12,500 square feet or larger and may be either an attached or detached unit from the primary dwelling on the same lot but is not permitted above a garage.
- A second dwelling unit must comply with the setback requirements of the applicable zoning district, must not be visible from the public right of way, and cannot not exceed one story in height.
- A second dwelling unit must have a minimum floor area of 600 square feet, and cannot exceed 850 square feet or 30 percent of the floor area of the primary dwelling, whichever is less.
- A second dwelling unit must provide living quarters independent from the primary dwelling, including living, sleeping, cooking and restroom facilities. A second dwelling unit is limited to one bedroom.
- A second dwelling unit must have an outdoor entrance separate from the primary dwelling. In order to maintain the single-family residential character of the street, the entrance to the second dwelling unit must be located so that it is not visible from the public right-of-way.
- A second dwelling unit cannot have utility services (i.e., an electrical and/or gas meter) separate from the primary dwelling.
- The architectural design and materials of the second dwelling unit exterior must be consistent with the primary dwelling, and approved by the DRB.
- A minimum of one covered parking space is required for each second dwelling unit. No second dwelling unit is allowed unless the primary dwelling is also in compliance with all applicable parking requirements of this Zoning Code.
- A second dwelling unit cannot have a separate street or unit address than the primary dwelling.
- The owner of the property must reside on the property, and a recorded covenant establishing this requirement is required prior to a final building inspection for the second dwelling unit.

During the previous housing element period a total of three residential second units were constructed in the City in the RE zoning district between 2006 and 2014. Considering this track record, in concert with local housing needs and development trends, and with the adoption of new incentives, the City is projecting that three residential second units will be approved during the

current planning period. As provided for in Government Code Section 65583.1, the City is applying second units toward its adequate sites requirement as described in Table VI-36.

### **Availability of Infrastructure**

Existing City services including water, sewer and storm drain facilities are available to serve the development capacity described above. The build out of the capacity for new residential development on sites described in Table VI-31 and residential second units on existing RE, RS, and RM residential lots is within the existing General Plan build out projection. New connections to City services will be required as part of project development of any new project in the City.

### ***Comparison of Site Inventory with RHNA***

According to SCAG, South Pasadena has a regional housing need of 63 units for the 2014 – 2021 planning period. Of the 63 units, 17 very low-income (including extremely low income), 10 low-income, 11 moderate-income, and 25 above moderate-income units are needed.

The City's General Plan allows for up to 11,652 residential dwelling units. The total number of dwelling units reported in the City as of 2011 is 10,972 leaving an available General Plan capacity of 680 additional residential units. The development of the City's RHNA allocation of 63 units can be accomplished within the existing General Plan build out limitations and will be consistent with the current General Plan. The City's RHNA of 25 above moderate income units, which constitute 40% of the City's RHNA, can be accommodated in RE and RS zoning districts and can also be accommodated on any of the sites identified in Table VI-32. The City's RHNA of 11 units of moderate income housing units can be accommodated within Sites 2-5 as identified in Table VI-32 as well as through the development of residential second units on existing residential lots in the RE, RS, and RM zoning districts. Sites 4 and 5 are zoned at a density in excess of 30 dwelling units per acre and can accommodate the City's RHNA of 17 very low, 10 low, and 11 moderate income units. Site 2 is zoned at a density of 24 dwelling units per acre and, pursuant to the feasibility analysis presented above, can accommodate six of the City's RHNA of 10 low income units and six of the City's RHNA of 11 moderate income units pursuant to the DDA to be in place for development of this site by June 2014. As described in Table VI-34 below, the City has sufficient appropriately zoned sites to accommodate the RHNA of 63 units.

**Table VI-34  
Comparison of RHNA and Residential Site Suitability**

<b>Income Group</b>	<b>Total RHNA</b>	<b>Density Guideline</b>	<b>Suitable Sites/Capacity</b>
Very Low (includes Extremely Low)	17	Minimum 30 du/acre.	Sites 3, 4, and 5 are zoned at densities allowing development of over 30 du/acre and together can accommodate development of 123 units as part of mixed use projects. Sites 3,4, and 5 are sites zoned at an appropriate density to meet the RHNA of 17 units of very low income housing.
Low	10	Minimum 30 du/acre	Sites 3, 4, and 5 are zoned at densities allowing development over 30 du/acre, and together can accommodate development of 123 units as part of mixed use projects. Sites 3,4, and 5 are sites zoned at an appropriate density to meet the RHNA of 10 units of low income housing. Site 2 is zoned at a density of 24 du/acre and will be developed as a mixed use project with 60 residential units of which 6 are required through the terms of the project DDA to be made available to low income households. The City's Housing Authority is allocating redevelopment housing set-aside funds to the project for the development of the six low income housing units. Site is adequately zoned to meet 6 of the total 10 RHNA low income units.
Moderate	11	24 -30 du/acre	Site 2 is zoned for 24 du/acre and is approved for development of 60 units of which 6 units are required to be made available for moderate income households. The City's Housing Authority is allocating redevelopment housing set-aside funds to the project for the development of the six moderate income housing units. Site 2 is adequately zoned to meet 6 of the total 11 RHNA moderate income units. Sites 3,4, and 5 are each zoned at a densities allowing development over 30 du/acre, and together can accommodate development of 123 units as part of mixed use projects. Sites 3,4 and 5 are sites zoned at an appropriate density to meet the remaining 5 RHNA units of moderate income housing.
Above Moderate	25	2 – 24 du/acre	Sites 1and 2 together are zoned to accommodate development of 69 units. Twelve of the 69 allowable units will be required to be available for low and moderate income units leaving 57 units available for above moderate income units. Site 2 has a valid planned development permit for 48 market rate residential units projected to be available to above moderate income households. Therefore Sites 1 and 2 are adequately zoned to meet the RHNA of 25 above moderate income units.

### 6.4.3 Financial Resources

A variety of federal, state and local programs and financial resources are available to either the City of South Pasadena to developers of affordable housing to assist in implementing affordable housing. Table VI-35 below describes the available resources the City of South Pasadena may utilize in implementing the housing goals, objectives, policies, and program actions as discussed Section 6.7, “Housing Plan” of the Housing Element.

**TABLE VI-35  
FINANCIAL HOUSING RESOURCES**

<i>Program</i>	<i>Description</i>	<i>Eligible Activities</i>
<b>State Resources</b>		
<b>Mortgage Credit Certificate (MCC)</b>	A federal tax credit for low- and moderate-income homebuyers who have not owned a home over a previous three year period. Allocation for MCC is provided by the State. The Community Development Commission of Los Angeles County administers the MCC program.	<ul style="list-style-type: none"> <li>• First Time Home Buyer Assistance</li> </ul>
<b>California Housing Rehabilitation Program</b>	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and non-profits sponsor housing rehabilitation projects.	<ul style="list-style-type: none"> <li>• Rehabilitation</li> <li>• Repair of Code Violations</li> <li>• Property Improvements</li> </ul>
<b>California Housing Finance Agency Home Mortgage Purchase Program</b>	CHFA sells tax-exempt bonds to provide below-market loans and down payment assistance to first time homebuyers. The program is operated through participating lenders that originate loans purchased by CHFA.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> </ul>
<b>Low Income Housing Tax Credit</b>	Tax credits are available to individuals and corporations that invest in development of low income rental housing. Tax credits are sold to corporations and individuals with high tax liability and the proceeds are utilized for housing development.	<ul style="list-style-type: none"> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Acquisition</li> </ul>
<b>Affordable Housing Innovation Program (AHIP)</b>	Financing to pre-qualified developers for acquisition of sites and existing housing for the development or preservation of affordable housing.	<ul style="list-style-type: none"> <li>• Site acquisition for new construction</li> <li>• Acquisition of existing housing for affordability.</li> </ul>
<b>Innovative Home Ownership Program (IHP)</b>	Increase homeownership opportunities for Californians with lower incomes.	<ul style="list-style-type: none"> <li>• To be determined by HCD</li> </ul>
<b>Building Equity and Growth in Neighborhoods Program (BEGIN)</b>	Reduce local regulatory barriers to affordable ownership housing, and provide down payment assistance loans to qualifying first-time low- and moderate-income buyers Grants to cities to make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions.	Second mortgage loans for down payment assistance to low- or moderate-income first-time homebuyers.

**TABLE VI-35  
FINANCIAL HOUSING RESOURCES**

<i>Program</i>	<i>Description</i>	<i>Eligible Activities</i>
<b>Cal Home Program</b>	Enables very low income households to become or remain homeowners. Grants to local public agencies and nonprofit developers to provide assistance to individual households through deferred-payment loans. Direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions. Grants to local public agencies or nonprofit corporations for first-time homebuyer down payment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership. All funds to individual homeowners in the form of loans. Loans for real property acquisition, site development, predevelopment, construction period expenses of homeownership development projects, or permanent financing for mutual housing and cooperative developments. Project loans to developers may be forgiven as developers make deferred payment loans to individual homeowners. Assistance to individual households is in the form of deferred-payment loans, payable on sale or transfer of the homes, or when they cease to be owner-occupied, or at maturity.	<ul style="list-style-type: none"> <li>• Down payment assistance, mortgage financing, homebuyer counseling, and technical assistance for self-help.</li> <li>• Rehabilitation and acquisition and rehabilitation.</li> <li>• Predevelopment, site development, and site acquisition for development projects.</li> </ul>
<b>Federal Resource – Los Angeles Community Development Commission Appropriated</b>		
<b>Community Development Block Grant (CDBG)</b>	Entitlement program that is awarded to the City on a formula basis. The objectives are to fund housing activities and expand economic opportunities. Project must meet one of three national objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet other urgent needs.	<ul style="list-style-type: none"> <li>• Housing Rehabilitation</li> <li>• Public Works</li> <li>• Section 108 Loan Repayments</li> <li>• Historic Preservation</li> <li>• Admin. &amp; Planning</li> <li>• Code Enforcement</li> <li>• Public Facilities Improvements</li> <li>• Housing Activities</li> </ul>
<b>HOME Investment Partnership (HOME) Program</b>	Grant program for housing. The intent of this program is to expand the supply of decent, safe, and sanitary affordable housing. HOME is designed as a partnership program between the federal, state, and local governments, non-profit and for-profit housing entities to finance, build/rehabilitate and manage housing for lower-income owners and renters.	<ul style="list-style-type: none"> <li>• Multifamily Acquisition/Rehab</li> <li>• Single-Family</li> <li>• CHDO Assistance</li> <li>• Administration</li> </ul>
<b>Low-income Housing Credit (LIHTC)</b>	Program encourages the investment of private capital for the creation of affordable rental housing for low-income households. Tax credits are available to individuals and corporations who invest in such projects.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Housing Rehabilitation</li> <li>• Acquisition</li> </ul>
<b>Federal Resources - Competitive</b>		
<b>Section 8 Rental Assistance</b>	Rental assistance program providing subsidy to very low-income families, individuals, seniors and the disabled. Participants pay 30% of their adjusted income toward rent. Federal assistance pays the balance of rent to property owners, and local housing authority administers the program.	<ul style="list-style-type: none"> <li>• Rental Assistance</li> </ul>
<b>Section 202</b>	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Rental Assistance</li> <li>• Support Services</li> </ul>

**TABLE VI-35  
FINANCIAL HOUSING RESOURCES**

<i>Program</i>	<i>Description</i>	<i>Eligible Activities</i>
<b>Section 811</b>	Grants to non-profit developers of supportive housing for person with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Rental Assistance</li> </ul>
<b>Private Resources</b>		
<b>Federal National Mortgage Association (Fannie Mae)</b>	<ul style="list-style-type: none"> <li>• Community Home Buyer Program – Fixed rate Mortgages</li> <li>• Community Home Improvement Mortgage Program - Mortgages for both purchase and rehabilitation of a home</li> </ul>	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> <li>• Homebuyer Assistance/Rehab</li> </ul>
<b>California Community Reinvestment Corporation (CCRC)</b>	Non-profit mortgage banking consortium that pools resources to reduce lender risk in financing affordable housing. Provides long term debt financing for affordable multifamily rental housing	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> </ul>
<b>Federal Home Loan Bank Affordable Housing Program</b>	Direct subsidies to non-profit and for-profit developers, and public agencies for affordable low-income ownership and rental projects	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Expand Home Ownership for Lower Income Persons</li> </ul>
<b>Local Resources</b>		
<b>Redevelopment Housing Set-Aside Funds</b>	Existing redevelopment housing set-aside funds allocated for development of 12 new affordable housing units in the Downtown Revitalization Project.	<ul style="list-style-type: none"> <li>• New Construction</li> </ul>

### 6.4.4 Opportunities for Energy Conservation

Title 24 of the California Administrative Code sets forth mandatory energy standards for new development. In turn, the home building industry must comply with these standards and local governments are responsible for enforcing the energy conservation regulations. At this time, the City enforces all applicable state and federal laws relative to energy conservation.

The Housing Element identifies a program objective to explore amendments to the Zoning Code to promote the use of energy saving building techniques in new construction and to offer incentives for developers to incorporate green building techniques for building design and construction. Development incentives may include reduced application and permit processing fees and allowed deviations from development standards for projects incorporating green building design and/or achieving Green Point ratings as well as project streamlining for green projects.

Other programs to promote energy conservation in the City include public information provided on the City’s website and the provision of brochures at City Hall with resource information on energy saving xeriscapes, energy rebates, and use of solar power as an energy alternative for homes. Southern California Edison offers public information and technical assistance to developers, homeowners, and apartment owners on energy conservation measures and programs. The City periodically arranges for product presentations by manufacturers of energy saving building materials to the Design Review Board and Cultural Heritage Commission to assist these decision

making bodies in making design recommendations to homeowners and developers during their review of new construction projects.

## 6.5 REVIEW OF 2001 HOUSING ELEMENT PERFORMANCE

State housing law requires communities to assess the achievements under adopted housing programs as part of the five-year update to their housing elements. These results should be quantified wherever possible, but may be qualitative where necessary. In addition, these results need to be compared with what was projected or planned in the previously adopted element. The results of the analysis should provide the basis for developing the comprehensive housing program strategy for the future planning period. Table VI-36 describes the City’s progress in implementing the 2006-2014 Housing Element Update programs.

**Table VI-36  
2006-2014 HOUSING ELEMENT PROGRAM PERFORMANCE**

<b>Housing Program</b>	<b>Program Goal</b>	<b>Objectives: 2006-2014</b>	<b>Level of Achievement</b>
<b>Conserving the Existing Supply of Affordable Housing</b>			
Home Improvement Program	Provide rehabilitation grants to low and moderate income homeowners.	Assist eight units per year for a total of 64 units for low and moderate income households during the planning period.	The City provided assistance to 21 units during the planning period.
Housing Acquisition and Rehabilitation	Use redevelopment set-aside funds to acquire and rehabilitate housing units for affordable housing	Acquire and rehabilitate 1 unit to be made available as an affordable housing unit by 2014.	During the planning period the City reallocated redevelopment set-aside funds from rehabilitation activities to new construction of affordable housing in the Downtown Revitalization Project.
<b>Assisting in the Provision of Housing</b>			
Planning Assistance and Permit Processing.	Continue to provide technical assistance and permit processing for applications of new housing in the City. Retain a consultant to provide housing authority services and to actively participate in affordable housing committees and task forces to inform the development community of the sites available for development of affordable housing.	Provide 69 above moderate income housing units by 2014.	The City provided technical assistance to developers of projects which resulted in the approval of 76 new above moderate income unit and one very low income residential unit during the planning period. The City did not retain a consultant to provide housing authority services the City.
Housing Development Program	Provide information on financial assistance programs including tax credit allocations and CHFA homebuyer assistance to developers of affordable multifamily housing. Apply for state or federal	Promote development of 10 units for very low income households by 2014.	During the planning period the City provided technical assistance to a developer and approved a subdivision of 5 units with a condition that one of the five approved units to be made available for sale to a very low

	funding when funding is available to the City.		income household for a minimum of 30 years.
CalHome Program	Provide information to low and very low income households to obtain financial assistance to become homeowners	Provide one low income and one moderate income unit by 2014.	The City provided information on financial assistance programs to potential homebuyers throughout the planning period. Due to the change in lending practices during the planning period, home loans actually funded during the planning period were likely in the above moderate income category.
Section 8 Rental Assistance	Provide funding to assist renting households and maintain a list of qualified applicants.	Assist 5 units by 2014.	During the planning period the City added Section 8 rental assistance information to the on-line web page to assist potential applicants in obtaining Section 8 rental assistance vouchers from Los Angeles County.
Density Bonuses	Use density bonuses as an incentive for developers to provide affordable housing units in new developments. Retain a consultant to provide housing authority services to the City and to actively participate on affordable housing committees and task forces to inform the development community of the availability of density bonuses.	Apply the Zoning Code provisions for density bonuses and flexibility in the application of development standards pursuant to the Affordable Housing Incentives provisions of the Zoning Code to promote development of 10 very low, 10 low, and 10 moderate units by 2014.	There were no developer requests made to the City to grant a density bonus or other affordable housing incentives as part of a proposed project during the planning period. The City did not retain a consultant to provide housing authority services the City.
Emergency Shelters and SRO's	Provide on-going referral services to individuals in need of emergency shelter and evaluate the potential to of entering into participation agreements with cities or COGs currently providing emergency shelter programs. Provide areas within the City zoned for emergency shelters SRO's by amending the Zoning Code to allow these uses as "permitted uses" in the BP zoning district subject to approval of a ministerial permit.	City Council adoption of a Zoning Code Amendment within one year following approval of the Housing Element.	The City adopted a Zoning Code Amendment in August 2013 listing emergency shelters and SRO's as permitted uses in the BP zoning district subject to approval of a ministerial permit. The City's Police Department provides on-going shelter referral services to the homeless in the City and provides transportation for homeless individuals to a homeless shelter in the City of Pasadena.
Transitional Housing	Provide areas in the City zoned to permit transitional housing by amending the Zoning Code to allow this use as a permitted use in all residential zoning districts.	City Council adoption of a Zoning Code Amendment within one year following the approval of the Housing Element.	The City adopted a Zoning Code Amendment in August 2013 listing transitional and supportive housing as permitted uses in all residential zoning districts.

<b>Providing Adequate Residential Sites</b>			
Maintain a site inventory of vacant sites suitable for development of new housing.	Continue to maintain a list of available vacant sites for development of affordable housing. Retain a consultant to provide housing authority services to the City and to actively participate on affordable housing committees and task forces where information on these sites can be conveyed to the development community.	Facilitate the private development of residential projects comprised of market rate and affordable units with the goal of providing 43 very low income (including 22 units for very low income), 26 low income, 5 moderate income, and 69 above moderate income residential units.	The City maintains a web site on which the adopted Housing Element, including the vacant site inventory, is posted. During the planning period the City approved a 5 lot subdivision which included a requirement that one home be made available to a very low income resident for a minimum of 30 years. The City did not retain a consultant to provide housing authority services the City.
Residential Second Units in the RE, RS, and RM zoning districts	Facilitate the processing of residential second units in the City as a potential source of affordable housing.	Facilitate the private development of 3 moderate income rental units by 2014	During the planning period a total of 3 residential second units were approved by the City.
Residential development as part of Mixed Use development	Encourage the development of mixed use projects within targeted areas of the City to include affordable housing units. Units developed on sites zoned for mixed use that are in addition to the sites included in the vacant sites inventory are over and above the required residential units required as part of the City's RHNA.	Facilitate the private development of 20 moderate income units by 2014.	During the planning period, development approvals were extended for a mixed use project planned to include a total of 12 moderate income residential units.
<b>Removing Governmental Constraints</b>			
Residential Second Units	Continue to permit residential second units under the ministerial permit process and amend the Zoning Code to eliminate the requirement for approval of a conditional use permit for residential second units.	City Council adoption of a Zoning Code Amendment within one year following approval of the Housing Element.	The City adopted a Zoning Code Amendment in May 2013 which eliminated the requirement for a CUP for residential second units making these projects subject to ministerial review.
Mixed Use Projects with Affordable Housing Components and Senior Housing Projects	Facilitate the development of affordable housing in mixed use development and senior housing by amending the Zoning Code to eliminate the requirement for approval of a conditional use permit in projects which also apply for approval of a PDP to promote the feasibility of affordable housing in the project and senior housing projects.	City Council adoption of a Zoning Code Amendment within one year following approval of the Housing Element.	This program objective was not met during the 2006-2014 planning period. An updated program objective is included for the 2014-2021 planning period.

Multifamily Development Projects	Amend the Zoning Code to allow multifamily development projects as a permitted use in the RM and RH zones.	City Council adoption of a Zoning Code Amendment within one year following approval of the Housing Element.	The City adopted a Zoning Code Amendment in June 2013 to eliminate the requirement for a CUP for multi-family development projects in the RM and RH zones.
Emergency Shelters/ SROs	Amend the Zoning Code to eliminate the requirement for approval of a conditional use permit to operate an emergency shelter in the BP zoning district of the City, and to allow emergency shelters and SRO's as permitted uses in the BP zoning district.	City Council adoption of a Zoning Code Amendment within one year following approval of the Housing Element.	The City adopted a Zoning Code Amendment in August 2013 listing emergency shelters and SRO's as permitted uses in the BP zoning district subject to approval of a ministerial permit.
Affordable Housing Incentives Zoning	Amend the Affordable Housing Incentives Zoning provisions of the Zoning Code to maintain consistency with state requirements and to eliminate the requirement for approval of a CUP in the application of one or more of the Affordable Housing Incentives.	City Council adoption of a Zoning Code Amendment within one year following approval of the Housing Element.	The City adopted a Zoning Code Amendment in August 2013 to bring the City's Affordable Housing Incentives into consistency with State requirements and to eliminate the requirement for a CUP as part of an application for a density bonus and incentives and/or concessions.
Green Building Program	Adopt certain amendments to the General Plan, Zoning Code, and Building Code to implement incentives for development energy saving residential units, to provide flexibility in the application of development regulations for developments utilizing green design and building techniques, and to provide incentives for the development of smaller, compact development which could provide opportunities for affordable housing.	Explore with City Council the possible adoption of General Plan Amendments and Amend the Zoning Code within one year following approval of the Housing Element to implement a green building program. Amend the City's Building Code within one year following approval of the Housing Element to comply with the State adopted requirements for energy saving and green construction. City Council adoption of Building Code Amendment as required by state law.	This program objective was not met during the planning period. An updated program objective for the City to explore options for a Zoning Code Amendment to provide incentives for green development and building construction is included in the program objectives for the 2014-2021 planning period.
Streamline Project Review and Approval Process	Amend the Zoning Code to consolidate the City's two Design Review Boards into one to eliminate duplication of effort in the review and approval process for projects subject to Design Review, Cultural Heritage Commission review, and Planning Commission review to remove governmental constraints on	City Council adopted a Zoning Code Amendment in 2009.	The City adopted a Zoning Code Amendment in 2009 to streamline the design review process consistent with this program objective.

	the development of affordable housing.		
Land Use Controls	Use the Administrative Modification process as a means of providing flexibility in development standards	When necessary use the Administrative Modification process to assist the development of affordable housing.	The Administrative Modification process was utilized by the Director of Planning and Building during the planning period on a case by case basis during the review of applications for residential development.
Universal Accessibility	Adopt policies or ordinances to require that a percentage of all new residential projects in the City be universally accessible and developed for the exclusive use of senior citizens and to require that new senior units constructed be universally accessible.	City Council adoption of an ordinance or policy within one year following approval of the Housing Element.	This program objective was not met during the planning period. An updated program objective will be included as a program objective for the 2014-2021 planning period for the City to explore a Zoning Code Amendment to require a percentage of all new units in a residential development project to be universally accessible to expand housing opportunities for disabled persons.
Planned Development Permits (PDP)	Facilitate the development of senior housing and affordable housing in mixed use projects by considering applications for a PDP pursuant to the provisions of the Zoning Code. Amend the Zoning Code to eliminate the requirement for a CUP to accompany a PDP application which includes affordable housing and to allow approval of a PDP to be valid for a period of 36 months with the possibility of an extension of the permit for an additional 36 months at the expiration of the initial permit.	City Council adoption of a Zoning Code Amendment within one year following approval of the Housing Element. Continue to administer the Zoning Code provisions for PDPs to assist in the development of affordable housing.	This program objective was not met during the planning period. An updated program objective is included for the 2014-2021 planning period.
<b>Promoting Equal Housing Opportunities</b>			
Fair Housing Programs	Further fair housing practices in the City. Amend the Zoning Code to provide for clear rules, policies, and procedures for reasonable accommodation	Continue to provide information on fair housing practices. Refer complaints to SGVHC. City Council adoption of Zoning Code Amendment within one year following approval of the Housing Element.	The City adopted a Zoning Code Amendment in June 2013 providing clear policies and procedures for granting reasonable accommodation.
<b>Promote Energy Conservation</b>			
Green Building Program	Adopt certain amendments to the General Plan, Zoning Code, and Building Code to	Explore with City Council the possible adoption of General Plan Amendments	This program objective was not met during the planning period. An updated program objective

	<p>implement incentives for development energy saving residential units, to provide flexibility in the application of development regulations for developments utilizing green design and building techniques, and to provide incentives for the development of smaller, compact development which could provide opportunities for affordable housing. Maintain information on the City's website which provides public information on resource and energy conservation.</p>	<p>and Amend the Zoning Code within one year following the approval of the Housing Element to implement a green building program. Amend the City's Building Code within one year following the approval of the Housing Element to comply with the State adopted requirements for energy saving and green construction. City Council adoption of Building Code Amendment as required by state law.</p>	<p>for the City to explore options for a Zoning Code Amendment to provide incentives for green development and building construction will be included in the program objectives for the 2014-2021 planning period.</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## 6.6 HOUSING PLAN and QUANTIFIED OBJECTIVES

This section presents the Housing Plan (Plan) for the 2014 - 2021 planning period. This Plan sets forth South Pasadena's goals, policies, and programs to address the City's identified housing needs.

### 6.6.1 GOALS AND POLICIES

The City of South Pasadena, in adopting the Housing Element Update, adopts the goals that follow as the framework for implementing its housing policies and programs over the timeframe of the 2014 - 2021 Housing Element Update.

#### *Goal 1.0 Conserve the Existing Supply of Affordable Housing*

The maintenance and conservation of existing housing will serve to meet the overall goal of maintaining a healthy and diverse housing supply. The following policies are designed to facilitate the maintenance and conservation of existing housing.

**Objective: To maintain and enhance the quality of existing residential housing and neighborhoods in South Pasadena.**

**Policy 1.1** Promote rehabilitation, as that term is defined by the U.S. Department of Housing and Urban Development (HUD), and home improvement assistance to low- and moderate-income households.

**Policy 1.2** Continue to use the City's code enforcement program to bring substandard units into compliance with City codes and improve overall housing conditions in South Pasadena.

**Policy 1.3** Prevent the encroachment of incompatible uses and/or densities into established residential areas consistent with the goals and policies of the General Plan Land Use Element.

***Goal 2.0 Assist in the Provision of Affordable Housing***

The housing needs of all economic segments of the population must be reflected in the supply of housing. The population segments least able to afford adequate housing are those with low-incomes. Therefore, provisions have been made to facilitate the development of housing affordable to lower income households.

**Objective:** To assist in the provision of a variety of housing to meet the needs of the community.

**Policy 2.1** Use existing housing set-aside funding to assist in development of new multifamily housing for low and moderate income groups.

**Policy 2.2** Provide information to developers regarding the City's Zoning Code provisions for the granting of a density bonus and other incentives for residential development projects providing affordable housing.

**Policy 2.3** Continue to refer residents inquiring about rental assistance to the County of Los Angeles Community Development Commission, the entity that administers the Section 8 Housing Assistance Payments Program to renters.

**Policy 2.4** Encourage the development of senior projects through acquisition by a private entity of existing apartment projects for rehabilitation as affordable senior housing whenever possible.

***Goal 3.0 Provide for Adequate Residential Sites***

The provision of housing is one of the most important issues facing local government. The State legislature recognizes significant housing deficiencies among certain economic segments of California's population and considers housing availability an issue of "vital state-wide importance." South Pasadena places particular emphasis on providing housing opportunities to lower-income households and those with special needs such as senior citizens. Accordingly, the following policies are designed to guide future development toward the production of a diverse housing supply to meet the needs of the City's population as a whole.

**Objective:** To provide adequate residential sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.

**Policy 3.1** Promote mixed-use developments by continuing to allow development of residential uses above commercial uses in the GC zoning district and the MSSP zoning district and encourage the development of affordable housing within the residential component of mixed use projects through the use of affordable housing

incentives and planned development permits as provided for in the City's Zoning Code. Conduct early consultations with developers of mixed- use projects to encourage the development of affordable housing units in these projects.

**Policy 3.2** Maintain an inventory of vacant and underdeveloped properties in the City with potential for development of new residential dwelling units. Conduct early consultations with developers of these sites to encourage the development of these sites to include affordable housing units.

**Policy 3.3** Consider offering any publicly owned sites declared as “Surplus” to non-profit developers of affordable housing on a first right of refusal basis for a time set by the terms of the offer.

#### ***Goal 4.0 Remove Governmental Constraints***

Efforts by government to assist in the creation of new affordable housing is part of the continuum of planning activities needed to ensure that affordable housing is available over the long term. To accomplish this, the City should establish and maintain an ongoing planning function focused on removing governmental constraints to promote affordable developments.

**Objective: Implement an ongoing planning function focused on promoting the provision of affordable housing.**

**Policy 4.1** Consider the adoption of a Zoning Code Amendment to eliminate the requirement for approval of a conditional use permit for development of mixed use projects which include an application for approval of a planned development permit and extend the timeframe for an approved planned development permit to a period of 36 months with the potential for an extension of up to an additional 36 months to facilitate the development of affordable housing as part of the project.

**Policy 4.2** Explore amendments to the Zoning Code to implement “green” building design, including the use of solar energy, to reduce energy costs to residents. Consider the adoption of incentives such as reduced permitting fees and streamlined project processing for projects as an incentive to encourage green building design practices.

**Policy 4.3** Amend the City's Building Code as required to be consistent with the adopted California Green Building Standards Code to require energy conserving building techniques in new construction.

**Policy 4.4** Explore options for requiring that a percentage of all newly constructed residential multifamily dwelling units be designed as universally accessible dwelling units to expand housing opportunities for disabled persons.

**Policy 4.5** Maintain the Zoning Code provision for approval of a planned development permit for development projects which include affordable housing to provide relief from

the strict application of development standards and requirements in order to encourage the development of affordable housing.

**Policy 4.6** Amend the Zoning Code to add clarifying language to the definition of residential projects to include transitional and supportive housing.

**Policy 4.7** Amend the Zoning Code regulations for emergency shelters to delete the language establishing a buffer distance requirement between an emergency shelter and any public park, school, or residential use and to establish the maximum number of beds permitted in any one emergency shelter at 16 beds.

### ***Goal 5.0 Equal Housing Opportunity***

The opportunity to obtain adequate housing without discrimination is an important component of a diverse housing supply. The following policies seek to encourage equal opportunity for South Pasadena residents to reside in the housing of their choice throughout the City.

**Objective:** **To promote equal opportunity for all residents to reside in the housing of their choice.**

**Policy 5.1** Participate in the programs offered by the San Gabriel Valley Fair Housing Council (SGVFHC). Provide public information regarding the San Gabriel Valley Fair Housing Council at City Hall.

**Policy 5.2** Provide information on fair housing practices and resources on the City's web site.

**Policy 5.3** Implement Zoning Code procedures for reasonable accommodation, on a case by case basis, in order to promote equal access to housing for disabled persons.

## **6.6.2 HOUSING PROGRAMS**

The goals and policies contained in the Housing Element Update address South Pasadena's identified housing needs and are implemented through a series of housing programs. Housing programs define the specific actions the City will undertake to achieve specific goals and policies. According to Section 65583 of the Government Code, a city's housing programs must address the following five major areas:

- Conserving the existing supply of affordable housing;
- Assisting in the provision of housing;
- Providing adequate sites to achieve a variety and diversity of housing;
- Removing governmental constraints as necessary; and
- Promoting equal housing opportunity

South Pasadena's housing plan for addressing housing needs, removing governmental constraints, and achieving quantitative objectives is described in this section according to the above five areas. The housing programs introduced on the following pages include existing programs as well as new programs added to address the City's unmet housing needs. The Housing Implementation Program Summary included at the end of this section specifies the five-year objectives for each program, funding source, agency responsible, and time frame for implementation.

### ***6.6.2.1 Conserving the Existing Supply of Affordable Housing***

Preserving the City's existing housing stock is an important goal for South Pasadena. The City supports neighborhood preservation and improvement through federally assisted housing rehabilitation and improvement programs, and code enforcement.

#### ***Energy Efficiency Program***

This CDBG-funded program provides grants to assist low- and moderate-income households in the community with funding for necessary energy saving home repairs and improvements. A household may be eligible to participate in the program as long as they are homeowners with dwellings of two units or less and meet the income limits established for the program.

**Eight-year Objective:** The City will continue to use CDBG funds to provide housing rehabilitation (as that term is defined by HUD) assistance for low- and moderate-income homeowners for energy saving home improvements. The City's objective is to assist one lower income household during the 2014-2021 planning period.

### ***6.6.2.2 Assisting in the Provision of Housing***

Housing prices are relatively high in the City of South Pasadena. To enable more households to own and rent housing in the City, the Housing Element Update sets forth the following programs.

#### ***Planning Assistance and Permit Processing***

The City provides technical assistance to potential developers of new housing in the City and offers a streamlined design review process. Additionally, the City's Zoning Code includes provisions for approval of a planned development permit which allows for modifications to certain zoning requirements for projects which include affordable housing and the granting of density bonuses and incentives and concessions for projects which meet the affordable housing requirements of the Zoning Code.

#### **Eight Year Objective:**

Facilitate review of development proposals which include affordable housing and continue to provide Zoning Code information to developers of affordable housing regarding special permit provisions and the potential for the granting of density bonuses and incentives and/or concessions to qualifying affordable housing projects. The City's objective is to assist in the provision of 25 above moderate income housing units during the 2014-2021 planning period.

### *Housing Development Program*

This program relies on the availability of state financial assistance to developers from sources such as tax credits and CHFA for development of new affordable housing. The City will provide Notices of Funding Availability (NOFA) information to developers when NOFAs become available and facilitate review of projects linked to these funding applications.

#### **Eight Year Objective:**

Facilitate review of development proposals which are linked to applications for funding by a State or Federal agency. The City's objective is to provide information to developers to promote development of 10 units of low and 11 units of moderate income housing units during the 2014-2021 planning period.

### *CalHome Program*

This program is a State Housing and Community Development program providing funds for home ownership programs to assist low and very low income households become or remain homeowners.

**Eight Year Objective:** Provide information to low and very low income households for funding within the timetables established by the State Department of Housing and Community Development funding when funding is made available to the City. The City's objective is to provide information to households whenever possible in order for a minimum of one low income and one very low income household to receive assistance during the 2014-2021 planning period.

### *Section 8 Rental Assistance*

The Los Angeles County Community Development Commission funds Section 8 rental assistance to eligible renter households and to eligible homeless facilities and individuals. This program provides housing subsidy payments to households at or below 50% of the median income for two or more persons living together, elderly, and disabled persons.

**Eight-year Objective:** Continue to assist South Pasadena renters with housing subsidy payments through the Section 8 rental assistance program by referring renters to the County agency responsible for administering this program. The City's objective is to provide information to low and very low income households whenever possible during the 2014-2021 planning period.

### *Housing Acquisition and Rehabilitation*

A number of surplus housing units resulted from the change in the proposed route of the extension of the 710 Freeway. The City monitors the status of these properties in order to identify any properties deemed surplus by Caltrans and monitors opportunities for their acquisition and rehabilitation by non-profit developers as affordable housing.

**Eight-year Objective:** The City's objective is to continue to monitor surplus Caltrans properties in the 710 surface route corridor and provide technical assistance where feasible to non-profit

affordable housing developers pursuing acquisition and rehabilitation of any Caltrans declared surplus properties in the 710 surface route corridor as affordable housing.

### ***Density Bonus for Affordable Housing***

The City's Zoning Code provides for the use of density bonuses as a developer incentive to provide affordable housing in new developments. The General Plan contains a policy to consider the development of residential units in excess of the General Plan limits if the units are ownership units affordable to low- or moderate-income households.

**Eight-year Objective:** Provide technical assistance to developers of affordable residential projects by providing Zoning Code information on the possible use of density bonuses and incentives and/or concessions to assist in the development of affordable housing. The City's objective is to provide information to developers regarding the use of the Affordable Housing Incentives provisions of the Zoning Code whenever possible during the 2014-2021 planning period to assist with development of 21 lower income units and 5 moderate income units.

### ***Homeless Services***

The City will continue its emergency shelter referral program administered through the Police Department and investigate entering into participation agreements with neighboring cities and/or Councils of Governments that operate emergency shelter programs to expand homeless services to the homeless population in South Pasadena.

**Eight-year Objective:** The City will continue ongoing referral services through its Police Department assisting homeless individuals to obtain emergency shelter and will continue to evaluate the possibility of entering into participation agreements with other cities and/or Councils of Governments providing emergency shelter programs.

### ***Senior Housing***

The City's Senior Citizen Commission has suggested that the City explore the potential for the reuse and redevelopment of existing apartment buildings for seniors to expand housing opportunities for seniors.

**Eight-year Objective:** The City will encourage developers proposing to rehabilitate existing apartment buildings to consider rehabilitation and reuse of the existing apartment buildings as affordable senior housing whenever possible.

### ***6.6.2.3 Providing Adequate Residential Sites***

An important element in meeting a community's housing needs is the provision of adequate sites for various types, sizes and prices of housing. The General Plan, Zoning Code, and specific plans dictate where housing may locate, which impacts the supply of land available for residential development.

### *Vacant Sites*

The Housing Element identifies vacant sites and vacant sites approved for development in the City with the capacity for development of up to 192 new residential dwelling units. The City will maintain the inventory of vacant sites and work with future developers of these sites in early consultations to encourage the development of affordable units on these sites as part of any project proposal and maintain adequate zoning to make feasible the development of housing for a variety of income levels.

**Eight-year Objective:** Continue to maintain an inventory of vacant and underdeveloped sites for development of new affordable housing. Maintain zoning adequate to allow for the private development of 17 very low, 10 low income, 11 moderate income, and 25 above moderate income housing units.

### *Mixed-Use Developments and Adaptive Re-Use*

The City's Zoning Code permits the reuse and new development of housing above ground floor uses in commercial districts and in the Mission Street Specific Plan Area providing opportunities for development of affordable housing. The 1998 General Plan also states policies to encourage the development of mixed use projects within targeted areas of the city. As part of a mixed use residential and commercial development project the provisions of the Zoning Code for affordable housing incentives could be utilized in projects which include units for very low, low, and moderate income households. Additionally, developers of affordable housing may seek relief from the strict application of the Zoning Code regulations through approval of a planned development permit which allows for flexible application of Zoning Code regulations.

**Eight-year Objective:** Continue to promote the development of housing units above ground floor commercial uses on vacant properties located within the City's commercial districts through the mixed use development provisions of the Zoning Code and on vacant and reused properties located in the Mission Street Specific Plan area. Expedite permit processing for mixed use projects which include affordable housing and assist developers with the application of the planned development permit and Affordable Housing Incentives provisions of the Zoning Code to projects to maximize the potential for a project to include affordable housing. Promote the use of the density bonus and notify developers of available sites for development of affordable housing. The City's objective is to provide information to developers to promote development of 17 units of very low, 10 units of low, and 11 units of moderate income housing units during the 2014-2021 planning period.

### *Residential Second Units*

The Zoning Code permits the construction of residential second units in the RE, RS, and RM zoning districts.

**Eight-year Objective:** Facilitate development applications for residential second units to promote this housing type as an affordable housing alternative. The City’s objective is to facilitate application review to promote development of three residential second units during the 2014-2021 planning period.

#### ***6.6.2.4 Removing Governmental Constraints***

##### ***Land Use Controls***

The City’s Zoning Code currently includes requirements for approval of a conditional use permit as part of the approval of a planned development permit. In addition, the Zoning Code establishes a 12 month validity period for an approved planned development permit.

**Eight-year Objective:** The City will adopt an amendment to the Zoning Code within one year following the approval of the Housing Element to eliminate the requirement for approval of a conditional use permit for development projects which request and qualify for approval of a planned development permit and to extend the term for an approved planned development permit to a period of 36 months with the potential for approval of an extension for an additional 36 months.

In accordance with State Law, Zoning Code regulations establishing buffer distances for an emergency shelter are limited to the establishment of a 300 foot separation distance between emergency shelters, and Zoning Code regulations governing the operations of emergency shelters should provide that adequate beds are available to accommodate the City’s homeless population.

**Eight Year Objective:** The City will adopt an amendment to the Zoning Code within 24 months following approval of the Housing Element Update to delete language establishing buffer distance requirements between an emergency shelter and any public park, school, or residential use and to establish the maximum number of beds permitted in any one emergency shelter at 16 beds.

In accordance with State Law Zoning Code regulations must consider transitional and supportive housing as a residential use in any zone where residential uses are allowed and subject to the same development regulations as other residential uses in the same zone.

**Eight Year Objective:** The City will adopt an amendment to the Zoning Code within 24 months following approval of the Housing Element Update to add clarifying language to the Zoning Code definition of residential projects to include transitional and supportive housing.

With the adoption of the Zoning Code Amendment permitting SROs “by right” in the BP zoning district, specific development regulations were also adopted to govern development of SROs which establish location requirements that SRO’s not be located any closer than 300 feet to one another or within 300 feet of a residential use, public park, or public school, establishes a minimum lot size of 10,000 square feet and a maximum density of one unit per 1,600 square feet of gross floor area, establishes setback requirements, and includes requirements for parking, provision of common area open space, showers, cooking facilities, toilets, storage facilities, and

security lighting. All SRO facilities are required to submit a management and operations plan for review by the Director of Planning and Building prior to occupancy and operations.

With the adopted 2013 Zoning Code Amendment to allow emergency shelters and SRO's as permitted uses ("by right") in the BP zoning district, to specifically list transitional and supportive housing as a permitted use in all residential districts, and with the adoption of the Zoning Code Amendments provided for in Housing Element Update program objectives for the 2014-2021 planning period, sufficient sites will be available for development of these housing types.

The Housing Element promotes flexibility in residential development standards as a way to reduce costs of development thereby promoting affordability in design. The City uses the Administrative Modification provisions of the Zoning Code as a means of providing flexibility in development standards including setbacks, open space requirements, and height requirements.

**Eight Year Objective:** The City will continue to implement the Administrative Modification Process to provide for flexibility in the application of development standards for affordable housing projects.

The City's Zoning Code provides for flexibility in the application of development regulations pertaining to affordable multifamily housing development developments and senior citizens' projects through the use of the planned development permit process. The planned development permit is intended to facilitate development of affordable housing in mixed use and residentially zoned areas by permitting greater flexibility in the design of projects than generally is possible under conventional zoning or subdivision regulations.

**Eight-year Objective:** The City will continue the application of flexible zoning regulations to promote the development of affordable housing through the planned development permit process as provided for in the Zoning Code.

The City's Senior Citizen Commission has suggested that a policy be adopted to require that a percentage of all new multifamily residential projects in the City be developed as universally accessible units.

**Eight-year Objective:** The City will explore options for requiring that new residential development projects of a certain size include a percentage of the units to be universally accessible.

## **Provision of Technical Assistance to Developers of Affordable Housing**

The City's Planning & Building Department currently offers handout materials and provides assistance to applicants to guide them through the Design Review process and the discretionary and ministerial permit process. The Planning & Building Department provides the same assistance to developers of affordable housing to assure that applications for affordable housing projects are processed in a timely and expeditious manner and also provides information on state and federal financial assistance programs and other available assistance to facilitate development of affordable housing.

**Eight-year Objective:** Continue to provide information on State and Federal financial assistance programs to developers of affordable housing projects and assistance to applicants of affordable housing projects during the preparation, submittal, and processing of applications to the City for discretionary or ministerial permit approvals. The City's objective is to provide information to developers to promote development of 17 units of very low, 10 units of low, and 11 units of moderate income housing units during the 2014-2021 planning period.

### ***6.6.2.5 Promoting Equal Housing Opportunities***

In order to make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability.

### ***Fair Housing Program***

The City of South Pasadena refers fair housing complaints to the San Gabriel Valley Fair Housing Council (SGVFHC). The role of the SGVFHC is to provide services to jurisdictions and agencies, as well as the general public, to further fair housing practices in the sales or rental of housing. Services provided by the SGVFHC include responding to discrimination complaints, landlord/tenant dispute resolution, housing information and counseling, and community education programs.

**Eight-year Objective:** Continue to provide information on fair housing practices and refer housing complaints to the SGVFHC as needed. Provide information on fair housing practices and resources on the City's web site. Implement Zoning Code procedures for reasonable accommodation for housing for persons with disabilities, on a case by case basis, in order to promote equal access to housing.

### ***6.6.2.6 Promote Energy Conservation***

The City will explore policies and possible Zoning Code Amendments to provide incentives for new "green" development in the City. The application of green design and construction principals could result in the development of smaller, compact residential projects with the potential to achieve a greater economy of scale thus lowering construction costs and providing an opportunity

for development of affordable housing. Green design and building principals applied to new development also incorporate energy saving techniques thereby lowering the cost of utilities for residents.

**Eight-year Objective:** The City will explore amendments to the Zoning Code to provide incentives for the development of energy saving residential development including deviations or waivers from compliance with established development standards as part of a development proposal involving either adaptive reuse of existing buildings or the construction of new residential units. Such deviations or waivers may include a reduction in the minimum required lot area for all housing types, an increase from the established maximum floor area ratio and other similar standards. The City will explore amendments to the Zoning Code to implement “green” building design guidelines and development standards, including the use of solar energy, to reduce energy costs to residents. The City will continue the on-going programs to promote energy conservation in existing structures in the City which include maintaining information on the City’s website that provides the public with resource information on energy saving xeriscapes, State energy grants, energy rebates, and use of solar power as an energy alternative for homes. Additionally, Southern California Edison offers public information and technical assistance to developers, homeowners, and apartment owners on energy conservation measures and programs.

**Table VI-37  
HOUSING IMPLEMENTATION PROGRAM SUMMARY**

<b>Housing Program</b>	<b>Program Goal</b>	<b>Objectives: 2014 -2021</b>	<b>Funding Source</b>	<b>Responsible Agency</b>
<b>Conserving the Existing Supply of Affordable Housing</b>				
Energy Efficiency Program	Provide rehabilitation grants to low- and moderate-income homeowners.	Assist one low and moderate income household during the planning period from 2014-2021.	CDBG	City Manager's Office
<b>Assisting in the Provision of Affordable Housing</b>				
Planning Assistance and Permit Processing	Continue to provide technical assistance and permit processing for applications of new housing in the City and to inform developers of the Zoning Code provisions for planned development permits, and Affordable Housing Incentives.	Provide technical assistance to developers submitting applications for new housing to provide 25 above moderate income housing units, 21 lower income housing units and 5 moderate income housing units by 2021.	N/A	Planning and Building Department/ City Manager's Office
Housing Acquisition and Rehabilitation	Continue to monitor the status of Caltrans properties in the 710 surface route corridor in the event these properties are declared surplus and available for acquisition and rehabilitation by non-profit developers as affordable housing.	Provide technical assistance where feasible to non-profit affordable housing developers pursuing acquisition and rehabilitation of any Caltrans declared surplus properties in the 710 surface route corridor as affordable housing.	N/A	Planning and Building Department/ City Manager's Office
Housing Development Program	Provide information on financial assistance programs including tax credit allocations and CHFA homebuyer assistance to developers of multi-family housing. Apply for state or federal funding when available to the City.	Provide information to developers to assist with development of 10 units for low and 11 units of moderate income households by 2021.		
Cal Home Program	Provide information to low and very low income households to obtain financial assistance to become homeowners.	Provide information to households in order to qualify a minimum of one low income household and one very low income household by 2021.	State of California HCD	State of California/ City Manager's Office

Section 8 Rental Assistance	Provide information on the City's web site to assist low income households with securing affordable housing and maintain a list of qualified applicants.	Provide information to assist low and very low income households throughout the planning period.	HUD	Los Angeles County Housing Authority
Homeless Service	Participate in inter-jurisdictional programs to assist the homeless.	Continue to provide information and referral services on shelters and services provided in other cooperating jurisdictions for the homeless.	N/A	Police Department
Senior Housing	Encourage the development of senior housing.	Encourage developers proposing to rehabilitate existing apartment buildings for reuse as senior housing whenever feasible.	N/A	Planning and Building Department
<b>Providing Adequate Residential Sites</b>				
Maintain a site inventory of vacant sites suitable for development of new housing.	Continue to maintain a list of available vacant sites for development of affordable housing.	Maintain adequate zoning to facilitate the private development of residential projects comprised of market rate and affordable units with the goal of providing 17 very low income (including 8 units for extremely low income), 10 low income, 11 moderate income, and 25 above moderate income residential units.	N/A	Planning and Building Department
Residential Second Units in the RE, RS, and RM zoning districts	Facilitate the processing of residential second units in the City as a potential source of affordable housing.	Facilitate the permit approval process for the private development of 3 moderate income residential second rental units by 2021.	N/A	Planning and Building Department
<b>Removing Governmental Constraints</b>				
Administrative Modification	Use the Administrative Modification process as a means of providing flexibility in development standards.	When necessary use the Administrative Modification process to assist the development of affordable housing.	N/A	Planning and Building Department
Universal Accessibility	Explore options requiring that a percentage of all new multi-family residential projects in the City be universally accessible.	Adoption of an ordinance or policy within two years following approval of the Housing Element.	N/A	Planning and Building Department / City Council

Planned Development Permits (PDP)	Facilitate the development of senior housing and affordable housing in mixed use projects by considering applications for a PDP pursuant to the provisions of the Zoning Code. Amend the Zoning Code to eliminate the requirement for a CUP to accompany a PDP application which includes affordable housing and to allow approval of a PDP to be valid for a period of 36 months with the possibility of an extension of the permit for an additional 36 months at the expiration of the initial permit.	Amend the Zoning Code within one year following approval of the Housing Element. Continue to administer the Zoning Code provisions for PDPs to assist in the development of affordable housing.	N/A	Planning and Building Department
Emergency Shelters	Remove Zoning Code constraints for development of emergency shelters permitted in the BP zoning district. Amend the Zoning Code to eliminate requirements for a buffer distance between an emergency shelter and any public park, school, or residential use and establish a maximum number of beds permitted in any one emergency shelter at 16 beds.	Amend the Zoning Code within 24 months following approval of the Housing Element	N/A	Planning and Building Department / City Council
Transitional and Supportive Housing	Remove Zoning Code constraints to the development of transitional and supportive housing by amending the Zoning Code to add clarifying language to the definition of residential projects to include transitional and supportive housing.	Amend the Zoning Code within 24 months following approval of the Housing Element.	N/A	Planning and Building Department/ City Council
<b>Promoting Equal Housing Opportunities</b>				
Fair Housing	Continue to provide fair housing information and refer housing complaints to the San Gabriel Valley Fair Housing Council	Continuation of referral of complaints to SGVFHC and provide information to residents and developers on fair housing practices;	N/A	Planning and Building Department

	(SGVFHC) as needed. Further fair housing and expand opportunities for reasonable accommodation for disabled residents through implementation of Zoning Code provisions for granting of reasonable accommodation on a case by case basis.	implement Zoning Code provisions for granting of reasonable accommodation on a case by case basis.		
<b>Promote Energy Conservation</b>				
Energy Efficiency Program	Explore amendments to the Zoning Code to facilitate and encourage the incorporation of green design and building techniques.	Explore with City Council the possible adoption of Zoning Code Amendments to implement an energy efficiency program.	N/A	Planning and Building Department/ City Council/ City Manager's Office

The quantified objectives established below reflect the provision of sites for development of new housing and reflect the financial constraint place upon the City due to the dissolution of the Redevelopment Agency by the State thereby eliminating a source of funding for rehabilitation of units. The quantified objectives for the Housing Element Planning period of 2014 -2021 are described by income category in Table VI-38 below.

**Table VI – 38  
Quantified Housing Implementation Summary**

<b>Income Category</b>	<b>New Construction</b>	<b>Rehabilitated and/or Conserved</b>
<b>Extremely Low/Very Low Income</b>	<b>17</b>	
<b>Low Income</b>	<b>10</b>	<b>1</b>
<b>Moderate Income</b>	<b>11</b>	<b>1</b>
<b>Above Moderate</b>	<b>25</b>	
<b>Total</b>	<b>63</b>	<b>2</b>