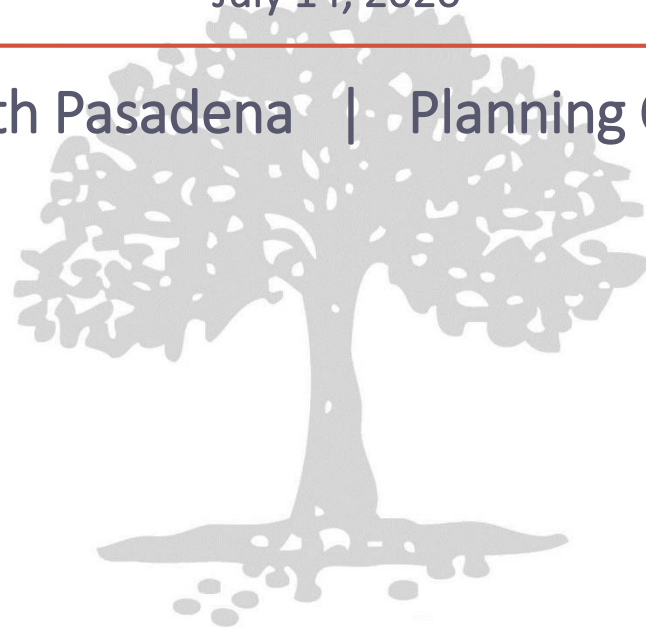




Item 3 – Zoning Code Amendment for Streamline Planning Review

July 14, 2020

City of South Pasadena | Planning Commission





Urgency Ordinance Presentation

- Planning Commission – May 12, 2020
 - No changes requested
- Design Review Board – May 14, 2020
 - Questions about DRB chair review, DRB Subcommittee, and Hillside Development Permits.
 - No changes requested
- Cultural Heritage Commission – May 21, 2020
 - Certification of an Environmental Impact Report for project no involving Planning Commission approval
 - Changes to a project that could affect the historic component of the project after CHC review or if the Planning Commission's decision could potentially be contradictory to the CHC recommendation





- **Most substantial amendments:**
 1. Shift Planning Commission review for existing hillside homes to Design Review Board (DRB) or DRB Chair review
 - Spreads review authority more evenly across the 3 discretionary bodies: Planning Commission, Cultural Heritage Commission, Design Review Board
 - Lightens Planning Commission's agenda to focus on General Plan Update, DTSP, Housing Element, Code Amendments and large development projects
 2. Shift simpler DRB projects to DRB Chair review
 3. Shift DRB Chair review to Director (add a Director-level approval)
- Other amendments: creates DRB Subcommittee as advisor on large development projects; cleans up code inconsistencies for streamlining; clarifies public noticing requirements



Additional Changes, Not included in Urgency Ordinance

- Amend Section 36.400.020, Table 4-1 Review Authority, to include CHC authority to certify Environmental Impact Report; and
- Amend Section 36.400.030 to create a process for the Planning Commission to refer the project to CHC or have a joint meeting prior to making a decision that could potentially affect the historic component of the project or contradictory to the CHC recommendation.



Recommendation

- Adopt a Resolution recommending approval of the proposed Zoning Code Amendment to City Council



