PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA

Correspondence Received

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

			The following individuals submitted comments on agenda item:	
Agenda #	**Relate To**	**Position**	**Name**	**Comments**
25.		**Other**	Erika Ramirez	Comment letter attached for consideration
		Item Total	**1**	
Grand Total			**1**	

As of: 11/6/2026 7:00:15 PM

CITY OF SOUTH PASADENA
COMMUNITY DEVELOPMENT DEPARTMENT
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November 5, 2026

The Honorable Los Angeles Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Los Angeles Board of Supervisors Regular Meeting November 10, 2026 Item #25- Notice of Intent to Purchase Property located at 900 Fair Oaks Avenue, South Pasadena (APN: 5318-015-017)

Dear Chair, Chair Pro Tem, and Members of the Board of Supervisors,

On behalf of the City of South Pasadena, I am writing regarding Item No. 25 on the Board's November 10, 2026 agenda, which concerns the proposed acquisition of 900 Fair Oaks Avenue in South Pasadena. The City understands that the County intends to acquire the property for a 100 percent affordable multifamily housing development. The City shares the goal of addressing the need for affordable housing and respectfully requests the Board direct County staff to incorporate the commitments below into its planning and developer selection process related to development requirements and community engagement. These commitments have been communicated by City staff to County staff on various occasions between April and October 2026. Because the City has not seen a concrete commitment from the County on these commitment requests, we are submitting this letter as a formal public comment.

1. **Engage the community before issuing the RFP.** Hold at least one community meeting, and preferably two, while the County is defining the project scope. Work with City staff on public notice, scheduling, location, and presentation materials.

Document what the community raises and how the County responds. Conduct this outreach separately from any formal environmental review.

2. **Give the City an opportunity to review the draft RFP.** Before releasing the solicitation, provide City staff, the Planning Commission, and the City Council an opportunity to comment on the scope, selection criteria, and development requirements. Coordinate the review schedule with City staff and explain how the final RFP addresses the City's input.

3. **Set clear design, density, height, and parking requirements.** Require proposals to comply with the City's Objective Design Standards and to stay within the residential density and building height limits established for the property by the City's zoning regulations and the Downtown Specific Plan, subject to applicable law. The City asks the County to direct proposers to design within the City's height limit without seeking additional height under State Density Bonus Law. Require proposals to identify the unit count, density, maximum building height, and bedroom mix, and to show how the design addresses building scale, transitions to adjacent properties, site access, and parking. Require the selected developer to evaluate anticipated parking demand and identify feasible measures to address any issues identified.

4. **Identify the City's review and permitting process.** Confirm that the selected developer will submit the project to the City for applicable entitlement, building permit, and related reviews. Describe the anticipated process in the RFP so proposers can account for it in their designs and schedules.

At 900 Fair Oaks Avenue, the City sees an opportunity to serve families by prioritizing two- and three-bedroom units. The site is also in an area where substantial development is already planned. Within approximately 0.09 square miles that includes the property, the City has entitled 503 housing units and is reviewing another 174. That activity should inform how the project addresses building scale, transitions to neighboring properties, site access, and parking.

South Pasadena has taken concrete steps to expand housing opportunities. In the Downtown Specific Plan's Mixed-Use Core zone, the City increased allowable density to 70 dwelling units per acre and allowable building height to 60 feet. The City has also adopted an inclusionary housing ordinance, provides ministerial review for qualifying residential projects, and entered into an exclusive negotiating agreement with Related for 62 affordable units for seniors on City-owned land.

The Downtown Specific Plan, adopted in 2023, provides the framework for development in this area. On November 18, 2026, the City Council is scheduled to consider an amendment that would establish Objective Design Standards that would apply to all new multifamily and mixed-use development in the plan area. To give prospective developers clear direction from the outset, the City requests that the County's Request for Proposals (RFP) should expressly incorporate the City's applicable standards.

The City's support for the future development depends on the County incorporating these commitments into the solicitation and carrying them through project development. We welcome the opportunity to work with the County and the community to deliver affordable homes for families at this site.

Sincerely,

Todd Hileman
City Manager

Cc: Supervisor Kathryn Barger, Fifth District
LA County Homeless Services & Housing