



**CITY OF SOUTH PASADENA
PLANNING COMMISSION**

**AGENDA
REGULAR MEETING
TUESDAY, FEBRUARY 13, 2024 AT 6:30 P.M.**

**AMEDEE O. "DICK" RICHARDS JR. COUNCIL CHAMBERS
1424 MISSION STREET, SOUTH PASADENA, CA 91030**

South Pasadena Planning Commission Statement of Civility

As your appointed governing board we will treat each other, members of the public, and city employees with patience, civility and courtesy as a model of the same behavior we wish to reflect in South Pasadena for the conduct of all city business and community participation. The decisions made tonight will be for the benefit of the South Pasadena community and not for personal gain.

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

The South Pasadena Planning Commission Meeting will be conducted in-person from the Amedee O. "Dick" Richards, Jr. Council Chambers, located at 1424 Mission Street, South Pasadena, CA 91030.

The Meeting will be available:

- In Person – Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <https://us02web.zoom.us/j/83530439651> **Meeting ID: 8353 043 9651**

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting via Zoom in the following methods below.

- Go to the Zoom website, <https://Zoom.us/join> and enter the Zoom meeting information; or
- Click on the following unique Zoom meeting link:
<https://us02web.zoom.us/j/83530439651>

- CALL TO ORDER:** Chair Laura Dahl
- ROLL CALL:** Chair Laura Dahl
Vice-Chair Lisa Padilla
Commissioner Amitabh Barthakur
Commissioner Jason Claypool
Commissioner Mark Gallatin
- COUNCIL LIAISON:** Councilmember Jon Primuth

APPROVAL OF AGENDA
Majority vote of the Commission to proceed with Commission business.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS
Disclosure by Commissioners of site visits and ex-parte contact for items on the agenda.

PUBLIC COMMENT GUIDELINES (Public Comments are limited to 3 minutes)

The Planning Commission welcomes public input. If you would like to comment on an agenda item, members of the public may participate by one of the following options:

Option 1:
Participate in-person at the Council Chambers, 1424 Mission Street, South Pasadena.

Option 2:
Participants will be able to “raise their hand” using the Zoom icon during the meeting, and they will have their microphone un-muted during comment portions of the agenda to speak for up to 3 minutes per item.

Option 3:
Email public comment(s) to PlanningComments@southpasadenaca.gov. Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents. There is no word limit on emailed Public Comment(s). Please make sure to indicate:

- 1) Name (optional), and
- 2) Agenda item you are submitting public comment on, and
- 3) Submit by no later than 12:00 p.m., on the day of the Planning Commission meeting.

NOTE: Pursuant to State law, the Planning Commission may not discuss or take action on issues not on the meeting agenda, except that members of the Planning Commission or staff may briefly respond to statements made or questions posed by persons exercising public testimony rights (Government Code Section 54954.2). Staff may be asked to follow up on such items.

PUBLIC COMMENT

1. **Public Comment – General (Non-Agenda Items)**

BUSINESS ITEMS

2. **Commissioners Introduction**
3. **Planning Commission Reorganization**

Recommendation
Select Chair, Vice-Chair, and Secretary

CONSENT CALENDAR ITEMS

4. **Minutes from the Regular Meeting of October 11, 2022**
5. **Minutes from the Special Meeting of November 21, 2022**
6. **Minutes from the Regular Meeting of December 13, 2022**
7. **Minutes from the Regular Meeting of March 14, 2023**
8. **Minutes from the Regular Meeting of April 11, 2023**
9. **Minutes from the Special Meeting of May 17, 2023**
10. **Minutes from the Regular Meeting of June 13, 2023**
11. **Minutes from the Regular Meeting of September 12, 2023**

PUBLIC HEARING – CONTINUED ITEM

12. Project No. 2500-HDP/DRX/VAR/PM/TRE – The proposed project is for a Hillside Development Permit (HDP) and Design Review Permit (DRX) for the construction of a new 3,214-square-foot, two-story, single-family dwelling along with a Parcel Merger (PM) application of the two existing lots within the Southwest Monterey Hills area, located at 4931 Harriman Avenue (APN: 5312-016-016 & 5312-016-017). The project includes two Variance (VAR) requests: 1) for a side yard setback of five feet in lieu of required seven feet and six inches, and 2) for an attached garage in front of the main structure. The project includes a Tree Removal Permit (TRE) for the removal four (4) trees. In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15303, Class 3 (New Construction or Conversion of Small Structures).

Recommendation:

Staff recommends that the Planning Commission continue this item to the March 12, 2024 Planning Commission meeting.

PUBLIC HEARING

13. Proposed General Plan Update, Zoning Text Amendment, and Zoning Map Amendment – Implementation of the General Plan Housing Opportunity Overlay land use designation, the Housing Opportunity Overlay zone in the South Pasadena Municipal Code (SPMC), and a Zoning Map Amendment, consistent with the City’s 2021-2029 Housing Element (6th Cycle). The proposed General Plan Amendment, Zoning Text Amendment, and Zoning Map Amendment would apply to certain parcels located in two areas: the Ostrich Farm Mixed Use Area and the Huntington Drive Mixed-Use Area. The affected parcels generally fall on major arterials such as Fair Oaks Avenue, Monterey Road, Pasadena Avenue, and Huntington Drive, but the increased density allowance would also apply to some parcels immediately adjacent to major corridors.

The General Plan and zoning amendments are proposed to comply with a court order resulting from a litigation regarding the City’s housing element adoption. Thus, pursuant to Government Code Section 65759, the amendments are not subject to the California Environmental Quality Act (CEQA) review beyond the Environmental Assessment (EA) previously completed for, and adopted in conjunction with the City’s adoption of the Housing Element on May 30, 2023.

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution recommending the following to the City Council:

1. Adoption of a Resolution to amend the General Plan and General Plan Land Use Map creating the Housing Opportunity (HO) Overlay land use designation.
 2. Adoption of an Ordinance to approve a Zoning Text Amendment and Zoning Map Amendment to implement the necessary changes to the SMPC creating the Housing Opportunity (HO) Overlay zone, consistent with the 2021-2029 Housing Element Housing Programs.
- 14. Project No. 2579-CUP** – A request for a Conditional Use Permit (CUP) for live entertainment for a concert venue, on-site sale and consumption of alcoholic beverages (Type-90 ABC license), and extended hours of operation at the east wing of the former school district building located at 1020 El Centro Street (APN: 5315-008-047). In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301, Class 1 and Section 15331, Class 31.

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution taking the following actions:

1. Finding the project exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301 (Class 1) and Section 15331 (Class 31).
2. Approve Project No. 2579-CUP, subject to the recommended conditions of approval.

ADMINISTRATION

15. Comments from City Council Liaison
16. Comments from Planning Commissioners
17. Comments from Staff

ADJOURNMENT

18. Adjourn to the Regular Planning Commission meeting scheduled for March 12, 2024.

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

Planning Commission meeting agenda packets are available online at the City website: <https://www.southpasadenaca.gov/government/boards-commissions/planning-commission/test-planning-commission-agendas-minutes-copy>

AGENDA NOTIFICATION SUBSCRIPTION

Individuals can be placed on an email notification list to receive forthcoming agendas by emailing CityClerk@southpasadenaca.gov or calling the City Clerk's Division at (626) 403-7230.

ACCOMMODATIONS



The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City's website as required by law.

2/8/2024

Date

Robert (Dean) Flores, Senior Planner