



**CITY OF SOUTH PASADENA
PLANNING COMMISSION**

**AGENDA
REGULAR MEETING
TUESDAY, APRIL 14, 2026 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: Vice Chair Amitabh Barthakur

ROLL CALL: Vice-Chair Amitabh Barthakur
Commissioner Mark Gallatin
Commissioner Jason Claypool
Commissioner Arnold Swanborn
Commissioner James Martin
Commissioner Matthew Horton
Commissioner Joseph Williams

COUNCIL LIAISON: Mayor Sheila Rossi

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)

CONSENT CALENDAR ITEMS

2. Minutes from the Regular Meeting of March 10, 2026

PUBLIC HEARING ITEMS

- 3. PROJECT NO. TEX26-0001** – An extension of time request for a Vesting Tentative Tract Map (VTTM) previously approved under VTTM extension (Project No. 2593-EXT) associated with the previously approved mixed-use development (Project No. 2171-CUP/DRX/TTM/TRP & PLR24-0003) located at 845 El Centro Street, 830 & 832 Orange Grove Place (APN: 5315-019-045, 5315-019-046, and 5315-019-048); and finding the project exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3).

Recommendation:

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

1. Adopt Resolution No.26-03 approving an extension of time request for Vesting Tentative Tract Map No. 82394 (VTTM) (Project No. TEX26-0001) subject to the conditions of approval.
 2. Find the project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3).
- 4. APPEAL OF PROJECT NO. DRX25-0008** – To consider an appeal of the City staff's denial of a Design Review Permit for the proposed construction of a new 6' high vertical rail metal fence with two access gates and 6' hedges located within the front setback area of two properties – 1510 Ramona Avenue (APN: 5319-024-010), and 1512 Ramona Avenue (APN: 5319-024-003). Pursuant to State CEQA

Guidelines section 15270(a), the California Environmental Quality Act (CEQA) does not apply to projects that a public agency disapproves.

Recommendation:

Staff recommends that the Planning Commission continue the item to the May 12, 2026 Regular Planning Commission meeting.

5. **PROJECT NO. CUP25-0003** – A request for a Conditional Use Permit (CUP) for a Type 41 (On-Sale Beer and Wine -Eating Place) alcohol license for a restaurant located at 1010 El Centro Street (APN: 5315-008-047); and making the determination of exemption under the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities).

Recommendation:

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

1. Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Existing Facilities).
2. Approving Project No. CUP25-0003 subject to the conditions of approval as stated in the resolution.

6. **PROJECT NO. ZTA26-0001** – Consideration of a Resolution recommending that the City Council adopt proposed amendments to Chapter 36 (Zoning) of the South Pasadena Municipal Code (SPMC), revising portions of Articles 3, 4, and 6 of the Zoning Code related to various routine and periodic updates to streamline the development review process, including Planning Commission Chair reviews, and to make other minor revisions; and finding the project exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3).

Recommendation:

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

1. Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15061 (b)(3).
2. It is recommended that the Planning Commission conduct a Public Hearing and adopt the draft Resolution recommending that the City Council adopt an ordinance to amend SPMC Chapter 36 (Zoning) as included in draft resolution Attachment A.

DISCUSSION ITEM

7. **Composition of Planning Commission Subcommittees**

ADMINISTRATION

- 8. Comments from City Council Liaison
- 9. Comments from Subcommittees
- 10. Comments from Planning Commissioners
- 11. Comments from Staff

ADJOURNMENT

- 12. Adjourn to the Regular Planning Commission meeting scheduled for May 12, 2026 at 6:30 p.m.

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/Your-Government/Boards-Commissions/Planning-Commission>

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.

4/9/2026
Date


Robert (Dean) Flores, Senior Planner



**CITY OF SOUTH PASADENA
Planning Commission
Meeting Minutes**

**March 10, 2026, 6:30 PM
Amedee O. "Dick" Richards Jr. Council Chambers
1424 Mission Street, South Pasadena, CA 91030**

CALL TO ORDER

A Regular Meeting of the South Pasadena Planning Commission was called to order by Vice-Chair Amitabh Barthakur on Tuesday, March 10, 2026, at 6:30 p.m. The meeting was held at 1424 Mission Street, South Pasadena, California.

ROLL CALL

Present: Vice-Chair: Amitabh Barthakur
Commissioners: Jason Claypool, Mark Gallatin, Matthew Horton,
James Martin, Arnold Swanborn, Joseph Williams

Council Liaison: Mayor Sheila Rossi

City Staff

Present: Roxanne Diaz, Esq., City Attorney
Serita Young, Esq., Deputy City Attorney
Erika Ramirez, Community Development Department Director
Jasmin Kim, Planning Manager
Stephen Peterson, Senior Planner
Michael Donovan, Associate Planner
Lillian Estrada, Administrative Secretary

APPROVAL OF AGENDA

Approved, 7-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

None.

PUBLIC COMMENT

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

Commissioner Liaison Mayor Sheila Rossi welcomed new Commissioners Matthew Horton and Joseph Williams and introduced Youth Commissioner Batia Lou.

PRESENTATION

2. Commissioner Role/Responsibilities – Roxanne Diaz

City Attorney Roxanne Diaz presented a comprehensive overview of the role and responsibilities of the Commissioners, outlining the Planning Commission's authority and duties and highlighting the importance of due process, fairness and impartiality in decision-making.

BUSINESS ITEMS

3. Commissioner Introduction

Vice-Chair Barthakur introduced and welcomed new Commissioners Matthew Horton and Joseph Williams. Each new Commissioner provided a brief autobiography.

4. Planning Commission Reorganization

Recommendation:

Select Chair and Vice-Chair.

Staff Presentation:

Community Development Director Erika Ramirez directed Vice-Chair Barthakur to open the nominations for Chair and Vice-Chair.

Commissioner Discussion:

Commissioner Claypool nominated Vice-Chair Barthakur to be Chair for 2026. Vice-Chair Barthakur accepted the nomination after confirming his eligibility with Deputy City Attorney Serita Young.

Vice-Chair Barthakur nominated Commissioner Claypool to be Vice-Chair. Commissioner Claypool accepted the nomination.

Vice-Chair Barthakur closed the nominations.

Commission Motion and Action:

MOVED BY COMMISSIONER HORTON, SECONDED BY COMMISSIONER GALLATIN, to elect Vice-Chair Barthakur as Chair for 2026 and Commissioner Claypool as Vice-Chair for 2026.

AYES: Claypool, Gallatin, Horton, Martin, Swanborn, Williams, Barthakur
NOES: None
ABSENT: None
ABSTAINED: None

Motion carried, 7-0.

CONSENT CALENDAR ITEM

5. Minutes from the Special Meeting of February 10, 2026

Approved, 7-0.

PUBLIC HEARING ITEMS

- 6. 2011 Cambridge Place, Tree Removal Permit Application No. 26245**– A request for approval of a Tree Removal Permit application (No. 26245) to remove three (3) significant trees and plant 10 replacement trees on real property located at 2011 Cambridge Place (APN: 310-018-025). The proposed Tree Removal Permit application is associated with Design Review Permit DRX25-002, approved by the Planning Commission on 2/10/2026, permitting the construction of a new 2,030 square foot single family residence with an attached 450 square foot garage and the demolition of a permitted 162 square foot garage with attached 116 square foot unpermitted workshop on real property located at 2011 Cambridge Place (APN: 5310-018-025).

Recommendation:

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

1. Approving Tree Removal Permit No. 26245, subject to the required tree replacement plan.

Staff Presentation:

Senior Planner Stephen Peterson gave a PowerPoint presentation presenting the 2011 Cambridge Place Tree Removal Permit, detailing the proposed removal of three (3) significant trees and the replacement plan.

Questions for Staff:

The Commissioners inquired as to the types of trees scheduled to replace the existing trees and if the replacements were native to the area.

Applicant Presentation:

None. However, Applicant and Architect Patrick Szurpicki and homeowner Chao Shen were available to answer questions.

Questions for Applicant:

Architect and Applicant Szurpicki clarified the choices of the replacement trees and expressed flexibility in replacement tree choices.

Public Comments:

None.

Commissioner Discussion:

The Commissioners engaged in a robust discussion regarding the choice of replacement trees, expressing a preference for replacing trees with a protected species.

Commission Motion and Action:

MOVED BY COMMISSIONER HORTON, SECONDED BY COMMISSIONER MARTIN, to adopt P.C. Resolution No. 26-02 presented before the Planning Commission, approving Tree Removal Permit No. 26245, subject to the required Tree Replacement Plan and to update the Resolution to reflect the current Chair as the signatory.

AYES: Claypool, Gallatin, Horton, Martin, Swanborn, Williams, Barthakur

NOES: None

ABSENT: None

ABSTAINED: None

Motion carried, 7-0.

DISCUSSION ITEMS

7. 2026 Planning Commission Work Plan

Recommendation:

Review, provide feedback, and approve the 2026 Planning Commission Work Plan.

Staff Presentation:

Director Ramirez presented the 2026 Planning Commission Work Plan outlining the Commission's regular duties, including Chair reviews, design reviews, Design Review permits, Hillside Development permits, Conditional Use permits, variances and recommendations of the Zoning Code and Zoning Map Amendments to City Council, and three (3) major City initiatives, which include the development of Objective Design Standards, implementing the ADU Pre-Approved Program and SB 79.

Questions for Staff:

Commissioners inquired about the specifics of the Work Plan, including the timing and deadlines of different projects.

Commissioner Discussion:

The Commissioners engaged in a robust discussion regarding the Work Plan, including concerns about the ambitious nature of the Plan and the need for clear timelines and priorities and the need for better tools for design review, such as drawing equipment, with Staff considering potential solutions.

Commission Motion and Action:

MOVED BY COMMISSIONER WILLIAMS, SECONDED BY COMMISSIONER GALLATIN, to approve the 2026 Planning Commission Work Plan.

AYES: Claypool, Gallatin, Horton, Martin, Swanborn, Williams, Barthakur
NOES: None
ABSENT: None
ABSTAINED: None

Motion carried, 7-0.

ADMINISTRATION

8. Comments from City Council Liaison

None.

9. Comments from Subcommittees

Commissioners Martin and Swanborn provided updates on the Objective Design Standards Subcommittee and the ADU Subcommittee. They emphasized the importance of community feedback and encouraged community participation in the upcoming Walking Tour.

The Commissioners discussed increasing the number of subcommittee members from the current limit of two (2). Deputy City Attorney Young suggested this item return to the Commission as an agenda item.

10. Comments from Planning Commissioners

None.

11. Comments from Staff

Planning Manager Jasmin Kim reported that the Planning Department news page has been updated on the City's webpage and includes information about the Walk and Talk Tour scheduled for this Saturday.

Director Ramirez highlighted the upcoming Special Joint Meeting with the City Council which will include a discussion regarding SB 79 and will kick off the Objective Design Standards project with a presentation by the consultants and feedback from the Council and Commission.

ADJOURNMENT

12. Adjournment to the Special Joint City Council and Planning Commission meeting scheduled for Wednesday, April 8, 2026, at 5:00 p.m.

There being no further matters, Chair Barthakur adjourned the meeting at 8:30 p.m.

Amitabh Barthakur, Chair



Planning Commission Agenda Report

ITEM NO. 3

DATE: April 14, 2026

FROM: Erika Ramirez, Community Development Director
Jasmin Kim, AICP, Planning Manager

PREPARED BY: Michael Donovan, Associate Planner

SUBJECT: **Project No. TEX26-0001 – An extension of time request for a Vesting Tentative Tract Map (VTTM) previously approved under VTTM extension (Project No. 2593-EXT) associated with the previously approved mixed-use development (Project No. 2171-CUP/DRX/TTM/TRP & PLR24-0003) located at 845 El Centro Street, 830 & 832 Orange Grove Place (APNs: 5315-019-045, 5315-019-046, and 5315-019-048); and finding the project exempt under the California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15061(b)(3).**

APPLICANT: Burke Farrar, Odyssey Development Services

Recommendation

It is recommended that the Planning Commission:

1. Adopt Resolution No.26-03 approving an extension of time request for Vesting Tentative Tract Map No. 82394 (VTTM) (Project No. TEX26-0001), subject to the conditions of approval.
2. Find the project exempt under California Environmental Quality Act (CEQA) Guidelines, Sections 15162 and 15061(b)(3).

Executive Summary

The applicant is requesting a time extension for a Vesting Tentative Tract Map (VTTM) (Project No. TEX26-0001) that received a previous extension under Project No. 2593-EXT for the previously approved mixed-use development (Project No. 2171-CUP/DRX/TTM/TRP & PLR24-0003) located at 845 El Centro Street and 830 & 832 Orange Grove Place (APN: 5315-019-045, 5315-019-046, and 5315-019-048). The previously approved three-year time extension for the VTTM had an expiration date of March 3, 2026. The applicant is requesting an additional three-year time extension for an expiration date of March 3, 2029, to file a Final Map with the City Engineer for the proposed mixed-use development at 845-899 El Centro Street. Planning

Commission approval is required for extensions of time for Tentative Maps pursuant to SPMC Section 36.510.150.

Background

Project Timeline

- On November 17, 2020, the Planning Commission approved project entitlements for a Conditional Use Permit (CUP), Design Review (DRX), Tentative Tract Map (TTM), Tree Removal Permit (TRP), and adopted a Mitigated Negative Declaration (MND) under Project No. 2171-CUP/DRX/TTM/TRP for a mixed-use development (Seven Patios) consisting of 57 residential units and approximately 6,100 sq. ft. of commercial space as well as three (3) townhomes located at 845 El Centro Street, 830 & 832 Orange Grove Place (APNs: 5315-019-045, 5315-019-046, and 5315-019-048). This approval was granted under Resolution No. 7709. (**Attachment 2**)
- On November 30, 2020, within the appeal period for the November 17, 2020, Planning Commission meeting, two Councilmembers filed a Request for Review by the City Council (Project No. 2385-RFR), with the City Clerk's Office pursuant to the South Pasadena Municipal Code (SPMC) Section 36.610.
- On March 3, 2021, the City Council conducted a duly noticed public hearing and upheld the Planning Commission's decision, adopted the MND, and Mitigation Monitoring and Reporting Program (MMRP) for the Seven Patios project, and approved the development project (Project No. 2171-CUP/DRX/TTM/TRP) and Resolution No. 7709 subject to conditions of approval (**Attachment 2**). The project included the following entitlements:
 - **Conditional Use Permit (CUP)** for the development of a mixed-use project consisting of 57 residential units, approximately 6,100 sq. ft. of commercial retail space for restaurant (2,035 square feet) and retail uses (4,065 square feet) in the Mission Street Specific Plan (MSSP) zoning district and two levels of underground parking with bonus parking and height; and
 - **Design Review Permit (DRX)** for the proposed mixed-use development consisting of 57 residential units and approximately 6,100 sq. ft. of commercial retail spaces with bonus parking and height in the MSSP zoning district and for three (3) two-story Craftsman style townhomes in the Residential Medium (RM) zoning district, totaling 60 residential units; and
 - **Vesting Tentative Tract Map No. 82394 (TTM) (Attachment 4)** to consolidate three existing parcels into one land parcel with 60 residential and five (5) commercial condominium airspace parcels to allow individual ownership of the residential and commercial units; and
 - **Tree Removal Permit (TRP)** for the removal of 20 trees (one protected tree).
- On February 3, 2022, the applicant, Burke Farrar from Odyssey Development Services, submitted construction plans to the Building Division for plan check review. In accordance

with the SPMC, the plan check review process shall be considered active for no more than 18 months from the date construction plans are submitted (expiration August 2023).

- On December 28, 2022, a one-year extension of the plan check was approved by the Community Development Department.
- On March 1, 2023, the applicant submitted an application requesting a three-year extension of time (to March 3, 2026) for the VTTM associated with Project No. 2171-CUP/DRX/TTM/TRP and previously approved under Resolution No. 7709.
- On October 19, 2023, Community Development Department (Planning and Building) staff met with the applicant to discuss associated project entitlements including the plan check expiration date of December 28, 2023. The applicant expressed an interest to extend the entitlements in addition to the already filed VTTM extension of time application.
- On November 1, 2023, the applicant submitted an application for an extension of time for the CUP, DRX, and TRP entitlements previously approved under Resolution No. 7709.
- On December 12, 2023, the Planning Commission approved time extension requests for the VTTM application (Project No. 2593-EXT) as well as the CUP/DRX/TRP application (Project No. 2602-EXT) associated with the mixed-use development project (Project No. 2171-CUP/DRX/TTM/TRP) located at 845 El Centro Street, 830 & 832 Orange Grove Place approved under Resolution No. 7709. Time extension requests were approved by P.C. Resolution No. 23-13 (**Attachment 3**).
- On March 1, 2024, with the DRX/CUP/TRP entitlements set to expire, the applicant resubmitted for Design Review (DRX) and Tree Removal Permit (TRP) for the construction of a mixed-use project (Project No. PLR24-0003) consisting of 57 residential units, three (3) townhome units, approximately 6,100 sq. ft. of commercial area reviewed under the vesting rights of the TTM approved under Resolution No. 7709.
- On June 11, 2024, the Planning Commission approved Project No. PLR24-0003 under P.C. Resolution No. 24-08 (**Attachment 5**). The project included the following entitlements:
 - **Design Review Permit (DRX)** for the construction of a mixed-use development consisting of 57 residential units and 6,100 sq. ft. of commercial area, two levels of underground parking, and three (3) two-story Craftsman style townhomes in the Residential Medium (RM) zoning district, totaling 60 residential units reviewed under the vested rights of the previously approved VTTM No. 82394; and
 - **Tree Removal Permit (TRP)** for the removal of 20 trees (one protected tree).
- On December 29, 2025, the applicant submitted construction plans to the Building Division for plan check.

- On February 24, 2026, with the VTTM set to expire, the applicant submitted a time extension request application (TEX26-0001) for VTTM No. 82394 previously approved under Resolution No. 7709.
- On March 2, 2026, the application (TEX26-0001) was deemed complete and scheduled for the April 16, 2026, Planning Commission meeting.

Project Analysis

The previously approved project under Project No. 2171-CUP/DRX/TTM/TRP consisted of the demolition of an existing office building and parking lot; and construction of a new mixed-use development consisting of 57 residential units, approximately 6,100 sq. ft. of commercial retail space, two levels of underground parking, and bonus parking and height in the Mission Street Specific Plan (MSSP) zoning district, and three (3) two-story Craftsman style townhomes in the Residential Medium (RM) zoning district, totaling 60 residential units, located at 845 El Centro Street, 830 & 832 Orange Grove Place. The project site is approximately 1.61 acres consisting of three (3) parcels located at 845 El Centro Street, 830 and 832 Orange Grove Place, with a common reference of 845/899 El Centro Street (APNs 5315-019-048, 5315-019-045, and 5315-019-046). The project also included the adoption of MND and MMRP.

Over the years the project has received extensions to its entitlements and plan check. In 2023, the Planning Commission granted the project a three-year extension to its VTTM (now set to expire on March 3, 2026) and a 2-month extension to its CUP/DRX/TRP entitlements (set to expire on March 3, 2024). With the project approaching its expiration for the CUP/DRX/TRP entitlements back in 2024, the applicant submitted a new application and received approval from the Planning Commission for the DRX/TRP entitlements under Project No. PLR24-0003. The CUP was no longer required for the project under the new Downtown Specific Plan (DTSP) and the vested rights of the VTTM allowed the project to be reviewed under the previous provisions of the Mission Street Specific Plan (MSSP) and Residential Medium Density (RM) zone, thus allowing the project to retain its original design and mixed-use development proposal.

The previous conditions of approval associated with the VTTM remain active and now with the VTTM approaching its expiration date of March 3, 2026, the applicant has submitted an additional three-year extension of time request (TEX26-0001) for VTTM No. 82394 to provide additional time to submit a Final Map with the City Engineer and avoid the expiration of the entire development project. The applicant has indicated that the recovery from COVID-19 has affected the project's ability to obtain institutional financing. Planning Commission approval is required for extensions of time for Tentative Maps pursuant to SPMC Section 36.510.150.

Additionally, pursuant to Section 66452.6(e) of the Subdivision Map Act, the review authority may grant extensions of time for a total of up to 6 years. The applicant previously received a three-year extension of time for the VTTM under Project No.2593-EXT, which leaves three more years that can be requested for additional time.

General Plan Consistency

As addressed in the Project Analysis section of this report, the review of the proposed mixed-use development is considered under the previous General Plan (1998) and Mission Street Specific Plan (MSSP) because of the vested rights granted under VTTM No. 82394. The proposed project is consistent with the project’s original findings along with the policies and actions of the General Plan (1998) and MSSP.

Extensions of Time for Tentative Maps

Pursuant to SPMC Section 36.510.150, when a subdivider has not completed all Tentative Map conditions of approval and filed a Parcel or Final Map with the City within the time limits established by Section 36.310.130, time extensions may be granted in compliance with this section. The Planning Commission may grant extensions to the initial time limit of a VTTM up to a total of three years, only after making the required findings as provided in **Resolution No. 26-03 (Attachment 1)**. The applicant had previously received a three-year extension under Project No. 2593-EXT, so although the request does not comply with the permitted extension of time for a total of three years, Section 66452.6(e) of the Subdivision Map Act allows the review authority to grant extensions of time for a maximum total of six years. The Subdivision Map Act supersedes the local zoning code; therefore, the extension of time request must be granted for an additional three years.

Findings

Pursuant to SPMC Section 36.510.150, the Planning Commission may grant extensions to the initial time limit of a VTTM, only after making the required findings as provided in Resolution No. 26-03 (**Attachment 1**). As previously mentioned, Section 66452.6(e) of the Subdivision Map Act allows the review authority to grant extensions of time for a maximum total of six years. Additionally, the vested rights granted at the time of the original approval of the VTTM under the previous General Plan and MSSP remain active. The Subdivision Map Act supersedes the local zoning code; therefore, the request must be granted. Staff has reviewed and determined that the extension of time request complies with the required findings.

Environmental Analysis

This project is exempt from the requirements of the California Environmental Quality Act (“CEQA”) and the City’s CEQA Guidelines pursuant to CEQA Guidelines Sections 15162 and 15061(b)(3) because it is within the scope of a previously adopted Mitigated Negative Declaration (“MND”), which was prepared in accordance with CEQA and adopted by the City Council on March 3, 2021, with a Notice of Determination recorded with the Los Angeles County Recorder. Based on the prior environmental review, it can be seen with certainty that there is no possibility that the proposed project or the requested extension of approvals may have a significant effect on the environment, and therefore no further environmental review is required. The Planning Commission has reviewed the administrative record concerning the proposed

project and the CEQA exemption and, based on its independent judgment, finds that the project is exempt from CEQA and the City's CEQA Guidelines pursuant to CEQA Guidelines Sections 15162 and 15061(b)(3).

Fiscal Impact

None.

Staff Recommendation

Based on the above analysis, staff recommends that the Planning Commission adopt a Resolution:

1. Find the project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15162 and 15061(b)(3); and
2. Adopt Resolution No. 26-03 approving an extension of time request for Vesting Tentative Tract Map No. 82394 (VTTM) (Project No. TEX26-0001).

Public Notification of Agenda Item

A Public Hearing Notice was published on April 3, 2026, in the *South Pasadena Review*. Hearing notices were sent to all properties within a 300-foot radius on April 2, 2026. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally noticed agenda, and the posting of the same agenda and reports on the City's website.

Attachments:

- Attachment No. 1 - P.C. Resolution No. 26-03
- Attachment No. 2 - City Council Resolution No. 7709
- Attachment No. 3 - P.C. Resolution No. 23-13
- Attachment No. 4 - Vesting Tentative Tract Map (VTTM) No. 82394
- Attachment No. 5 - P.C. Resolution No. 24-08

P.C. RESOLUTION NO. 26-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA APPROVING TEX26-0001 – VESTING TENTATIVE TRACT MAP (VTTM) PREVIOUSLY APPROVED UNDER VTTM EXTENSION (PROJECT NO. 2593-EXT) ASSOCIATED WITH THE PREVIOUSLY APPROVED MIXED-USE DEVELOPMENT (PROJECT NO. 2171-CUP/DRX/TTM/TRP & PLR24-0003) LOCATED AT 845 EL CENTRO STREET, 830 & 832 ORANGE GROVE PLACE (APNS: 5315-019-045, 5315-019-046, AND 5315-019-048), AND DETERMINING THAT NO FURTHER CEQA REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTIONS 15162 AND 15061(B)(3).

WHEREAS, On November 17, 2020, the Planning Commission approved project entitlements for a Conditional Use Permit (CUP), Design Review (DRX), Tentative Tract Map (TTM), Tree Removal Permit (TRP), and adopted a Mitigated Negative Declaration (MND) under Project No. 2171-CUP/DRX/TTM/TRP for a mixed-use development (Seven Patios) consisting of 57 residential units, approximately 6,100 sq. ft. of commercial space, two levels of underground parking, as well as three (3) townhomes located at 845 El Centro Street, 830 & 832 Orange Grove Place (APNs: 5315-019-045, 5315-019-046, and 5315-019-048). This approval was granted under Resolution No. 7709; and

WHEREAS, On November 30, 2020, within the appeal period for the November 17, 2020, Planning Commission meeting, two Councilmembers filed a Request for Review by the City Council (Project No. 2385-RFR), with the City Clerk's Office pursuant to the South Pasadena Municipal Code (SPMC) Section 36.610; and

WHEREAS, On March 3, 2021, the City Council conducted a duly noticed public hearing and upheld the Planning Commission's decision, adopted the MND and Mitigation Monitoring and Reporting Program for the Seven Patios project, and approved the development project (Project No. 2171-CUP/DRX/TTM/TRP) and Resolution No. 7709 subject to conditions of approval; and

WHEREAS, On February 3, 2022, the applicant, Burke Farrar from Odyssey Development Services, submitted construction plans to the Building Division for plan check review. In accordance with the SPMC, the plan check review process shall be considered active for no more than 18 months from the date construction plans are submitted (expiration August 2023); and

WHEREAS, On December 28, 2022, the Community Development Department approved a one-year extension of the plan check process to December 28, 2023; and

WHEREAS, On March 1, 2023, the applicant submitted an application requesting a three-year extension of time (to March 3, 2026) for the VTTM associated with Project No. 2171-CUP/DRX/TTM/TRP and previously approved under Resolution No. 7709; and

WHEREAS, On October 19, 2023, Community Development Department (Planning and Building) staff met with the applicant to discuss associated project entitlements including the plan check expiration date of December 28, 2023. The applicant expressed an interest to extend the entitlements in addition to the already filed VTTM extension of time application; and

WHEREAS, On November 1, 2023, the applicant submitted an application for an extension of time for the CUP, DRX, and TRP entitlements previously approved under Resolution No. 7709.

WHEREAS, On December 12, 2023, the Planning Commission approved time extension requests for the VTTM application (Project No. 2593-EXT) as well as the CUP/DRX/TRP application (Project No. 2602-EXT) associated with the mixed-use development project (Project No. 2171-CUP/DRX/TTM/TRP) located at 845 El Centro Street, 830 & 832 Orange Grove Place approved under Resolution No. 7709. Time extension requests were approved by P.C. Resolution No. 23-13; and

WHEREAS, On March 1, 2024, with the DRX/CUP/TRP entitlements set to expire, the applicant resubmitted for Design Review (DRX) and Tree Removal Permit (TRP) for the construction of a mixed-use project (Project No. PLR24-0003) consisting of 57 residential units, three (3) townhome units, approximately 6,100 sq. ft. of commercial area reviewed under the vesting rights of the TTM approved under Resolution No. 7709; and

WHEREAS, On June 11, 2024, the Planning Commission approved Project No. PLR24-0003 under P.C. Resolution No. 24-08; and

WHEREAS, On December 29, 2025, the applicant submitted construction plans to the Building Division for plan check; and

WHEREAS, On February 24, 2026, with the VTTM set to expire, the applicant submitted a time extension request application (TEX26-0001) for VTTM No. 82394 previously approved under Resolution No. 7709; and

WHEREAS, On March 2, 2026, the application (TEX26-0001) was deemed complete and scheduled for the April 16, 2026, Planning Commission meeting; and

WHEREAS, On April 3, 2026, the City of South Pasadena Planning Division published a legal notice in the *South Pasadena Review*, a local newspaper of general circulation, indicating the date, time, and location of the public hearing in compliance with state law. Hearing notices were sent to all properties within a 300-foot radius on April 2, 2026; and

WHEREAS, the South Pasadena Planning Commission held a duly noticed public hearing on April 14, 2026, at which time it considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by

members of the public concerning Project No. TEX26-0001 to consider the proposed time extension request for a previously approved mixed-use development (Seven Patios), Project No. 2171-CUP/DRX/TTM/TRP & PLR24-0003 located at 845 El Centro Street, 830 & 832 Orange Grove Place. The approval was for a mixed-use project consisting of 57 residential units and approximately 6,100 sq. ft. of commercial space as well as three townhomes.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1: ACKNOWLEDGEMENTS

The foregoing recitals are true and correct and are incorporated and made an operative part of this resolution.

SECTION 2: ENVIRONMENTAL REVIEW FINDING

This project is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's CEQA Guidelines pursuant to CEQA Guidelines Sections 15162 and 15061(b)(3) because it is within the scope of a previously adopted Mitigated Negative Declaration ("MND"), which was prepared in accordance with CEQA and adopted by the City Council on March 3, 2021, with a Notice of Determination recorded with the Los Angeles County Recorder. Based on the prior environmental review, it can be seen with certainty that there is no possibility that the proposed project or the requested extension of approvals may have a significant effect on the environment, and therefore no further environmental review is required. The Planning Commission has reviewed the administrative record concerning the proposed project and the CEQA exemption and, based on its independent judgment, finds that the project is exempt from CEQA and the City's CEQA Guidelines pursuant to CEQA Guidelines Sections 15162 and 15061(b)(3).

SECTION 3: VESTING TENTATIVE TRACT MAP TIME EXTENSION FINDINGS

Based upon the entire record made available at the April 14, 2026 Planning Commission meeting, including the public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission finds and determines that the proposed project is consistent with all applicable findings for approval of request for a VTTM time extension, listed in SPMC section 36.510.150, as follows:

- 1. There have been no changes to the provisions of the General Plan, any applicable Specific Plan or this Zoning Code applicable to the project since the approval of the Tentative Map;**

Since the project's original approval back in 2021, the City has updated its General Plan, has a new Downtown Specific Plan (DTSP) that replaced the Mission Street Specific Plan (MSSP), and has amended the Zoning Code and Zoning Map.

The extension of time is consistent with the General Plan because the project is considered under the previous General Plan (1998) and MSSP because of the vested rights granted under VTTM No. 82394. The proposed project is consistent with the policies and actions of the General Plan (1998) and MSSP.

- 2. There have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan or other standards of this Zoning Code apply to the project; and**

Since the project's original approval back in 2021, the character of the site and its surroundings have not changed, but the General Plan has been updated and how the property and its surroundings interact with the new General Plan has been affected. As mentioned, because of the vested rights granted under VTTM No. 82394, the project and the extension of time request are considered under the previous General Plan (1998) and MSSP and is consistent with those policies and actions.

- 3. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads or schools so that there is no longer sufficient remaining capacity to serve the project.**

There are adequate provisions for public services and utilities to ensure the public's health, safety, and welfare. There have been no changes to the capacities of community resources including, but not limited to, water supply, sewage treatment or disposal facilities, roads, or schools. Prior to issuance of a Building Permit for the development, the applicant will be required to pay development impact fees to fund the costs of improving water and sewer capital facilities to meet increased demand from the new development.

SECTION 4: RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include, but are not limited to, the staff reports, as well as all materials that support the staff reports for the proposed project, and are located in the Community Development Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

SECTION 5: DETERMINATION

Based upon the findings outlined in Section 3 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby approves Project No. TEX26-0001 for time extensions of a previously approved mixed-use development (Seven Patios), Project No. 2171-CUP/DRX/TTM/TRP & PLR24-0003 located at 845 El Centro Street, 830 & 832 Orange Grove Place.

1. **Project No. TEX26-0001** – Approving a time extension to Vesting Tentative Tract Map (VTTM) No. 82394 to March 3, 2029. The original entitlement expiration date was March 3, 2026.

SECTION 6: APPEALS

Any interested person may appeal this decision or any portion of this decision to the City Council. Pursuant to the South Pasadena Municipal Code, any such appeal must be filed with the City, in writing, and with an appropriate appeal fee, no later than (15) days, following the date of the Planning Commission’s final action.

SECTION 7: CERTIFICATION OF THE RESOLUTION

The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed regular meeting held on the 14th day of April 2026.

PASSED, APPROVED, AND ADOPTED this 14th day of April 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Amitabh Barthakur, Planning Commission Chair

ATTEST:

Jason Claypool, Secretary to the Planning Commission

RESOLUTION NO. 7709

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA TO UPHOLD THE PLANNING COMMISSION ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR SEVEN PATIOS MIXED USE RESIDENTIAL AND COMMERCIAL PROJECT (PROJECT NO. 2171-CUP/DRX/TTM/TRP), AND APPROVAL OF THE SEVEN PATIOS PROJECT LOCATED AT 845/899 EL CENTRO STREET (ASSESSOR'S PARCEL NUMBERS 5315-019-048, 5315-019-045, AND 5315-019-046).

WHEREAS, on October 4, 2018, Odyssey Development Services, on behalf of the property owner DC El Centro Holdings, LLC (applicant), submitted applications for a Conditional Use Permit, Design Review, Tentative Tract Map, and Tree Removal Permit to allow a mixed-use project on three contiguous parcels totaling approximately 1.61 acres, with a common reference of 845/899 El Centro Street (Assessor Parcel Numbers 315-019-048, 5315-019-045, and 5315-019-046) as described below:

1. **Conditional Use Permit** for the development of a mixed-use project consisting of 57 residential units, approximately 6,100 square feet of commercial retail space for restaurant (2,035 square feet) and retail uses (4,065 square feet) in the Mission Street Specific Plan (MSSP) zoning district and two levels of underground parking with bonus parking and height; and
2. **Design Review Permit** for the proposed mixed-use development consisting of 57 residential units and 6,100 square feet of commercial retail spaces with bonus parking and height in the MSSP zoning district and for three (3) two-story townhomes in the Residential Medium (RM) zoning district, totaling 60 residential units; and
3. **Tentative Tract Map No. 82394** to consolidate three existing parcels into one land parcel with 60 residential and five (5) commercial condominium airspace parcels to allow individual ownership of the residential and commercial units; and
4. **Tree Removal Permit** for the removal of 20 trees (one protected tree).

WHEREAS, the 1.61-acre project site includes two zoning districts, 1.27 acres zoned Mission Street Specific Plan (MSSP) and 0.34 of an acre zoned Residential Medium (RM), and two General Plan land use designations, MSSP "Core Area/District B" and Medium Density Residential, respectively; and

WHEREAS, on January 14, 2020, the Community Development Director released a Director's Interpretation stating that boutique restaurants are "small-scale artisans" under the definition of "cottage industry" and therefore permitted in MSSP Core Area/District B; and

WHEREAS, as conditioned, a parking plan identifying 36 onsite public parking spaces will be recorded and maintained for public use in perpetuity, resulting in allowing a maximum height of 45 feet for the mixed-use building; the MSSP permits development of a floor area ratio

of up to 1.5 and a maximum building height of 40 feet, plus 5 feet of uninhabitable area for mixed-use projects on bonus sites in exchange to the provision of onsite public parking at a ratio of one parking space per additional 1,000 square feet of area; and

WHEREAS, the proposed project is subject to compliance with the City of South Pasadena Public Art Program, requiring the applicant to receive approval from the Public Art Commission for either the installation of a work of art at the project site or payment of a fee at a later date; and

WHEREAS, the proposed project (Seven Patios Mixed Use Residential and Commercial Retail Project) is considered a “project” as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

WHEREAS, on July 22, 2019, the City entered into a contract with GPA Consulting to prepare an Initial Study and Mitigated Negative Declaration (IS/MND) in compliance with CEQA, including a Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, on June 29, 2020, using the method under CEQA Guidelines Section 15082, the City provided a Notice of Availability/Notice of Intent (NOA/NOI) for the Draft IS/MND (SCH No. 2020069046) to the State Office of Planning and Research (OPR), each responsible and trustee agency, and the Los Angeles County Registrar Recorder’s Office, and also published on the City’s website the NOA/NOI on June 26, 2020 and July 3, 2020 in the *South Pasadena Review*, a local newspaper of general circulation; and

WHEREAS, the City made the Draft IS/MND available for public review beginning Tuesday, June 30, 2020 and concluding Wednesday, July 29, 2020, a period of not less than 30 days as prescribed by law; and which during said public review period, the City received 11 written comment letters. The City prepared a Final Mitigated Negative Declaration (Final IS/MND) that includes public comments along with response to comments and a MMRP. On November 6, 2020, the draft Final IS/MND was provided to everyone who provided comments on the draft IS/MND; and

WHEREAS, in accordance with state law, on November 6, 2020, City of South Pasadena Planning and Building Department published a legal notice in compliance with South Pasadena Municipal Code Section 36.630.020 concerning the proposed mixed-use development project and IS/MND in the *South Pasadena Review*, a local newspaper of general circulation, regarding the City of South Pasadena Planning Commission Special meeting of November 17, 2020. In addition, on November 5, 2020, a public hearing notice was mailed to each property owner within a 300-foot radius of the project site, indicating the date and time of the public hearing at the Planning Commission for the proposed project; and

WHEREAS, on July 29, 2020 and October 28, 2020, the City’s Design Review Board Subcommittee conducted a review and provided input on the design of the project to the Planning Commission; and

WHEREAS, on November 17, 2020, the Planning Commission conducted a duly noticed public hearing, at which time public testimony was taken concerning the Seven Patios Mixed Use Residential and Commercial Project as well as the IS/MND and MMRPP for the proposed project,

and unanimously voted 5-0 to adopt the IS/MND prepared for the project and approve Project No. 2171-CUP/DRX/TTM/TRP – Seven Patios Mixed Use Residential and Commercial Project; and

WHEREAS, on November 30, 2020, within the appeal period for the November 17, 2020 Planning Commission meeting, Mayor Pro Tem Cacciotti and then-Council Member Rossi, filed a Request For Review by the City Council (Project No. 2385-RFR), with the City Clerk’s Office; and

WHEREAS, pursuant to South Pasadena Municipal Code (SPMC) Section 36.610.040(B), decisions by the Planning Commission may be appealed to the City Council; and

WHEREAS, in accordance with state law, on January 22, 2021, City of South Pasadena Planning and Building Department published a legal notice in compliance with South Pasadena Municipal Code Section 36.630.020 concerning the Request for Review of Planning Commission’s approval of the Seven Patios Mixed Use Residential and Commercial Project and adoption of the IS/MND and MMRP in the *South Pasadena Review*, a local newspaper of general circulation, regarding the City of South Pasadena City Council meeting of February 3, 2021. In addition, on January 21, 2021, a public hearing notice was mailed to all property owners and occupants within a 300-foot radius of the project site, indicating the date and time of the public hearing at the City Council meeting for the Appeal.

WHEREAS, on February 3, 2021, the City Council continued the project to the regular City Council meeting of March 3, 2021 as requested by staff the applicant; and

WHEREAS, on March 3, 2021, the City Council conducted a duly noticed public hearing, at which time public testimony was taken concerning the Request for Review of the Planning Commission’s approval of the Seven Patios Mixed Use Residential and Commercial Project and the IS/MND (SCH No. 2020069046), considered the IS/MND and MMRP for the proposed project, and the Seven Patios Mixed Use Residential and Commercial Project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: ENVIRONMENTAL REVIEW FINDINGS

The City determined that the proposed project required the preparation of an Initial Study to identify potential impacts under CEQA. The Initial Study identified potential noise and tribal cultural resources impacts that can be addressed through mitigation measures, resulting in the preparation of an IS/MND and a MMRP.

The City Council, in light of the whole record before it, including, but not limited to, CEQA guidelines and threshold of significance, the IS/MND and MMRP attached hereto as Exhibit “B,” and other documents incorporated therein by reference, any written comments received and responses provided, and other substantial evidence, within the meaning of Public Resources Code Sections Section 21000 et. seq., within the record and/or provided at the public hearing, hereby finds, determines, and certifies as follows:

- A. Lead Agency: That the City is the lead agency for the project pursuant to the California Environmental Quality Act (“CEQA,” Cal. Pub. Res. Code §21000 et seq.), State CEQA Guidelines (the “Guidelines,” 14 Cal. Code Regs. §15000 et seq.)
- B. Determination of Impacts: That the City’s qualified consultant prepared an IS/MND for the project, and the IS/MND concluded that there was evidence that the proposed project may have a temporary significant impact on noise during construction. Although the Initial Study prepared for the project did not identify the likely presence of tribal cultural resources in the project area, the Gabrieleño Band of Mission Indians – Kizh Nation requested consultation and monitoring of excavation activities because of previous tribal presence in the area.
- C. Mitigation: That pursuant to CEQA Guidelines Section 15091(d), a MMRP was prepared that would substantially lessen the potential effects identified in the IS/MND.
- D. Review Period: That the IS/MND has been provided for public review within the duration required under CEQA Guidelines Sections 15073.
- E. Compliance with Law: That the IS/MND was prepared, processed, and noticed in accordance with CEQA (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.), and the local CEQA guidelines and thresholds of significance adopted by the City of South Pasadena. That the IS/MND was presented to the Planning Commission, and the Planning Commission has reviewed and considered the information contained in the IS/MND, and public testimony received thereon during the hearing, prior to any action on the project.
- F. Independent Judgment: That the IS/MND reflects and represents the City of South Pasadena’s independent judgment and analysis and adequately addresses the impacts of, and proposes appropriate mitigation measures upon, the City’s actions in approving or taking action on the proposed Seven Patios Mixed Use Residential and Commercial Retail Project.
- G. Mitigation Monitoring Program: That pursuant to CEQA Guidelines Section 15091(d), a MMRP included in the Final IS/MND are fully enforceable through permit conditions, agreements, or other measures as required by Public Resources Code Section 21081.6.
- H. Modifications: That the modifications to the Final IS/MND which have been made since circulation of the Draft IS/MND do not constitute the addition of new significant information to the IS/MND within the meaning of CEQA Guidelines Section 15073.5.

SECTION 2: CONDITIONAL USE PERMIT FINDINGS

The City Council hereby upholds the Planning Commission’s approval and findings for approval of a Conditional Use Permit pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.060, as follows:

1. The proposed use is allowed with Conditional Use Permit or Administrative Use Permit approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code;

The proposed Seven Patios Mixed-Use Residential and Commercial Retail Project, the use of the MSSP development bonus provision, and outdoor dining are allowed with approval of a Conditional Use Permit within the “Core Area/District B” of the MSSP. The MSSP stated objectives for District B are 1) “to encourage uses that provide residents and employees within walking distance of the shopping core or nodes and within proximity to the [Gold] Line station, and 2) “to establish a place for small-scale artisans and other Cottage Industries that serves both local residents and the broader specialty market.” A Director’s Interpretation determined that the proposed restaurant and retail uses are consistent with the zoning.

The RM zoning district allows a variety of housing types, which include single-family bungalow courts, duplexes, triplexes, or other attached or detached single-family dwellings. The allowable residential density ranges from 6.1 to 14 units per acre. The RM zoning district is consistent with the Medium Density Residential land use designation of the General Plan. The proposed project complies with the requirements of the RM zoning district such as setbacks

The MSSP permits development of a floor area ratio (FAR) of up to 1.5 and a maximum building height of 40 feet, plus 5 five for inhabitable area, for mixed use projects on “bonus sites” in exchange for the provision of public parking within the project at a ratio of one parking space per additional 1,000 square feet of area obtained through application of the bonus site provision. As part of the project, 36 public parking spaces are proposed to be provided in exchange for development of an increased floor area ratio and height. A condition is included to require a recording of a covenant for these parking spaces to be properly identified and maintained for public use in perpetuity. A condition is also included to require the applicant to submit a parking plan showing the location of these spaces to the satisfaction of the Director of Planning and Community Development.

The project complies with all applicable development standards and provisions of the MSSP.

2. The proposed use is consistent with the General Plan and any applicable specific plan;

The General Plan land use designations for the project site are Mission Street Specific Plan (MSSP) “Core Area/District B” and Medium Density Residential. District B of the MSSP includes sections of the Core Area that are not located in the shopping core or nodes of the MSSP.

The project would provide approximately 2,035 square feet for future restaurant uses and 4,065 square feet for future commercial retail uses. A Director’s Interpretation was released on January 14, 2020 stating that boutique restaurants are permitted in District B because qualifies as “small-scale artisans” under the definition of “cottage industry” in Table 6 of page 34 of the MSSP. A boutique restaurant is a non-chain restaurant with a

one-of-a-kind distinctive menu and offers an atypical or high quality customer experience. These uses involve a certain degree of skill and artistry. Therefore, the creation of retail and restaurant spaces for future tenants is consistent with the MSSP.

Residential density permitted within the MSSP is regulated through the application of allowable floor area and building heights as allowed under the MSSP. The residential component of the project is at 45 dwelling units per acre which is allowable within the MSSP because the project complies with the allowable floor area ratio and allowable maximum building height.

The Medium Density Residential land use designation allows for the development of attached and detached dwellings at a density of 6-14 units per acre, not exceeding two stories, or in combination with single-family dwellings as “bungalow courts.” This designation invites flexibility in site design and unit type. The Medium Density Residential land use category is intended to maintain the character of medium density neighborhoods and to encourage maintenance of existing structures when additional units are added to the Medium Density Residential designation.

The project also includes three Craftsman style homes, which equals to a density of 9 dwelling units per acre in the Medium Density Residential land use designation, which is consistent with the General Plan.

3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

The proposed project will adequately accommodate the functions and activities proposed for the project site because it has been designed to comply with the development standards of the MSSP. The commercial use proposed for the project site is designed to promote and accommodate pedestrian activity through the provision of pedestrian gathering areas and courtyards accessible from El Centro Street. Residential uses proposed for the project site will be served by on-site common area open space and individual private open space areas for each residential unit. No existing, surrounding views will be obstructed with the proposed project, and the proposed project is consistent in mass and scale with the future development envisioned for the surrounding area as described in the MSSP.

Parking adequate to serve the project and bonus parking spaces for public use are provided within a 2-level subterranean garage. Access to the parking garage is provided from El Centro Street, which no automobile access on Orange Grove Place to not affect traffic on Orange Grove Place.

A condition is included that require on-site security systems be in place for the proposed parking garage with signage posted indicating 24 hour assistance contact information.

4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City;

The mixed residential and commercial nature of the proposed buildings is compatible with the surrounding area which contains a mix of commercial, residential, and institutional uses. The project is compatible with the existing streetscape with residential uses above the commercial use, areas for outdoor dining, and storefront facades at the ground level along El Centro Street.

The design of the project would not alter the physical characteristics of nearby properties or historic resources. Additionally, the project would not alter the historic context of the adjacent Mission Business Historic District and other commercial areas in the MSSP.

As proposed and conditioned, the Seven Patios Mixed-Use Residential and Commercial Project would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

5. The subject site is adequate 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 quality of traffic expected to be generated by the proposed use; and

The proposed project is designed to provide adequate access, circulation, and parking. No significant traffic impacts were identified in the Initial Study/MND.

One driveway on El Centro Street will be provided to access the new parking garage underneath the project. A condition is included to require the garage doors remain open from 5:00 am to midnight to accommodate the public and Gold Line users. No driveway will be provided on Orange Grove Place. A condition is included to require the parking garage to provide code required pedestrian exists from the parking garage during an emergency.

Parking for the entire project will be in the underground parking garage. No parking will be provided off Orange Grove Place. The total of 177 parking spaces will be provided in the parking garage, exceeding the City's parking standards in exchange for bonus height.

While EV charging stations are not required by code, staff has included a condition to require the installation of EV charging stations to benefit retail users, residents, and visitors; adding to the supply of EV charging stations within the City as a public benefit.

The project is also designed to accommodate cyclists. For retail users, 8 bicycle parking spaces will be provided along the block wall adjacent to the Gold Line track and in front of the retail units. A condition is included to require the applicant to work with staff on installing additional bicycle racks on the sidewalk along El Centro Street to support bicycle users adjacent to the Gold Line Station. This condition also helps implement the City's Bike Master Plan that calls for public bicycle parking facilities on El Centro Street.

6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, impacts on neighboring properties.

The mixed residential and commercial nature of the project is compatible with the surrounding area. The neighborhood contains a mix of residential, commercial, recreational, and industrial uses. The project design is compatible with the existing streetscape with residential uses above the commercial use, areas for outdoor dining, and storefront facades at the ground level along El Centro Street. The proposed mixed-use project would incorporate design features that reflect the historic character of other buildings in the area.

The proposed project is designed to provide public and private open spaces, adequate parking, and other amenities to ensure the project does not negatively impact the surrounding properties. The CEQA document did not identify any significant environmental impacts.

Although the height of the mixed-use portion of the project would be taller than most adjacent structures, the proposed project is within the maximum height allowed by the MSSP with bonus parking and height provisions. Furthermore, the scale is such that no expansions to the existing roadway network are necessary.

SECTION 3: DESIGN REVIEW FINDINGS

The City Council hereby upholds the Planning Commission's approval and findings for approval of a Design Review pursuant to South Pasadena Municipal Code Section 36.410.040, as follows:

1. Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);

The General Plan land use designation for the project site is Mission Street Specific Plan (MSSP) with a designation of "Core Area/District B" and Medium Density Residential. The MSSP stated objectives for District B are 1) "to encourage uses that provide residents and employees within walking distance of the shopping core or nodes and within proximity to the [Gold] Line station, and 2) "to establish a place for small-scale artisans and other *Cottage Industries* that serves both local residents and the broader specialty market." Residential density permitted within the MSSP is regulated through the application of allowable floor area and building heights as allowed under the MSSP. The residential component of the project is at 45 dwelling units per acre which is allowable within the MSSP because the project complies with the allowable floor area ratio and allowable maximum building height. The residential uses would be comprised of studios, lofts, flats, and townhomes (3 studio units, 16 1-bedroom units, 38 2- and 3-bedroom units).

The proposed mixed-use component of the project implements the objectives and intent of the MSSP “Core Area/District B” as follows:

- Development of new ground floor commercial retail uses along El Centro Street with multifamily residential uses located above and behind commercial uses.
- Placement of commercial retail uses with outdoor open space in front of the retail space designed to accommodate outdoor dining.

The proposed project promotes the objectives of the MSSP by placing residential uses above and behind the commercial uses, placing commercial uses and outdoor spaces that will encourage pedestrian and community interaction along El Centro Street and adjacent to the Metro station.

The Medium Density Residential land use designation allows for the development of attached and detached dwellings at a density of 6-14 units per acre, not exceeding two stories, or in combination with single-family dwellings as “bungalow courts.” This designation invites flexibility in site design and unit type. The Medium Density Residential land use category is intended to maintain the character of medium density neighborhoods and to encourage maintenance of existing structures when additional units are added to the Medium Density Residential designation.

The project proposes three 2-story Craftsman style townhomes, which equals to a density of 9 dwelling units per acre in the Medium Density Residential land use designation, which is consistent with the General Plan. The townhomes comprise of two (2) 4-bedroom units and one (1) 3-bedroom unit on an approximately 0.34-acre area.

The surrounding area includes numerous historic resources. The design of the project would not alter any of the physical characteristics of nearby historic resources. Additionally, the project would not alter the historic context of the adjacent Mission Business Historic District and other commercial areas in the MSSP.

2. **Will adequately accommodate the functions and activities proposed for the site, will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;**

Adequate access to the project site is provided by existing roadways and no expansion of these roadways is required for implementation of the project. The design and layout of this infill development project will adequately accommodate the functions and activities proposed for the project site and will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments. The project proposes new ground floor pedestrian oriented commercial retail and restaurant uses, including areas for outdoor dining along El Centro Street, and residential uses above and behind the commercial use. The project proposes to provide 36 public parking spaces in exchange for the use of the bonus provisions for FAR and a maximum building height.

The proposed mixed-use portion of the project would consist of a 79,860 square-foot structure

with 57 residential units, 6,100 square-feet of multi-tenant commercial retail space, and approximately 21,791 square feet of open space on approximately 1.27 acres. The commercial uses would be pedestrian-oriented, located on the ground level fronting El Centro Street, and are anticipated to be a mixture of restaurant (2,035 square feet) and retail (4,065 square feet) uses. The residential uses would be comprised of studios, lofts, flats, and townhomes. On-site amenities, including a lobby, gym, bicycle storage, and common open space, would be located within the ground floor of the mixed-use structure.

The residential-only portion of the project has frontage on Orange Grove Place. Three, two-story Craftsman style homes with two to four bedrooms are proposed on an approximately 0.34 acre area.

As designed and conditioned, the proposed project includes 177 parking spaces, exceeding the required 155 parking spaces. Parking adequate to serve the project and bonus parking spaces for public use are provided within a 2-level subterranean garage. Access to the parking garage is provided from El Centro Street, which no automobile access on Orange Grove Place to not affect traffic on Orange Grove Place. A condition is included that require on-site security systems be in place for the proposed parking garage with signage posted indicating 24 hour assistance contact information.

3. Is compatible with the existing character of the surrounding neighborhood and all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan;

The project is compatible with the existing character of the surrounding neighborhood and is designed consistent with the development regulations and design guidelines of the MSSP and the Residential Design Guidelines, thereby leading to the attractive, harmonious, and orderly development of the site as envisioned by the General Plan.

The mixed residential and commercial nature of the proposed buildings is compatible with the surrounding area which contains a mix of commercial, residential, and institutional uses. The project is compatible with the existing streetscape with residential uses above the commercial use, areas for outdoor dining, and storefront facades at the ground level along El Centro Street.

The design of all new buildings proposed as part of the project is consistent with MSSP Design Guidelines, "Section 8.1 Guidelines for new Buildings in Districts A and B." The MSSP requires that all new buildings located along street frontages maintain the scale, proportions, relationship to the sidewalk and materials that are characteristic of storefront buildings in the area.

The design of the new buildings includes storefronts along El Centro Street, which incorporate the architectural elements of other buildings in the area. The eastern portion of the building fronting on El Centro Street is more commercial in character to response to the Gold Line station design as well as other buildings nearby. Exterior materials on this eastern building include the use of brick and metal standing seam roof. The central entry and the western building are designed in Mediterranean style with a variety of roof forms to reduce its apparent volume, and make it visually compatible with nearby buildings.

The residential component fronting on Orange Grove Place is designed of 2-story Craftsman style, consistent with the existing Craftsman style homes on the street.

The project is compatible with the existing character of the surrounding neighborhood and is designed consistent with the development regulations and design guidelines to be attractive, harmonious, and orderly development of the site.

4. Provides a desirable environment for its occupants and neighbors, and is aesthetically of good composition, colors, materials, and texture, that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.

The proposed project is designed to be an amenity for the neighborhood. The project includes ground floor retail commercial uses, including areas for outdoor dining and pedestrian plazas, serving the project's occupants and neighbors. Pedestrian gathering areas are provided within an outdoor dining area adjacent to the track, at the eastern end of El Centro, and through the arcades along the front of the building. The outdoor dining adjacent to the track will be heavily landscaped to create an inviting atmosphere. The project will offer retail and restaurant uses in a walkable environment, while also providing adequate parking. The project is conditioned to provide an open air courtyard for public retail users.

Residential uses are served by on site common area open space in the form of a central courtyards and paseo courtyard as well as by individual private open space for each dwelling unit in the form of balconies, patios, and terraces

New buildings are required to incorporate elements of the architectural styles historically found in the area. Buildings are well articulated with varied roof lines, wall planes, and heights to break up massing. Buildings are well articulated with varied roof lines, wall planes, and heights to break up massing. Architectural details and projections such as balconies, porches, covered arcades, detailed corbels, and tiles are provided throughout the project to create visual interests. Aluminum Cad-Wood windows and French doors with traditional profiles will be used. Windows for all residential units can be opened to allow for fresh air.

The proposed exterior materials are long lasting and have reasonable upkeep and maintenance requirements.

SECTION 4: VESTING TENTATIVE TRACT MAP FINDINGS

The City Council hereby upholds the Planning Commission's approval and findings for approval of a Vesting Tentative Tract Map for the Project pursuant to South Pasadena Municipal Code Section 36.510.070, as follows:

- 1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, and any applicable Specific Plan, and that none of the findings for denial in Subsection C can be made.**

The proposed map to consolidate three existing parcels into one land parcel with 60 residential condominium airspace parcels and 5 commercial airspace parcels is consistent the goals and policies of the General Plan Economic Development Element with the stated goal of promoting mixed use development to encourage innovative development taking advantage of the City's character and access to transit. The General Plan recognizes that combining different land uses generates economic benefits from the synergy that occurs with proximity of complementary uses. The General Plan specifies that such mixing of uses should be considered particularly in proximity to transit stations and other areas where higher density development is desirable.

The project design is consistent with the design criteria of the MSSP designation of "Core Area/District B." The MSSP requires that all new buildings located along street frontages maintain the scale, proportions, relationship to the sidewalk and materials that are characteristic of storefront buildings in the area. Although the project site is not a historic resource, the new buildings are required to incorporate elements of the architectural styles historically found in the area. The mixed-use structure features Mediterranean architecture and the residential-only portion features Craftsman style architecture; both styles are compatible with nearby historic resources and other developments.

The subdivision design is consistent with the General Plan and does not meet any of the findings for denial in Subsection C.

- 2. Supplemental findings. In addition to the findings required for approval of a Tentative Map by Subsection A. above, the Commission shall not approve a Tentative Map unless it can also make the following findings, when they are applicable to the specific subdivision proposal.**
 - a. Construction of improvements. It is in the interest of the public health and safety, and it is necessary as a prerequisite to the orderly development of the surrounding area, to require the construction of road improvements within a specified time after recordation of the Parcel Map, where road improvements are required.**
 - b. Condominiums. Any applicable findings required by Section 36.530.020 for condominium conversions.**
 - c. Dedications or exactions. Findings documenting the need for dedications or exactions, if dedications or exactions are required.**

d. Waiver of Parcel Map. The findings required by Section 36.520.030 (Waiver of Parcel Map), if waiver of a Parcel Map has been requested with the Tentative Map application.

The supplemental findings are not applicable to the project. Existing primary access to the project site is provided from El Centro Street, a General Plan designated minor arterial, with secondary access provided from Orange Grove Place, a designated local street. Both streets are adequate in width and pavement type to carry the quantity and quality of project traffic expected to be generated by the proposed use and no expansion of these streets is required to accommodate the project.

In addition, the project does not require a dedication or exaction, nor is it a condominium conversion project. A waiver of a Parcel Map has not been requested with the Tentative Map Application for the project.

SECTION 5: TREE REMOVAL PERMIT

The proposed project will require the removal of 20 trees (one protected tree). The proposed landscape plan shows planting of 61 trees in the MSSP zone, which exceeds the requirement. Overall, the project site would have new 47 24”-box or larger trees and 64 15-gallon trees. The Tree Removal Permit was reviewed by the Public Works Department and was recommended for approval, subject to conditions. The City Council hereby upholds the Planning Commission’s approval of a Tree Removal Permit for the proposed project.

SECTION 6: RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the City Council’s decision is based, which include, but are not limited to, the environmental documents, staff reports, as well as all materials that support the staff reports for the proposed project, and are located in the Planning and Building Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

SECTION 7: DETERMINATION

For the following reasons and based on the information included in the Staff Report and other record of proceeding, the City Council has reviewed the project and hereby upholds the Planning Commission’s Decision of Approval of the proposed Seven Patios Mixed Use Residential and Commercial Project, Project No. 2171-CUP/DRX/TTM/TRP, and adoption of the IS/MND and MMRP for the project. Based upon the findings outline in this Resolution, the City Council of the City of South Pasadena hereby takes the following actions:


- A. Adopt the Final IS/MND (SCH No. 2020069046) and MMRP for the Seven Patios Mixed-Use Residential and Commercial Project (Project No. 2171- CUP/DRX/TTM/TRP) attached hereto as Exhibit “B”; and
- B. Approve the following applications, subject to conditions of approval attached hereto as Exhibit “A”:

1. **Conditional Use Permit** for the development of a mixed-use project consisting of 57 residential units, approximately 6,100 square feet of commercial retail space for restaurant (2,035 square feet) and retail uses (4,065 square feet) in the Mission Street Specific Plan (MSSP) zoning district and two levels of underground parking with bonus parking and height; and
2. **Design Review Permit** for the proposed mixed-use development consisting of 57 residential units and 6,100 square feet of commercial retail spaces with bonus parking and height in the MSSP zoning district and for three (3) two-story townhomes in the Residential Medium (RM) zoning district, totaling 60 residential units; and
3. **Tentative Tract Map No. 82394** to consolidate three existing parcels into one land parcel with 60 residential and five (5) commercial condominium airspace parcels to allow individual ownership of the residential and commercial units; and
4. **Tree Removal Permit** for the removal of 20 trees (one protected tree). The Tree Removal Permit was reviewed by the City of South Pasadena Public Works Department and was recommended for approval to the Planning Commission.

SECTION 8: CERTIFICATION OF THE RESOLUTION

The City Clerk of the City of South Pasadena shall certify to the passage and adoption of this resolution and its approval by the City Council and shall cause the same to be listed in the records of the City.

PASSED, APPROVED, AND ADOPTED this 3rd day of March 2021.

DocuSigned by:

 38815312B7DE402

 Diana Mahmud, Mayor

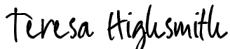
ATTEST:

APPROVED AS TO FORM:

DocuSigned by:

 F69D694F8A024D0

 Maria E. Ayala, Chief City Clerk
 (seal)

DocuSigned by:

 3657FEA938854DF

 Teresa L. Highsmith, City Attorney

Seven Patios Mixed-Use Project
Project No. 2385-RFR

RESOLUTION NO. 7709
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I HEREBY CERTIFY the foregoing resolution was duly adopted by the City Council of the City of South Pasadena, California, at a regular meeting held on the 3rd day of March, 2021 by the following vote:

AYES: Donovan, Primuth, Zneimer, Cacciotti, and Mayor Mahmud

NOES: None

ABSENT: None

ABSTAINED: None

DocuSigned by:



E69D694E8A024D0

Maria E. Ayala, Chief City Clerk
(seal)

EXHIBIT “A”
CONDITIONS OF APPROVAL
PROJECT NO. 2171-CUP/DRX/TTM/TRP
Seven Patios Mixed-Use at 845/899 El Centro Street

PLANNING DIVISION

General Conditions

- PL-1. On March 3, 2021, the City Council upheld the Planning Commission’s approval of Seven Patios Mixed-Use Project, and adoption of the Mitigation Monitoring and Reporting Program (MMRP). Therefore, the following approvals are granted for the land and land use as described in the application and any attachments thereto, as shown on the development plans submitted to and approved by the Planning Commission on November 17, 2020:
- a. **Conditional Use Permit** for the development of a mixed-use project consisting of 57 residential units, approximately 6,100 square feet of commercial retail space for restaurant (2,035 square feet) and retail uses (4,065 square feet) in the Mission Street Specific Plan (MSSP) zoning district and two levels of underground parking with bonus parking and height; and
 - b. **Design Review Permit** for the proposed mixed-use development consisting of 57 residential units and 6,100 square feet of commercial retail spaces with bonus parking and height in the MSSP zoning district and for three (3) two-story townhomes in the Residential Medium (RM) zoning district; and
 - c. **Tentative Tract Map No. 82394** to consolidate three existing parcels into one land parcel with 60 residential and five (5) commercial condominium airspace parcels to allow individual ownership of the residential and commercial units; and
 - d. **Tree Removal Permit** for the removal of 20 trees (one protected tree).
- PL-2. This approval and all rights hereunder shall terminate within twelve (12) months of the effective date of their approval by the Planning Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- PL-3. Approval by the Planning Commission does not constitute a building permit or authorization to begin any construction. All appropriate permits issued by the South Pasadena Public Works Department and Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the project site.
- PL-4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.

Exhibit – A: Conditions of Approval

P.C. Resolution No. 21-___

Seven Patios at 845/899 El Centro St | Project No. 2171-CUP/DRX/TTM/TRP

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- PL-5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- PL-6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or City Planning Commission concerning this approval.
- PL-7. The applicant shall be responsible for all costs incurred by the City for the use of professional services or consultants in the review and investigation by Planning and Public Works, which include landscape plans, construction management plan, traffic control plans, and street and off-site improvement plans. The initial Building Construction plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule. The applicant shall deposit monies into an approved project account from which the City shall draw funds to pay for said professional services.
- PL-8. The applicant shall pay for all applicable City development impact fees, and all other public agency fees including plan review and permit fees.
- PL-9. A minimum of 2,035 square feet of the commercial space shall be for restaurant use. The restaurant use shall be in compliance with Director's Interpretation No. 2020-01, dated January 14, 2020 (included as an attachment to this condition of approval). When the Mission Street Specific Plan is updated or replaced, the restaurant use shall comply with such update or a new Specific Plan for this site.
- PL-10. Windows for the commercial restaurant and retail spaces shall be clear glass and remain unobscured at all time.
- PL-11. The garage door to access the underground parking garage shall remain open from 5:00 am to midnight. These hours can be modified by the Director of Planning and Community Development to accommodate the public and Gold Line users.
- PL-12. 36 parking spaces on the first level of the parking garage shall be reserved for public uses in perpetuity.
- PL-13. Sale of alcohol for on-site consumption, including service to outdoor dining areas shall require a separate approval pursuant to the South Pasadena Municipal Code.
- PL-14. Prior to operation of any outdoor dining area, the applicant shall provide the following information to the Community Development Director for review and approval:
- a. A detailed site plan and elevations showing the boundary, pedestrian access,

and railing design for the outdoor dining area for each tenant.

- b. Outdoor dining furniture.
- c. A statement of operation that includes, but not limited to, hours of operation and any proposed amplified sound in the outdoor dining area.

Notes on Construction Plans

The following conditions shall be noted on the construction plans and the contractor shall be responsible to implement and monitor compliance with these conditions:

- PL-15. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such excess may include, but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.
 - a. Construction vehicles shall not be parked or stored on Orange Grove Place and Orange Grove Avenue (between Mission Street and Monterey Road).
- PL-16. The hours of all construction activities shall be limited to the following: 8:00 am and 7:00pm Monday through Friday, 9:00am and 7:00pm Saturday, and construction on Sundays limited to 10:00am to 6:00pm.
- PL-17. During construction, the clearing, grading, earth moving, excavation operations, or transportation of cut or fill materials that cause fugitive dust emissions shall be controlled by regular water or other dust preventive measures using the following procedures:
 - a. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to the maximum extent feasible to prevent fugitive dust; and
 - b. All material excavated or graded shall be sufficiently watered to prevent dust from leaving the construction area and to create a "crust" after each day's activities ceases. Watering shall occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day;
 - c. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent fugitive dust;
 - d. All area of vehicle movement shall be water appropriately to prevent dust from leaving the construction site;
 - e. Soil stockpiles for more than two days shall be covered, kept moist, or treated with

soil binders to prevent dust generation;

- f. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads; and
- g. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.

- PL-18. The applicant and the applicant's construction manager shall participate in a pre-construction meeting with the City of South Pasadena Planning and Building Divisions, and Public Works Department, to ensure all parties involved understand and implement appropriate construction measures and practices as required by the City, are aware of when construction will occur, what to expect, and to identify potential conflicts to eliminate otherwise unanticipated problems prior to the start of grading.
- PL-19. The use of large vibratory rollers within 20 feet of off-site buildings are prohibited; only use small static wheel rollers or asphalt rollers within 20 feet of off-site buildings are allowed. *(Mitigation Measure MM NOI-1)*
- PL-20. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project site while evaluation and, if necessary, additional protective mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources. *(Mitigation Measure MM TR-2)*
- PL-21. Per Public Resources Code Sections 21083.2(b) for unique archaeological resources, preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. All tribal cultural resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe, local school, or historical society in the area for educational purposes. *(Mitigation Measure MM TR-3)*

- PL-22. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed. (*Mitigation Measure MM TR-4*)
- PL-23. Upon discovery of human remains, the tribal and/or archaeological monitor/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the discovery location. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are human and subsequently Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD). (*Mitigation Measure MM TR-5*)
- PL-24. If the Gabrieleno Band of Mission Indians-Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. (*Mitigation Measure MM TR-6*)
- PL-25. Prior to the continuation of ground disturbing activities, the landowner shall arrange a designated site location within the project footprint for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches.

Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. (*Mitigation Measure MM TR-7*)

- PL-26. Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The qualified archaeologist shall ensure that all other personnel are appropriately trained and qualified. (*Mitigation Measure MM TR-8*)
- PL-27. Construction activities affecting traffic and parking shall cease, starting at 2:00 p.m. to allow setup and operation of the weekly Thursday Farmers Market.
- PL-28. Alternative pedestrian access shall be provided on and through the project site if the existing sidewalk is not available for public use during construction. The alternative pedestrian access shall be approved the City prior to closing the public sidewalk.
- PL-29. The Soils Management Plan (SMP) approved by the Planning Department shall be followed during excavation.

Prior to Issuance of Grading Permit

- PL-30. Planning and Public Works Departments. The construction management plan shall include, but not be limited to:
- a. A proposed haul route and location of a proposed off-site construction staging area where project construction workers and/or subcontractors will park and equipment will be stored. Equipment and construction staging area shall be located away from adjacent residential uses. Any construction activity that may require closing public roadways shall be identified and mitigation identified as

- part of the staging plan. The applicant shall obtain input from Public Works to identify haul route and staging area. The applicant shall provide notification of at least 48 hours prior to any road closure to all affected property owners.
- b. Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.) to the extent feasible. (*Mitigation Measure REC NOI-1*)
 - c. A plan for dust control techniques to be implemented during project construction which shall include, but not be limited to, plans for daily watering of the construction site, limitations on construction hours, and adherence to standard construction practices such as watering of inactive and perimeter areas.
 - d. A traffic control plan for the duration of the construction prepared by a licensed civil engineer for approval by the City Engineer. The applicant shall notify businesses, residents impacted by any parking restrictions, road closure, and any off-site staging areas during construction.
 - e. A list of construction equipment, fixed or mobile, showing that all equipment will be equipped with properly operating and maintained mufflers and other State-required noise attenuation devices. (*Consistent with Mitigation Measure REC NOI-1*).
 - f. Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. (*Mitigation Measure REC NOI-1*)
 - g. A plan for limiting the number of noise-generating, heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously used on the project site to no more than one or two pieces of heavy-duty, off-road equipment to reduce construction noise levels.
 - h. At least two 24" x 36" signs, legible at a distance of 50 feet, shall be posted at the project site (one sign per street frontage) and shall contain the following information (*Consistent with Mitigation Measure REC NOI-1*):
 - i. Indicate the dates and duration of construction activities.
 - ii. A construction manager (name and telephone number) responsible for maintaining the public right-of-way and project site during all stages of construction until the project is completed.
 - iii. A 24-hour emergency contact person (name and a telephone number) where residents and affected public stakeholders can inquire about the construction process and register complaints. This person shall also be responsible for responding to any complaints about construction noise or activities associated with this project, and shall notify the City to determine the cause and implement reasonable measures to the complaint, as deemed acceptable by the City. All complaints shall be addressed within

24 hours and the person registered the complaint shall be notified of the resolution.

- PL-31. Documentation certifying that property owners and occupants located within 200 feet of the project boundary were sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. *(Consistent with Mitigation Measure REC NOI-1)*
- PL-32. The applicant shall demonstrate to the satisfaction of the Director of Public Works that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools. *(Consistent with Mitigation Measure REC NOI-1)*
- PL-33. Applicant shall provide proof to the City of South Pasadena Planning and Community Development Director that the Contractor would not use large vibratory rollers within 20 feet of off-site buildings, and/or would only use small static wheel rollers or asphalt rollers within 20 feet of off-site buildings. *(Mitigation Measure MM NOI-1)*
- PL-34. Applicant shall provide a signed contract with a tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact List for the area of the project location. This list is provided by the NAHC. The contract shall include the following *(Mitigation Measure MM TR-1)*:
- a. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area.
 - b. The tribal monitor/consultant shall complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified.
 - c. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the tribal representatives and monitor/consultant have indicated that the project site has a low potential for impacting tribal cultural resources.
- PL-35. Applicant shall provide documentation to the Director of Planning and Community Development demonstrating coordination and/or approval from Metro and the California Public Utilities Commission about the proximity of the light rail facilities and the at-grade crossing.

- PL-36. Applicant shall submit a Soils Management Plan (“SMP”) prepared by a licensed geotechnical firm to the Planning Department for review and approval. The purpose of this SMP shall be to establish the framework under which impacted soils (including containing a contaminant) at the site discovered during excavation will be investigated and the protocols for how they will be managed. The procedures described in the SMP should only be applied where impacted soils are identified, and non-impacted soils should continue to be managed outside of the framework of the SMP, pursuant to the excavation contractor’s normal course of work under its grading permit.

Prior to issuance of Building Permits

- PL-37. The applicant shall provide photographs to Planning, Building, and Public Works Departments illustrating that proper construction fencing is installed and signs describing construction and noise disturbance coordinator contact information are posted at the construction site.
- PL-38. The applicant shall submit final landscape and irrigation plans showing compliance with state law and the City’s Water Efficient Landscape Ordinance (SPMC Section 35.50), for approval by the Director of Planning and Community Development. The final landscape plans shall provide, but not limited to the following:
- a. Screening of all above ground equipment from public view.
 - b. Enlarge the existing tree wells on El Centro to 25 square feet and install tree grates. Tree grates shall be of either metal or cast-iron construction and approved by the City prior to installation.
 - c. Replace the existing Carrotwood tree on El Centro with Peppermint Willow to create a consistent streetscape.
 - d. Incorporate the Tree Removal Permit conditions listed below.
- PL-39. The applicant shall submit an outdoor lighting plan showing adequate lighting for security purposes and in compliance with Section 36.300.900 of the Zoning Code for review and approval by the Planning and Community Development Director. The external lighting shall be stationary, directed away from adjacent properties and public rights of way, and of an intensity compatible with the surrounding neighborhood.
- PL-40. A security plan for the parking garage shall be reviewed and approved by the Planning and Community Development Director and Police Chief.
- PL-41. The applicant shall receive approval from the Public Art Commission for either the installation of public art at the project site or payment of the required fee pursuant to South Pasadena Municipal Code Section 36.395. A copy of the approval shall be submitted with plan check plans.

- PL-42. The applicant shall provide revised development plans for approval by the Director of Planning and Community Development and the changes shall be reflected in the construction drawing set:
- a. Installation of a minimum of 4 and a maximum of 15 Electric Vehicles (EV) charging stations for non-residential use, as determined appropriate by the Mobility and Transportation Infrastructure Commission (MTIC). EV charging stations for non-residential use shall be located in a shared common area that can be accessed by the public.
 - i. All multifamily residential parking spaces shall be EV charging spaces capable of supporting future EV supply equipment (EVSE) per Section 4.106.4.2 of the CalGreen Code.
 - b. Location of 36 public parking spaces that shall not be tandem and shall be located near the elevator for accessing the commercial restaurant and retail spaces on the ground floor.
 - c. A signage design for posting at the 36 public parking spaces.
 - d. Installation of on-site security system in the parking garage with signage posted indicating 24-hour assistance contact information.
 - e. Installation of 11 bicycle parking spaces for residential use and 8 for non-residential uses shall be provided. Provide details for location, design of bicycle parking spaces, and facilities in accordance with the requirements of South Pasadena Municipal Code Section 36.310.100, "Bicycle Parking."
 - f. Installation of bike racks on the sidewalk between street trees on El Centro Street, in accordance with City Bicycle Master Plan. The bike racks shall be install such that a 4-foot wide pedestrian access be maintained at all time.
 - g. The building on El Centro shall be modified to avoid overhanging above the public sidewalk, or obtain approval from Public Works to allow the encroachment.
 - h. The proposed brick color and design for the contemporary style building on El Centro Street is the approved design treatment.
 - i. The revised East Elevation is the approved design solution; the elevation should not revert back to the original proposal.
 - j. The plans shall be revised to show "Open Space E" as a lobby for private residential use and all open space calculations shall be updated to remove Open Space E.
 - k. The plans shall be revised to reflect the Class III Bike Lane on El Centro Street, correcting the label "Class II Bike Lane."

- PL-43. The construction plans shall show that the parking garage provides adequate pedestrian exist routes during an emergency.
- PL-44. The applicant shall submit a Master Sign Plan for review and approval pursuant to Section 36.320 of the Zoning Code. The Master Sign Plan shall incorporate directional signage to access the parking garage and direct the public to public parking spaces.
- PL-45. Applicant shall demonstrate, to the satisfaction of the City of South Pasadena Building Official that the applicable project plans and specifications incorporate a minimum of sound transmission class (STC) 39 rated for residential units facing the Metro Gold Line tracks windows and the remaining on-site residential units incorporate a minimum of STC 32 rated windows. (*Mitigation Measure REC-NOI-2*)
- PL-46. Applicant shall demonstrate, to the satisfaction of the City of South Pasadena Building Official that residential units with patios facing the Metro Gold Line tracks shall incorporate noise attenuating balcony and/or patio treatments. Balconies more than 6 feet deep and patios shall include a barrier that is at least 42 inches high as measured from the floor. Acceptable materials for the construction of the barrier shall have a weight of 2.5 pounds per square foot of surface area. The barrier may be composed of the following: masonry block, stucco veneer over wood framing (or foam core), glass, Plexiglass or Lexan (1/4-inch thin) and may be constructed out of a combination of the above listed materials. (*Mitigation Measures REC NOI-3*)

Prior to Final Inspection

- PL-47. The applicant shall install all landscaping and irrigation per the approved final landscape plans pursuant to the City's Water Efficient Landscape Ordinance (SPMC Section 35.50). The applicant shall provide documentations as required under SPMC Section 35.50, which shall include, but not limited to the following:
- a. A Certification of Completion certifying that landscape and irrigation have been installed per the approved final landscape plan and complies with the City Water Efficient Landscape Ordinance.
 - b. A Landscape Irrigation Audit Report from a certified landscape irrigation auditor shall be submitted to the City. The landscape irrigation audit shall not be conducted by the person who designed the landscape or installed the landscape irrigation.
- PL-48. The applicant shall provide photographs of the following:
- a. The locations of all on-site security system in the parking garage with signage posted indicating 24-hour assistance contact information.
 - b. The location of 36 parking spaces reserved for public use with signage posted indicating public parking spaces.

- PL-49. The applicant shall record a covenant or other instrument acceptable to the City that runs with the land specifying the following:
- a. All common open space areas, both residential and commercial, including all courts, paseos, pedestrian access, all private water, drainage, and sewer, facilities; storm water treatment devices, landscaping within designated landscape areas (including irrigation system), and community mailboxes, etc. shall be maintained in perpetuity by a designated entity.
 - b. All 36 automobile parking spaces designated for public use shall be maintained for public parking in perpetuity by a designated entity.
 - c. The parking garage door and all signage shall be maintained and any modifications to the parking garage door and signage shall be subject to review and approval by the City.
 - d. If parking fee is to be collect for the public parking spaces, approval from the City shall be obtained.
 - e. The public and private areas of the parking garage (including paving and striping), electric vehicle charging mechanisms, gates, all signage, lightings and shall be maintained by appropriate entities in perpetuity.
 - f. Ventilation mechanisms, fire protection, security systems, exterior lightings, and building facades shall be maintained by appropriate entities in perpetuity.
 - g. Maintenance of the windows for the commercial uses to be unobscured at all time.
 - h. All bicycle parking spaces for residential and non-residential uses within the project site and on the public right-of-way shall be maintained in perpetuity by a designated entity.
- PL-50. A night time site walk shall be conducted with Planning staff to approve the level of outdoor lighting to ensure no direct light or excess glare onto street, neighborhood, and adjacent neighbors will occur.
- PL-51. The applicant shall enter into an agreement with the City to pay for preparation of a traffic study that shall focus on circulation after the project is completed and occupied. The traffic study will only be required if the Chair of the Planning Commission and the Chair of the Mobility and Transportation Commission determine that such study is required within one year after operation of the project. If required, the traffic study shall focus on on-site and off-site circulation, including the driveway access on El Centro Street (inbound/outbound) and turning movements to determine appropriate striping, pavement markings, and/or signage to improve motor vehicle and pedestrian safety on El Centro Street.

PUBLIC WORKS DEPARTMENT

General Conditions

- PW-1. The applicant shall be responsible for all costs incurred by the City and or the Public Works Department for the use of professional services or consultants in the review, investigation, and or plan check of the public improvement plans. The applicant shall deposit monies into an approved project account from which the City shall draw funds to pay for said professional services.
- PW-2. The applicant shall pay for all applicable city fees including Public Works Department plan review and permit fees per the City's Master Fee Schedule found at: <https://www.southpasadenaca.gov/government/departments/finance/master-fee-schedule>.
- PW-3. The applicant shall pay City sewer and/or water connection charges per Resolution 7390. Resolution 7390 can be found at: <http://opengov.southpasadenaca.gov/WebLink/DocView.aspx?id=58917&searchid=4309e405-eafc-47f4-bd28-040f4a8319dc&dbid=0>
- PW-4. The applicant shall provide copies of Title Reports to the Public Works Department.
- PW-5. No storage or occupation of the public right-of-way shall be permitted at any time.
- PW-6. Street or lane closures are only allowed between 9:00 am and 3:00 pm, unless otherwise approved by the Public Works Department. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and residents at least 48 hours prior to the street closure. An encroachment permit shall be obtained from the Public Works Department prior to any street closure. All lane closures shall be in accordance to MUTCD 2014 Rev. 4 or the Watch Manual. Traffic Control plans must be approved by the Engineer prior to start of construction.
- PW-7. The applicant shall post "Temporary No Parking " signs along the entire length of the property prior to start of any construction. The temporary no parking signs will be covered at the end of every working day and uncovered at the start of the following working day prior to any construction activity. If two-way traffic cannot be accommodated, a traffic control plan prepared by a CA licensed traffic engineer depicting the use of flagmen and/or detouring shall be submitted for review. The applicant shall obtain encroachment permits from the Public Works Department prior to the installation of any traffic control devices in the right-of-way. Applicant must be sure of the dates posted on the Temporary No Parking signs prior to commencing work.
- PW-8. The applicant shall obtain a dumpster permit from the Public Works Department. During project construction, temporary bins (low boy) shall be provided and shall be "roll off" style provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Dumpsters placed on the roadway shall require a protective

barrier underneath (such as plywood) to protect the pavement. At no time shall the temporary dumpsters be placed on a public sidewalk blocking pedestrian access.

- PW-9. The applicant shall obtain oversize/overload permits during the stages of construction involving activities such as but not limited to, grubbing, grading, drilling for piles and/or caissons, trenching for footings, excavating for retaining wall, core soil sampling, etc.
- PW-10. Roadway lighting on El Centro Street and Orange Grove Place shall be evaluated by the applicant's engineer for adequacy in accordance with current Illuminating Engineering Society (IES) standards. A copy of the evaluation report shall be submitted to the Public Works Department for review and approval. If the evaluation report identifies additional lighting is required, the applicant shall install new lighting along the frontage of the property, upgrade any existing street lighting to LED, and comply with IES standards.
- PW-11. Prior to approval of a street improvement plan, a focused traffic study shall be prepared by a CA licensed traffic engineer and submitted to the Public Works Department for review and approval. The study shall focus on onsite and offsite circulation including but not limited to access locations, inbound/outbound turning movements, internal circulation, parking operations, ADT and daily truck volume, and ADT during peak flow hours to determine the need for additional striping, pavement markings, and signage that will improve motor vehicle and pedestrian safety.
- PW-12. Development impacting the surround roadway system must take into account and mitigate the additional traffic volumes and the altering of existing traffic patterns. In addition to designing appropriate access for the proposed development, planners and developers must strive to maintain a satisfactory transportation level of service and safety for all roadway users. Traffic mitigation concerns will take into account the recommendations of the approved traffic impact study as performed by a CA licensed traffic engineer.
- PW-13. The applicant will be responsible for replacing/improving the existing Class III bicycle lane on El Centro Street.
- PW-14. Provide list of all utility agencies and outside stakeholders and their contact phone numbers. Applicant to include this information should be on the project plans.
- PW-15. The applicant shall obtain and pay all fees of an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.
- PW-16. The applicant shall mitigate any existing run-on drainage from adjacent properties that may no longer properly drain due to the construction of new retaining walls.

Prior to Issuance of Grading Permits

- PW-17. The applicant shall provide a labor and materials bond and a performance bond based on 1½ times the estimated value of the proposed improvements in the public right-of-way prior to the issuance of a grading permit. The applicant's civil engineer

shall prepare the construction cost estimate and obtain approval from the City Engineer.

- PW-18. The applicant shall provide a sewer study. Provide a report that the proposed sewer outlet on El Centro Street and/or Orange Grove Place has adequate capacity for the proposed sewage flow. The developer shall be responsible for all sewer improvements to provide adequate capacity for the proposed sewage flow.
- PW-19. Provide a copy of a will-serve letter from the Los Angeles County Sanitation District (LACSD).
- PW-20. If any existing sewer laterals are to be used for the proposed development, the applicant shall perform a video inspection of the existing sewer lateral for obstructions and remove any obstructions observed. Provide copy of the inspection video of the cleared pipe to the Public Works Department for review.
- PW-21. The applicant shall submit a water demand calculation to the City. The demand water calculation will used to create a Hydraulic Analysis Reports to determine the water availability for the proposed project.
- PW-22. The applicant shall pay for the cost to generate the hydraulic modeling and the cost to create a Hydraulic Analysis Reports. In addition, the applicant is responsible for installation of all new fire hydrants based and Fire Hydrant raised blue buttons on the final reports. Please contact Water Operation Manager at (626) 460-6393 for additional information.
- PW-23. All flood control plans to be reviewed by the City or the LACFCD shall be submitted through the City of South Pasadena, unless otherwise directed by the City Engineer. For projects requiring LACFCD review, the developer shall pay the appropriate fees to LACFCD.
- PW-24. The applicant shall provide civil improvement plans for review and approval by the City Engineer showing the following:
- a. Existing conditions plans:
 - i. All existing conditions within the full width of the public right-of-way including curb/gutter, curb ramps, driveways, survey monuments, drainage structures, streetlights, fire hydrants, trees, traffic signs, traffic signals, bicycle racks and other appurtenances on El Centro Street and Orange Grove Place.
 - b. Utility improvement plans:
 - i. The plan shall show the location and size of all existing utilities on adjacent street(s), as well as location and size of all existing and proposed services serving the property as required by the City Engineer. Existing utility locations and depth shall be verified by potholing.

- ii. Include the location and area of trench sections for the proposed water, sewer, storm drain lines, and other underground utilities within the public right-of-way.
- iii. Include the elevation of the hydraulic grade line (HGL) for proposed storm drains.
- iv. Include the location of any backflow preventers. Backflow preventers shall be tested by a certified tester and certified test forms shall be submitted to the Water Department.
- v. Underground utilities to be placed in the public right-of-way or easement that will be owned and maintained by other entities shall be reviewed by the City prior to Utility Agency approval. The City shall have a place on the title sheet to accept the plans with a statement: "The City's acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses, and future plans within the right-of-way".

c. Street improvement plans:

- i. The plan shall show all street improvements within the full of the public right-of-way including curb/gutter, curb ramps, driveways, survey monuments, drainage structures, streetlights, fire hydrants, trees, traffic signs, traffic signals, bicycle racks, roadway surface treatments and other appurtenances on El Centro Street and Orange Grove Place as required by the City Engineer.

d. Striping and signing plans:

- i. The plan shall show all street striping, signage, curb markings, bike lanes per the City's Bicycle Master Plan, and other markings to be replaced or installed on El Centro Street and Orange Grove Place as required by the City Engineer.

PW-25. The applicant shall provide a Construction Management Plan (CMP) for all construction activities within the public right-of-way to the Public Works Department for review and approval. The CMP shall include a truck route map, on-site staging plan, contractor parking locations, temporary storage of construction-related materials, and Best Management Practices (BMPs). The CMP shall also include a construction schedule and traffic control plan prepared by a CA licensed traffic engineer for each stage of major construction activities and the timing of special access necessary as it relates to site staging, traffic, access, and any potential conflicts with the adjacent train tracks. Any changes to the construction schedule shall be submitted schedule to the Public Works Department. The CMP shall include the Metro Station Train Schedule and Train Master Contact info.

PW-26. The applicant shall maintain safe pedestrian access, including ADA and bicycle, at all times. This may include, but not be limited to, the installation of temporary

Exhibit – A: Conditions of Approval

P.C. Resolution No. 21-___

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sidewalk/bicycle facilities and accounting for ADA access throughout the duration of construction. A temporary pedestrian/bicycle facilities and ADA access plan shall be submitted to the Public Works Department for review.

- PW-27. The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) and file a Notice of Intent with State Water Quality Control Board. A Waste Discharge Identification Number (WDID#) must be obtained prior to the start of any construction work onsite.
- PW-28. Ingress and egress into and out of the driveway on El Centro Avenue is restricted to right turn movements only. The project driveway shall be designed with a median island or other permanent feature to restrict left-turn movements into and out of the project driveway. The design of the driveway will be submitted to Public Works Director for review and approval.

Prior to Issuance of Building Permit

- PW-29. The applicant shall obtain the Water Department's approval for water meter requirements. The applicant shall contact the City Water Division to coordinate size, location, and associated fee for new water meter connections, as applicable. Please contact Water Operation Manager at (626) 460-6393 for additional information.
- PW-30. The applicant shall verify with the Fire Department for water meter requirements for proposed fire sprinkler systems.

Prior to Final Inspection

- PW-31. The applicant shall replace all broken, damaged, or out-of-grade curb and gutter, sidewalk, and driveway along El Centro Street and Orange Grove Place fronting the property to the satisfaction of the Engineer per SPMC Section 31.54.
- PW-32. The applicant shall repaint all curb markings fronting the property, unless otherwise noted on the plans, on El Centro Street and Orange Grove Place to the satisfaction of the Engineer.
- PW-33. The applicant shall paint three (3) feet of red curb on the both side of the proposed driveway on El Centro Street to the satisfaction of the City Engineer.
- PW-34. The applicant shall grind and overlay minimum 3" of existing asphalt from curb to curb along the entire street width on Orange Grove Place adjacent to the project boundary. The overlay shall be placed in two 1.5" lifts using ¾" PG 64-10 Hot Mix Asphalt.
- PW-35. The applicant shall grind and overlay minimum 3" of existing asphalt from curb to curb along the entire street width on El Centro Street adjacent to the project boundary. The overlay shall be placed in two 1.5" lifts using ¾" PG 64-10 Hot Mix Asphalt

- PW-36. The applicant shall install bicycle racks per the City's Bicycle Master Plan. The bicycle racks shall be installed in between proposed tree wells on El Centro Street. The applicant shall also include in the CC&Rs for the unconditional and indefinite maintenance of the bicycle racks. Bicycles racks shall at no time reduce the sidewalk width below 4 feet.

Prior to Final Map Approval

- PW-37. The applicant shall provide a copy of the Covenants, Conditions & Restrictions (CC&Rs) for review and approval prior to Final Map approval.
- PW-38. Prior to Final Map approval, the applicant shall provide a copy of the approved homeowner's association (HOA) documentation from the Building and Safety Department.
- PW-39. Prior to Final Map approval, the applicant shall submit a complete copy of the Final Map to the Los Angeles County Department of Public Works Land Development Division (LDD) for review of mathematical accuracy and provide a copy of the approval letter from LDD to the City Engineer.
- PW-40. The applicant is responsible to install, document, and submit centerline tie information for revisions to existing streets and replacement of centerline ties removed during construction.
- PW-41. The applicant shall preserve existing survey monuments (property corners, centerline ties, etc.) in the public right-of-way. All disturbed and removed survey monuments in the public right-of-way shall be re-established and a Record of Survey shall be filed with the County Surveyor in accordance with applicable provision of State law. The applicant licensed surveyor shall file an initial record of survey at the County Recorder's Office for all survey monuments, bench marks or curb chisels that will be removed due to Construction. The applicant's licensed surveyor shall restore all removed survey monuments, bench marks and curb chisels to original location and file a final record of survey with the County Recorder's Office. A final report shall be submitted to Public Works confirming the final recordation.

Tree Removal Permit Conditions

- PW-42. Show all existing and proposed trees (including parkway trees), including size and species, and indicate their disposition. The applicant shall show methods of protecting existing onsite and on the parkway trees during construction on the plans. The applicant shall submit an arborist report for all trees (including parkway trees) at project completion to the City, demonstrating that all protection methods were followed and document the tree disposition after construction.
- PW-43. Tree removals associated with development shall only be conditionally approved subject to the applicant receiving their development building permit, paying all fees associated with the tree removal as established by resolution of the city council, and paying a deposit in the amount of \$360 for the 1 replacement trees. Upon the planning review authority's approval of the development application and

satisfaction of all conditions of approval, and payment of all required fees, the applicant shall be issued a tree removal permit.

- PW-44. Replacement trees shall be planted per SPMC section 34.12-5 (b). The applicant is required to plant 1 replacement trees based on the trees proposed for removal. The South Pasadena Public Works Department shall inspect the replacement trees before being planted.
- PW-45. Upon the applicant's proof to the city's satisfaction that the applicant has complied with the approved tree replacement plan, the city shall reimburse the applicant's replacement tree deposit. Should the applicant fail to plant any replacement trees per the approved replacement tree plan, the city shall retain the amount of the replacement tree deposit necessary to cover the cost to plant any required replacement trees in alternative locations within the city (public right-of-way, park, etc.), as permitted by SPMC chapter 34.
- PW-46. No trees shall be removed from the site until Tree Removal Permits are issued.

BUILDING AND SAFETY DIVISION

General conditions for all proposed buildings:

- BD-1. The second sheet of building and grading plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- BD-2. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
- BD-3. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- BD-4. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- BD-5. Park Impact Fee to be paid at the time of permit issuance.
- BD-6. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- BD-7. A separate address required. An application to assign address and unit numbers shall be filed with Public Works Department prior to plan check submittal.
- BD-8. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- BD-9. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

- BD-10. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
- a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;
 - c) The approval of soils to be used as fill material;
 - d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and
 - f) The inspection of review of drainage devices.
- BD-11. The geotechnical and soils engineer shall review and approve the project grading and foundation plans to show compliance that their recommendations have been properly implemented.
- BD-12. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by Building Division, a new Preliminary Soils and/or Geotechnical Investigation.
- BD-13. At the time of plan submittal, the pdf copy of the soils report shall be provided by the applicant
- BD-14. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
- BD-15. Redevelopment project with land disturbing activity that would result in the replacement of 5,000 square feet or more of impervious surface area on an already developed site on Planning Priority Project categories shall comply with LID requirements per City Ordinance. LID systems shall be tested prior to certificate of occupancy.
- BD-16. All State of California disability access regulations for accessibility and adaptability shall be complied with.
- BD-17. Approval is required from the Los Angeles County Health Department for restaurants.
- BD-18. The building permit will not be issued until the property has been surveyed and the boundaries marked by a land surveyor licensed by the State of California.
- BD-19. City records indicate the proposed site is a combination of lots under common ownership. A parcel merger by document shall be obtained or a parcel/tract map shall be processed **prior** to issuance of the building permit.
- BD-20. A parcel/tract map shall be processed prior to issuance of the building permit.

- BD-21. Foundation inspection will not be made until the excavation has been surveyed and the depth of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- BD-22. Foundation inspection will not be made until setback on the all sides of the building has been surveyed and the location of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- BD-23. Energy calculations are required.
- BD-24. Electrical plan check is required.
- BD-25. Mechanical plan check is required.
- BD-26. Plumbing plan check is required.
- BD-27. Project shall comply with the CalGreen Non-Residential mandatory requirements.
- BD-28. Project shall comply with the CalGreen Residential mandatory requirements.
- BD-29. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
- BD-30. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
- BD-31. Demolition permit is required for any existing buildings which are to be demolished.
- BD-32. Separate plan review and permit is required for each detached retaining wall.
- BD-33. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
- BD-34. Separate permit is required for Fire Sprinklers.

Specific conditions for the proposed mixed-use with 5-unit retail with 47-unit residential building and Basement Level 1 for residential parking and Level 2 for general parking:

- BD-35. Ten percent of the total residential parking spaces assigned for the multifamily residential dwelling units (separate from those associated with the "Bungalow" single-family dwellings units) in this building shall be electric vehicle (EV) charging spaces capable of supporting future EV supply equipment (EVSE) per Section 4.106.4.2 of the CalGreen Code (11 EV charging spaces are required for 102 parking spaces provided).

- BD-36. There shall be at least one EV space located in the common use residential parking area and be available for use by all residents per Section 4.106.4.2.1. As such, this EV space shall not be assigned to a specific residential dwelling unit for parking purposes. The rest of the required EV charging spaces may be assigned to residents. When EV charger is installed, accessible space shall be provided for this EV space per Section 4.106.4.2.2, Item 3.
- BD-37. When EV chargers are installed in assigned residential parking spaces, one in every 25 EV spaces (3 EV spaces out of total 57) shall also have an 8-foot wide minimum aisle per Section 4.106.4.2.2, Item 3.
- BD-38. New construction shall comply with Section 5.106.5.3 of the CalGreen Code to facilitate future installations of EVSE in nonresidential parking area (4 EV spaces out of total 65).
- BD-39. When EV chargers are installed in each nonresidential parking facility as determined by the Planning Division (e.g. parking area for retail is a separate facility from parking at bonus area), accessible space shall be provided for each facility per Section 11B-228.3.2.
- BD-40. Bicycle parking for non-residential building shall be provided to meet the requirements per Section 5.106.4 of the CalGreen Code.
- BD-41. Nonresidential building with three habitable stories or fewer and low-rise multifamily buildings shall comply with solar ready building requirements per Section 110.10 of the California Energy Code.
- BD-42. The building height and area shall not exceed the limits specified in Table 503 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter.
- BD-43. Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.
- BD-44. Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4.
- BD-45. Public parking garage not meeting the criteria of natural ventilation per Section 406.5.2 shall be designed as enclosed parking garage. Mechanical ventilation in accordance with Los Angeles County Building Code Section 406.6.2 is required for the enclosed parking garage.
- BD-46. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2.

- BD-47. Fire-resistance rating requirements for exterior walls based on fire separation distance of 5 to 30 feet shall comply with Table 602 of the Building Code.
- BD-48. Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 5 to 20 feet shall comply with Table 705.8 of the Building Code.
- BD-49. Exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of Section 705.2 and Section 1046. Projections shall not extend any closer to the line used to determine the fire separation distance than shown in Table 705.2.
- BD-50. The minimum width or required capacity of a means of egress system shall not be diminished along the path of egress travel per Section 1003.6.
- BD-51. Interior exit stairways shall terminate at an exit discharge or a public way unless the conditions per the exception in Section 1023.3 are met.
- BD-52. Corridor shall be fire resistance rated in accordance with Table 1020.1 and be continuous per Section 1020.6.
- BD-53. Egress balconies shall conform to the requirements per Section 1021.
- BD-54. Exit access travel distances shall be increased up to an additional 100 feet provided the last portion of the exit access leading to the exit occurs on an exterior egress balcony constructed in accordance Section 1021. The length of such balcony shall be not less than the amount of the increase taken per Section 1017.2.1. Exit access travel distance measured per Section 1017.3 shall not exceed the values given in Table 1017.2.
- BD-55. Exterior exit stairway location shall comply with Section 1027.5.
- BD-56. Exterior exit stairway shall be separated from the interior of the building as required in Section 1023.2 unless the conditions per one of the exceptions in Section 1027.6 are met.
- BD-57. Sprinklers protection shall be provided in open-ended corridors and associated exterior stairways as specified in Section 1027.6, Exception 3 per Section 903.3.1.2.2.
- BD-58. Restaurant equal or larger than 750 square feet in dining area shall be classified as A-2 Group Occupancy and be separated from adjacent occupancies in accordance with Table 508.4 of the California Building Code (CBC). Restaurant classified as assembly occupancy of occupant load greater than 49 shall have at least two exits per Section 1006.3.2. An accessible route shall be provided to all functional areas at second floor per Section 11B-206.2.5.
- BD-59. Community room and/or gym equal or larger than 750 square feet in area shall be classified as A-3 Group Occupancy and be separated from adjacent occupancies in accordance with Table 508.4 of the California Building Code (CBC).

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- BD-60. Condominiums consist of four or more attached dwelling units with an elevator shall meet the requirements of the California Building Code Section 1106A.
- BD-61. When assigned parking spaces are provided for a resident or a group of residents, at least 2 percent of the assigned parking spaces serving covered multifamily dwelling units shall be accessible in each type of parking facility per Section 1109A.4.
- BD-62. Accessible parking spaces assigned to multifamily R-2 Occupancy Group residential building shall be located on the shortest possible route to a covered multifamily dwelling unit entrance per Section 1107A.7.
- BD-63. Exit access stairways in an enclosed parking garage of S-2 occupancy shall be enclosed with a shaft enclosure constructed in accordance with Section 713 unless one of the conditions listed under Section 1019.3 is met.
- BD-64. At least one accessible route shall be provided within the site from accessible parking in public parking garage as the site arrival point to each entrance of commercial space at the ground level per Section 11B-206.2.1.

Specific conditions for the proposed mixed-use with 10-unit “Townhouses” residential building and Basement Level 1 for residential parking:

- BD-65. Three-story, R-2 occupancy group with only one exit is not permitted per Table 1006.3.2(1) of the California Building Code. This building shall be constructed as Townhouses R-3 Occupancy Group complying with Section R302.2 of the California Residential Code.
- BD-66. Townhouse R-3 Occupancy Group residential building of a different type of construction than that of the R-2 shall be separated by a Fire Wall complying with Section 706 at the common wall between unit 118 and 113 (217 & 312) and another between unit 117 and 115 (219 & 315).
- BD-67. Habitable rooms in Townhouse R-3 Occupancy Group residential building shall comply with light, ventilation, and heating requirements per Section R303.
- BD-68. Multistory condominiums consist of four or more attached dwelling units with no elevator shall meet the requirements of the California Building Code Section 1102A.3.1.
- BD-69. Accessible parking spaces assigned to townhouse R-3 Occupancy Group residential building shall be located on the shortest possible route to a covered multifamily dwelling unit entrance per Section 1107A.7.

Specific conditions for the proposed 3-unit, two-story “Bungalow” single-family dwellings and their residential parking at Basement Level 2:

- BD-70. Bungalow units with their parking garages structurally connected to the general parking garage at basement level 2 is considered a part of the same structure as the general parking garage. Common areas providing circulation to parking garages/spaces associated with these units shall be of the same occupancy and type of construction as those assigned to the general parking garage.
- BD-71. Private garage and carports classified as U Group Occupancy shall not exceed 1,000 square feet and be separated from other private garages in accordance with Section 406.3.1 of the Building Code.
- BD-72. Each of the three attached private garages to single-family dwellings shall comply electric vehicle (EV) charger facilitation requirements per Section 4.106.4.1. EV chargers provided in private garages are under separate EV facilitation requirements and shall not be counted toward those for multifamily dwellings.
- BD-73. Residential portion of the bungalow units structurally connected to the podium deck of the residential parking garage at basement level 1 is considered a part of the same structure as the residential parking garage.
- BD-74. For the purpose of complying with accessibility requirements, bungalow units shall be considered as “attached” multistory condominium dwelling units with no elevator to the adjacent 10-unit townhouses and shall meet the requirements of the California Building Code Section 1102A.3.1.
- BD-75. At least 10 percent but not less than one of the multistory condominium dwellings in buildings, which contain Covered Multifamily Dwellings, with no elevator shall comply with the requirements listed in Section 1102A.3.1. The minimum number of units which must comply with this section shall be calculated using the total number of all multistory dwelling units in buildings located on the same site which are subject to this section.
- BD-76. Private garages accessory to covered multifamily dwelling units, shall be accessible as required in Section 1109A.2.1. Private garages include individual garages and multiple individual garages grouped together.

FIRE DEPARTMENT

- FD-1. All construction must comply with all appropriate fire protection installation standards as adopted by the South Pasadena Fire Department.
- FD-2. Shall comply with all current adopted California Building Code, Fire Codes, NFPA and South Pasadena Municipal Code, requirements are based on occupancy classification.
- FD-3. Fire Sprinkler Required. Approved automatic sprinkler systems in new buildings and shall be provided in the locations described in Sections 903.2.1 through 903.2.12.
- FD-4. Water supply for buildings equipped with an automatic sprinkler system. For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:

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- 1- The automatic sprinkler system demand, including hose stream allowance.
 - 2- The required fire flow. B105.3
- FD-5. Underground Buildings shall be equipped throughout with a Class I automatic wet or manual wet standpipe system.
- FD-6. Standpipe Systems. Standpipe systems shall be provided in new buildings and structures in accordance with Sections 905.2 through 905.10.
- FD-7. Height. In other than Group R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout each floor where any of the following occurs:
- Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department of vehicle access
- FD-8. Additional Fire Hydrant may be required.
- FD-9. Hydrants for standpipe systems. Buildings equipped with a standpipe system installed in accordance with Section 905, shall have a Fire Hydrant within 100 feet of the Fire Department Connection. (507.5.1.1)
- FD-10. Fire Flow. The flow rate of a water supply, measured at 20 psi residual pressure, that is available for firefighting. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B. (507.3)
- FD-11. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provide to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (507.1 CFC)
- FD-12. Water Supply Test. The fire code official shall be notified prior to the water supply test. Water supply test shall be witnessed by the fire code official and approved documentation of the test shall be provided to the fire code official prior to the final approval of the water supply system. (507.4 CFC)
- FD-13. Fire Pump. May be required when fire flow is not met. Where provided fire pumps shall be installed in accordance with this Section and NFPA 20. (913.1 CFC)
- FD-14. Fire Alarm required. Submit plans to City for approval (manual and automatic). An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures.
- FD-15. Central Station Service Alarm Systems. Alarm systems used to provide central station service shall comply with the general requirements and the use requirements of Section 26.3. (NFPA 72)
- FD-16. Exits. Exits shall comply with Sections 1022 through 1027 and the applicable requirements of Sections 1003 through 1015. An exit shall not be used for any purpose that interferes with its function as a mean of egress. Once a given level of exit protection is achieved, shall level of

protection shall not be reduced until arrival at the exit discharge. Exit shall be continuous from the point of entry into the exit to the exit discharge.

- FD-17. Fire Apparatus access. Roads shall have an unobstructed width of no less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches exclusive of shoulders, except for an approved security gate in accordance with Section 503.6 of the California Fire Code. Aerial fire apparatus access roads is required and shall have a minimum unobstructed width of 26 feet, exclusive of shoulders in the immediate vicinity of the building.
- FD-18. Automatic Garage door openers. If provided, shall be listed in accordance with UL 325. See health and Safety Code Sections 19890 and 19891 for additional provisions for residential garage door openers
- FD-19. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- FD-20. Knox Box required. Where access to or within a structure or an area is restricted because of secure openings or where immediate access is necessary for life-saving or fire-fighting purposes, the Fire Code Official is authorized to require a key box to be installed in an approved location. (506.1 CFC)
- FD-21. Portables Fire extinguishers. Structures under construction, alteration or demolition shall be provide with no less one approved portable fire extinguisher in accordance with Section 905 and sized for not less than ordinary hazard as follows:
- At each stairway on all floor levels where combustible materials have accumulated.
 - In every storage and construction shed.
 - Where special hazards exist including but not limited to and the storage and use of combustible and flammable liquids. (3315.1 CFC)
- FD-22. Where required. Portables fire extinguishers shall be installed in all of the following locations:
- In new and existing Group A, B, E, F, H, I, L, M, R-1, R-2, R-2.1, R-3.1, R-4 and S Occupancies. (906.1 CFC)
- FD-23. Groups R-2, R-2.1, R-3, R-3.1 and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
- On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - In each room used for sleeping purposes.
 - In each story within a dwelling unit, including basement but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening

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door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

- FD-24. Interconnection. Where more than one smoke alarm is required to be install within an individual dwelling unit or sleeping unit, the smoke alarm shall be interconnected.
- FD-25. Fire Alarm and Detection Systems required. This section covers the application, installation, performance and maintenance of fire alarm systems and their components in new and existing buildings and structures. The requirements of Section 907.2 are applicable to new buildings and structures. SFC 907.1
- FD-26. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material. SPMC 14.1.1
- FD-27. For water/ meter application please refer to public works. SPMC 35.1

POLICE DEPARTMENT**General Conditions**

- PD-1. The project shall have a property manager assigned with the ability to provide 24-hour service seven days a week. The 24/7 contact information for the property manager shall be made available to all building tenants and visitors to the buildings.
- PD-2. The parking structure shall be secured 24 hours a day, Monday through Sunday of every week.

Prior to Final Inspection

- PD-3. Prior to final inspection, the applicant shall install proper signage within the parking structure informing residents, tenants, and visitors of parking restrictions.
- PD-4. Prior to final inspection, security cameras, shall be installed on the exterior of the building and within the parking structure. An external link to be used by public safety is required.
- PD-5. Prior to final inspection, security lighting shall be installed on the exterior of the building and within the parking garage.

At Final Inspection

- PD-6. At final inspection, the applicant shall provide the Police Department with building access-Knox box key access as required by public safety.

P.C. RESOLUTION NO. 23-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA APPROVING 2593-EXT AND 2602-EXT – AN EXTENSION OF TIME REQUEST FOR A PREVIOUSLY APPROVED MIXED-USE DEVELOPMENT (SEVEN PATIOS), PROJECT NO. 2171-CUP/DRX/TTM/TRP LOCATED AT 845-899 EL CENTRO STREET (APNS: 5315-019-045, 5315-019-046, AND 5315-019-048). THE APPROVAL WAS FOR A MIXED-USE PROJECT CONSISTING OF 57 RESIDENTIAL UNITS AND APPROXIMATELY 6,100 SQ. FT. OF COMMERCIAL SPACE AND THREE TOWNHOMES. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), A MITIGATED NEGATIVE DECLARATION (MND) WAS PREPARED. THE CITY COUNCIL ADOPTED THE MND ON MARCH 3, 2021.

WHEREAS, on November 17, 2020, the Planning Commission conducted a duly noticed public hearing, at which time public testimony was taken concerning the Seven Patios project (Project No. 2171-CUP/DRX/TTM/TRP), a mixed-use development of 57 residential units and approximately 6,100 square feet of commercial space and three townhomes, as well as the Initial Study (IS), Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRPP) for the project. At the end of the hearing, the Planning Commission adopted the MND prepared for the project and approve Project No. 2171-CUP/DRX/TTM/TRP; and

WHEREAS, on November 30, 2020, within the appeal period for the November 17, 2020, Planning Commission meeting, two Councilmembers filed a Request For Review by the City Council (Project No. 2385-RFR), with the City Clerk's Office; and

WHEREAS, on March 3, 2021, the City Council conducted a duly noticed public hearing and upheld the Planning Commission's decision, adopted the MND and Mitigation Monitoring and Reporting Program for the Seven Patios project, and approved the development project (Project No. 2171-CUP/DRX/TTM/TRP) subject to the conditions of approval. as stated in the City Council Resolution No. 7709; and

WHEREAS, the approval of the Vesting Tentative Tract Map application (Project No. 2171-TTM) is valid for 24 months unless a Final Map has been submitted to the City Engineer. The approval of Conditional Use Permit (CUP), Design Review Permit (DRX), and Tree Removal Permit (TRP), Project No. 2171-CUP/DRX/TRP, is valid for 12 months unless construction plans have been submitted to the Building Division; and

WHEREAS, in February 2022, the applicant, Burke Farrar from Odyssey Development Services, submitted construction plans to the Building Division for plan check review. The plan check review process is considered active for no more than 18 months from the date construction plans are submitted; and

WHEREAS, on December 28, 2022, the Community Development Department approved a one-year extension of the plan check process to December 28, 2023; and

WHEREAS, on March 1, 2023, prior to the expiration date of the TTM approval (Project No. 2171-TTM), the applicant submitted an application requesting a three-year time extension of the approved TTM to March 3, 2026; and

WHEREAS, on October 19, 2023, Community Development Department (Planning and Building) staff met with the applicant to discuss the expiration of the remaining entitlements. The applicant expressed an interest to extend the entitlement in addition to the already filed TTM extension of time application.

WHEREAS, on November 1, 2023, prior to the expiration date of the plan check as well as the entitlements for Project No. 2171-CUP/DRX/TRP, the applicant submitted an application requesting a time extension for the plan check review which includes entitlements for Conditional Use Permit, Design Review Permit, and Tree Removal Permit that are associated with the project; and

WHEREAS, the time extension request was submitted prior to the adoption of the new General Plan and Downtown Specific Plan (DTSP). Staff reviewed the request at the time of the submittal with General Plan land use designations of Mission Street Specific Plan (MSSP) and Medium Density Residential and zoning designations of MSSP and Residential Medium (RM). The applicant has made no changes to its design, size, or intensity and the project continues to comply with all applicable development standards of MSSP and RM zones; and

WHEREAS, on December 1, 2023, the City of South Pasadena Planning Division published a legal notice in the *South Pasadena Review*, a local newspaper of general circulation, indicating the date, time, and location of the public hearing in compliance with state law. Hearing notices were sent to all properties within a 300-foot radius on November 30, 2023; and

WHEREAS, the South Pasadena Planning Commission held a duly noticed public hearing on December 12, 2023, at which time it considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public concerning Project Nos. 2593-EXT and 2602-EXT to consider the proposed time extension request for a previously approved mixed-use development (Seven Patios), Project No. 2171-CUP/DRX/TTM/TRP located at 845-899 El Centro Street. The approval was for a mixed-use project consisting of 57 residential units and approximately 6,100 sq. ft. of commercial space as well as three townhomes.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1: ACKNOWLEDGEMENTS

The foregoing recitals are true and correct and are incorporated and made an operative part of this resolution.

SECTION 2: ENVIRONMENTAL REVIEW FINDING

In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared for the previously approved project. The City Council adopted the MND on March 3, 2021. A Notice of Determination was recorded with the Los Angeles County Recorder. No further environmental review is required for extension of the approvals.

SECTION 3: TENTATIVE TRACT MAP TIME EXTENSION FINDINGS

Based upon the entire record made available at the December 12, 2023 Planning Commission meeting, including the public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission finds and determines that the proposed project is consistent with all applicable findings for approval of request for a TTM time extension, listed in SPMC section 36.510.150, as follows:

- 1. There have been no changes to the provisions of the General Plan, any applicable Specific Plan or this Zoning Code applicable to the project since the approval of the Tentative Map;**

As of October 30, 2023, the City has updated its General Plan to be consistent with the 2021-2029 (6th Cycle) Housing Element, which included a new Downtown Specific Plan (DTSP) to replace the Mission Street Specific Plan (MSSP), amendments to the Zoning Code and Zoning Map, the creation of a Mixed-Use Overlay District and development standards.

The current General Plan land use designation of the site is Downtown Specific Plan and Residential Medium Density. However, the Extension for the TTM was submitted and deemed complete prior to the new General Plan and Zoning updates. As such, review of the project will be considered under the previous General Plan (1998) and Mission Street Specific plan.

The extension of time is consistent with the General Plan, as the overall project will remain consistent with the approval of the Planning Commission that found that the project satisfied all of the necessary and applicable findings to grant this extension of the Vesting Tentative Tract Map. Thus, the project has had no changes to the applicable provisions of the General Plan, any applicable Specific Plan or this Zoning Code applied to the project during the original approval of the Vesting Tentative Map.

- 2. There have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan or other standards of this Zoning Code apply to the project; and**

As of the received date of the application in March 2023, there have been no changes to the existing character of the site or its surroundings that affect how General Plan policies or Zoning Code standards apply to this extension of time request or project. The current General Plan land use designation of the site is Mixed-Use Core and Medium Density Neighborhood. The application for the extension of time was submitted in compliance with Section 36.510.150 of the SPMC.

As such, review of the project was under the previous General Plan (1998) and Mission Street Specific Plan. With that said, the proposed project is consistent with the applicable General Plan (1998) goals and policies as well as the Mission Street Specific Plan and Residential Medium development standards, as listed below.

- i. The proposed project supports the goals, policies, actions of the previous General Plan. The extension of time would be consistent with the General Plan, zoning code, and the overall project remains consistent with the approval that the City Council granted on March 3, 2021, as stated in the City Council Resolution No. 7709.
- ii. The proposed Seven Patios development, the use of the MSSP development bonus provision, and outdoor dining are allowed with approval of a Conditional Use Permit within the “Core Area/District B” of the MSSP. The MSSP stated objectives for District B are 1) “to encourage uses that provide residents and employees within walking distance of the shopping core or nodes and within proximity to the Metro Line station, and 2) “to establish a place for small-scale artisans and other Cottage Industries that serves both local residents and the broader specialty market.”
- iii. The RM zoning district allows a variety of housing types, which include single-family bungalow courts, duplexes, triplexes, or other attached or detached single-family dwellings. The allowable residential density ranges from 6.1 to 14 units per acre. The RM zoning district is consistent with the Medium Density Residential land use designation of the General Plan. The proposed project complies with the applicable development standards of the RM zoning district.
- iv. With respect to the overall project, the applicant has made no changes to its design, size, or intensity since its original approval. The project continues to comply with all applicable development standards in the MSSP and RM zoning districts as well as SPMC pertaining to maintaining active entitlements or seeking extensions.

Although, the extension request was submitted and deemed complete prior to the new General Plan and Zoning updates, it can also be found that the project will remain consistent with the existing surround character of the site and surroundings as the new DTSP allows for the development of Mixed-Use buildings.

- 3. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads or schools so that there is no longer sufficient remaining capacity to serve the project.**

There are adequate provisions for public services and utilities to ensure the public's health, safety, and welfare. There have been no changes to the capacities of community resources including, but not limited to, water supply, sewage treatment or disposal facilities, roads, or schools. Prior to issuance of a Building Permit for the development, the applicant will be required to pay development impact fees to fund the costs of improving water and sewer capital facilities to meet increased demand from the new development.

SECTION 4: CONDITIONAL USE PERMIT, DESIGN REVIEW PERMIT, AND TREE REMOVAL PERMIT TIME EXTENSION FINDINGS

Based upon the entire record made available at the December 12, 2023, Planning Commission meeting, including the public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission finds and determines that the proposed project is consistent with all applicable findings for approval of request for extension for associated entitlements of this project. The Planning Commission makes the following findings as required by SPMC section 36.420.040(B):

- 1. The project has not changed and there have been no material changes to the surrounding neighborhood;**

There have been no changes to the project or material changes to the surrounding neighborhood as the extension of time application was submitted and deemed complete prior to the new General Plan and Zoning updates in which the project was reviewed under. No other major development, or material changes have affected the surrounding neighborhood.

Additionally, it can be found that the project will remain consistent with the existing surround character of the site and surroundings, as the new adopted GP and DTSP allows and encourages the development of Mixed-Used buildings as this site designated as Mixed-use Core/DTSP land use and zoning classification.

- 2. The permittee has proceeded in good faith and has exercised due diligence in comply with the condition in a timely manner;**

After the approval of March 3, 2021, the applicant filed the applications for the building plan check process. The plan check has been active since the original submittal of March 28, 2023, with one approved extension from the Building Division. As of today's hearing, the project has maintained, in good faith, active building plan

checks related to the project. Final permits could not be pulled prior to their building plan checks expiration deadline of December 28, 2023, due to the applicant's hardship as described in attachment seven (7). The applicant will be required to submit plans to the building department by no later than March 3, 2024.

- 3. The proposed extension is consistent with the General Plan and any applicable specific plan, and the overall project remains consistent with those plans as they exist at the time the extension request is being considered;**

As of October 30, 2023, the City has updated its General Plan to be consistent with the 2021-2029 (6th Cycle) Housing Element, which included a new Downtown Specific Plan (DTSP) to replace the Mission Street Specific Plan (MSSP), amendments to the Zoning Code and Zoning Map, the creation of a Mixed-Use Overlay District and development standards. The current General Plan land use designation of the site is Downtown Specific Plan and Residential Medium Density.

Although the adoption of the new General Plan and DTSP was enacted on October 30, 2023, staff agrees that the initial extension application for the TTM submitted on March 1, 2023, should have included the request for extension of time for the remaining entitlements. On October 19, 2023, prior to the new adoption of the GP and DTSP, staff made the applicant aware of the December expiration date for the plan check. During the meeting, the applicant agreed to pursue the extension of time for the remaining entitlements, allowing staff time to prepare the project for a simultaneous public hearing.

As of today's date, the plan check process remains active and in compliance with all local and state regulations. The application for extension of time was submitted in compliance with SPMC Section 36.420.040,

Thus, the extension of time will be consistent with the General Plan (1998) and Mission Street Specific Plan then in effect. The overall project will also remain consistent with the approval by the Planning Commission and subsequent determination made by City Council that found that the project satisfied all of the necessary findings to grant the approval of the entitlements. Thus, due to the submittal of the application, staff believes that the project has had no changes to the applicable provisions of the General Plan, any applicable Specific Plan or this Zoning Code applied to the project during the original approval of the Vesting Tentative Map.

- 4. There are adequate provisions for public services and utilities, e.g. access, drainage, fire protection, sewers, water, etc., to ensure that the proposed change would not endanger, jeopardize, or otherwise constitute a hazard to the public health, safety, or general welfare, or be injurious to the property or improvements in the vicinity and applicable zoning district; and**

There are adequate provisions for public services and utilities to ensure the public's health, safety, and welfare. There have been no changes to the capacities of community resources, including, but not limited to, water supply, sewage treatment or disposal facilities, roads or schools. Prior to issuance of a Building Permit for the development, the applicant will be required to pay development impact fees to fund the costs of improving water and sewer capital facilities to meet increased demand from the new development.

5. Use of the Zoning Approval is likely to be or has been delayed by causes outside the applicant's control, e.g., project complexities, legal challenges, an economic downturn, requirements imposed by other government agencies.

The applicant has provided the attached project narrative with the request for an extension application, describing the hardships of the development since its original approval date of March 3, 2021. The hardships described stem from current economic climates as well as the Covid-19 pandemic, that burden development with high interest rates as well as other factors listed by the applicant.

SECTION 5: RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include, but are not limited to, the staff reports, as well as all materials that support the staff reports for the proposed project, and are located in the Community Development Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

SECTION 6: DETERMINATION

Based upon the findings outlined in Sections 2 through 4 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby approves Project Nos. 2593-EXT and 2602-EXT for time extensions of a previously approved mixed-use development (Seven Patios), Project No. 2171-CUP/DRX/TTM/TRP located at 845-899 El Centro Street, subject to the approved Conditions of Approval.

1. **Project No. 2593-EXT** – Approving a time extension to Vesting Tentative Tract Map (Project No. 2171-TTM) to March 3, 2026. The original entitlement expiration date was March 3, 2023.
2. **Project No. 2602-EXT** – Approving a time extension to a Conditional Use Permit, Design Review Permit, and Tree Removal Permit (Project No. 2171-CUP/DRX/TRP) to March 3, 2024. The current expiration date is December 28, 2023, due to the expiration of the plan check process.

SECTION 7: APPEALS

Any interested person may appeal this decision or any portion of this decision to the City Council. Pursuant to the South Pasadena Municipal Code, any such appeal must be filed with the City, in writing, and with an appropriate appeal fee, no later than (15) days, following the date of the Planning Commission's final action.

SECTION 8: CERTIFICATION OF THE RESOLUTION

The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed regular meeting held on the 12th day of December 2023.

PASSED, APPROVED, AND ADOPTED this 12th day of December 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Laura Dahl, Planning Commission Chair

ATTEST:

Amitabh Barthakur, Secretary to the Planning Commission

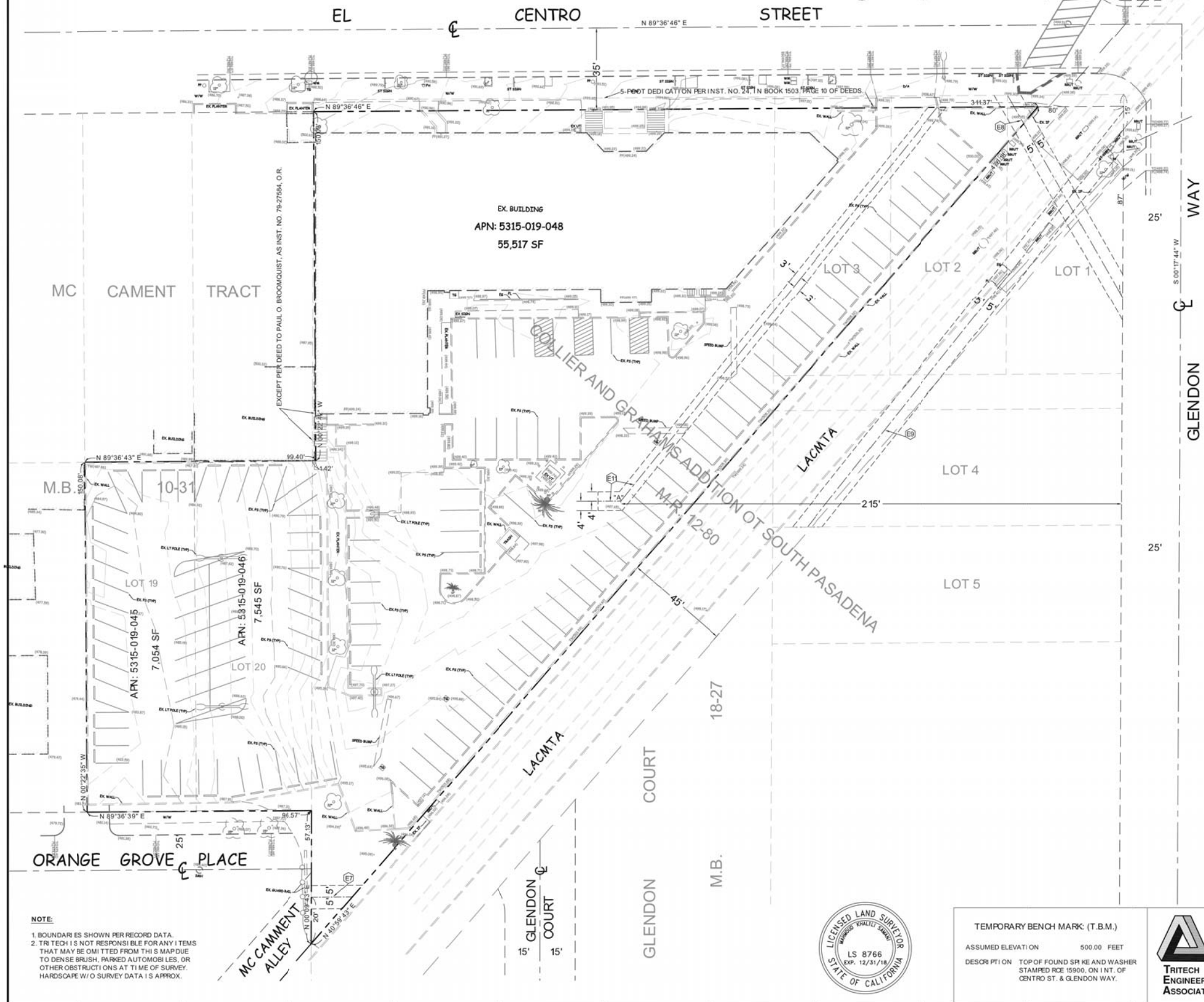
EXHIBIT "A"
CONDITIONS OF APPROVAL
PROJECT NO. 2593-EXT & 2602-EXT
845-899 El Centro Street (APNs: 5315-019-045, 5315-019-046, and 5315-019-048)

PLANNING DIVISION:

- P-1. The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Planning Commission on December 12, 2023:
- A. **The Extension of Time for a Tentative Tract Map** approving an extension to a Vested Tentative Tract Map approved by City Council on March 3, 2021 (Project No. 2171-CUP/DRX/TTM/TRP), extending the entitlement to March 3, 2026.
 - B. **The Extension of Time a Conditional Use, Design Review, and Tree Removal permit** approving an extension to the Conditional Use, Design Review, and Tree Removal Permits approved by City Council on March 3, 2021 (Project No. 2171-CUP/DRX/TTM/TRP), extending the entitlement to March 3, 2024.
- P-2. Approval by the Planning Commission does not constitute a building permit or authorization to begin any construction. All appropriate permits issued by the South Pasadena Public Works Department and Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the project site.
- P-3. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P-4. The applicant and each successor in interest to the property which is the subject of this project approval (collectively referred to herein as the "applicant"), shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Planning Commission concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
- P-5. The applicant shall be responsible for all costs incurred by the City for the use of professional services or consultants in the review and investigation by Planning and Public Works, which include landscape plans, construction management plan, traffic control plans, and street and off-site improvement plans. The initial Building Construction plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule. The applicant shall deposit monies into an approved project account from which the City shall draw funds to pay for said professional services.
- P-6. The applicant shall pay for all applicable City development impact fees, and all other public agency fees including plan review and permit fees.
- P-7. The extension of time is subject to and shall conform to all the applicable Conditions of Approval listed in City Council Resolution No. 7709 unless modified herein. Final Plans shall incorporate all conditions of approval on the second page of the development plans when submitting to building plan check.
- P-8. Any appreciable modifications shall require the review and approval of the Community Development Department, City Commission, or City Commission Chair, as applicable.

TOPOGRAPHIC MAP

SCALE: 1"=20'



ABBREVIATIONS:

- CONC. Concrete
- D/A Driveway Apron
- DWY Driveway
- EX Existing
- FL Flow Line Elevation
- OH Overhang Post
- PBL Property Boundary Line
- PP Power Pole
- TC Top of Curb Elevation
- TG Top of Grate
- WF Wood Fence
- WM Water Meter
- W/W Walkway

LEGEND:

- (100.25) Existing Elevation
- (10.1) Ex. Ground Contour Line
- X-X- Chain Link Fence
- - - - - Wrought Iron Fence
- - - - - Ex. Structure
- ⊙ Street Light
- Ex. Tree, Diameter
- 🌴 Palm Tree

LEGAL DESCRIPTION:

For APN/Parcel ID(s): 5315-019-048, 5315-019-045 and 5315-019-046 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
PARCEL 1:
 THOSE PORTION OF LOTS 1, 2, 3, 4 AND 14 AND THAT PORTION OF THE VACATED ALLEY, ALL IN BLOCK 4 OF COLLIER AND GRAHAM'S ADDITION TO SOUTH PASADENA, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE 80 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF THE LAND, DESCRIBED IN THE DEED TO K. H. WADE, TRUSTEE FOR THE SOUTHERN CALIFORNIA RAILWAY COMPANY, RECORDED IN BOOK 1017 PAGE 53 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPT THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF SOUTH PASADENA, RECORDED NOVEMBER 1, 1901 AS INSTRUMENT NO. 24 IN BOOK 1503, PAGE 101 OF DEEDS.
 ALSO EXCEPT THAT PORTION OF SAID LAND LYING WITHIN THE LINE OF THE LAND DESCRIBED IN THE DEED TO PAUL O. BROOMQUIST, RECORDED MARCH 13, 1973 AS INSTRUMENT NO. 79-278584, OFFICIAL RECORDS.
PARCEL 2:
 LOTS 19 AND 20 OF MCCAMMENT TRACT, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENTS:

- Ⓜ 10' OF 10-FOOT PUBLIC UTILITY EASEMENT TO CITY OF SOUTH PASADENA, BY DEED REC AS INST. NO. 3645, IN BOOK 33620, PAGE 185, O.R.
- Ⓜ 10' OF 10-FOOT PUBLIC UTILITY EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY, BY DEED REC AS INST. NO. 3522, IN BOOK 54429, PAGE 420, O.R.
- Ⓜ 10' OF 10 FOOT PUBLIC UTILITY EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY, BY DEED REC AS INST. NO. 2371, O.R.
- Ⓜ 6' OF 6 FOOT AND 8 FOOT PUBLIC UTILITY EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY, BY DEED REC AS INST. NO. 1979-146409, O.R.

NOTE: LEGAL DESCRIPTION AND EASEMENTS PER PRELIMINARY REPORT ORDER NO. 11803940-EA ISSUED BY CHICAGO TITLE COMPANY DATED MARCH 8, 2018, TITLE OFFICE OF EDWARD AMAYA, TEL: (818) 341-1111

BASIS OF BEARINGS

THE BEARING N 89°36'46"E OF THE CENTERLINE OF EL CENTRO STREET, AS SHOWN IN RECORD OF SURVEY IS BY THE

- APPROVED**
- BY THE PLANNING DIRECTOR
 - BY THE CULTURAL HERITAGE COMMISSION
 - BY THE DESIGN REVIEW BOARD
 - BY THE PLANNING COMMISSION
 - BY THE CITY COUNCIL

NOTE:
 1. BOUNDARIES SHOWN PER RECORD DATA.
 2. TRITECH IS NOT RESPONSIBLE FOR ANY ITEMS THAT MAY BE OMITTED FROM THIS MAP DUE TO DENSE BRUSH, PARKED AUTOMOBILES, OR OTHER OBSTRUCTIONS AT TIME OF SURVEY. HARDSCAPE W/O SURVEY DATA IS APPROX.



TEMPORARY BENCH MARK (T.B.M.)	
ASSUMED ELEVATION	500.00 FEET
DESCRIPTION	TOP OF FOUND SPRING AND WASHER STAMPED RCE 15900, ON INT. OF CENTRO ST. & GLENDON WAY.



SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN
 135 N. SAN GABRIEL BLVD.
 SAN GABRIEL, CA 91775
 TEL: (626) 570-1918
 EMAIL: info@tritechengineer.com

FOR THE CITY OF SOUTH PASADENA ON Nov. 17, 2020

SCALE: 1"=20' APN: 5315-019-045
 DATE OF APPLICATION: 5/15/2020
 PROJECT NO. 2171-CUP/DRX/TTM/TRP
 845-899 EL CENTRO AND 830-832 ORANGE STREET GROVE PLACE, SOUTH PASADENA, CA 91030
 PLANNER: South Pasadena
 SHEET 1 OF 1 JOB NO. 180223
 NOTES: Seven Patios Mixed-Use Residential & Commercial

POST-DEVELOPMENT

PROPOSED LOT 1

ABBREVIATIONS:

- CONC Concrete
- D/W Driveway
- EX Existing
- FL Flow Line Elevation
- GRP Overhang Feet
- P/L Property Boundary Line
- PP Power Pole
- CONST Construct
- TBR To Be Removed

LEGEND:

- (100.25) Existing Elevation
- (101) Ex. Ground Contour Line
- Chain Link Fence
- Wrought Iron Fence
- Ex. Structure

EASEMENTS:

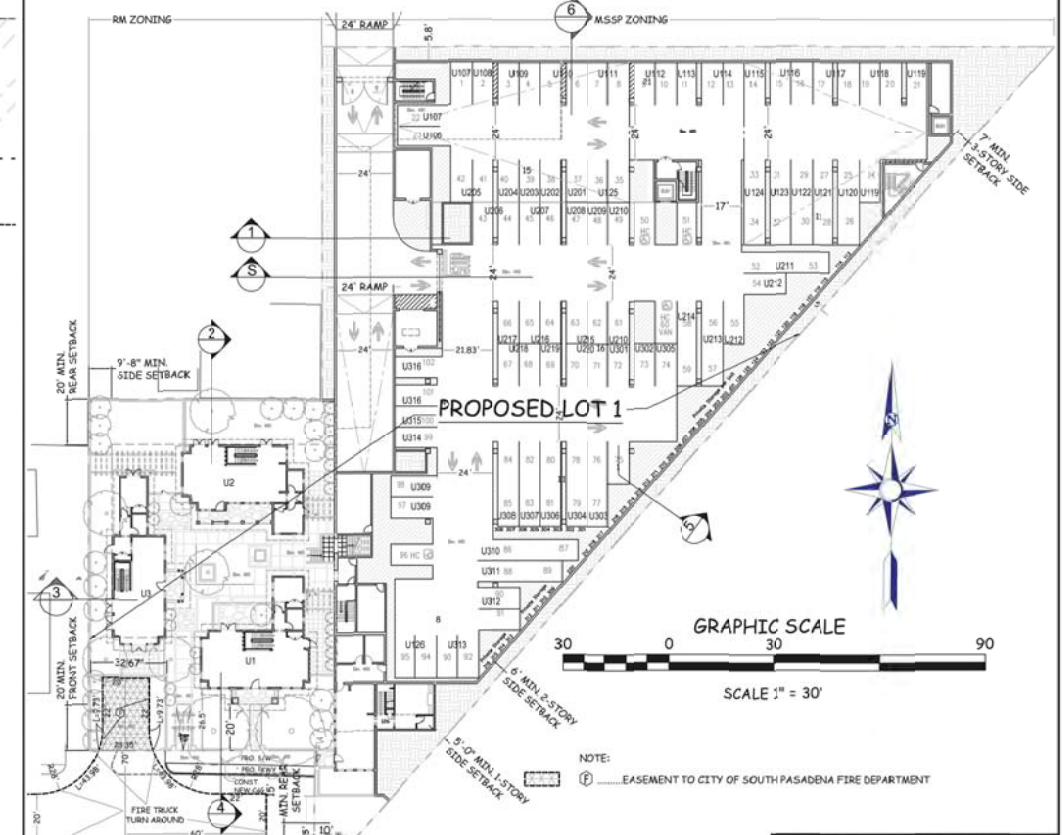
- CA OF 10-FOOT PUBLIC UTILITY EASEMENT TO CITY OF SOUTH PASADENA, BY DEED REC. AS INST. NO. 3645, IN BOOK 33620 PAGE 185, O.R.
- CA OF 10-FOOT PUBLIC UTILITY EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, BY DEED REC. AS INST. NO. 3832, IN BOOK 34432, PAGE 430, O.R.
- CA OF 10-FOOT PUBLIC UTILITY EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, BY DEED REC. AS INST. NO. 2171, O.R. (MIRAGE FARM/IN)
- CA OF 6 FOOT AND 8 FOOT PUBLIC UTILITY EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, BY DEED REC. AS INST. NO. 1979-146019, O.R. TO BE VAGATED, WONT BE DEDICATED FROM GROSS AREA

NOTE:

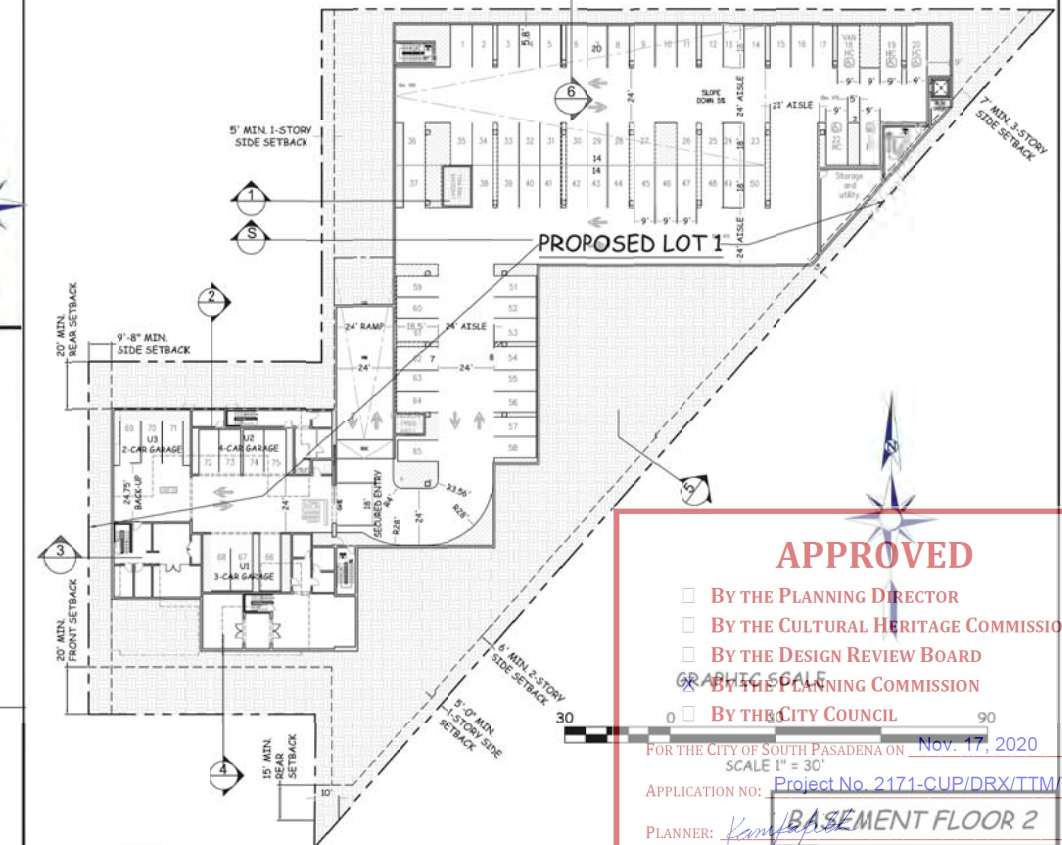
- EASEMENT TO CITY OF SOUTH PASADENA FIRE DEPARTMENT

EXHIBITS

VESTING TENTATIVE TRACT NO. 82394



BASEMENT FLOOR 1



BASEMENT FLOOR 2

APPROVED

- BY THE PLANNING DIRECTOR
- BY THE CULTURAL HERITAGE COMMISSION
- BY THE DESIGN REVIEW BOARD
- BY THE PLANNING COMMISSION
- BY THE CITY COUNCIL

FOR THE CITY OF SOUTH PASADENA ON Nov. 17, 2020
 APPLICATION NO: Project No. 2171-CUP/DRX/TTM/TRP
 PLANNER: *Kamryn*

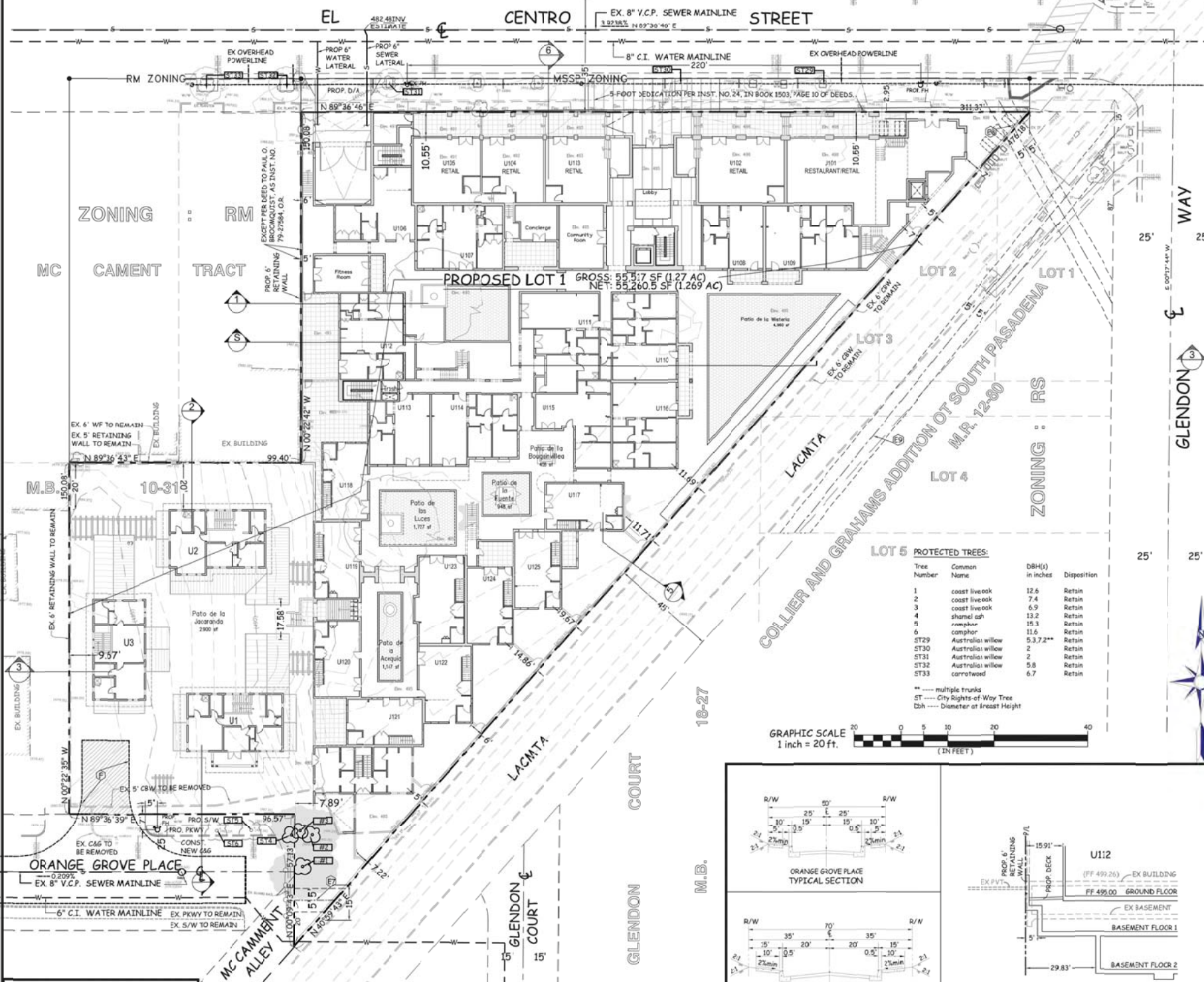
NOTES: See Vesting Tentative Tract No. 82394
 Seven Parcels Intuitive Residential & Commercial

SCALE: 1"=20' & 1"=30'
 DATE: 11/17/20
 APN: 5305-019-045
 5305-019-046
 5305-019-048
 DRAWN BY: *jar*
 REVISED:

CITY OF SOUTH PASADENA BENCH MARK: 662.99 FEET
 DESCRIPTION: SPK ON NORTH CURB, NE COR. OF FAIRVIEW AVE & EL CENTRO ST.
 ACTUAL ELE. = PLAN ELE. + 166.59

TRITECH ENGINEERING ASSOCIATES
 135 N SAN GABRIEL BLVD.
 SAN GABRIEL, CA 91775
 TEL: (951) 670-3918
 EMAIL: info@tritechengineer.com

SHEET 2 OF 3 SHEETS
 JOB NO. 180323

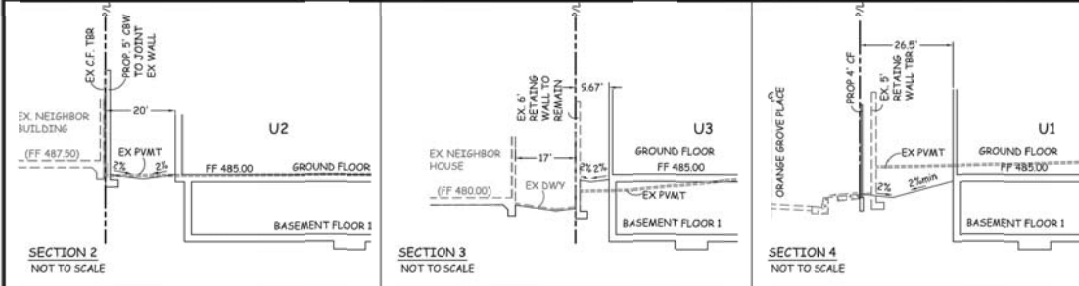


GROUND FLOOR PLAN

LOT 5 PROTECTED TREES:

Tree Number	Common Name	DBH(in) in inches	Disposition
1	coast liveoak	12.6	Retain
2	coast liveoak	7.4	Retain
3	coast liveoak	6.9	Retain
4	shamel osh	13.2	Retain
5	camphor	15.3	Retain
6	camphor	11.6	Retain
ST29	Australian willow	5.3, 7.2**	Retain
ST30	Australian willow	2	Retain
ST31	Australian willow	2	Retain
ST32	Australian willow	5.8	Retain
ST33	carrotwood	6.7	Retain

** multiple trunks
 ST --- City Rights-of-Way Tree
 Dbh --- Diameter at Breast Height



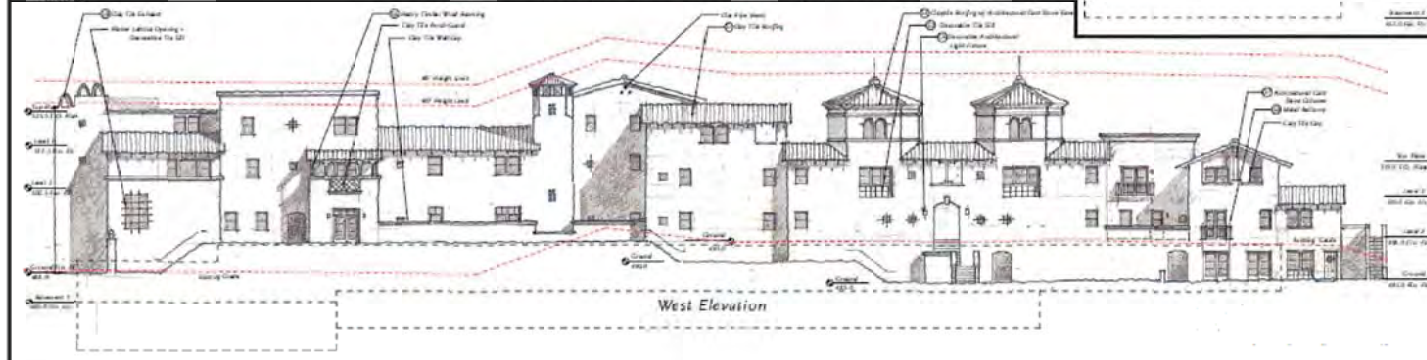
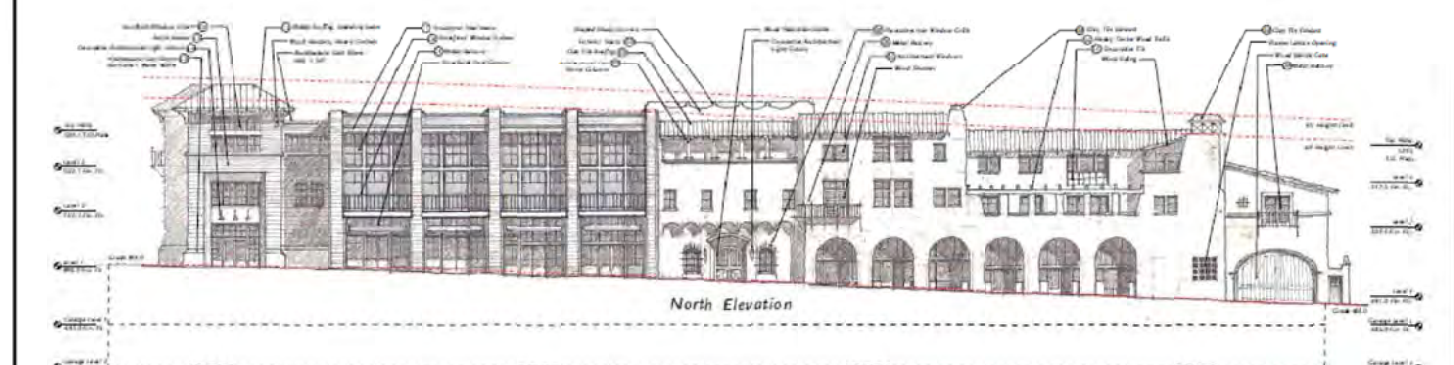
EXHIBITS

VESTING TENTATIVE TRACT NO. 82394

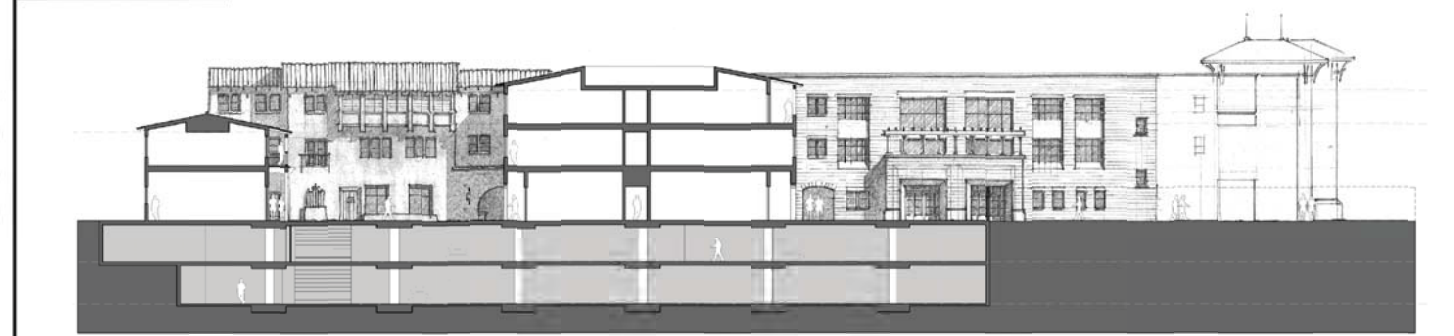
EAST ELEVATION
NOT TO SCALE



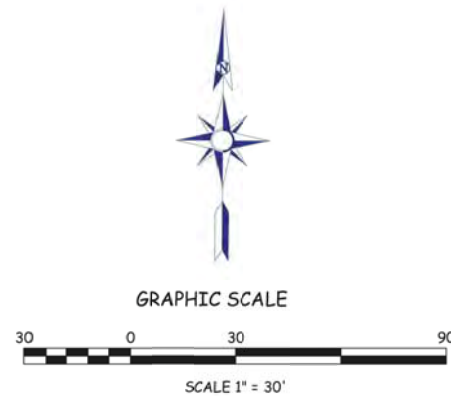
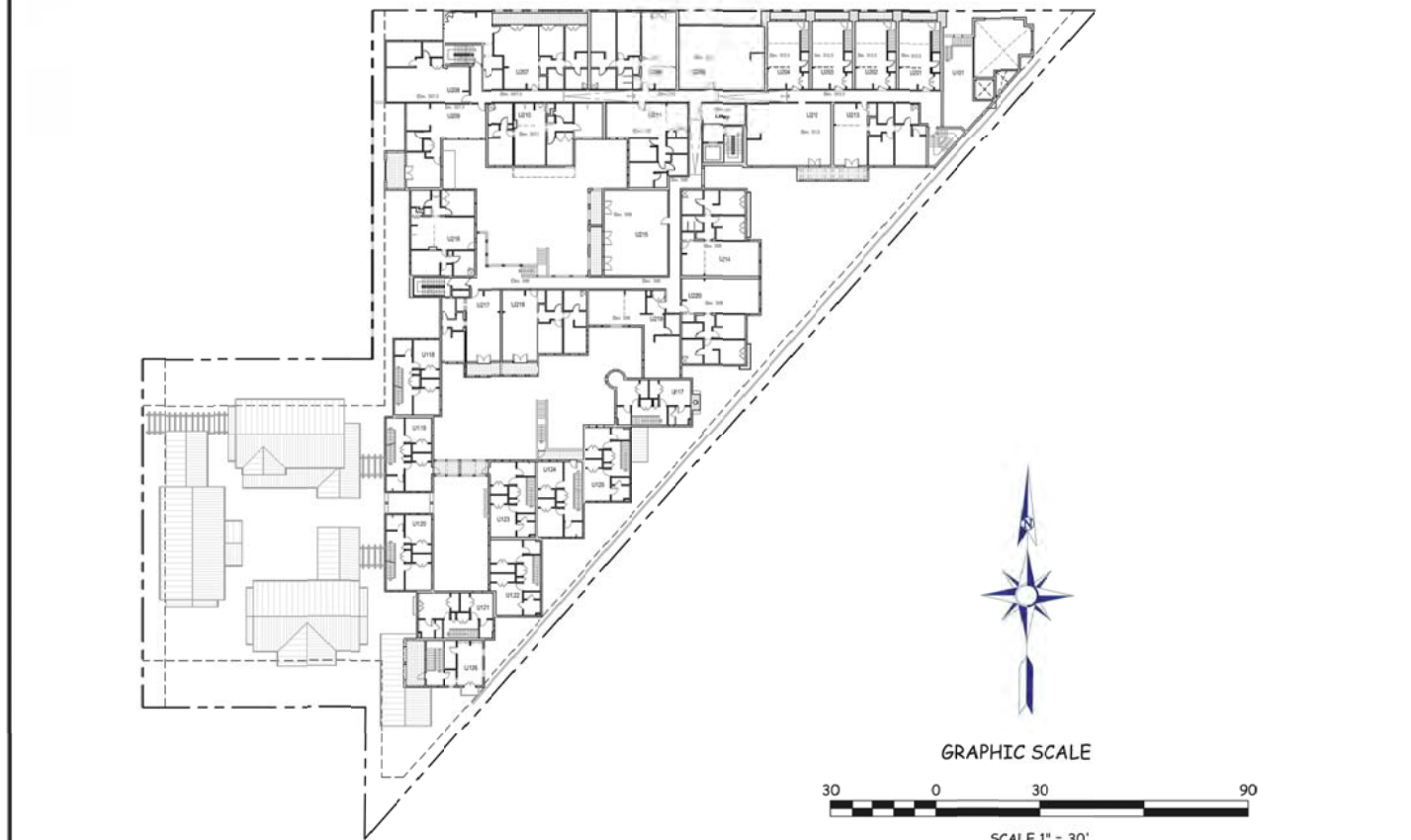
NORTH ELEVATION
NOT TO SCALE



BUILDING SECTION
SECTION S
NOT TO SCALE



WEST ELEVATION
NOT TO SCALE



SECOND FLOOR



APPROVED

- BY THE PLANNING DIRECTOR
- BY THE CULTURAL HERITAGE COMMISSION
- BY THE DESIGN REVIEW BOARD
- BY THE PLANNING COMMISSION
- BY THE CITY COUNCIL

FOR THE CITY OF SOUTH PASADENA ON **Nov. 17, 2020**

APPLICATION NO. **Project No. 2171-CUP/DRX/TTM/TRP**

SCALE 1" = 30'
PLANNER: *Kampanik*

3 - 67 THIRD FLOOR

CITY OF SOUTH PASADENA BENCH MARK:
662.59 FEET
DESCRIPTION: SPK ON NORTH CURB, NE COR. OF FAIRVIEW AVE & EL CENTRO ST.
ACTUAL ELE. = PLAN ELE. + 166.59

TRITECH ENGINEERING ASSOCIATES
135 N SAN GABRIEL BLVD.
SAN GABRIEL, CA 91775
TEL: (925) 870-3918
EMAIL: info@tritechengineer.com

SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN
SCALE: 1"=30' & NTS
DATE: 11/17/20
APN: 535-019-045
535-019-045
535-019-045
DRAWN BY: *jar*
REVISED:
845-699 EL CENTRO AND 830-832 ORANGE STREET GROVE PLACE,
SOUTH PASADENA, CA 91030
SHEET 3 OF 3 SHEETS
JOB NO. 180323

NOTES: See Vesting Tentative Tract No. 82394 for details. **Commercial**

P.C. RESOLUTION NO. 24 - 08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA APPROVING PLR-24-0003 A REQUEST FOR A DESIGN REVIEW PERMIT AND A TREE REMOVAL PERMIT FOR SEVEN PATIOS MIXED-USE DEVELOPMENT (PROJECT). THE PROJECT WOULD INVOLVE THE DEMOLITION OF AN EXISTING OFFICE BUILDING AND PARKING LOT, CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT CONSISTING OF 57 RESIDENTIAL UNITS, APPROXIMATELY 6,100 SQ. FT. OF COMMERCIAL AREA, AND TWO LEVELS OF UNDERGROUND PARKING FOR PROPERTY LOCATED AT 845-899 EL CENTRO STREET (APN 5315-019-048). THE PROJECT INCLUDES THREE (3) TOWNHOMES FOR PROPERTIES LOCATED AT 830 AND 832 ORANGE GROVE PLACE (APNS 5315-019-045 AND 5315-019-046). A TREE REMOVAL PERMIT FOR THE REMOVAL OF 20 TREES. THIS PROJECT WAS PREVIOUSLY APPROVED BY THE CITY COUNCIL ON MARCH 3, 2021. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), A MITIGATED NEGATIVE DECLARATION (MND) WAS PREPARED AND ADOPTED BY THE CITY COUNCIL ON MARCH 3, 2021.

WHEREAS, on November 17, 2020, the Planning Commission conducted a duly noticed public hearing, at which time public testimony was taken concerning the Seven Patios project (Project No. 2171-CUP/DRX/TTM/TRP), a mixed-use development of 57 residential units and approximately 6,100 square feet of commercial space and three townhomes, as well as the Initial Study (IS), Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the project. The subject properties were zoned Mission Street Specific Plan (MSSP) and Residential Medium (RM) zoning districts and had General Plan land use designations of MSSP and Medium Density Residential. At the end of the hearing, the Planning Commission adopted the MND prepared for the project and approve Project No. 2171-CUP/DRX/TTM/TRP; and

WHEREAS, on November 30, 2020, within the appeal period for the November 17, 2020, Planning Commission meeting, two Councilmembers filed a Request For Review by the City Council (Project No. 2385-RFR), with the City Clerk's Office; and

WHEREAS, on March 3, 2021, the City Council conducted a duly noticed public hearing and upheld the Planning Commission's decision, adopted the MND and Mitigation Monitoring and Reporting Program for the Seven Patios project, and approved the development project (Project No. 2171-CUP/DRX/TTM/TRP) subject to the conditions of approval, as stated in the City Council Resolution No. 7709; and

WHEREAS, in February 2022, the applicant submitted construction plans to the Building Division for plan check review. The plan check review process is considered active for no more than 18 months from the date construction plans are submitted; and

WHEREAS, on December 28, 2022, the Community Development Department approved a one-year extension of the plan check process to December 28, 2023; and

WHEREAS, on December 12, 2023, the Planning Commission reviewed and considered the time extension requests from the applicant for the VTTM application (Project No. 2593-EXT) as well as the CUP/DRX/TRP application (Project No. 2602-EXT). At the end of the meeting, the Planning Commission approved the time extension requests for VTTM to March 3, 2026 and CUP/DRX/TRP to March 3, 2024; and

WHEREAS, on March 1, 2024, the applicant submitted Design Review (DRX) and Tree Removal Permits (TRP) to request approval of the DRX/TRP entitlements; and

WHEREAS, the project has a vesting tentative map and the review of this project will be in accordance with the vested development right and zoning code as of August 2019; and

WHEREAS, on May 31, 2024, the City of South Pasadena Planning Division published a legal notice in the *South Pasadena Review*, a local newspaper of general circulation, indicating the date, time, and location of the public hearing in compliance with state law. Hearing notices were sent to all properties within a 300-foot radius on May 30, 2024; and

WHEREAS, the South Pasadena Planning Commission held a duly noticed public hearing on June 11, 2024, at which time it considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public concerning Project No. PLR24-0003 to consider the development of a previously approved mixed-use development, located at 845-899 El Centro Street and 830 and 832 Orange Grove Place.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1: ACKNOWLEDGEMENTS

The foregoing recitals are true and correct and are incorporated and made an operative part of this resolution.

SECTION 2: ENVIRONMENTAL REVIEW FINDING

In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared for the previously approved project. The City Council adopted the MND on March 3, 2021. A Notice of Determination was recorded with the Los Angeles County Recorder. No further environmental review is required for this project since the project scope remains unchanged.

SECTION 3: DESIGN REVIEW PERMIT FINDINGS

Based upon the entire record made available at the June 11, 2024, Planning Commission

meeting, including the public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission finds and determines that the proposed project is consistent with all applicable findings for approval of request for the associated entitlements of this project. The Planning Commission makes the following findings as required by SPMC section 36.410.040(D):

1. Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);

The General Plan land use designation for the project site is Downtown Specific Plan (DTSP). However, the project was previously approved under the Mission Street Specific Plan (MSSP) with a designation of "Core Area/District B" and Medium Density Residential due to the vesting right of the TTM. The MSSP stated objectives for District B are as follows.

1) "to encourage uses that provide residents and employees within walking distance of the shopping core or nodes and within proximity to the A Line station, and 2) "to establish a place for small-scale artisans and other Cottage Industries that serves both local residents and the broader specialty market." Residential density permitted within the MSSP is regulated through the application of allowable floor area and building heights as allowed under the MSSP. The residential component of the project is at 45 dwelling units per acre which was allowable within the MSSP because the project complies with the allowable floor area ratio and allowable maximum building height.

The project consisting of 57 residential units, three (3) townhome units, approximately 6,100 sq. ft. of commercial area. The proposed mixed-use component of the project implements the objectives and intent of the MSSP "Core Area/District B" as follows:

- Development of new ground floor commercial retail uses along El Centro Street with multifamily residential uses located above and behind commercial uses.
- Placement of commercial retail uses with outdoor open space in front of the retail space designed to accommodate outdoor dining.

The proposed project promotes the objectives of the MSSP by placing residential uses above and behind the commercial uses, placing commercial uses and outdoor spaces that will encourage pedestrian and community interaction along El Centro Street and adjacent to the Metro station.

The Medium Density Residential land use designation allows for the development of attached and detached dwellings at a density of 6-14 units per acre, not exceeding two stories, or in combination with single-family dwellings as "bungalow courts." The project proposes three 2-story Craftsman style townhomes, which equals to a

density of 9 dwelling units per acre in the Medium Density Residential land use designation, which is consistent with the previous General Plan.

- 2. Will adequately accommodate the functions and activities proposed for the site, will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;**

Adequate access to the project site is provided by existing roadways and no expansion of these roadways is required for implementation of the project. The design and layout of this infill development project will adequately accommodate the functions and activities proposed for the project site and will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments. The project proposes new ground floor pedestrian oriented commercial retail and restaurant uses, including areas for outdoor dining along El Centro Street, and residential uses above and behind the commercial use. Although the project could have eliminated all subterranean parking, as permitted by AB 2097, the project proposes to provide a total of 125 bonus vehicle parking spaces in exchange for the use of the bonus provisions for FAR and a maximum building height.

Proposed parking is adequate to serve the project. All the parking spaces are provided within a 2-level subterranean garage. Access to the parking garage is provided from El Centro Street, with no automobile access on Orange Grove Place to not affect traffic on Orange Grove Place.

- 3. Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this section and the General Plan; and**

The project is compatible with the existing character of the surrounding neighborhood and is designed consistent with the development regulations and design guidelines of the MSSP and the Residential Design Guidelines as it incorporates architectural styles of the existing surrounding neighborhood, and is in compliance with the applicable development standards such as, but not limited to, height limitations, open space, setbacks, FAR, lot coverage, and open space requirements, thereby leading to the attractive, harmonious, and orderly development of the site as envisioned by the previous General Plan.

The design of the new buildings includes storefronts along El Centro Street, which incorporate the architectural elements of other buildings in the area. The eastern portion of the building fronting El Centro Street is more commercial in character to response to the A Line station design as well as other buildings nearby. Exterior materials on this eastern building include the use of brick and metal standing seam roof. The central entry and the western building are designed in Mediterranean style

with a variety of roof forms to reduce its apparent volume and make it visually compatible with nearby buildings.

The residential component fronting Orange Grove Place is designed of 2-story Craftsman style, consistent with the existing Craftsman style homes on the street. The project is compatible with the existing character of the surrounding neighborhood and is designed consistent with the development regulations and design guidelines to be attractive, harmonious, and orderly development of the site.

4. Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good composition, materials, and texture that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.

The proposed project is designed to be an amenity for the neighborhood. The project includes ground floor retail commercial uses, including areas for outdoor dining and pedestrian plazas, serving the project's occupants and neighbors. Pedestrian gathering areas are provided within an outdoor dining area adjacent to the track, at the eastern end of El Centro, and through the arcades along the front of the building. The outdoor dining adjacent to the track will be heavily landscaped to create an inviting atmosphere. The project will offer retail and restaurant uses in a walkable environment, while also providing adequate parking. The project is conditioned to provide an open air courtyard for public retail users.

Residential uses are served by on site common area open space in the form of a central courtyards and paseo courtyard as well as by individual private open space for each dwelling unit in the form of balconies, patios, and terraces.

Such as the proposed project, new buildings are required to incorporate elements of the architectural styles historically found in the area. Buildings are well articulated with varied roof lines, wall planes, and heights to break up massing. Architectural details and projections such as balconies, porches, covered arcades, detailed corbels, and tiles are provided throughout the project to create visual interests. Aluminum Cad-Wood windows and French doors with traditional profiles will be used. Windows for all residential units can be opened to allow for fresh air.

SECTION 4: TREE REMOVAL PERMIT

The proposed project will require the removal of 20 trees (one protected tree). The proposed landscape plan shows the planting of 61 trees in the MSSP zone, which exceeds the requirement. Overall, the project site would have new 47 24"-box or larger trees and 64 15-gallon trees. The Tree Removal Permit was reviewed by the Public Works Department and was recommended for approval to the Planning Commission, subject to conditions attached hereto as Exhibit "A".

SECTION 5: RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include, but are not limited to, the staff reports, as well as all materials that support the staff reports for the proposed project, and are located in the Community Development Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

SECTION 6: DETERMINATION

Based upon the findings outlined in Sections 2 and 3 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby approves Project No. PLR24-0003 for a previously approved mixed-use development (Seven Patios), for the construction of a new mixed-use development consisting of 57 residential units, approximately 6,100 sq. ft. of commercial area, two levels of underground parking, and three (3) townhomes for properties located at 845-899 El Centro Street and 830 and 832 Orange Grove Place, subject to the approved Conditions of Approval attached hereto as Exhibit "A".

SECTION 7: APPEALS

Any interested person may appeal this decision or any portion of this decision to the City Council. Pursuant to the South Pasadena Municipal Code, any such appeal must be filed with the City, in writing, and with an appropriate appeal fee, no later than (15) days, following the date of the Planning Commission's final action.

SECTION 8: CERTIFICATION OF THE RESOLUTION

The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed regular meeting held on the 11th day of June 2024.

PASSED, APPROVED, AND ADOPTED this 11th day of June 2024 by the following vote:

AYES:

NOES:

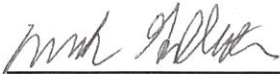
ABSENT:

ABSTAIN:



Lisa Padilla, Planning Commission Chair

ATTEST:



Mark Gallatin, Secretary to the Planning Commission

**EXHIBIT “A”
CONDITIONS OF APPROVAL
PROJECT NO. PLR24-0003**

**Seven Patios Mixed-Use at 845/899 El Centro Street, 830 Orange Grove Place, and
832 Orange Grove Place (APNs: 5315-019-045, 5315-019-046, and 5315-019-048)**

PLANNING DIVISION

General Conditions

- P1. The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Planning Commission on June 11, 2024:
- a. **Design Review Permit** for the proposed mixed-use development consisting of 57 residential units and 6,100 square feet of commercial area with associated parking in the Mission Street Specific Plan (MSSP) zoning district and for three (3) two-story townhomes in the Residential Medium (RM) zoning district; and
 - b. **Tree Removal Permit** for the removal of 20 trees (one protected tree).
- P2. This approval and all rights hereunder shall terminate on March 3, 2026 unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P3. Approval by the Planning Commission does not constitute a building permit or authorization to begin any construction. All appropriate permits issued by the South Pasadena Public Works Department and Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the project site.
- P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Planning Commission concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
- P7. Any proposed revision to the approved plans shall require review and approval by the Community Development Department prior to construction.

- P8. The applicant shall pay for all applicable City development impact fees, and all other public agency fees including plan review and permit fees.
- P9. Windows for the commercial restaurant and retail spaces shall be clear glass and remain unobscured at all time.
- P10. Any proposed block walls or fencing shall be in compliance with applicable development standards as required by the SPMC Section 36.300.050 - Walls, Fences and Hedges.
- P11. Sale of alcohol for on-site consumption, including service to outdoor dining areas shall require a separate approval pursuant to the South Pasadena Municipal Code and applicable Specific Plan at time of submittal.
- P12. Prior to operation of any outdoor dining area, the applicant shall provide the following information to the Community Development Director for review and approval:
 - a. Application for Al Fresco Outdoor Dining Program
 - b. A detailed site plan and elevations showing the boundary, pedestrian access, and railing design for the outdoor dining area for each tenant.
 - c. Required stanchions in compliance with ABC Department for any type of outdoor consumption of alcohol.
 - d. Outdoor dining furniture.
 - e. A statement of operation that includes, but not limited to, hours of operation and any proposed amplified sound in the outdoor dining area.

Notes on Construction Plans

The following conditions shall be noted on the construction plans and the contractor shall be responsible to implement and monitor compliance with these conditions:

- P13. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such excess may include, but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.
 - a. Construction vehicles shall not be parked or stored on Orange Grove Place and Orange Grove Avenue (between Mission Street and Monterey Road).
- P14. The hours of all construction activities shall be limited to the following: 8:00 am and 7:00 pm Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.
- P15. During construction, the clearing, grading, earth moving, excavation operations, or transportation of cut or fill materials that cause fugitive dust emissions shall be controlled by

regular water or other dust preventive measures using the following procedures:

- a. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to the maximum extent feasible to prevent fugitive dust; and
- b. All material excavated or graded shall be sufficiently watered to prevent dust from leaving the construction area and to create a “crust” after each day’s activities ceases. Watering shall occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day;
- c. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent fugitive dust;
- d. All area of vehicle movement shall be water appropriately to prevent dust from leaving the construction site;
- e. Soil stockpiles for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation;
- f. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads; and
- g. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.

P16. The applicant and the applicant’s construction manager shall participate in a pre-construction meeting with the City of South Pasadena Planning and Building Divisions, and Public Works Department, to ensure all parties involved understand and implement appropriate construction measures and practices as required by the City, are aware of when construction will occur, what to expect, and to identify potential conflicts to eliminate otherwise unanticipated problems prior to the start of grading.

P17. The use of large vibratory rollers within 20 feet of off-site buildings are prohibited; only use small static wheel rollers or asphalt rollers within 20 feet of off-site buildings are allowed.
(Mitigation Measure MM NOI-1)

- P18. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project site while evaluation and, if necessary, additional protective mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource”, time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources. (*Mitigation Measure MM TR-2*)
- P19. Per Public Resources Code Sections 21083.2(b) for unique archaeological resources, preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. All tribal cultural resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe, local school, or historical society in the area for educational purposes. (*Mitigation Measure MM TR-3*)
- P20. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed. (*Mitigation Measure MM TR-4*)
- P21. Upon discovery of human remains, the tribal and/or archaeological monitor/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the discovery location. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are human and subsequently Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD). (*Mitigation Measure MM TR-5*)

- P22. If the Gabrieleno Band of Mission Indians-Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. (*Mitigation Measure MM TR-6*)
- P23. Prior to the continuation of ground disturbing activities, the landowner shall arrange a designated site location within the project footprint for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.
- P24. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. (*Mitigation Measure MM TR-7*)
- P25. Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The qualified archaeologist shall ensure that all other personnel are appropriately trained and qualified. (*Mitigation Measure MM TR-8*)
- P26. Construction activities affecting traffic and parking shall cease, starting at 2:00 p.m. to allow setup and operation of the weekly Thursday Farmers Market.

P27. Alternative pedestrian access shall be provided on and through the project site if the existing sidewalk is not available for public use during construction. The alternative pedestrian access shall be approved the City prior to closing the public sidewalk.

Prior to Issuance of Grading Permit

P28. Community Development and Public Works Departments. The construction management plan shall include, but not be limited to:

- a. A proposed haul route and location of a proposed off-site construction staging area where project construction workers and/or subcontractors will park and equipment will be stored. Equipment and construction staging area shall be located away from adjacent residential uses. Any construction activity that may require closing public roadways shall be identified and mitigation identified as part of the staging plan. The applicant shall obtain input from Public Works Department to identify haul route and staging area. The applicant shall provide notification of at least 48 hours prior to any road closure to all affected property owners.
- b. Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.) to the extent feasible. (*Mitigation Measure REC NOI-1*)
- c. A plan for dust control techniques to be implemented during project construction which shall include, but not be limited to, plans for daily watering of the construction site, limitations on construction hours, and adherence to standard construction practices such as watering of inactive and perimeter areas.
- d. A traffic control plan for the duration of the construction prepared by a licensed civil engineer for approval by the City Engineer. The applicant shall notify businesses, residents impacted by any parking restrictions, road closure, and any off-site staging areas during construction.
- e. A list of construction equipment, fixed or mobile, showing that all equipment will be equipped with properly operating and maintained mufflers and other State-required noise attenuation devices. (*Consistent with Mitigation Measure REC NOI-1*).
- f. Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. (*Mitigation Measure REC NOI-1*)
- g. A plan for limiting the number of noise-generating, heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously used on the project site to no more than one or two pieces of heavy-duty, off-road equipment to reduce construction noise levels.
- h. At least two 24" x 36" signs, legible at a distance of 50 feet, shall be posted at the project site (one sign per street frontage) and shall contain the following information (*Consistent with Mitigation Measure REC NOI-1*):
 - i. Indicate the dates and duration of construction activities.
 - ii. A construction manager (name and telephone number) responsible for maintaining the public right-of-way and project site during all stages of construction until the project is completed.

- iii. A 24-hour emergency contact person (name and a telephone number) where residents and affected public stakeholders can inquire about the construction process and register complaints. This person shall also be responsible for responding to any complaints about construction noise or activities associated with this project, and shall notify the City to determine the cause and implement reasonable measures to the complaint, as deemed acceptable by the City. All complaints shall be addressed within 24 hours and the person registered the complaint shall be notified of the resolution.
- P29. Documentation certifying that property owners and occupants located within 200 feet of the project boundary were sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. (*Consistent with Mitigation Measure REC NOI-1*)
- P30. The applicant shall demonstrate to the satisfaction of the Director of Public Works that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools. (*Consistent with Mitigation Measure REC NOI-1*)
- P31. Applicant shall provide proof to the Community Development Department that the contractor would not use large vibratory rollers within 20 feet of off-site buildings, and/or would only use small static wheel rollers or asphalt rollers within 20 feet of off-site buildings. (*Mitigation Measure MM NOI-1*)
- P32. Applicant shall provide a signed contract with a tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC’s Tribal Contact List for the area of the project location. This list is provided by the NAHC. The contract shall include the following (*Mitigation Measure MM TR-1*):
- a. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area.
 - b. The tribal monitor/consultant shall complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified.
 - c. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the tribal representatives and monitor/consultant have indicated that the project site has a low potential for impacting tribal cultural resources.
- P33. Applicant shall provide documentation to the Community Development Department demonstrating coordination and/or approval from Metro and the California Public Utilities Commission about the proximity of the light rail facilities and the at-grade crossing.

Prior to issuance of Building Permits

- P34. The applicant shall provide photographs to Planning, Building, and Public Works Departments illustrating that proper construction fencing is installed and signs describing construction and noise disturbance coordinator contact information are posted at the construction site.
- P35. The applicant shall submit final landscape and irrigation plans showing compliance with state law and the City’s Water Efficient Landscape Ordinance (SPMC Section 35.50), for approval by the Community Development Department. The final landscape plans shall provide, but not limited to the following:
- a. Screening of all above ground equipment from public view in compliance with SPMC section 36.300.070 - Screening and section 36.300.080 - Mechanical Equipment.
 - b. Enlarge the existing tree wells on El Centro to 25 square feet and install tree grates. Tree grates shall be of either metal or cast-iron construction and approved by the City prior to installation.
 - c. Replace the existing Carrotwood tree on El Centro with Peppermint Willow to create a consistent streetscape.
 - d. Incorporate the Tree Removal Permit conditions.
- P36. The applicant shall submit an outdoor lighting plan showing adequate lighting for security purposes and in compliance with Section 36.300.090 of the Zoning Code for review and approval by the Community Development Department. The external lighting shall be stationary, directed away from adjacent properties and public rights of way, and of an intensity compatible with the surrounding neighborhood.
- P37. A security plan for the parking garage shall be reviewed and approved by the Community Development and Police Departments.
- P38. In accordance with South Pasadena Municipal Code (SPMC) Section 36.395, Public Art Development, the applicant shall make one and one-half percent (1.5%) in lieu payment towards the public art fund. The public art development fee will be collected in two installments : a) 50 percent of the total public development fee shall be collected prior to issuing the building permits; and b) 50 percent of the total public art development fee shall be collected prior to issuing the certificate of occupancy.
- P39. The construction plans shall show that the parking garage provides adequate pedestrian exist routes during an emergency.
- P40. The applicant shall submit a Master Sign Plan for review and approval pursuant to Section 36.320 of the Zoning Code. The Master Sign Plan shall incorporate directional signage to access the parking garage.
- P41. Applicant shall demonstrate, to the satisfaction of the City of South Pasadena Building Official that the applicable project plans and specifications incorporate a minimum of sound transmission class (STC) 39 rated for residential units facing the Metro A Line tracks windows and the remaining on-site residential units incorporate a minimum of STC 32 rated windows. (*Mitigation Measure REC-NOI-2*)

P42. Applicant shall demonstrate, to the satisfaction of the City of South Pasadena Building Official that residential units with patios facing the Metro A Line tracks shall incorporate noise attenuating balcony and/or patio treatments. Balconies more than 6 feet deep and patios shall include a barrier that is at least 42 inches high as measured from the floor. Acceptable materials for the construction of the barrier shall have a weight of 2.5 pounds per square foot of surface area. The barrier may be composed of the following: masonry block, stucco veneer over wood framing (or foam core), glass, Plexiglass or Lexan (1/4-inch thin) and may be constructed out of a combination of the above listed materials. (*Mitigation Measures REC NOI-3*)

Prior to Final Inspection

P43. The applicant shall install all landscaping and irrigation per the approved final landscape plans pursuant to the City's Water Efficient Landscape Ordinance (SPMC Section 35.50). The applicant shall provide documentations as required under SPMC Section 35.50, which shall include, but not limited to the following:

- a. A Certification of Completion certifying that landscape and irrigation have been installed per the approved final landscape plan and complies with the City Water Efficient Landscape Ordinance.
- b. A Landscape Irrigation Audit Report from a certified landscape irrigation auditor shall be submitted to the City. The landscape irrigation audit shall not be conducted by the person who designed the landscape or installed the landscape irrigation.

P44. The applicant shall provide photographs of the following:

- a. The locations of all on-site security system in the parking garage with signage posted indicating 24-hour assistance contact information.

P45. The applicant shall record a covenant or other instrument acceptable to the City that runs with the land specifying the following:

- a. All common open space areas, both residential and commercial, including all courts, paseos, pedestrian access, all private water, drainage, and sewer, facilities; storm water treatment devices, landscaping within designated landscape areas (including irrigation system), and community mailboxes, etc. shall be maintained in perpetuity by a designated entity.
- b. The parking garage door and all signage shall be maintained and any modifications to the parking garage door and signage shall be subject to review and approval by the City.
- c. If parking fee is to be collect for the public parking spaces, approval from the City shall be obtained.
- d. The public and private areas of the parking garage (including paving and striping), electric vehicle charging mechanisms, gates, all signage, lightings and shall be maintained by appropriate entities in perpetuity.
- e. Ventilation mechanisms, fire protection, security systems, exterior lightings, and building facades shall be maintained by appropriate entities in perpetuity.

- f. Maintenance of the windows for the commercial uses to be unobscured at all time.
 - g. All bicycle parking spaces for residential and non-residential uses within the project site and on the public right-of-way shall be maintained in perpetuity by a designated entity.
 - h. The applicant shall require 25 parking spaces to be shared with the public during reasonable business hours, as submitted to and approved by the Community Development Department. Any modifications to this condition shall be subject to the review and approval of the Planning Commission.
- P46. A night time site walk shall be conducted with Planning staff to approve the level of outdoor lighting to ensure no direct light or excess glare onto street, neighborhood, and adjacent neighbors will occur.

PUBLIC WORKS DEPARTMENT

General Conditions

- PW 1. The applicant shall pay all applicable City and LA County fees, including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule which can be found on the City’s website. This includes all costs incurred by the City and the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review.
- PW 2. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting for the project to be redesigned/resubmitted
- PW 3. The applicant shall provide a copy of a current Title Report (effective date shall be within the last 60 days) for all parcels. The applicant shall show all easements (if any) per the Title Report to the satisfaction of the Public Works Department. The applicant shall identify all on-site existing easements. Any conflict with and/or the presence of existing easements must be addressed.
- PW 4. The applicant shall apply for a change of address permit for the new units prior to obtaining Certificate of Occupancy.
- PW 5. All sheets shall be stamped and signed by the appropriate persons in responsible control of plans, specifications, and instruments of service per California Business and Professions Code (CBPC). All sheets must be signed and stamped by either a California Professional Engineer and/or California Licensed Architect.
- PW 6. The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.
- PW 7. If applicable, the applicant shall provide a covenant for unconditional and indefinite maintenance of any private improvements within the public right-of-way. This covenant shall be reviewed and approved by the Public Works Department and the City Attorney and a fully executed covenant, in recordable form, shall be provided to the City prior to obtaining a permit.

- PW 8. El Centro Street shall be photographed and video recorded before the start of construction and after construction for assessing the damage caused to the street by construction related activity. The applicant will be responsible to restore the public right-of-way to its original condition and to the satisfaction of the City Engineer. These video recordings and photographs shall be submitted to the City before the project approval and immediately upon completion of the project.
- PW 9. The applicant shall comply with the City of South Pasadena Subdivision Ordinance (SPMC Chapter 36, Article 5) in conjunction with the Subdivision Map Act, Section 66410. The applicant shall provide additional information regarding the proposed/existing lot line adjustments, subdivisions or merger of the lots as necessary to demonstrate compliance with the Subdivision Map Act.
- PW 10. The applicant shall provide a Construction Management Plan to the Public Works Department for review and approval prior to issuance of permits. The Construction Management Plan shall include, but not be limited to the following:
- a. Construction schedule that includes a detailed schedule for each stage of any major activities (i.e. demolition, grading, material delivery, etc.) and the timing of special access if necessary, as it relates to site staging, traffic, and access. If there are any changes to the construction schedule, the applicant shall submit a revised schedule to the Public Works Department.
 - b. Traffic Control Plan - Any construction activity that may require roadway closures will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor for the duration of the construction and include the City's standard notes for traffic control. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. At least 10 calendar days advance notice shall be given to all impacted businesses and residents for street and lane closures. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed within the time limits specified in SPMC Chapter 19A. Approved street closures require Portable Changeable Message Signs (PCMS) to be placed in advance of the project site.
 - c. On-site staging plan.
 - d. A haul route.
 - e. Contractor parking location - All vehicles including workers' vehicles shall not be parked on the streets or public right-of-way. An offsite parking with a shuttle service should be provided if necessary. The applicant shall post temporary "No Parking" signs along the entire perimeter of the property prior to the start of any construction. The temporary "No Parking" signs shall be covered at the end of each working day and uncovered at the start of the following working day prior to any construction activity.
 - f. Project signs at all perimeter streets and entrances to the project site displaying the City's construction hours per SPMC Section 19A.13. The project sign shall be 24" x 36" and made of weather-resistant durable material.
 - g. A 24-hour emergency contact number for a designated person who will be responsible for maintaining the public right-of-way during all stages of construction until the project is complete.

- h. Temporary bins (low boy), if used, shall be “roll off” style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Any dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain a dumpster permit from the Public Works Department.
- i. At no time shall the temporary dumpsters be placed on a public sidewalk blocking pedestrian access
- j. No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- k. The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to: demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.

PW 11. The applicant shall submit a street improvement plan to the Public Works department for all improvements in the public right-of-way which shall include, but are not limited to, the following:

- a. Street improvements, including signage and striping for on-street parking and loading spaces
- b. Sidewalk improvements and furniture
- c. Public bicycle racks in accordance with the City’s Bicycle Master Plan

PW 12. The applicant shall submit a traffic study prepared by a CA licensed civil engineer, that includes any necessary mitigation measures, for which the project applicant shall contribute their fair share of the cost towards the implementation, to be determined during the review of planned improvements. The applicant shall pay for all costs incurred by the City relating to the review of traffic-related reports.

PW 13. The applicant shall provide a traffic sight distance evaluation prepared by a CA licensed civil engineer for vehicular ingress and egress from the proposed driveways. The applicant shall be responsible for implementing safety measures based on the sight distance study.

PW 14. Prior to issuance of a grading permit, the applicant shall provide an erosion control plan for dust control techniques to be implemented during project construction which shall include, but not be limited to, use of appropriate BMPs, plans for daily watering of the construction site, limitations on construction hours, and adherence to standard construction practices such as watering of inactive and perimeter areas.

PW 15. The applicant shall construct a retaining wall along the frontage of the property for slope protection and to prevent sloughing of dirt onto the sidewalk.

- PW 16. The applicant shall submit a parkway landscape plan for review and the landscape design shall conform to the Model Water Efficient Landscape Ordinance (MWELo) as stipulated in SPMC Chapter 35, Article 3. The applicant shall bring all existing parkways up to current standards per SPMC Section 31.48.
- PW 17. The applicant shall provide a detailed drainage plan signed and stamped by a CA licensed civil engineer. Cross lot drainage is not permitted. Provide a copy of the approved plan from the Building & Safety Department.
- PW 18. The applicant shall show all existing and proposed trees, including size and species, and indicate their disposition. If any trees are to be removed, the applicant shall apply for a tree removal permit with the Public Works Department per City Ordinance No. 2328 amending Section 34.10 of SPMC. See SPMC Section 34.12 for the required information and process for the trees that are proposed to be removed and/or impacted during construction. Replacement trees shall be planted per SPMC Section 34.12-5. The applicant shall provide an arborist report and clear site plan of what trees are being removed. The proposed tree plan shall be consistent with the existing tree plan and the arborist report. Tree inventory shall be consistent on all submittal documents including but not limited to the landscape plans and arborist report. The arborist report shall provide methods of protecting existing trees that will not be removed during construction. The applicant shall submit a design narrative with the arborist report explaining why certain trees are being removed and what alternative options were considered to preserve the existing trees. The proposed building structure shall not be constructed within critical root zone area of any trees. Contractor is required to submit and implement a tree protection plan in accordance with SPMC 34.4, including, but not limited to, construction monitoring by a certified arborist. Where required, contractor shall obtain a permit for tree trimming which meets the requirements of SPMC 34.5, including, but not limited to trimming of more than 10 percent of the live foliage or limbs of a mature oak.
- PW 19. Environmental impacts related to nesting birds shall be evaluated by a Designated Biologist no more than 30 days prior to the start of project activities. All native migratory non-game birds, including raptors, and their active nests are protected from “take” by Sections 3503, 3503.5, and 3513 of the California Fish and Game Code and the Migratory Bird Treaty Act (MBTA). If active nests are found, the applicant shall provide a Nesting Bird Management Plan (NBMP) prepared by the Designated Biologist.
- PW 20. The applicant shall show the existing grade, location, and dimensions of all existing and proposed conditions within the public-right-of-way including, but not limited to, curb and gutter, sidewalk, driveway, traffic striping, signage, utilities, storm drain facilities, trees, and other features. The applicant shall call out on the plans the following notes:
- a. All curb and gutter, sidewalk, and driveway approaches adjacent to the property shall be replaced and all curb markings along the perimeter of the property shall be repainted to the satisfaction of the City Engineer and in accordance to the Traffic Study. All improvements within the public right-of-way shall conform to the current Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC). The applicant shall verify the actual limits of concrete work with the Public Works Department.
 - b. The existing asphalt on all perimeter streets surrounding the property shall be grinded

and repaved to a minimum depth of 1.5". Asphalt shall be C2 PG 64-10 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). Pavement markings and traffic striping shall be restored in accordance to the Traffic Stripping and Signage Plans which shall conform to the latest editions of the California Manual on Uniform Traffic Control Devices (CA MUTCD), Caltrans standards, and to the satisfaction of the City Engineer. The applicant shall verify the actual limits of paving with the Public Works Department. All manholes and/or utility covers shall be adjusted within the limits of paving and to grade after paving has been completed.

- PW 21. The applicant shall show on plans if they will remove and/or replace the existing driveway approaches with/install a new driveway approach conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110-2, Type B. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the width with the Planning Department and the actual limits of concrete removal with the Public Works Department depending on the condition of the existing concrete pavement adjacent to the property. Applicant shall show all proposed driveway approaches in detail on the plans.
- PW 22. The applicant shall comply with all requirements of the City of South Pasadena Low Impact Development (LID) Ordinance. The applicant shall include the necessary Best Management Practices (BMP) measures and a Standard Urban Storm Water Mitigation Plan (SUSMP) for construction and post-construction phases as part of the LID plan per SPMC Section 23.14. The applicant shall provide a copy of the approved plan from the Building & Safety Department.
- PW 23. The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) and file a Notice of Intent with the State Water Quality Control Board. A Waste Discharge Identification Number (WDID#) must be obtained prior to any construction work onsite.
- PW 24. The applicant shall provide a copy of the Notice of Intent (NOI), a Waste Discharge Identification Number (WDID), and a Storm Water Pollution Prevention Plan (SWPPP) developed by a certified Qualified SWPPP Developer (QSD) per SPMC Section 23.12(b). Provide a copy of the approved plan from the Building & Safety Department.
- PW 25. All flood control plans to be reviewed by the City or the Los Angeles County Flood Control District shall be submitted through the City of South Pasadena, unless otherwise directed by the City Engineer. For projects requiring LACFCD review, the applicant shall pay the appropriate fees to LACFCD.
- PW 26. The applicant shall provide a 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this project on the title sheet of the plans.
- PW 27. The applicant shall provide clearance letters from utility companies for any proposed relocation of utility lines that encroach on the properties prior to obtaining permits for the project.
- PW 28. The applicant shall show all utility poles on or adjacent to the properties and note to protect-in-place.

- PW 29. The applicant shall pay all applicable City sewer and/or water capacity charges per SPMC Section 16B.3. A copy of the receipt for any fees to be paid must be submitted before permit issuance.
- PW 30. The applicant shall install a grease interceptor, apply for a FOG (fats, oils, and grease) wastewater discharge permit, and pay all applicable fees to the Public Works Department prior to commencing discharge of wastewater to the sewer system.
- PW 31. The applicant shall provide a copy of a will-serve letter and receipt for the sewer connection fee from the Los Angeles County Sanitation District (LACSD). A copy of the receipt for any fees to be paid must be submitted before permit issuance.
- PW 32. Prior to issuance of a permit, the applicant shall perform a video inspection of the existing sewer lateral for obstructions and remove any obstructions observed. Provide a copy of the inspection video of the cleared pipe for review.
- PW 33. The applicant shall provide improvement plans for underground utilities (i.e. water, sewer, electrical, telecommunications, etc.) to be placed in the public right-of-way or easements that will be owned and maintained by other entities. These shall be reviewed by the City prior to Utility Agency approval. The City shall have a place on the title sheet to accept the plans with a statement: “The City’s acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses, and future plans within the right-of-way.”
- PW 34. The applicant shall show the location of all existing utilities (i.e. sewer lateral and water utility service lines) on adjacent street(s), as well as location and size of all existing and/or proposed utility service lines serving the property. The applicant shall show all utility points of connection (POC).
- PW 35. The applicant shall indicate if the development will connect to existing water and sewer utilities or if new connections will be requested. New connections will require connection fees.
- PW 36. The applicant shall show the location and area of trench sections for any proposed sewer and water line connection within the public right-of-way. The applicant shall provide a trench restoration detail per City standards if any new utility connections are proposed.
- PW 37. The applicant shall provide a sewer study and a report showing the proposed sewer outlet has adequate capacity for the proposed sewage flow from the property. The applicant is responsible for all sewer improvements to provide adequate capacity for the proposed sewage flow. The applicant shall show all new sewer connections to the property.
- PW 38. The applicant shall submit the proposed sewage flow calculations to the City. The proposed sewage flow from the property will be used to create a Hydraulic Analysis Report to determine if the sewer outlet has adequate capacity for the proposed sewage flow from the property. The developer shall be responsible for all sewer improvements to provide adequate capacity for the proposed sewage flow. The applicant shall pay for the cost to create a Hydraulic Analysis Report.
- PW 39. The applicant shall submit a water demand calculation including residential, commercial and fire to the City. The water demand calculation will be used to create a Hydraulic Analysis

Report to determine the water availability and required improvement for the proposed project. The applicant shall pay for the cost to generate hydraulic modeling and the cost for the City to create a Hydraulic Analysis Report. In addition, the applicant is responsible for all water infrastructure improvements and installation needed based on the final reports. The applicant shall contact the City of South Pasadena Water Division to coordinate the size, location, and associated fee for a new water meter connection, as applicable.

PW 40. The applicant shall contact the City of South Pasadena Water Operations Manager, Victor Magana, VMagana@SouthPasadenaCA.gov for the fire flow test. The applicant shall submit water demand calculations to the City for potable water and fire (if applicable). The calculations will be used to verify the adequacy of the existing water/determine the size of the meter connection for the proposed structure and Fire Department approved fire sprinkler system (if applicable). The applicant shall coordinate with the Water Operations Manager the size, location and the associated fee for the installation of a new water meter connection.

PW 41. The applicant shall provide a roadway lighting evaluation report to the Public Works Department for review and approval. Roadway lighting along the perimeter of the property shall be evaluated by the applicant's engineer for adequacy in accordance with current Illuminating Engineering Society (IES) standards. If the evaluation report identifies additional lighting is required, the applicant shall install new lighting along the perimeter of the property and comply with IES standards. The applicant shall upgrade the existing street light heads to LED lighting on all perimeter streets surrounding the property per City standards. If the street lights must be relocated and/or additional street lights are to be installed, the applicant shall submit a street lighting plan per City standards. All new street light poles shall match design elements of the existing street light poles in the immediate vicinity of the project and along El Centro Street.

BUILDING AND SAFETY DIVISION

General conditions for all proposed buildings:

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior to permit issuance.
- B3. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.
- B4. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- B5. Park Impact Fee to be paid at the time of permit issuance.
- B6. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B7. A separate address required. An application to assign address and unit numbers shall be filed with Public Works Department prior to plan check submittal.

- B8. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B9. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B10. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
- a. Observation of cleared areas and benches prepared to receive fill;
 - b. Observation of the removal of all unsuitable soils and other materials;
 - c. The approval of soils to be used as fill material;
 - d. Inspection of compaction and placement of fill;
 - e. The testing of compacted fills; and
 - f. The inspection of review of drainage devices.
- B11. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Building Division, a new Preliminary Soils and/or Geotechnical Investigation.
- B12. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
- B13. Preliminary MS4 Project Application (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link <https://www.dropbox.com/scl/fi/xliqonam5j4jro5oklnw4/MS4-Permit-LID-Determination-Form.pdf?rlkey=zr7tu632u2staheexj6vqvxxvg&dl=0>
- B14. All State of California disability access regulations for accessibility and adaptability shall be complied with.
- B15. Approval is required from the Los Angeles County Health Department for restaurants.
- B16. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
- B17. Foundation inspection will not be made until;
- a. the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION. And;

- b. the excavation has been surveyed and the depth of the footings determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- B18. Project shall comply with the CalGreen Non-Residential mandatory requirements. Should the project be submitted for plan check after July 1st, 2024, the plans shall be designed to comply with the Supplement provisions, including but not limited to the requirements for EV charging and Whole Building Life Cycle Assessment.
- B19. Project shall comply with the CalGreen Residential mandatory requirements. Should the project be submitted for plan check after July 1st, 2024, the plans shall be designed to comply with the Supplement provisions, including but not limited to the requirements for EV-Ready receptacle and EV charging equipment installations.
- B20. Separate application and plan review is required for Electrical plans. The electrical plans shall include a revised design for nonresidential/residential PV installations and for power demand to address all the EV charging needs per the current Energy and CalGreen Code requirements. In addition, the transformer shall be properly sized, and its location shall be indicated on the plans.
- B21. Separate application and plan review is required for Mechanical plans. The mechanical plans shall include a revised energy envelope design with considerations to use heat-pump technology as the baseline for energy rating of HVAC and water heating per the current Energy Code requirements.
- B22. Separate application and plan review is required for Plumbing plans.
- B23. No form work or other construction materials will be permitted to encroach in to adjacent property without written approval of the affected property owner.
- B24. Demolition permit is required for any existing buildings which are to be demolished.
- B25. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
- B26. Separate permit is required for Fire Sprinklers
- B27. City records indicate the proposed site is a combination of lots under common ownership. A parcel merger by document shall be processed prior to issuance of the building permit.
- B28. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

FIRE DEPARTMENT

- FD-1. All construction must comply with all appropriate fire protection installation standards as adopted by the South Pasadena Fire Department.

- FD-2. Shall comply with all current adopted California Building Code, Fire Codes, NFPA and South Pasadena Municipal Code, requirements are based on occupancy classification.
- FD-3. Fire Sprinkler Required. Approved automatic sprinkler systems in new buildings and shall be provided in the locations described in Sections 903.2.1 through 903.2.12.
- FD-4. Water supply for buildings equipped with an automatic sprinkler system. For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:
- 1- The automatic sprinkler system demand, including hose stream allowance.
 - 2- The required fire flow. B105.3
- FD-5. Underground Buildings shall be equipped throughout with a Class I automatic wet or manual wet standpipe system.
- FD-6. Standpipe Systems. Standpipe systems shall be provided in new buildings and structures in accordance with Sections 905.2 through 905.10.
- FD-7. Height. In other than Group R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout each floor where any of the following occurs:
- a. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department of vehicle access
- FD-8. Additional Fire Hydrant may be required.
- FD-9. Hydrants for standpipe systems. Buildings equipped with a standpipe system installed in accordance with Section 905, shall have a Fire Hydrant within 100 feet of the Fire Department Connection. (507.5.1.1)
- FD-10. Fire Flow. The flow rate of a water supply, measured at 20 psi residual pressure, that is available for firefighting. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B. (507.3)
- FD-11. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provide to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (507.1 CFC)
- FD-12. Water Supply Test. The fire code official shall be notified prior to the water supply test. Water supply test shall be witnessed by the fire code official and approved documentation of the test shall be provided to the fire code official prior to the final approval of the water supply system. (507.4 CFC)
- FD-13. Fire Pump. May be required when fire flow is not met. Where provided fire pumps shall be installed in accordance with this Section and NFPA 20. (913.1 CFC)
- FD-14. Fire Alarm required. Submit plans to City for approval (manual and automatic). An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures.

- FD-15. Central Station Service Alarm Systems. Alarm systems used to provide central station service shall comply with the general requirements and the use requirements of Section 26.3. (NFPA 72)
- FD-16. Exits. Exits shall comply with Sections 1022 through 1027 and the applicable requirements of Sections 1003 through 1015. An exit shall not be used for any purpose that interferes with its function as a mean of egress. Once a given level of exit protection is achieved, shall level of protection shall not be reduced until arrival at the exit discharge. Exit shall be continuous from the point of entry into the exit to the exit discharge.
- FD-17. Fire Apparatus access. Roads shall have an unobstructed width of no less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches exclusive of shoulders, except for an approved security gate in accordance with Section 503.6 of the California Fire Code. Aerial fire apparatus access roads is required and shall have a minimum unobstructed width of 26 feet, exclusive of shoulders in the immediate vicinity of the building.
- FD-18. Automatic Garage door openers. If provided, shall be listed in accordance with UL 325. See health and Safety Code Sections 19890 and 19891 for additional provisions for residential garage door openers
- FD-19. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- FD-20. Knox Box required. Where access to or within a structure or an area is restricted because of secure openings or where immediate access is necessary for life-saving or fire-fighting purposes, the Fire Code Official is authorized to require a key box to be installed in an approved location. (506.1 CFC)
- FD-21. Portables Fire extinguishers. Structures under construction, alteration or demolition shall be provide with no less one approved portable fire extinguisher in accordance with Section 905 and sized for not less than ordinary hazard as follows:
- a. At each stairway on all floor levels where combustible materials have accumulated.
 - b. In every storage and construction shed.
 - c. Where special hazards exist including but not limited to and the storage and use of combustible and flammable liquids. (3315.1 CFC)
- FD-22. Where required. Portables fire extinguishers shall be installed in all of the following locations:
- a. In new and existing Group A, B, E, F, H, I, L, M, R-1, R-2, R-2.1, R-3.1, R-4 and S Occupancies. (906.1 CFC)
- FD-23. Groups R-2, R-2.1, R-3, R-3.1 and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
- a. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - b. In each room used for sleeping purposes.

- c. In each story within a dwelling unit, including basement but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- FD-24. Interconnection. Where more than one smoke alarm is required to be install within an individual dwelling unit or sleeping unit, the smoke alarm shall be interconnected.
- FD-25. Fire Alarm and Detection Systems required. This section covers the application, installation, performance and maintenance of fire alarm systems and their components in new and existing buildings and structures. The requirements of Section 907.2 are applicable to new buildings and structures. SFC 907.1
- FD-26. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material. SPMC 14.1.1
- FD-27. For water/ meter application please refer to public works. SPMC 35.1

POLICE DEPARTMENT

General Conditions

- PD-1. The project shall have a property manager assigned with the ability to provide 24-hour service seven days a week. The 24/7 contact information for the property manager shall be made available to all building tenants and visitors to the buildings.
- PD-2. The parking structure shall be secured 24 hours a day, Monday through Sunday of every week.

Prior to Final Inspection

- PD-3. Prior to final inspection, the applicant shall install proper signage within the parking structure informing residents, tenants, and visitors of parking restrictions.
- PD-4. Prior to final inspection, security cameras, shall be installed on the exterior of the building and within the parking structure. An external link to be used by public safety is required.
- PD-5. Prior to final inspection, security lighting shall be installed on the exterior of the building and within the parking garage.

At Final Inspection

- PD-6. At final inspection, the applicant shall provide the Police Department with building access-Knox box key access as required by public safety.



Planning Commission Agenda Report

ITEM NO. 4

DATE: April 14, 2026

FROM: Erika Ramirez, Community Development Director
Jasmin Kim, AICP, Planning Manager

PREPARED BY: Robert (Dean) Flores, Senior Planner

SUBJECT: **APPEAL OF PROJECT NO. DRX25-0008 – TO CONSIDER AN APPEAL OF THE DIRECTOR’S DENIAL OF A DESIGN REVIEW PERMIT FOR THE PROPOSED CONSTRUCTION OF A NEW 6’ HIGH VERTICAL RAIL METAL FENCE WITH TWO ACCESS GATES AND 6’ HEDGES LOCATED WITHIN THE FRONT SETBACK AREA OF TWO PROPERTIES – 1510 RAMONA AVENUE (APN: 5319-024-010), AND 1512 RAMONA AVENUE (APN: 5319-024-003). PURSUANT TO STATE CEQA GUIDELINES SECTION 15270(A), THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DOES NOT APPLY TO PROJECTS THAT A PUBLIC AGENCY DISAPPROVES.**

**APPLICANT/
APPELLANT:** Nathan Diaz-Fisher, on behalf of Holy Family Parish

Recommendation

It is recommended that the Planning Commission open the public hearing, receive public comments, and continue the hearing to the May 12, 2026 Planning Commission meeting.

Attachment(s):

1. Public Comments Received

ATTACHMENT 1

Public Comments Received

From: [Jefferson, John](#)
To: [PlanningComments](#)
Cc: [Sadie Stockdale Jefferson](#)
Subject: Project Number DRX26-001
Date: Tuesday, April 7, 2026 11:43:09 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am a resident of 1522 Ramona Avenue, and I am writing to urge you to uphold the denial of Design Review Permit No. DRX26-001. The proposed installation of a six-foot high metal fence in front of the cottages at 1510 and 1512 Ramona would be directly adjacent to my home. The project is completely out of character with the surrounding neighborhood, would materially and adversely impair the residential aesthetic that we value, and would undermine the protections afforded to residents under the Specific Plan.

We thank you and all staff at the City for the initial denial of this permit application, and we hope that you stand by such decision.

John Jefferson | Partner

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From: [Sadie Stockdale Jefferson](#)
To: [PlanningComments](#)
Subject: Fwd: Project Number DRX26-001
Date: Tuesday, April 7, 2026 1:57:21 PM

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Could I please make sure this is part of public comment?

Thanks!

----- Forwarded message -----

From: **Sadie Stockdale Jefferson**
Date: Tue, Apr 7, 2026 at 12:56 PM
Subject: Project Number DRX26-001
To: <dflores@southpasadenaca.gov>, <jkim@southpasadenaca.gov>
Cc: John Jefferson

Good afternoon,

I live at 1522 Ramona Avenue and am writing to support the City's initial denial of Design Review Permit No. DRX26-001. The plan for a six-foot metal fence at the neighboring cottages (1510 and 1512 Ramona) is inconsistent with our local streetscape and would negatively impact the visual appeal of our community. Furthermore, it undermines the integrity of the Specific Plan. I ask that you stand by your original decision and keep this permit denied.

Thank you,
Sadie Jefferson

From: [maria sturges](#)
To: [PlanningComments](#); [Dean Flores](#)
Subject: Project Number DRX26-001
Date: Wednesday, April 8, 2026 10:16:03 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am a resident of South Pasadena (I live at 1114 Magnolia St, Unit A) and I am writing to support the city's initial denial of the Design Review Permit No. DRX26-001. The plan for a six-foot metal fence at the neighboring cottages (1510 and 1512 Ramona) is inconsistent with the city's local streetscape and would negatively impact the visual appeal of the street and community as a whole. Furthermore, it undermines the integrity of the Specific Plan. I ask that you stand by your original decision and keep the permit denied.

Thank you,
Maria Sturges

From: [Jillian West](#)
To: [PlanningComments](#); [Dean Flores](#)
Subject: Project Number DRX26-001
Date: Wednesday, April 8, 2026 12:58:20 PM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I live at 1408 Laurel Street and am writing to support the City's initial denial of Design Review Permit No. DRX26-001. The plan for a six-foot metal fence at the neighboring cottages (1510 and 1512 Ramona) is inconsistent with our local streetscape and would negatively impact the visual appeal of our community. Furthermore, it undermines the integrity of the Specific Plan. I ask that you stand by your original decision and keep this permit denied.

Kind Regards
Jillian West
415-680-6109
1408 Laurel Street
South Pasadena CA 91030



Planning Commission Agenda Report

ITEM NO. 5

DATE: April 14, 2026

FROM: Erika Ramirez, Community Development Director
Jasmin Kim, AICP, Planning Manager

PREPARED BY: Tatianna Marin, Assistant Planner

SUBJECT: **Project No. CUP25-0003– A request for approval of a Conditional Use Permit (CUP) for a Type 41 (On-Sale Beer and Wine – Eating Place) alcohol license for a restaurant located at 1010 El Centro Street (APN: 5315-008-047); and making the determination of exemption under the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facilities).**

APPLICANT: Matthew Mello, FE Design & Consulting

Recommendation

It is recommended that the Planning Commission adopt a Resolution:

1. Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Existing Facilities).
2. Approving Project No. CUP25-0003 subject to the conditions of approval as stated in the resolution.

Executive Summary

The applicant, Matthew Mello of FE Design & Consulting, requests approval of Project No. CUP25-0003 to operate under a Type-41 alcohol license to serve beer and wine for on-site consumption as an ancillary use to a restaurant at 1010 El Centro Street. The project occupies a 940-square-foot tenant space with 299-square-foot of outdoor arcade dining area within the rehabilitated former South Pasadena Unified School District office building. No exterior alterations or expansion of the existing structure are proposed; all work is limited to interior tenant improvements.

The restaurant is proposed to operate daily from 12:00 p.m. to 9:00 p.m. as standard business hours, with a requested closing time of 2:00 a.m. under the entitlement to allow operational flexibility. The proposed project is consistent with surrounding downtown restaurant and nightlife uses and will feature full-service dining with alcohol sales as an ancillary use to food service. Staff analysis finds the use compatible with the Downtown Specific Plan (DTSP) Mixed-Use Core designation, supportive of General Plan 2040 goals to foster independent businesses and enhance local dining and entertainment options and aligned with the City's Strategic Plan Priority 2 to enhance economic development.

The project qualifies for a CEQA Exemption (Class 1 – Existing Facilities) because it involves minor tenant improvements without any expansion of use or building area. The Conditions of Approval further ensure compliance with operational standards, responsible beverage service training, and ongoing

Surrounding Area/General Plan/Zoning

As shown in **Table 1**, the subject site is surrounded by a mix of uses including commercial uses, a library, mixed-use and multi-family residential.

Table 1: Surrounding Land Use Characteristics

Direction	General Plan	Zoning	Existing Land Use
North	Mixed-Use Core	Mixed-Use Core within the DTSP	Commercial Buildings
South	Mixed-Use Core	Civic within the DTSP	South Pasadena Public Library
East	Mixed-Use Core	Mixed-Use Core within the DTSP	Commercial Building and SPUSD Office
West	Mixed-Use Core	Mixed-Use Core within the DTSP	Commercial and Apartment Buildings

The project site is designated Mixed-Use Core in the General Plan and is located in the DTSP Zone, which permits the sale of beer, wine and spirits for on-site consumption as an ancillary use to a main restaurant operation with an approval of a CUP, pursuant to South Pasadena Municipal Code (“SPMC”) Section 36.350.040. The project site is not listed in the Housing Element Sites Inventory. The project site is also located within a transit priority corridor and within the City’s Inventory of Historic Resources.

Planning Commission Review

On September 13, 2022, Planning Commission approved Project No.2441/COA-DRX-DBR-AHR-CUP-TTM-SIGN-TRP, a mixed-use development that includes approximately 22,032 square feet of food service and retail space and the adaptive reuse of the former South Pasadena Unified School District office building for commercial use. Additionally, the Commission also approved a tentative tract map for a mixed-use development consisting of 108 condominiums, of which 19 to be affordable units. The approved scope of work for the building involved window restoration, removal of roof top mechanical equipment, installation of tile roof, removal of interior partition walls, and other necessary repairs and upgrades to comply with current Building and Fire codes. **Figure 4** below shows a rendering of the approved proposed mixed-use development and adaptive reuse of the old school district building.

Figure 4: Project No.2441/COA-DRX-DBR-AHR-CUP-TTM-SIGN-TRP



Project Description

The project proposes a 940-square-foot interior tenant improvement within a 11,435-square-foot multi-tenant commercial building to establish a restaurant. The restaurant will also feature 299 square feet of an outdoor arcade dining area. As illustrated in the Architectural Plans (Attachment 5), the Project entails no changes to the building height, footprint, or existing floor area. Construction will be limited to interior tenant improvements within the individual tenant space, as indicated in purple in **Figure 2**.

The main entrance fronts Fairview Avenue, and the arcade outdoor dining area fronts the restaurant and is visible from El Centro Street. Interior tenant improvements will include a new kitchen installation and service area towards the rear and a dining area located toward the front of the building. The dining area will extend throughout the middle of the tenant space. All interior tenant and structural improvements will require the review and approval by the Building Division.

The Planning Commission is the final review authority for the entitlement listed below unless appealed to the City Council.

- i. A Conditional Use Permit (CUP) to allow the sale of beer and wine for on-site consumption for restaurant (Type-41 alcohol license).

Project Analysis

A Conditional Use Permit (CUP) is a discretionary entitlement intended to evaluate proposed uses that, while generally compatible with the applicable zoning district, may have the potential to create impacts that warrant additional review. The CUP process allows the City to assess the appropriateness, design, and operation of a proposed use in relation to its surroundings, and to ensure that it is consistent with the General Plan, Zoning Code, and applicable specific plans. Through this process, the Planning Commission may impose conditions of approval to mitigate potential impacts and ensure that the use operates in a manner that protects the public health, safety, and welfare and maintains the character and integrity of the community.

The applicant is requesting approval of a Conditional Use Permit (CUP) to establish and operate Villa's Tacos, a restaurant specializing in craft tacos. The Project includes on-site consumption and service of wine and beer and a full dining menu. In addition to indoor dining, the proposal features an arcade outdoor seating area.

A restaurant is a permitted use within the DTSP Zone; the requested CUP will allow the sale of alcohol under Type 41 (On-Sale Beer and Wine – Eating Place) alcohol license. Conditions of approval have been included to ensure responsible operations, including requirements for food service with alcoholic sales, ABC training for employees, and restrictions on alcoholic advertising (Attachment 1, Exhibit A-Draft Conditions of Approval). The subsections below summarize how the project complies with existing standards.

Site Operations

The proposed hours of operation are:

- Restaurant operating hours: 12:00 p.m. – 2:00 a.m. daily
- Loading Hours:
 - Restaurant: 7:00 a.m. – 6:00 p.m. weekdays

Site Access and Circulation

The site's main entrance will be accessed from El Centro Street. Additionally, the operator will maintain a queuing line that will face the South entrance of El Centro Street. Conditions of approval have been included to ensure that the line does not intrude access or entries to the business or hallway and is organized by stanchions and an on-call waitlist to ensure the queuing line does not exceed more than 10 customers (Condition #54).

Loading Hours

Restaurant and brewery delivery hours will primarily take place during weekdays from 7:00 a.m. to 6:00 p.m., as described in the Project Narrative (**Attachment 2 – Project Narrative**). Deliveries will take place at the designated service entrance at the rear of the building.

Parking

Pursuant to Assembly Bill (AB) 2097, there shall be no minimum parking requirement for any residential, commercial, or other development projects if the project is located within half a mile distance of a major transit stop. The Metro A Line is considered a major transit stop. Since the project site is located within half a mile distance of the Metro A Line, parking is not required for the project proposal.

Trash/ Recycling

The trash and recycling will be disposed of at the rear of the overall building that will be utilized by other businesses within the building. Conditions of approval have been drafted to ensure the property will be maintained daily from trash and litter (Condition #41).

Security

The project is to include the installation of security cameras that will monitor all public areas during business hours and after closing and alarm systems. Additionally, all alcohol servers and managers will complete the ABC required Responsible Beverage Service (RBS) training within 60 days of employment.

Recommended Hours of Operation

The applicant proposes to operate the restaurant daily from 12:00 p.m. to 9:00 p.m. as regular daily operating hours; however, the applicant is requesting a 2:00 a.m. closing time within the entitlement for operational flexibility with the overall commercial site. To evaluate the request, Staff reviewed the

operating hours of other nearby alcohol-serving establishments, including Griffins of Kinsale, Aro Latin Restaurant, and the recently approved Sid the Cat, The Giddy Ostrich and Whiskey Park. The hours of operation for surrounding alcohol establishments are identified in **Table 2**.

Table 2: Alcohol Serving Establishments

Business	Address	Hours of Operation and Alcohol Service	Approximate Distance
Sid the Cat	1020 & 1022 El Centro Street	5:00 p.m. – 1:30 a.m. concurrent with events	0 feet
Whiskey Park	1016 El Centro Street	10:00 a.m. – 2:00 a.m. on weekdays; 9:00 a.m. – 2:00 a.m. weekends	0 feet
The Giddy Ostrich	915 & 921 #B Meridian Avenue	9:00 a.m. – 12:00 a.m. daily	597 feet
Griffins of Kinsale	1007 Mission Street	Sunday – Tuesday 11:30 a.m. to 1 a.m. and Wednesday – Saturday 11:30 a.m. to 2 a.m.	408 feet
Aro Latin	1019 Mission Street	Sunday – Wednesday 11:00 a.m. to 12:00 a.m. and Thursday – Saturday 11:00 a.m. to 2:00 a.m.	333 feet
Bistro de la Gare	921 # A Meridian Avenue	5:00 p.m. to 9:00 p.m. Wednesday – Sunday	569 feet
Visionarium	1020 Mission Street	11:00 a.m. to 10:00 p.m. Sunday – Thursday and Friday -Saturday 11:00 a.m. – 11:00 p.m.	391 feet
Mike and Anne’s	1040 Mission Street	8:00 a.m. to 9:00 p.m. Tuesday – Thursday, 8 a.m. to 9:30 p.m. Friday – Saturday, Sunday 8 a.m. to 8:30 p.m.	351 feet

Staff also evaluated the proximity of sensitive and residential uses in the immediate area. The DTSP does not establish specific limitations on hours of operation for restaurant or alcohol-serving uses. Based on a comparison with nearby establishments and the surrounding neighborhood, staff is recommending

that the Commission should consider the revised hours of operation below:

- a. Hours of operation:
 - i. Monday – Sunday 12:00 p.m. - 12:00 a.m.

Staff's recommended hours of operation are included in the attached conditions of approval for Commission's consideration (Condition #6). The recommended hours will allow the applicant's reasonable use of the property while reducing potential negative impact to nearby residential areas.

General Plan Consistency

The current General Plan land use designation of the site is Mixed-Use Core and is designated in the DTSP as Mixed-Use Core as well. Per the General Plan (2040), which was adopted in 2023, the Mixed-Use Core is intended to "...encourage a wide range of building types based on neighborhood characteristics that house a mix of functions, including commercial, entertainment, office, and housing." The proposed project is consistent with the following policies and actions of the General Plan:

- *Policy P2.7: Strengthen and grow the City's retail offerings.*
- *Action A2.7a: Create a retail and restaurant destination by attracting specialty stores and unique food and beverage places...*
- *Action A2.7b: Seek... independent businesses that can both meet the City's retail needs and adhere to quality design standards to seamlessly fit into a walkable urban environment.*

The proposed project supports the goals, policies, and actions of the General Plan by allowing a restaurant with ancillary beer and wine consumption. Villa's Tacos is a new, independent small business within the City. The proposed business is also unique in that it offers distinctive menu items. Similar to other restaurants within the downtown, the proposed business offers specialty products while providing a communal space for community members.

Located near the Metro A Line, Villa's Tacos is situated within a transit-oriented corridor that encourages a walkable environment. The alcohol sales will not substantially affect the nature of the business, but will, however, complete the concept by allowing a full range of products. In this way, the business will provide a unique experience for the surrounding community that furthers the General Plan and DTSP policies and actions. Therefore, the request is consistent with the General Plan.

Zoning Code/DTSP Compliance

The sale of alcohol is permitted in the Mixed-Use Core of the DTSP with approval of a CUP. CUPs are intended to allow for activities whose effect on a site and its surroundings can only be determined after the review of the configuration, design, location, and potential impacts of the proposed use and the suitability of the use to the site. That said, the proposed use is consistent with the following DTSP policies:

- *DTSP Policy P2.2: Attract a greater variety of desirable retail and office tenants by building upon existing strengths and market opportunities.*
- *DTSP Policy P2.3: Continue to nurture small, independently-owned businesses.*

Allowing alcohol sales to the restaurant would further the DTSP goals and policies to attract and nurture new, small businesses in South Pasadena because the proposed use is a small independent restaurant that will offer a selection of hand-crafted products, including specialty dishes, which are an integrated feature of the business concept. With adherence to the conditions of approval, the proposed use will provide an attractive destination for local residents.

Conditional Use Permit

Pursuant to SPMC Section 36.410.060(D), the Planning Commission may grant a Conditional Use Permit (CUP) for any use listed in Article 2 of Chapter 36 (Zoning) and DTSP Land Use Table as requiring a CUP. Alcoholic beverages for “on-site sale and consumption of beer and wine” (Type 41 license) are subject to a CUP pursuant to SPMC Section 36.350.040, which states that the following considerations shall be reviewed in this process:

1. Whether the proposed use will result in an undue concentration of establishments dispensing alcoholic beverages.
2. The distance of the proposed use from the following:
 - a. Residential uses;
 - b. Religious facilities, schools, libraries, public parks and playgrounds, and other similar uses; and
 - c. Other establishments dispensing alcoholic beverages.
3. Whether the noise levels generated by the operation of the establishment would exceed the level of background noise normally found in the area or would otherwise be intrusive.
4. Whether the signs and other advertising on the exterior of the premises would be compatible with the character of the area.

1. Undue Concentration

The California Department of Alcoholic Beverage Control (ABC) puts a limit on the number of on-site and off-site licenses it uses, based on the population of people within a given census tract. The subject property is located within Census Tract 4807.04, as illustrated in Figure 3.

Figure 5: Census Tract 4807.04 Boundary



According to ABC Licensing reports, Census Tract 4807.04 currently holds nine (9) active ABC licenses. Table 3 lists businesses with an active alcohol license, derived from the ABC Licensing Report for the Census Tract 4807.04. There are currently two (2) active off-sale licenses and seven (7) active on-sale licenses within the census tract. As shown, there are seven current businesses that have ABC licenses.

Table 3: Active Alcohol Licenses in Census Tract 4807.04

Census Tract Population	On-Sale Authorized	Off-Sale Authorized
4,843	7	2
Type	Business Name	Address
86 – Instructional Tasting License	Pavilions	1213 Fair Oaks Ave
21 – Off-Sale General	Pavilions	1213 Fair Oaks Ave
90 – On-Sale General – Music Venue	Sid the Cat	1020 El Centro Street

47 – On-Sale General Eating Place	Griffins of Kinsale	1007 Mission Street
47 – On-Sale General Eating Place	Barkley Restaurant and Bar	1400 Huntington Drive
47 – On-Sale General Eating Place	ARO	1019 Mission Street
58 – Caterer’s Permit	ARO	1019 Mission Street
21 – Off-Sale General	Grocery Outlet	1401 Huntington Drive
47 – On-Sale General Eating Place	Oak Tree Inn	1315 Fair Oaks Avenue
75 – Brewpub Restaurant	Whiskey Park	1016 El Centro Street
TOTAL:	Ten (10) Active ABC License Types	

In the case of Census Tract 4807.04, ABC authorizes five (5) on-sale and three (3) off-sale licenses. The proposed Type 41 license is issued to restaurants. This license allows the sale of beer and wine for consumption on or off the premises where sold and distilled spirits may not be on the premises (except brandy, rum,, or liqueurssolely used for cooking purposes). The site must maintain suitable kitchen facilities and must make substantial sale of meals for consumption on the premises. A Type-41 license is meant to be ancillaryto the overall restaurantoperation use.

As shown in **Tables 3** , Census Tract 4807.04 already features the maximum on-sale licenses that is currently authorized by ABC. However, Type 41 licenses are treated differentlyby ABC than other types of licenses such as Type 20 – Off-sale Beer & wine, Type 21 – Off-sale General, Type 42 – On-sale Beer & Wine (Public Premises), Type 48 – On-sale General (Public Premises), and Type 90 – On-sale General (Music Venue). In the case of Types 20, 21, 42, 48, and 90, ABC requires that the local agency determine a public convenience or necessity (PCN) is established if the applicant’s premises is 1) located in a “high crime” area based on local crime statistics and/or if the number of similar license types exceeds the limit set forth by state law (overconcentration)¹. Conversely, for license Type 41, which is for bona fide eating (restaurant) establishments, ABC is the responsible agency that determines if a PCN needs to be established. As a result, although this application would possibly contribute the overconcentration of on-sale licenses in this census tract, it is not a requirement for the City to determine whether a PCN needs to be established for Type 41 license since the serving of alcohol for a restaurant is considered an ancillary use to the primary use of the restaurarant itself.

2. Distance of Other Uses

The Code requires consideration, but not a minimum distance requirement, of the distance between the subject premises where alcoholic beverage sales and consumption are proposed and certain sensitive uses such as residential, religious facilities, schools, libraries, public parks and playgrounds, and other similar uses, and proximity to other establishments dispensing alcoholic beverages. **Table 4** below provides this analysis.

Table 4: Distance Between Premises and Closest Other Uses

Use/Business	Address	Approximate Distance
Multi-family Residential	1131 El Centro Street	100 feet
Religious Facility – Grace Brethren Church	920 Fremont Avenue	720 feet

¹ Taken from Section 7 from ABC’s website here: <https://www.abc.ca.gov/abc-520/>

SPUSD Office Building	1100 El Centro Street	70 feet
South Pasadena Library and Community Room	1100 Oxley Street and 1115 El Centro Street	150 feet
Orange Grove Park	815 Mission Street	1,330 feet
Colonial House Preschool	1124 Mission Street	420 feet
Multi-family Residential – Golden Oaks Apartments	1000 El Centro Street	280 feet

As shown in **Table 3**, the closest sensitive uses to the subject restaurant are the SPSUD Office Building and multi family residential use at approximately 70 feet and 100 feet, respectively. Establishments serving alcohol are identified in **Table 2**, with Sid the Cat and Whiskey Park being the closest alcohol serving establishment at approximately 0 feet. Section 36.350.040 does not identify a statutory distance requirement that must be maintained between these uses, just that they should be considered during CUP review. The approval of this CUP for on-site consumption of beer and wine are typical in this type of business and would be consistent with the surrounding uses. Finally, the South Pasadena Police Department and Fire Department have reviewed the proposed CUP for alcohol sales and had no objections to the proposal.

3. Noise

As stated previously, the proposed restaurant will operate indoors and outdoors. The proposal for alcohol sales will take place indoors as an ancillary use. There will be no amplified sounds outdoors and Conditions of Approval have been included to ensure that noise levels are contained within the indoor tenant space (Condition #55 & 56). Condition of approval have also been included to ensure that the applicant continues to adhere to the City’s Noise Ordinance pursuant to Chapter 19A of the SPMC (Condition #66).

4. Signage

The last consideration for compliance with the City’s alcoholic beverage standards concerns the compatibility of signage and other advertising with the surrounding neighborhood. As a condition of approval, the applicant will submit any signage plans separately from this application. As such, the proposal will continue to be compatible with the surrounding area.

Environmental Analysis

This project is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1, Existing Facilities. This categorical exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, involving negligible or no expansion of existing use. The proposed project does not involve any expansion or alteration to the size of the commercial building. As such, no significant environmental impacts would result from this project, and the use of a categorical exemption is appropriate.

Key Performance Indicators and Strategic Plan

The project supports the City’s Strategic Plan Priority 2: Create a strong economic development strategy to strengthen local business.

Staff Recommendation

Based on the above analysis, staff recommends that the Planning Commission adopt a Resolution:

1. Finding the project exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Existing Facilities).

2. Approving Project No. CUP25-0003, subject to the conditions of approval as stated in the resolution.

Alternatives

If the Planning Commission does not agree with staff's recommendation, the following options are available:

1. Approve the project with modified condition(s); or
2. Continue the project, providing the applicant with clear recommendations to revise the proposal;
or
3. Deny the project if it finds that the project does not meet the City's CUP requirements set forth in SPMC Sections 36.410.060(F)(1)-(6).

Public Notification of Agenda Item

A Public Hearing Notice was published on April 3, 2026, in the *South Pasadena Review*. Hearing notices were sent to all properties within a 300-foot radius on April 2, 2026. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, and the posting of the same agenda and reports on the City's website.

Attachments

- Attachment No. 1 - P.C. Resolution with Exhibit "A" - Conditions of Approval
- Attachment No. 2 - Project Narrative
- Attachment No. 3 - Villa's Tacos Menu
- Attachment No. 4 - Queuing Plan
- Attachment No. 5 - Architectural Plans
- Attachment No. 6 - Neighborhood & Site Images
- Attachment No. 7 - Public Comments

Attachment No. 1

P.C. RESOLUTION NO. 26-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA APPROVING PROJECT NO. CUP25-0003– A REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT (CUP) FOR A TYPE 41 (ON-SALE BEER AND WINE – EATING PLACE) ALCOHOL LICENSE FOR A RESTAURANT LOCATED AT 1010 EL CENTRO STREET (APN: 5315-008-047); AND MAKING THE DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, SECTION 15301, CLASS 1 (EXISTING FACILITIES).

WHEREAS, on September 23, 2025 Matthew Mello (Applicant), filled a Conditional Use Permit (CUP) application to permit the on-site sale and consumption of beer and wine (Type 41 alcohol license) for a restaurant (Villa’s Tacos) located at 1010 El Centro Street (Assessor’s Parcel Number: 5315-008-047); and

WHEREAS, the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities; and

WHEREAS, the Planning Division evaluated the project for consistency with the City’s General Plan, Downtown Specific Plan (“DTSP”), South Pasadena Municipal Code (“SPMC”), and all other applicable state and local regulations; and

WHEREAS, on April 2, 2026, the public hearing notice was mailed to each property owner within a 300-foot radius of the project site in accordance with the requirements of SPMC declaring the project review by the Planning Commission for the hearing on April 14, 2026; and

WHEREAS, on April 3, 2026, the City of South Pasadena Planning Division, published a legal notice in the *South Pasadena Review*, a local newspaper of general circulation, indicating the date, time, and location of the public hearing in compliance with state law concerning Project No. CUP25-0003; and

WHEREAS, the South Pasadena Planning Commission held a duly noticed public hearing on April 14, 2026, at which time it considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public concerning Project No. CUP25-0003 and considered the proposed Conditional Use Permit for the on-site sale and consumption of beer and wine restaurant (Type-41 alcohol license) at a restaurant located at 1010 El Centro Street (Assessor’s Parcel Number: 5315-008-047).

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1: ACKNOWLEDGEMENTS

The foregoing recitals are true and correct and are incorporated and made an operative part of this Resolution.

SECTION 2: ENVIRONMENTAL REVIEW FINDING

The Planning Commission determines that the proposed project is categorically exempt from review under CEQA pursuant to Section 15301, Class 1 – Existing Facilities, of the CEQA Guidelines. A Class 1 categorical exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project does not involve any expansion or alteration to the size of the commercial building. As such, no significant environmental effects would result from this project and a determination that the project is categorically exempt from CEQA is appropriate.

SECTION 3: CONDITIONAL USE PERMIT FINDINGS

Based upon the entire record made available at the April 14, 2026 public hearing, including the public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission finds and determines that the proposed project is consistent with all applicable findings for approval of a Conditional Use Permit for alcohol sales pursuant to South Pasadena Municipal Code Section 36.410.060, as follows:

- 1. The proposed use is allowed with Conditional Use Permit approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code;**

The project site is zoned Mixed-Use Core in the DTSP, which is intended for the development of a wide range of commercial, mixed-use, and multifamily residential uses. The sale of alcohol at a restaurant is permitted in the Mixed-Use Core with approval of a Conditional Use Permit. The proposed Conditional Use Permit is for sale of beer and wine for on-site consumption as an ancillary use to the main restaurant operation (Type-41 License). The project meets all the standards in the zoning district. Furthermore, as discussed in the staff report, the proposal meets all applicable zoning standards for alcoholic beverage establishments.

- 2. The proposed use is consistent with the General Plan and any applicable specific plan.**

The current General Plan land use designation of the site is Mixed-Use Core and is designated in the DTSP as Mixed-Use Core as well. Per the General Plan (2040), which was adopted in 2023, the Mixed-Use Core is intended to "...encourage a wide range of building types based on neighborhood characteristics that house a mix of functions, including commercial, entertainment, office, and housing." The proposed project is consistent with the following policies and actions of the General Plan:

Policy P2.7: Strengthen and grow the City's retail offerings.

Action A2.7a: Create a retail and restaurant destination by attracting specialty stores and unique food and beverage places...

Action A2.7b: Seek... independent businesses that can both meet the City's retail needs and adhere to quality design standards to seamlessly fit into a walkable urban environment.

The proposed project supports the goals, policies, and actions of the General Plan by allowing a restaurant with ancillary beer and wine consumption. Villa's Tacos is a new, independent small business within the City. They are a unique business as they offer unique dishes. Similar to other restaurants within the downtown, the proposed business offers specialty products while providing a communal space for community members. Located near the Metro A Line, Villa's Tacos is situated within a transit-oriented corridor that encourages a walkable environment. The alcohol sales will not substantially affect the nature of the business, but will, however, complete the concept by allowing a full range of products. In this way, the business will provide a unique experience for the surrounding community that furthers the General Plan and DTSP policies and actions. Therefore, the request is consistent with the General Plan.

The proposed use is consistent with the following DTSP policies:

DTSP Policy P2.2: Attract a greater variety of desirable retail and office tenants by building upon existing strengths and market opportunities.

DTSP Policy P2.3: Continue to nurture small, independently-owned businesses.

Allowing alcohol sales to the restaurant would further the DTSP goals and policies to attract and nurture new, small businesses in South Pasadena because the proposed use is a small independent restaurant that will offer a selection of hand-crafted products, including specialty dishes, which are an integrated feature of the business concept. With adherence to the conditions of approval, the proposed use will provide an attractive destination for local residents.

In this way, the business will provide a unique experience for the surrounding community that furthers the General Plan and DTSP policies and actions. Therefore, the request is consistent with the General Plan and the DTSP.

- 3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.**

The proposed sale of beer and wine for on-site consumption is an ancillary use to the restaurant operation and is reasonable given the restaurant's location in a mixed-use zoned area and the character of the business as a taco restaurant. As conditioned, the sale of beer and wine will be limited to hours of operation, and all alcohol orders will be in conjunction with food orders. Staff's recommendation on the restaurant's proposed hours of operation are from 12:00 p.m. to 12:00 a.m. daily, with alcohol service ending 30-minutes prior to closing. Additionally, the project site will include ample security measures and staff trainings as identified in the Conditions of Approval (**Attachment 1**) to the staff report to ensure a safe establishment. Conditions are imposed to ensure the proposed use is not detrimental to the health, safety, or general welfare of the general public. Those include prohibiting consumption of alcohol off-site, secure storage of alcohol to prevent theft of alcohol, and ensuring no advertising of alcohol are on display on the building windows/outside the building.

- 4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.**

Approval of the Conditional Use Permit as conditioned, would not be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the City. The conditions of approval include requiring no loitering on the property, and requiring training for employees who will serve alcohol. Lastly, as stated above, the proposed alcohol sales will have limited hours of operation. Therefore, the proposed use would not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

- 5. The subject site is adequate 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 quality of traffic expected to be generated by the proposed use.**

The proposed request for on-site (Type 41 alcohol license) beer and wine sales at the restaurant does not involve any expansion to the size of the existing commercial building or any roadway modifications. Therefore, the project site is adequate in size and has sufficient access to existing streets in order to accommodate the restaurant use.

6. **The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, impacts on neighboring properties.**

The proposed restaurant will only include interior tenant improvements within the existing commercial building. The project will utilize the existing space without altering the building's historic exterior features. Therefore, the design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land use in the vicinity in terms of aesthetics, character, scale, and views protection.

SECTION 4: RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include, but are not limited to, the staff reports, as well as all materials that support the staff reports for the proposed project, and are located in the Community Development Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

SECTION 5: DETERMINATION

Based upon the findings outlined in Sections 2 and 3 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby conditionally approves Project No. CUP25-0003 consisting of a Conditional Use Permit for Type 41 (On-Sale Beer and Wine – Eating Place) alcohol license for a bona fide restaurant (Villa's Tacos) located at 1010 El Centro Street (APN: 5315-008-047) subject to the Conditions of Approval attached hereto as Exhibit "A."

SECTION 6: APPEALS

Any interested person may appeal this decision or any portion of this decision to the City Council. Pursuant to the South Pasadena Municipal Code, any such appeal must be filed with the City, in writing, and with appropriate appeal fee, no later than (15) days, following the date of the Planning Commission's final action.

SECTION 7: CERTIFICATION OF THE RESOLUTION

The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed regular meeting held on the 14th day of April 2026.

PASSED, APPROVED, AND ADOPTED this 14th day of April 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ambitah Barthakur, Planning Commission Chair

ATTEST:

Planning Commission Secretary

EXHIBIT A
Conditions of Approval

EXHIBIT A
 RESOLUTION NO. 26-
 CUP25-0003
 1010 EL CENTRO STREET

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
GENERAL			
1.	This approval and all rights hereunder shall terminate within twenty-four (24) months of the effective date of approval by the Planning Commission unless otherwise conditioned and/or unless the use is established, or action is taken. The on-sale of beer and wine license (Type-41) shall be acquired by the California Department of Alcoholic Beverage Control (ABC) prior to the termination period.	Planning	
2.	This approval allows on-site alcohol sales and consumption in the interior	Planning	
3.	Approval by the Planning Commission does not constitute a building permit.	Planning	
4.	<p>The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Conditional Use Permit as reviewed by the Planning Commission at its meeting on April 14, 2026, excepted as modified by these Conditions of Approval.</p> <p>A. The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, regulations, guidelines and policies, including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable City Code requirements and all comments made during the City’s building permit plan check review process (collectively, “Applicable Rules”). Failure to comply with Applicable Rules may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use</p>	Planning	

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	<p>permit approval and/or any other remedies available to the City in law or in equity.</p> <p>Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of SPMC Section 36.420.050 "Changes to an Approved Project".</p>		
5.	On-site loading may take place within parking bays within an enclosed parking space behind the storefront businesses only during the business hours of the commercial tenants, but will not occur between 7:00 p.m. to 7:00 a.m. Additionally, loading may take place within the curb-site parking lane between the hours of 8:00 a.m. to 10:00 a.m. only.	Planning	
6.	The operating hours of the restaurant shall be 12 p.m. to 12 a.m. daily.	Planning	
7.	Approval is required from the Los Angeles County Health Department for restaurants.	Building	
8.	The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting for the project to be redesigned/resubmitted.	Planning, Building, Public Works	
9.	The furniture placed in the outdoor dining at the arcade shall be arranged to provide the circulation path of the minimum required width for purposes of egress and accessibility in accordance with the applicable sections in Chapter 10 and 11B of the Building Code.	Building	
10.	Portable fire extinguishers shall be installed and maintained in all new and existing Group A, occupancies.	Fire	
11.	Buildings under construction shall meet the condition of "Chapter 33 Fire Safety During Construction and Demolition" of the 2022 California Fire Code. Structures under construction, alteration or demolition, shall	Fire	

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	<p>be provided with no less than one 2A10BC fire extinguisher as follows:</p> <p>a. At each stairway on all floor levels where combustibles materials have accumulated.</p> <p>b. In every storage and construction shed.</p> <p>c. Where special hazards exist included, but not limited to, storage and use of combustible and flammable liquids.</p>		
12.	The City of South Pasadena reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.	Public Works, Fire, Building, Planning	

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13.	The second sheet of building plans shall list all conditions of approval and include a copy of the Planning Commission Decision letter. This information shall be incorporated into the construction plans prior upon the initial submittal to the Building Division for Plan Check review.	Building	
14.	All construction plans shall comply with the codes in effect at the time of plan submittal to the Building Division. The applicant is advised that a new code cycle will take effect on January 1, 2026, which may impact design requirements if plans are submitted on or after that date.	Building	
15.	<p>All State of California disability access regulations for accessibility and adaptability shall be complied with.</p> <p>A. Summary of Accessibility Upgrades for Commercial Projects shall be completed, and the completed form shall be copied on the plans. The form can be found at the following link:</p>	Building	

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	https://www.dropbox.com/s/4xkjyn5fhggpotk/Accessibility%20Upgrade%20Summary%20Form.pdf?dl=0		
16.	Separate application and plan review is required for Electrical, Mechanical, and Plumbing plans.	Building	
17.	Project shall comply with the current CalGreen Non-Residential mandatory requirements.	Building	
18.	The project is subject to the following required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); Current California Building Code and NFPA Applicable Standards.	Fire	
19.	Fire flow - Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B of the current California Fire Code prior to the submittal of construction plans to the Building Division for Plan Check review.	Fire	
20.	The applicant shall list all occupancy types for the described project on the construction drawing submitted to the Building Division for Plan Check review.	Fire	
21.	The applicant shall include the following information on the plans: <ul style="list-style-type: none"> • The 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this project on the title sheet of the plans. • The location of all existing utilities on adjacent street(s), as well as the location and size of all existing or proposed utilities serving the property. Show all utility points of connection (POC). • Show the location and area of trench sections for any proposed sewer and water line connections within the public 	Public Works	

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	<p>right-of-way. Provide a trench restoration detail per City standards if any new utility connections are proposed. All utility poles adjacent to the properties and note to "PROTECT-IN-PLACE".</p> <ul style="list-style-type: none"> • No overnight storage of materials or equipment within the public right-of-way shall be permitted. • Temporary bins (low boy), if used, shall be "roll off" style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athen's dumpsters can be used. Any dumpsters placed on the roadway require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain a dumpster permit from the Public Works Department. • The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc. <p>The applicant shall obtain applicable permits from the Public Works Department for any work proposed within the public right-of-way.</p>		

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22.	The applicant and each successor in interest	Planning	

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	to the property, which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Planning Commission concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit. The obligations required by this Condition shall be set forth in a written instrument in form and substance approved by the City Attorney and signed by the Applicant and Property Owner prior to issuance of building permits.		
23.	Any proposed signage shall be submitted for review and approval by the Community Development Department prior to installation.	Planning	
24.	The applicant shall provide clearance letter from utility companies for any proposed relocation of utility lines that encroach on the properties prior to building permit issuance.	Building	
25.	Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.	Building	
26.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan check approval process and shall be approved prior to issuance of the Demolition and / or Building Permit. The comprehensive CMP shall include all plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable toilet, and trash and material storage	Building, Public Works, Planning	

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	<p>locations. The CMP shall show all areas of the public right-of-way which may be affected by the construction of the project. Unless otherwise approved by the Public Works Director, sidewalk access shall always be maintained along the project's frontage.</p> <p>In addition to the above, the CMP shall include the following components:</p> <p>a. <u>A Pedestrian Protection Plan</u> shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the City Engineer.</p> <p>b. <u>A Construction Traffic Management Plan</u> The Construction Traffic Management Plan shall be reviewed and approved by the City Engineer and Planning Manager prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to require that the Plan be prepared by an engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following:</p> <p>A. The name and telephone number of a contact person that can be reached 24 hours a day regarding construction traffic complaints or emergency situations.</p> <p>B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of</p>		

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	<p>construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties.</p> <p>C. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.</p> <p>D. The location and travel routes of off-site staging and parking locations.</p> <p>E. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc.</p> <p>c. <u>Demolition Debris Recycling-</u> Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems. All C & D waste shall be taken by Athens or an approved facility. Contact Public Works to arrange for permitting and containers.</p> <p>d. A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may</p>		

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	<p>populate the Property do not relocate to or impact adjoining properties.</p> <p>e. The CMP shall address implementation of the following measures if applicable, during construction:</p> <ul style="list-style-type: none"> i Foundation Shoring Plan demonstrating use of noise dampening design methods. ii Construction Rules Sign that includes contact names and telephone numbers. iii Daily maintenance of construction site. iv Dust control by regular watering. v Construction worker and contractor offsite parking. vi Staging and storage of construction equipment on-site only. vii Compliance with noise standards. 		
27.	<p>In accordance with Section 503.1.1 and Appendix D, Section D102.1 of the 2022 California Fire Code (CFC), approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved into or within the jurisdiction. Access roads shall be located such that the horizontal distance from the nearest edge of the fire apparatus access road to all portions of the exterior walls of the first story of the building does not exceed 150 feet, as measured by an approved hose pull route around the exterior of the building. Plans shall include the pull hose distance. Where site conditions make compliance impractical, the distance may be increased to a maximum of 200 feet only when approved by the Fire Code Official and when approved fire protection features are provided, such as:</p> <ul style="list-style-type: none"> • Installation of an automatic fire sprinkler system per CFC Section 903; • Enhanced fire-resistive construction or defensible space improvements; or • Other alternative means and methods 	Fire	

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	<p>determined by the Fire Code Official to provide equivalent fire protection and firefighter access.</p> <p>The applicant shall provide a drawing for review and approval to the Fire Department prior to issuance for permits.</p>		
28.	<p>In accordance with Section 503.2.1 and Appendix D, Sections D103.1 and D105.2 of the 2022 California Fire Code (CFC), approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved into or within the jurisdiction.</p> <p>Fire apparatus access roads shall be constructed to provide an unobstructed width of not less than 20 feet (exclusive of shoulders) and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>Where buildings or portions thereof are more than 30 feet in height or more than three stories, aerial fire apparatus access roads shall be provided. In such cases, the minimum clear width shall be increased to 26 feet to accommodate aerial ladder operations. The aerial access road shall be positioned parallel to one entire side of the building and located within 15 to 30 feet of the building as measured to the inside edge of the access roadway, unless otherwise approved by the Fire Code Official.</p> <p>All fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (minimum 75,000 lbs. gross vehicle weight) and shall be surfaced to provide all-weather driving capability.</p> <p>The applicant shall provide a drawing for review and approval to the Fire Department prior to issuance for permits.</p>	Fire	
29.	Fire alarm system plans shall be submitted	Fire	

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	<p>for review and approval to the Fire Department prior to the issuance of building permits.</p> <p>A. Kitchen hood systems plan set shall be submitted for review and approval to the Fire Department prior to the issuance of building permits.</p> <p>B. Fire sprinkler system plans shall be submitted for review and approval to the Fire Department prior to the issuance of building permits.</p>		
30.	1024.2 - Prior to Final approval, the applicant must provide a plan to establish and maintain unobstructed exit passageways of no less than 44 inches from the place of business to the street.	Fire	
31.	Water Supplies - Water supplies for automatic sprinkler systems shall comply with the 2022 California Fire Code and the standards referenced in Section 903.3.1 of the California Fire Code. The potable water supply shall be protected against backflow in accordance with Health and Safety Code Section 13114.7. Proof of capacity should be done prior to permit issuance and tested prior to certificate of occupancy.	Fire	
32.	1024.2 - Prior to Final approval, the applicant must provide a plan to establish and maintain unobstructed exit passageways of no less than 44 inches from the place of business to the street.	Fire	
33.	Prior to the Final approval, the Fire Department shall confirm that all portions of the buildings or within 150 feet (or a maximum of 200 feet when approved by the Fire Code Official) of an approved fire apparatus access road.	Fire	
34.	Prior to the Final approval, the Fire Department shall confirm that all cooking appliances conform with Sections 605-608 of the 2025 CFC.	Fire	
35.	Required water supply - An approved water	Fire,	

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	supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. Proof of capacity shall be done prior to permit issuance then tested prior to occupancy.	Public Works	
36.	The applicant shall contact the City of South Pasadena Water Operations Manager, Victor Magana, VMagana@SouthPasadenaCA.gov prior to submittal of building permit application, for the fire flow test. The applicant submit water demand calculations to the City for potable water and fire (if applicable). The calculations will be used to verify the adequacy of the existing water meter connection for the proposed structure and Fire Department approved fire sprinkler system (if applicable). The applicant shall coordinate with the Water Operations Manager concerning the size, location and the associated fee for the installation of a new water meter connection. All fees are to be paid prior to issuance of certificate of occupancy. [Water impact fees can be paid at a later date after fire sprinklers have been designed, but prior to new water meter installation request.]	Public Works, Fire	
37.	The applicant shall pay all applicable City fees including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule, which can be found on the City's website. This includes all costs incurred by the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to Building Permit Issuance.	Public Works	

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41.	The Property shall be maintained daily so that it is free of trash and litter.	Building	
42.	<p>During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.</p> <p>Compliance with the following noise standards shall always be required with:</p> <p>A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;</p> <p>B. All construction equipment shall be properly maintained to minimize noise emissions;</p> <p>C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors;</p> <p>D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in SPMC Chapter 19A; and</p> <p>E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.</p>	Building	
43.	Any construction activity that may require roadway or lane closures where two-way	Public Works	

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	<p>traffic cannot be accommodated will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and residents at least 48 hours in advance of the street closure.</p>		

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44.	<p>The applicant shall be responsible for posting a project sign at the entrance to the project site displaying the City’s construction hours per SPMC Section 19A.13. The project sign shall be 24” x 36” and made of durable weather-resistant material. The applicant shall provide a 24-hour emergency contact number for the designated contact who will be responsible for maintaining the public right-of-way during the all stages of construction until the project is complete.</p> <p style="padding-left: 40px;">A. During all phases of construction, a “Construction Rules Sign” that includes contact names and telephone numbers of the Developer, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Planning Manager and Building Official.</p>	Public Works, Building, Planning	
45.	All vehicles including workers’ vehicles shall be parked on-site and not be parked on-street. The applicant shall provide a shuttle service if necessary for approved off-site construction related parking.	Public Works	

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46.	California Fire Code Section 507.4 Water Supply Test - The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official <u>prior</u> to the test. This test is to be	Fire	

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	completed prior to Final Inspection.		
47.	Address Identification. New and existing buildings shall have <i>approved</i> address numbers, building numbers or <i>approved</i> building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be view from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.	Fire, Building and Safety	
48.	Prior to the final inspection, the applicant shall schedule an on-site visit with Planning Division staff to ensure that all existing leaks or any gaps in the existing construction or abandoned openings like roof eaves, high level air vents, etc. shall be sealed airtight.	Planning	
49.	Prior to the service of alcohol within the premises, the operator shall obtain a valid license from the ABC and provide a copy of the license to the Planning Division and obtain a valid business permit issued by the City.	Police	

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50.	The sale of beer and wine shall only occur during the restaurant's business hours when food is sold. The sales of beer and wine shall be during restaurant business hours of 12:00 p.m. to 12:00 a.m.	Planning	
51.	The five (5) outdoor tables and chairs shall	Planning	

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	only be allowed between the hours of 12:00 p.m. to 9:00 p.m. daily. The outdoor seating areas shall be located in the location identified on Sheet A 2.10 of the attached approved plans and not block the arcade entrances, paths of travel, ingress or egress, ADA access, and bathroom(s).		
52.	The last call to take orders for alcohol in the indoor seating areas shall be no later than 30 minutes prior to the closing time of the respective seating areas.	Planning	
53.	The City shall require the review of the Conditional Use Permit (CUP) with the Planning Commission in 6-months for compliance with the Conditions of Approval from the date the CUP is approved by the Commission.	Planning	
54.	<p>A queuing line of no more than 10 people shall face the south end of tenant space at 1010 El Centro St.in compliance with the Queuing Plan (Sheet x) of the final approved plans.</p> <ul style="list-style-type: none"> a. There shall be an on-site waitlist or QR code for customers to join a virtual or on-call waitlist to ensure that the queuing line does not exceed 10 people, b. The queueing line shall not block the arcade entrances, paths of travel, ingress or egress, ADA access, and bathroom(s). c. The queuing line shall be identified with signage and clearly delineated with stanchion(s) that indicate the maximum queue length. Stanchions should not block the arcade entrances, paths of travel, ingress or egress, ADA access, and 		

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	<p style="text-align: center;">bathroom(s).</p> <p style="text-align: center;">d. The queuing line shall be managed by on site staff to ensure the entrance door(s) is not blocked.</p>		
55.	All windows and door(s) shall remain closed at all times, except for normal ingress, egress, and ventilation to minimize noise impacts on surrounding uses.	Planning	
56.	All indoor amplified sound shall be contained within the indoor tenant space.	Planning	
57.	<p>Service of beer and wine for on-site consumption shall be only for seated customers within the interior tenant space. No alcohol service shall be permitted in the outdoor arcade dining area.</p> <p>Drinking alcoholic beverages shall not be permitted in the loading area or public right of way. The management or business operators shall be responsible for posting appropriate signage.</p>	Planning	
58.	<p>The sale of beer and wine for on-site consumption shall only be incidental to food service and the operation of the restaurant as a bona fide restaurant.</p> <p>Quarterly gross sales of alcohol shall not exceed quarterly gross sales of food within the restaurant. Quarterly records shall be maintained to separately reflect gross sales of food and gross sales of beer and wine and shall be made available to the City of South Pasadena upon request.</p>	Planning	
59.	The restaurant premises shall be continuously maintained as a bona fide eating establishment and shall provide a menu containing an assortment of foods typically offered in restaurants.	Planning	
60.	No advertising for alcoholic beverages may be displayed in store windows or outside of the store in the outdoor dining area.	Planning	

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61.	All alcohol sales cases/displays shall be located in such a manner to prevent “grab-and-run” thefts of alcohol. The sales cases/displays shall be located in sight of the sales counter at all times, if possible.	Planning, Police	
62.	The employees who will be engaged in the sale of alcohol must complete the State Alcoholic Beverage Control’s mandated training, as well as the store’s internal training on the sale of alcohol.	Planning, Police	
63.	The Conditional Use Permit issued for the alcoholic beverage establishment and a copy of the conditions of approval for the permit shall be kept on the premises of the establishment in a place where it may readily accessible if requested by any member of the general public.	Planning	
64.	All graffiti shall be removed from the Property within 48 hours of its application.	Planning, Police, Community Improvement	
65.	Fire sprinkler main lines shall not be allowed to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system.	Public Works	
66.	Compliance with the City’s Performance Standards of SPMC Section 36.300.110, which also include the Noise Standards (Chapter 19A), of the South Pasadena Municipal Code (SPMC) shall be adhered to at all times.	Police	
67.	The operator shall be responsible for requiring that there be no loitering on the site, on the public right-of-way and/or in front of adjacent properties at any time, and that all customers shall leave the site no later than 30 minutes after closing, after which, only employees shall be allowed on the premises.	Police	
68.	Litter and trash receptacles shall be located at convenient locations, both inside and outside establishment, and trash and debris shall be removed on a daily basis.	Police	

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69.	The property shall be maintained in a clean and neat manner at all times and shall comply with property maintenance standards as set forth in the SPMC.	Police	
70.	The City reserves the right to request of the ABC additional conditions, such as restriction of the type of alcohol sold, or other conditions that the City may deem necessary in order to reduce potential impacts.	Police	
71.	Should the ABC issue a license suspension or citation, the operator shall provide a copy of said suspension or citation to the Planning Division.	Police	
72.	The establishment must post signs prohibiting loitering, smoking, open alcoholic beverage containers, and excessive noise (SPMC 19A.23) outside and within the perimeter of the business (including arcade hallways, outdoor walkways, and areas immediately adjacent to the business entrance) in violation of SPMC Section 19A. The signs must be prominent, permanent, and clearly visible. Generally, the signs shall be 24" in length and 14" in width with the print of sufficient size to make them clearly readable. The placement shall be reasonable based upon the physical layout of the premises. These signs shall be posted outside the business, clearly stating that loitering, smoking, and alcohol consumption, and excessive noise (SPMC 19A.23) are prohibited.	Police	

Attachment No. 2



FE DESIGN & CONSULTING

Additional Description/ Narrative

“Villa's Tacos” 1010 El Centro St. - South Pasadena

Project description -

1. The applicant proposes a Type 41 (On-Sale Beer and Wine – Eating Place) issued by the California Department of Alcoholic Beverage Control (ABC). Alcohol service will be strictly incidental to food service and limited to beer and wine for on-site consumption only. Villa’s Tacos proposes to operate from 12:00 p.m. to 9:00 p.m, daily as normal business hours, but is requesting a 2:00 a.m. entitlement to enshrine operational flexibility and maintain consistency with neighboring businesses.

2. The scope of work includes minor interior tenant improvements only, with no expansion of the building footprint and no exterior structural modifications. Tenant improvements include, but are not limited to: Interior finishes consistent with a small, fast-casual restaurant format. Kitchen equipment installation and upgrades within an existing commercial kitchen layout. ADA-compliant improvements as required. Minor electrical, plumbing, and ventilation upgrades to support food preparation.

3. All loading, deliveries, and waste collection will occur during normal weekday business hours, generally between 7:00 am. and 6:00 pm. Delivery vehicles will utilize existing loading areas and public parking in accordance with City regulations. No late-night or overnight deliveries are proposed.

4. Villa’s Tacos is a neighborhood-serving restaurant that supports the Downtown Specific Plan’s objectives to promote pedestrian activity, local businesses, and a vibrant but balanced downtown environment. The proposed use: Activates an existing ground-floor commercial space. Encourages walk-in patronage consistent with nearby retail and dining uses. Contributes to daytime and early evening activity without introducing late-night impacts. Supports local employment and economic vitality.

The proposed Type 41 license is consistent with the Downtown Specific Plan’s intent to allow alcohol service that is clearly subordinate to food service and does not change the overall character of the district.

5. Villa’s Tacos is a locally owned restaurant concept recognized for its high-quality, chef-driven menu and focus on fresh ingredients and handmade tortillas. The business emphasizes: A casual, family-friendly dining environment. Consistent operational standards. A strong "food-first" identity

The proposed South Pasadena location is intended to serve nearby residents, employees, and visitors seeking an affordable dining option within a walkable downtown setting.

6. Villa’s Tacos will implement security and operational measures appropriate for a small restaurant with incidental alcohol service, including: Adequate interior and exterior lighting. Responsible Beverage Service (RBS) training for staff, as required by ABC. On-site management during operating hours. Video surveillance covering public areas. Clear sight lines throughout dining areas.

Noise: There will be no amplified sounds and all food preparation occurs entirely indoors. Due to its small scale, indoor orientation, and absence of entertainment, the proposed use is not anticipated to generate noise beyond that typically associated with neighborhood-serving restaurant uses.

Signage: No proposed signage.

Attachment No. 3

VILLA'S TACOS

Home of Los Angeles' Favorite

HANDMADE BLUE-CORN TACOS

NIXTAMALIZED BLUE CORN TORTILLAS PRESSED TO ORDER

All orders sided with Raddish, Lime Wedges, and Hibiscus-Pickled Onions

Bases

 **TACO** **\$3**
Onion, Cilantro & Guacamole

QUESO TACO **\$4**
Onion, Cilantro, Guacamole,
Cotija Cheese & Crema Mexicana

MULITA **\$7**
Onion, Cilantro, Guacamole,
Cotija Cheese & Crema Mexicana
Sandwiched in two blue-corn tortillas

Fillings


 **Pierna de Pollo**
Chicken Thigh

 **Ranchera Asada**
Skirt Steak

 **Chorizo de Puerco**
Pork Chorizo

 **Grilled Soyrito**
w/ Pineapple & Onion

 **Frijoles con Nopal**
Black Beans & Cactus Salad

 **Papas a la Plancha**
Lightly Salted Potatoes

Don't Know Where to Start?

SPECIALTY SAMPLER TRIOS

A CURATED TOUR OF OUR SABOR IN THREE TACOS - INCLUDING TWO OFF-MENU TACOS

VILLAS TRIO **\$14**

- Three Queso Tacos - one each:
- Ranchera Asada
 - Papas con Chorizo - TRIO EXCLUSIVE
 - Black Bean con Pollo - TRIO EXCLUSIVE

VEGAN TRIO **\$11**

- Three Tacos - one each:
- Frijoles con Nopal
 - Frijoles con Papa - TRIO EXCLUSIVE
 - Soyrito con Papa - TRIO EXCLUSIVE

ACCOMPAÑAMIENTOS

THE COMPLETE VILLAS EXPERIENCE

SALSAS

- | | |
|---|-----------------|
|  Chulas' Roasted Blend | Classic Verde |
|  Jiquilpan Salsa | Classic Roja |
|  Mango Habanero | Classic Avocado |
|  Mango Pico de Gallo | |

AGUA FRESCA **\$4**

Available flavors vary
Always fresh, Siempre Sabrosas!



@VillasTacosLosAngeles
#ConTacosTodoEsPossible
#ConAmorSabeMejor
Villas Tacos Los Angeles © 2022

Attachment No. 4

Attachment No. 5

SITE PLAN

REVISION DATE

VILLA'S TACOS
1010 EL CENTRO ST
SOUTH PASADENA,
CA 91030

ZONING: MIXED USE CORE
APN: 5315-008-049

JOB NUMBER 854

1/16" = 1'-0"

SCALE

February 19, 2026

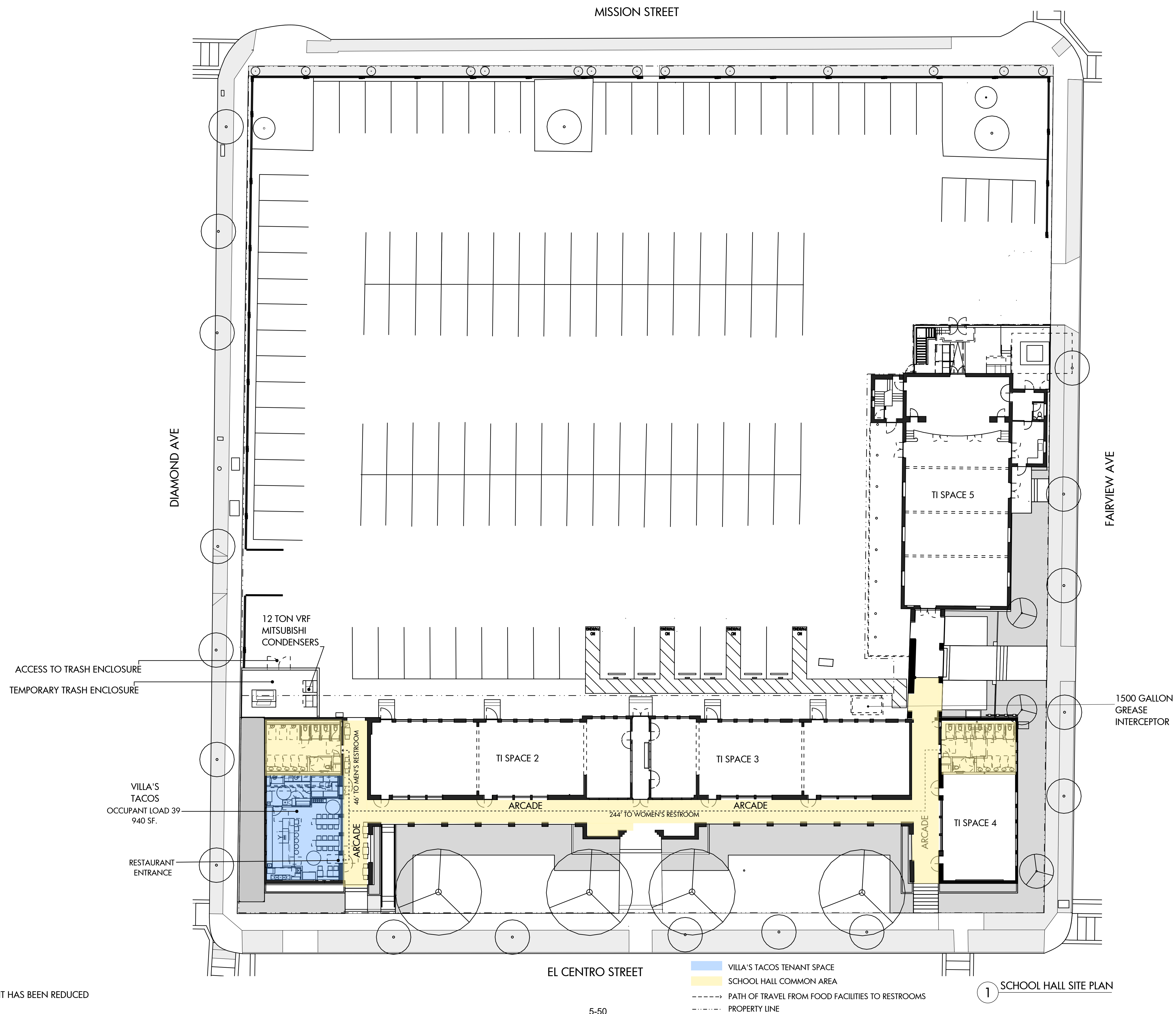
ISSUE DATE

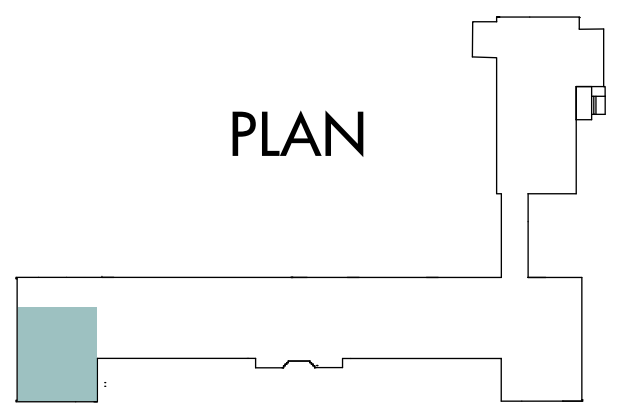
February 19, 2026

PLOT DATE

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2.00				

ARCHITECTURE





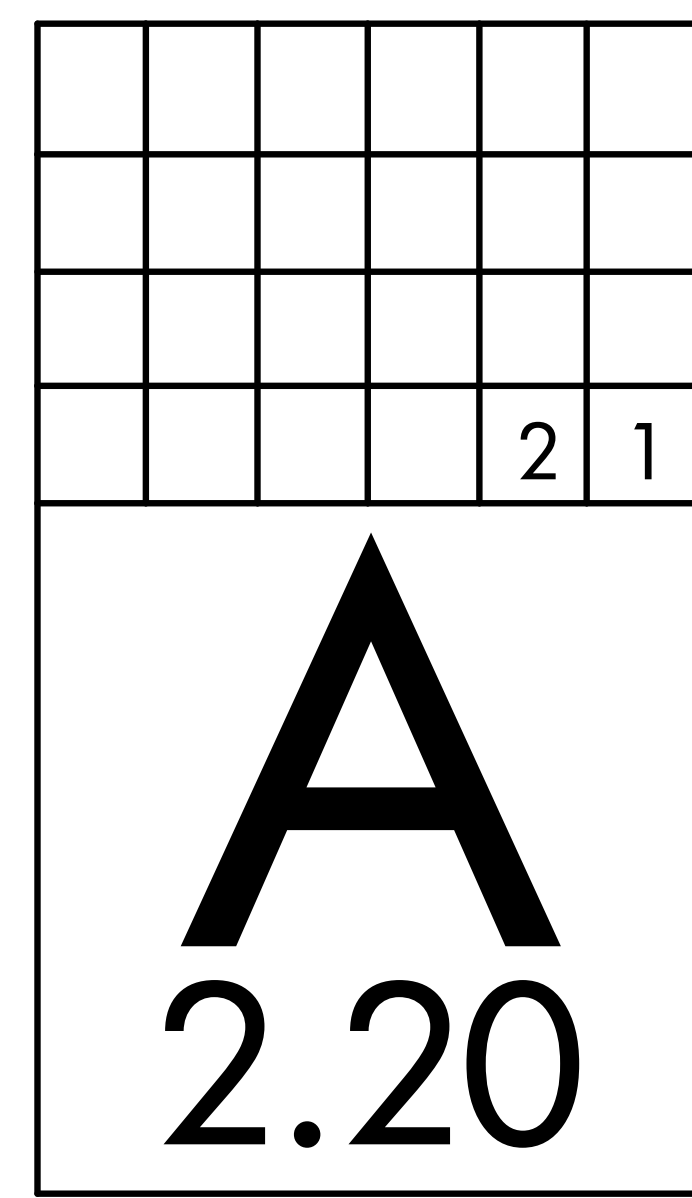
PLAN

REVISION DATE

VILLA'S TACOS
1010 EL CENTRO ST
SOUTH PASADENA,
CA 91030

- (E) WALLS
- (N) WALLS
- - - SCOPE OF WORK AREA
- - - ABOVE

JOB NUMBER 854
1/4" = 1'-0"
SCALE
February 19, 2026
ISSUE DATE
February 19, 2026
PLOT DATE



ARCHITECTURE

#	EQUIPMENT	MANUFACTURER	MODEL	QUANTITY	WIDTH	DEPTH	HEIGHT	NSF	ETL	UL	PLUMBING	THEC. SPECIFICATIONS	COMMENTS
1	STEAM TABLE	DUKE	E303	1	22 7/16"	44 3/8"	34"	YES		YES		120V/ 1500W/12.5A	120 V - 500 WATT ELEMENTS/ NEMA 5-15P
2	HAND SINK	GSW	HS-1615S	1	15 3/4"	15 1/4"	13 3/8"		YES		H/W C/W		
3	PREP-SINK	GSW	SEE18181L	1	39 1/8"	24"	45"	YES	YES		H/W C/W		TO BE ORDERED WITH FAUCET MODEL B-0231-M
4	WALK-IN REFRIGERATOR	NORLAKE	KL8102 (7'7")	1	96"	120"	96"	YES		YES		208-240/60/1	INTERIOR RAMP, INDIRECT DRAIN TO FLOOR SIN
5	EMPLOYEE LOCKER			1									
6	EQUIPMENT STAND	SERV-WARE	ESG036W-CWP	3	36"	30"	24"						WEIGHT CAPACITY 270 LBS
7	GAS GRIDDLE	SERV-WARE	SMGS-36	2	36"	30"	16 1/4"						3 COUNT BURNER/ NATURAL GAS/PROPANE
8	GAS 4 BURNER HOT PLATE	SERV-WARE	SHPS-24-SA	1	24"	27 1/4"	11 3/8"						NATURAL GAS/PROPANE
9	TYPE 1 VENT HOOD - GAS	THERMOTEK	5424 T-ND-2-PSP-F	1	9'	54"	24"		YES				
10	TYPE 1 VENT HOOD - SOLID FUEL	THERMOTEK	5424 T-ND-2-PSP-F	1	5'	54"	24"		YES				
11	WOOD FIRE GRILL	M & M BARBECUE CO	EL REY 48 - MMR48	1	60"	37"	75.5"	YES	YES				
12	HAND SINK	ADVANCE TABCO.	DI-1-5	1	13"	19"	5"	YES			H/W C/W		
13	BEER DISPENSER REFRIGERATOR	PERLICK	DDS60	1	60"	24 3/4"	34 9/16"	YES		YES		210 VAC/60 Hz/1 Ph	CUP APPROVAL REQUIRED BEFORE INSTALL
14	P.O.S	SQUARE	SQUARE COMPLETE REGISTER	1									
15	TRIPLE-BOWL SINK	REGENCY	600S315152G	1	79"	20 1/2"	44 3/4"	YES			H/W C/W		2 DRAINBOARDS - 16" BOWLS FIT LARGEST UTENSIL
16	TANKLESS WATER HEATER	RHEEM	RTGH-SR10i	2	18"	14"	29"	YES					RATED 7.1 GPM AT 50°F RISE; CSA & AHRI CERTIFIED
17	ICE MACHINE	ICETRO AMERICA	IM-0460	1	30"	24.8"	22.6"		YES			115V/60/1	NEMA 5-15P, INDIRECT DRAIN TO FLOOR SINK
17	ICE BIN	ICETRO	IB-033	1	30"	34"	38"						
17	WATER FILTER	ICETRO	ICEPRO 500	1	14.5"	5"	16.875"	YES					
18	FLOOR MOP SINK	GSW	SE2024FM	1	24"	20"	14"		YES				BOWL 20"x16"x 10"
19	WALL MOUNT SERVICE SINK FAUCET	T&S	B-0665-BSTR	1	12 7/16"	9 1/8"	14 1/4"	YES			H/W C/W		
20	SANDWICH PREP TABLE	ARCTIC AIR	AST60R	1	61.25"	30"	43.3"	YES	YES			4.3 AMPS	
21	12" FILLER TABLE	REGENCY	600TB3012G	1	12"	30"	38"	YES					
22	SALSA TABLE -REFRIGERATED RAIL	ARTIC AIR	ACP55	1	55"	15.5"	11"	YES	YES			1.6 AMPS	NEMA 5-15P. TO BE ORDERED WITH SNEEZE GUARD MODEL 65300K
23	EQUIPMENT STAND	REGENCY	600TB3018G	1	18"	60"	34"	YES					
24	REFRIGERATED MERCHANDISER	SERV-WARE	GR48B-HC	1	54"	32"	81.5"	YES		YES		115V/4.5 AMPS/60HZ/1	
25	ADJUSTABLE SHELVING	REGENCY	460C1236KM85	1	36"	12"	92"	YES					

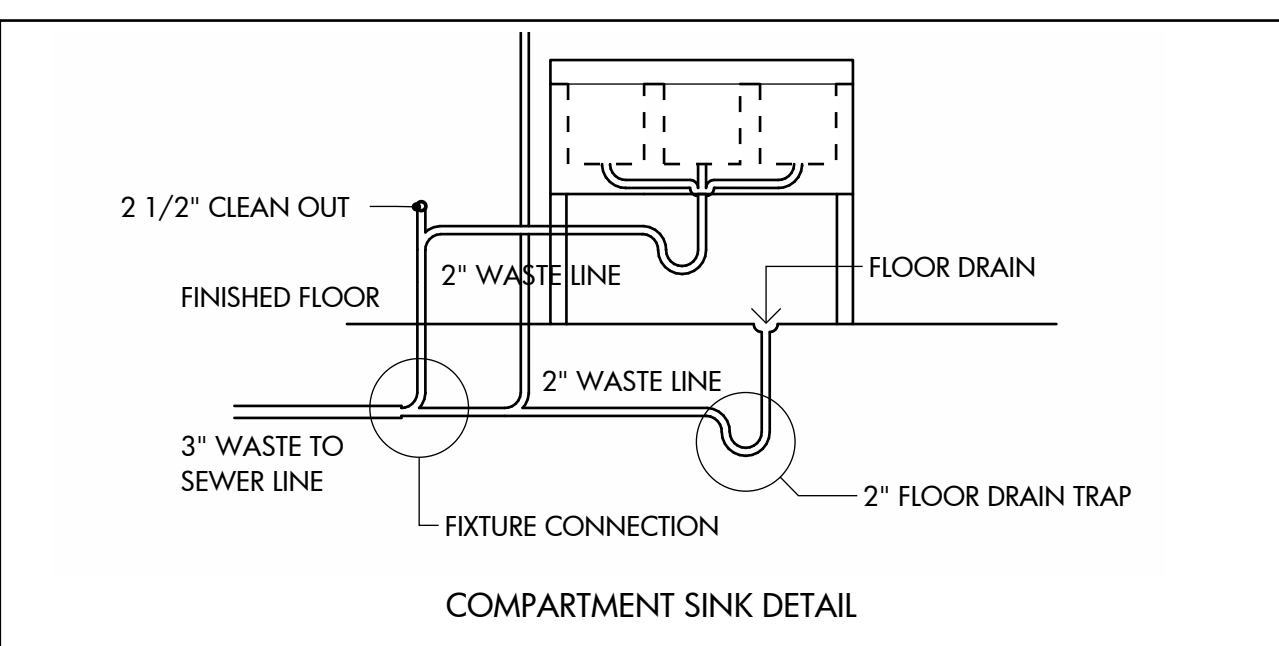
FINISH SCHEDULE

	ROOM AREA	FLOORS	BASE	WALLS	CEILINGS	COUNTERS
1	KITCHEN AND SCULLERY AREA	QUARRY TILE OVER (E) WOOD SUBFLOORS	QUARRY COVE BASE TILE CONTINUED UP THE WALL 4" WITH 3/8" RADIUS COVE	SMOOTH WASHABLE PAINTED GYPSUM WALL BOARD	ARMSTRONG WIPABLE CEILING TILES	QUARTZ
2	SERVICE AREA	QUARRY TILE OVER (E) WOOD SUBFLOORS	QUARRY COVE BASE TILE CONTINUED UP THE WALL 4" WITH 3/8" RADIUS COVE	SMOOTH WASHABLE PAINTED GYPSUM WALL BOARD	SMOOTH WASHABLE PAINTED GYPSUM WALL BOARD	QUARTZ
3	DINING AREA	(E) HISTORIC MAPLE FLOORS TO BE RESTORED AND SEALED	4" POPLAR FINISHED TO MATCH (E) WOOD FLOORING	SMOOTH WASHABLE PAINTED GYPSUM WALL BOARD	SMOOTH WASHABLE PAINTED GYPSUM WALL BOARD	QUARTZ
4	COMMON RESTROOMS	CERAMIC TILE SMOOTH AND WASHABLE	CERAMIC TILE 4" MIN. SMOOTH AND WASHABLE. FLOORING CONTINUED UP THE WALL 4" MIN. WITH 3/8" RADIUS COVE	SMOOTH WASHABLE CERAMIC TILE AND GYPSUM WALL BOARD	SMOOTH WASHABLE PAINTED GYPSUM WALL BOARD	QUARTZ

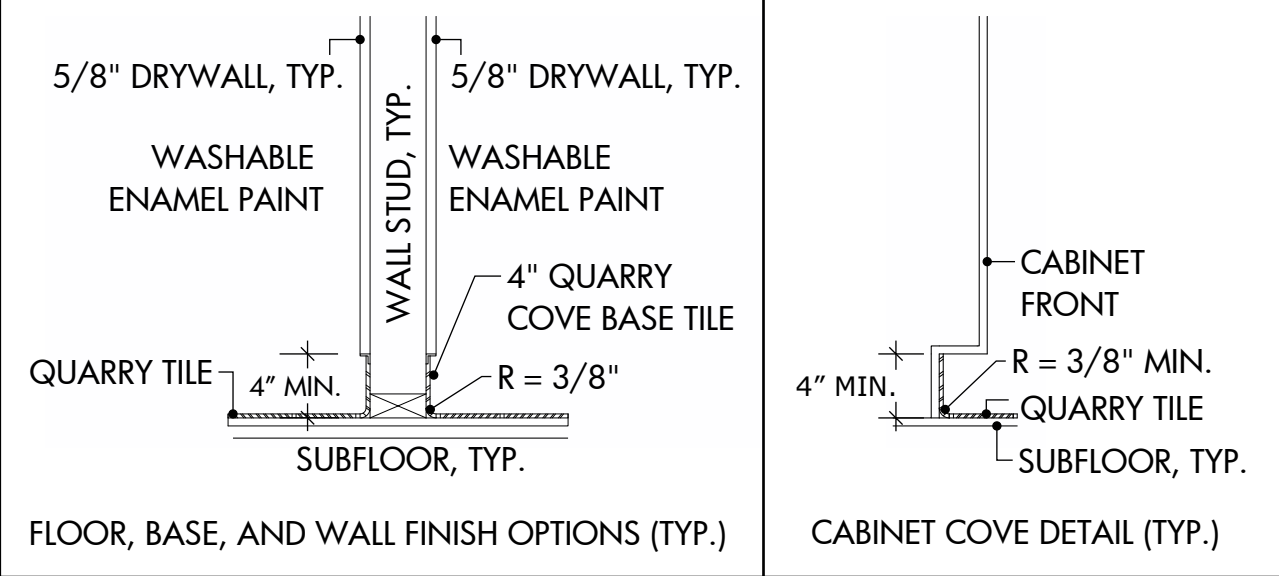
1. ALL SINKS AND EQUIPMENT IN SERVICE AREA RUN INDIRECT WASTE DRAIN TO FLOOR SINK. ALL TRAPS AND TRAP ARMS 3" SIZE TO 4" CWV
2. ALL FLOOR SINKS SHALL BE AT LEAST 50% UNDER MILLWORK OR NON-MOVEABLE EQUIPMENT. FLOOR SINKS SHALL NOT BE IN WALKWAY.
3. ALL SINKS AND UNDER COUNTER EQUIPMENT ARE AT LEAST 50% EXPOSED FOR ACCESSIBILITY. SEE A2.10 DRAWING 5.

TRASH AREA IS LOCATED IN THE BACK OF THE BUILDING IN THE PARKING LOT
 DRY FOOD SHELVING: 126 LF TOTAL SHELVING PROVIDED
 PROVIDE SINGLE SERVICE SOAP AND TOWEL DISPENSER FOR HAND SINK
 NO CONDUITS, OR PIPES OF ANY TYPE SHALL BE EXPOSED ABOVE THE FOOD PREPARATION, FOOD STORAGE, AND UTENSIL WASHING AREAS
 ALL EXTERIOR AND RESTROOM DOORS MUST BE SELF CLOSING, TIGHT FITTING, AND VERMIN PROOF.

PLUMBING SYMBOLS		SIGNAGE SYMBOL	
SYMBOL	LABEL	SYMBOL	DESCRIPTION
●+	COLD WATER	♿	EXISTING ISA ENTRANCE SIGNAGE LOCATION - SEE 3A ABOVE
●+	HOT WATER	☑	ILLUMINATED EXIT SIGN
⊥	FLOOR SINK W/ HALF GRATE	D	DOOR TO REMAIN UNLOCKED WHILE SPACE IS OCCUPIED SIGNAGE
⊙	FLOOR DRAIN		

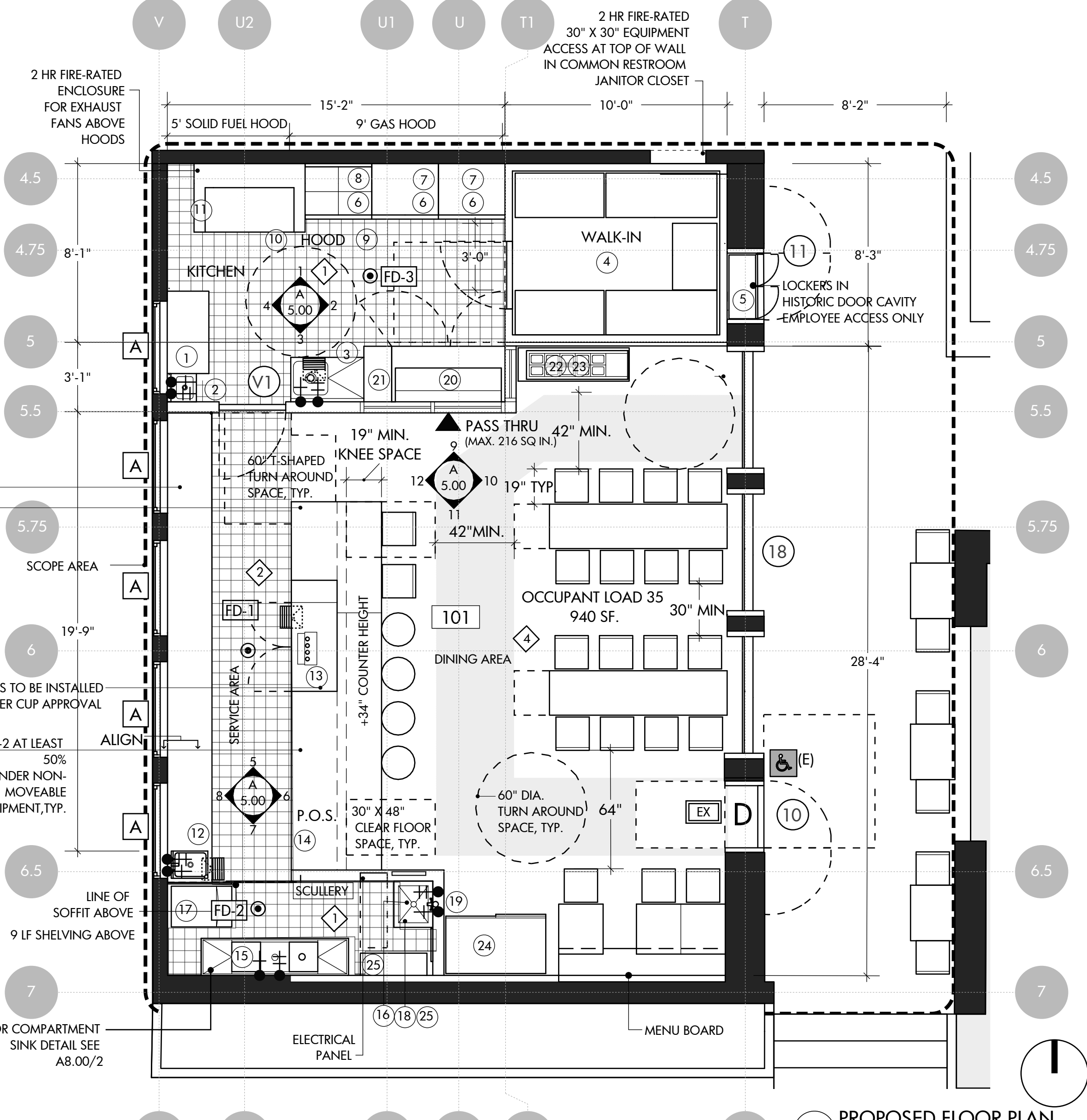


-UNIFORM PLUMBING CODE 704.3
 THREE COMPARTMENT SINK SHALL BE CONNECTED DIRECTLY TO THE DRAINAGE SYSTEM. THE FLOOR DRAIN ADJACENT TO THE FIXTURE SHALL BE CONNECTED ON THE SEWER SIDE OF THE FLOOR DRAIN TRAP. PROVIDED THAT NO OTHER DRAINAGE LINE IS CONNECTED BETWEEN THE FLOOR DRAIN WASTE CONNECTION AND THE FIXTURE DRAIN. THE FIXTURE AND FLOOR DRAIN SHALL BE TRAPPED AND VENTED IN ACCORDANCE WITH THIS CODE.



SIZING TANKLESS WATER HEATER

QUANTITY	FIXTURE TYPE	GPM
1	TRIPLE BOWL SINK	2 PER FAUCET
1	PREP SINK	2
1	MOP SINK	2
2	HAND SINK (0.5 EACH)	1
	TOTAL REQUIRED	7 GPM



Attachment No. 6



5-54

CTRA
CONSTRUCTION

Villa's Tacos

South Pasadena
COMING SOON!



AMERICAN
1-877-833-8338
AMERICANFENCE.COM



5-57



5-58



5-59



PERNIX JAZZ & MUSIC CENTER
COMING SOON

28

5-60



5-61



5-62



5-63



5-64



Attachment No. 7

From: [Josh Albrektson](#)
To: [PlanningComments](#)
Subject: Re: Villas Taco public comment
Date: Wednesday, April 8, 2026 4:50:53 PM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is for the April planning commission meeting once the agenda is published.

On Wed, Apr 8, 2026 at 4:49 PM Josh Albrektson [REDACTED] wrote:

I just wanted to write in support of Villas Tacos. I am a very white person, but my wife is hispanic. My youngest son Odin speaks full Spanish.

When Bad Bunny performed the super bowl with the help of Villas Tacos, my wife cried. It was a hugely important moment for her and hispanic people as a whole, especially in times like this.

Growing up, one of the favorite books that we would read to our kids is "Dragons Love Tacos." Only the first book because the second wasn't as good. Since that time, my kids have loved tacos. It is the favorite thing for them to have Jackie to cook.

But they have never had Villas Tacos. Their life is incomplete to date, and that is really sad.

Please approve the CUP for Villas Taco so that South PASadena can have this amazing hispanic owned and run business. It is the first step in making up for South Pasadena banning all latinos from owning homes until 1964 when they accidentally let a USC professor buy a home.

We live two blocks away and we know this will be a massive success and I expect you to have 100% support from the community for this project.

Thank you very much.

--

Josh Albrektson MD
Neuroradiologist by night
Crime fighter by day

--

Josh Albrektson MD
Neuroradiologist by night
Crime fighter by day



Planning Commission Agenda Report

ITEM NO. 6

DATE: April 14, 2026

FROM: Erika Ramirez, Community Development Director
Jasmin Kim, AICP, Planning Manager

PREPARED BY: Tatianna Marin, Assistant Planner

SUBJECT: **Project No. ZTA26-0001 - Consideration of a Resolution recommending that the City Council adopt proposed amendments to Chapter 36 (Zoning) of the South Pasadena Municipal Code (SPMC), revising portions of Articles 3, 4, and 6 of the Zoning Code related to various routine and periodic updates to streamline the development review process, including Planning Commission Chair reviews, and to make other minor revisions.**

Recommendation

It is recommended that the Planning Commission conduct a Public Hearing and adopt the draft Resolution recommending that the City Council adopt an ordinance to amend SPMC Chapter 36 (Zoning) as included in draft resolution Attachment A.

Executive Summary

The proposed Zoning Code amendments update Articles 3, 4, and 6 of Chapter 36 of the South Pasadena Municipal Code to streamline design review procedures, clarify review authority, and ensure consistency with recent Municipal Code amendments. The changes are informed by Planning Commission feedback regarding the Chair review process, the dissolution of the Design Review Board, and City Council actions amending Chapter 2 to update the composition of City commissions, including the expansion of the Planning Commission from five to seven members.

Key updates include delegating certain design review functions, such as rooftop mechanical equipment, to staff; clarifying that non-ministerial multifamily and mixed-use projects are subject to Planning Commission review; and revising provisions to reflect the updated composition and qualifications of the Planning Commission. Collectively, the amendments improve efficiency, eliminate outdated or redundant provisions, and align the Zoning Code with the City's current governance structure and regulatory framework.

Background

- April 16, 2025, the City Council adopted Resolution No. 2394, amending Chapter 36 of the South Pasadena Municipal Code eliminating the Design Review Board and reallocating Design Review authority to the Planning Commission and Planning Commission Chair.
- November 18, 2025, the Planning Commission provided feedback to staff on the Planning Commission Chair review process.
- December 5, 2025, the City Council adopted Resolution No. 2406, amending Chapter 2 of the South Pasadena Municipal Code and revising the general provisions applicable to all commissions.

Analysis

The City of South Pasadena's Zoning Code establishes the framework for how land is used and developed within a city, implementing the goals and policies of the General Plan through regulations that guide land use, building standards, and site design. It provides clarity and predictability for residents, property owners, and developers while helping to protect public health, safety, and overall quality of life. Periodic amendments to the Zoning Code are necessary to address changes in state law, respond to evolving community needs and development trends, correct inconsistencies or outdated provisions, and improve administrative efficiency and clarity in implementation.

On November 18, 2025, the Planning Commission held a public meeting to provide feedback on the Planning Commission Chair review process. In response, and following subsequent amendments to Chapter 2 of the Municipal Code that updated the composition of the Planning Commission, staff evaluated the Zoning Code for consistency and opportunities to improve processes. These efforts are also informed by the dissolution of the Design Review Board and the expansion of the Planning Commission from five to seven members. Based on this direction, staff proposes targeted amendments to Articles 3, 4, and 6 of Chapter 36 to streamline procedures, clarify review authority, and ensure internal consistency with recently adopted Municipal Code amendments.

The proposed amendments focus on three primary objectives: (1) streamlining design review procedures by delegating certain administrative reviews to staff; (2) aligning Zoning Code provisions with recent Municipal Code amendments related to Planning Commission composition; and (3) addressing internal inconsistencies to align the Zoning Code with current state law and adopted City policies.

Summary of Proposed Amendments

The proposed amendments to Articles 3, 4 and 6 of SPMC Chapter 36 are summarized below.

Article 3: Site Planning and General Development Standards

1. 36.300.030 (Setback Measurement and Exceptions)

Removes the requirement for Planning Commission Chair review and approval of rooftop HVAC equipment, delegating this function to staff.

2. 36.300.080 (Mechanical Equipment)

Removes the requirement for Planning Commission Chair review of rooftop mechanical equipment to streamline the review process.

Article 4: Zoning Approval Procedures

3. 36.400.020 (Authority for Land Use Zoning Decisions)

Updates Table 4-1 (Review Authority) to clarify that multifamily and mixed-use projects not eligible for ministerial review are subject to Planning Commission review.

4. 36.410.040 Design Review

Removes the existing threshold requiring Planning Commission review for multifamily developments of six or fewer units and instead clarifies that all non-ministerial multifamily and mixed-use projects are subject to Planning Commission design review.

Article 6: Zoning Code Administration

5. 36.600.040 (B) and (G) (Planning Commission)

Updates the composition of the Planning Commission to reflect its expansion from five to seven members and establishes qualification criteria, including a minimum of three licensed architects and at least two members with demonstrated experience or interest in planning, community development, or urban design.

The Planning Commission can decide to keep the current qualification criteria as it currently is, as shown in **Attachment No. 1 - P.C. Resolution with Exhibit "A" – Recommended Amendments to SPMC Chapter 36** or adopt Staff's recommended amendment to this section of the Zoning Code.

Collectively, these amendments streamline design review, align the Zoning Code with recently adopted Municipal Code provisions regarding Planning Commission composition, and ensure consistency with state law and the City's broader regulatory framework.

Environmental Analysis

The proposed amendments are routine, reflect changes in state law, relate to the City's review process and code clarification, do not include any development proposal, and can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Therefore, the amendments qualify for the common sense exemption from the California Environmental Quality Act (CEQA), as found in CEQA Section 15061(b)(3).

Public Notification of Agenda Item

A public notice for this Public Hearing was published in the South Pasadena Review on April 3, 2026. The public was also made aware of the regularly scheduled Public Hearing on April 9, 2026, through its inclusion in the legally publicly noticed agenda, posted physically at City Hall and also on the City’s website.

Attachments

Attachment No. 1 - P.C. Resolution with Exhibit “A” – Recommended Amendments to SPMC Chapter 36.

Attachment No. 1

P.C. RESOLUTION NO. 26-X

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO APPROVE A ZONING TEXT AMENDMENT, ZTA26-0001, TO THE SOUTH PASADENA MUNICIPAL CODE (SPMC) CHAPTER 36 (ZONING), TO REVISE SECTIONS OF ARTICLES 3, 4 AND 6 OF THE ZONING CODE RELATED TO VARIOUS ROUTINE AND PERIODIC UPDATES TO STREAMLINE THE DEVELOPMENT REVIEW PROCESS (PC CHAIR REVIEWS) AND OTHER MINOR REVISIONS AS SHOWN IN EXHIBIT A.

WHEREAS, the City of South Pasadena desires to streamline design review procedures, clarify review authority, and ensure consistency with recent Municipal Code amendments.; and

WHEREAS, the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061 (b)(3); and

WHEREAS, on April 16, 2025, the City Council adopted Resolution No. 2394, amending Chapter 36 of the South Pasadena Municipal Code eliminating the Design Review Board and reallocating Design Review authority to the Planning Commission and Planning Commission Chair; and

WHEREAS, on November 18, 2025, the Planning Commission provided feedback to staff on the Planning Commission Chair review process; and

WHEREAS, on December 5, 2025, the City Council adopted Resolution No. 2406, amending Chapter 2 of the South Pasadena Municipal Code and revising the general provisions applicable to all commissions; and

WHEREAS, on April 3, 2026, the City of South Pasadena Planning Division, published a legal notice in the *South Pasadena Review*, a local newspaper of general circulation, indicating the date, time, and location of the public hearing in compliance with state law concerning Project No. ZTA26-0001; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1: RECITALS. The above recitals are hereby declared to be true and correct and are incorporated herein as findings of the South Pasadena Planning Commission.

SECTION 2: EVIDENCE AND PUBLIC TESTIMONY. Based upon substantial evidence presented to the Planning Commission during the Public Hearing, including public testimony and written and oral staff reports, and the environmental documentation, the Planning Commission finds:

- A. All necessary Public Hearings and opportunities for public testimony and comment have been conducted in compliance with applicable law;
- B. That the proposed Zoning Amendment complies with the Housing Goals in the 2021-2029 (6th Cycle) Housing Element and the General Plan.

SECTION 3: ENVIRONMENTAL FINDINGS. The proposed amendments are routine, reflect changes in state law, relate to the City's review process and code clarification, do not include any development proposal, and can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Therefore, the amendments qualify for the Common Sense exemption from the California Environmental Quality Act (CEQA), as found in CEQA Section 15061(b)(3).

SECTION 4: ZONING AMENDMENT FINDINGS. South Pasadena Municipal Code (SPMC) Section 36.620.070(B) stipulates that a Zoning Amendment and Zoning Map Amendment may be approved if the following findings are met:

- 1. *Findings required for all Zoning Code/Map amendments:*
 - a. *The proposed amendment is consistent with the actions, goals, objectives, policies, and programs of the General Plan;*

The proposed Zoning Text Amendment (ZTA) is consistent with the actions, goals, objectives, policies, and programs of the General Plan because it would implement the following:

Housing Element Program 3.n: Zoning Changes.

General Plan Policy P5.8: Support the reduction of governmental and regulatory constraints, and advocate for the production of affordable housing.

The ZTA would support the actions, goals, objectives, policies and programs of the General Plan by increasing the clarity in code language and further streamlining the development process thereby reducing constraints to the production of affordable housing. The Planning Commission can make this finding in support of the project.

- b. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City;*

The ZTA would not be detrimental to the public interest, health, safety, convenience or general welfare of the City because it would support internal consistency between the Housing Element, General Plan, and Zoning Ordinance. The proposed ZTA does not include any development proposal nor would it approve any project. Therefore, the Planning Commission can make this finding.

2. *The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.*

The proposed ZTA is internally consistent with other applicable provisions of the Zoning Code. The proposed amendments would revise text to reflect the City's current organizational structure, and would make the SPMC more descriptive in terms of development standards and approval processes and procedures. Therefore, the Planning Commission can make this finding.

3. *Additional finding for Zoning Map amendments. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects.*

The project does not include a Zoning Map Amendment. Therefore, this finding does not apply and the Planning Commission does not need to make this finding to recommend approval of the project.

As stated above, the Planning Commission can make all of the necessary findings listed in SPMC Chapter 36.620.070(B) to recommend the City Council adopt the Zoning Text Amendment.

SECTION 5: RECOMMENDATION. Based upon the foregoing, the Planning Commission recommends:

- A. That the City Council adopt an Ordinance to approve a Zoning Text Amendment (ZTA26-0001) to the South Pasadena Municipal Code (SPMC) Chapter 36 (Zoning) related to various routine and periodic updates to streamline the development review process, increase public involvement in the public hearing process, and other revisions per the attached Exhibit A.

SECTION 6: TIMELINE. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED on this 14th day of April, 2026.

Ambitah Barthakur, Planning Commission
Chair

ATTEST:

APPROVED AS TO FORM:

Erika Ramirez, Community
Development Director

Roxanne Diaz, City Attorney

I HEREBY CERTIFY the foregoing Resolution No. 26- was duly adopted by the Planning Commission of the City of South Pasadena, California, at a regular meeting held on the 14th day of April, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Nikima Newsome, Chief City Clerk

Exhibits:

A. Draft Zoning Text Amendment

Exhibit A
Recommended Amendments to SPMC Chapter 36

• **Article 3 Site Planning and General Development Standards**

36.300.030 Setback Measurement and Exceptions.

- A. *No changes to this section*
- B. *No changes to this section*
- C. *No changes to this section*
- D. Setback exceptions, allowed projections into setbacks. An architectural feature may extend beyond the wall of the structure and into the front, side, and rear setbacks, in compliance with Table 3-1.

<u>TABLE 3-1. ALLOWED PROJECTIONS INTO SETBACKS</u>			
Projecting Feature	Allowed Projection into Specified Setback		
	Front	Side	Rear
Sills, cornices, roof overhang or eaves	No closer than 30 inches to a lot line; provided, that the lowest edge of the feature is at least eight feet above ground level.		
Chimney, bay window, greenhouse window	24 inches for no more than 10% of the length of the building wall from which it projects, or a maximum length of 10 feet, whichever is less; but no closer than 30 inches to a side lot line.		
Stoops, balconies, decks, or porches, which may be roofed but are otherwise unenclosed	8 feet, but no closer than 30 inches to a lot line	36 inches for a deck if its walking surface is 30 inches or less above grade. 36 inches for another projecting feature if it extends along no more than 10% of the length of the building wall from which it projects, or a maximum length of 10 feet, whichever is less. In no case shall a feature project closer than 30 inches to a side lot line.	8 feet
Uncovered steps or landings up to 36 inches in height	36 inches in width, up to 10 feet in length.		
Miscellaneous equipment attached to the structure	24 inches. Attached equipment shall not be located less than three feet to any lot line and shall not be located in the front yard setback.		
<p>Note: Air conditioning (HVAC) units may be permitted if located outside the front setback, and may be located in the side yard setback provided the equipment is not located closer than three feet to any lot line. Such equipment shall be fully screened when it is located in a street side yard. HVAC equipment located on rooftops in single-family residential districts (RE, AM and RS zones) shall require approval by the Planning Commission Chair.</p>			

36.300.080 Mechanical Equipment

Each piece of mechanical equipment including HVAC (heating, ventilation, and air conditioning) equipment, and other compressors, battery storage and associated generators, filters, pumps, and similar equipment installed outside of the exterior walls or roof of a building shall constitute a structure, and shall comply with the following requirements:

A. *No changes to this section.*

B. Roof-mounted equipment. Mechanical equipment may be located on a roof; provided, that it is not visible from the street and is screened from the view of abutting residential properties in compliance with SPMC 36.300.070(C)(1). Roof-mounted HVAC equipment may be allowed in single-family zones (RE, AM, and RS) ~~with approval by the Planning Commission Chair (see SPMC 36.410.040(D)(2)).~~ See also SPMC 36.340.040(F)(3) for hillside projects.

• **Article 4 Zoning Approval Procedures**

36.400.020 Authority for Land Use and Zoning Districts

Type of Decision	Procedure is in Section:	Role of Review Authority (1)			
		Director	PC Chair (2)	Planning Commission	City Council
Administrative Modification	36.410.070	Decision (3)		Appeal	Appeal
Administrative Use Permit	36.410.060	Decision (3)		Appeal	Appeal
Affordable Housing Review	36.370			Decision	Appeal
CDC Overlay District Development Application	36.250.060	Decision			Appeal
CEQA Certification/Adoption	36.400.070		Certify (6)	Certify (4) (6)	Certify (4) (6)
Conditional Use Permit	36.410.060			Decision	Appeal
Density Bonus Review	36.370	Decision			
Design Review (5)	36.410.040	Decision	Decision	Appeal	
Design Review for Mixed-Use or Multifamily of dwelling units, or not exempt from CEQA (5) that are not subject to ministerial review	36.410.040			Decision	Appeal
Development Agreement	36.430			Recommend	Decision
Emergency Shelters	36.350.250	Decision			
General Plan amendment	36.620			Recommend	Decision
Hillside Development Permit—New structures	36.410.065			Decision	Appeal
Home Occupation Permit	36.410.030	Issued			

TABLE 4-1. REVIEW AUTHORITY

Type of Decision	Procedure is in Section:	Role of Review Authority (1)			
		Director	PC Chair (2)	Planning Commission	City Council
Ministerial Review	36.410.040	Decision		Appeal	
Minor Design Review	36.410.040	Decision (2)		Appeal	Appeal
Minor Hillside Development Permit – Modifications to existing structures (7)	36.410.065	Decision	Decision	Appeal	Appeal
Parking Use Permit	36.410.090	Decision		Appeal	Appeal
Planning Clearance	36.410.020	Issued			
Planned Development Permit	36.410.100			Decision	Appeal
Reasonable Accommodation	36.410.110	Decision		Appeal	Appeal
Sign Permit (8)	36.320	Decision	Decision	Appeal	Appeal
Single-Room Occupancy	36.350.260	Decision			
Specific Plan	36.440			Recommend	Decision
Temporary Use Permit	36.410.050	Issued			
Valet Parking Use Permit	36.310.111			Decision	Appeal
Variance	36.410.080			Decision	Appeal
Zoning Code Amendment	36.620			Recommend	Decision
Zoning Code Interpretation	36.110	Decision (3)		Appeal	Appeal
Zoning Map Amendment	36.620			Recommend	Decision

Notes:

(1) “Recommend” means that the review authority makes a recommendation to a higher decision-making body; “Decision” means that the review authority makes the final decision on the matter; “Appeal” means that the review authority may consider and decide upon appeals to the decision of an earlier decision-making body, in compliance with Division 36.610 (Appeals); and “Issued” means the nondiscretionary permit shall be granted by the Director.

(2) “PC Chair” means the Chair of the Planning Commission or his/her designee (See SPMC 36.410.040(D)(2)).

(3) The Director may defer action on zoning approval applications and refer the items to the Commission for the final decision.

(4) The Planning Commission and Cultural Heritage Commission shall certify/approve the CEQA documents, except in those instances where the Council has final review authority for the application, in which case the Planning Commission and/or Cultural Heritage Commission provide recommendation on the CEQA documents to City Council. When a Certificate of Appropriateness is part of a project that requires Planning Commission approval, the Cultural Heritage Commission is the recommending body to the Planning Commission for the Certificate of Appropriateness and associated CEQA and technical documents relating to historic resources.

(5) Design Review of all structures is required pursuant to SPMC 36.410.040.

(6) “CEQA” means the California Environmental Quality Act.

(7) For Minor Hillside Development Permits, the Director reviews applications for up to 500 square feet of additional floor area; the PC Chair reviews applications that exceed 500 square feet of additional floor area.

TABLE 4-1. REVIEW AUTHORITY				
Type of Decision	Procedure is in Section:	Role of Review Authority (1)		
		Director	PC Chair (2)	Planning Commission
(8) Signs on historic buildings shall require approval by the chair of the CHC. (See also SPMC 36.320.070(A)(1) and Table 3-9)				

36.410.040 Design Review

- A. *No changes to this section*
- B. *No changes to this section*
- C. *No changes to this section*
- D. Design Review Authority.

1. Planning Commission review. The Planning Commission shall be responsible for the Design Review of the following developments:

- a. As identified in subsection (B) (Applicability) of this section, all developments which require a Hillside Development Permit, a Conditional Use Permit, a Variance, a Planned Development Permit, or any combination thereof;
- b. **Mixed-Use or** Multifamily developments ~~containing seven or more units,~~ that are not subject to ministerial review (subsection (D)(4) of this section);
- ~~c. Mixed-Use or Multifamily developments containing six or fewer units not exempt from CEQA;~~
- ~~d.~~ For commercial and industrial structures: additions of more than 3,000 square feet to existing structures, or any new structure of more than 3,000 square feet;
- ~~e.~~ New single-family structures;
- ~~f.~~ Any other application in which the Planning Commission is identified in the Zoning Code as the Review Authority for design review.

2. Planning Commission Chair Review. The Planning Commission Chair (“Chair”) or a Planning Commissioner delegated by the Chair who is a state-registered architect or retired from that status shall be responsible for Design Review of the developments listed below. The Chair shall form a review committee with a City planner(s) appointed by the Director to review the project design. The committee shall decide on the project’s approval without a public hearing.

- a. For commercial and industrial structures: additions to existing structures or any new structure between 500 and 3,000 square feet in floor area; exterior modifications that would result in a change of architectural style of the building.
- b. For residential structures:
 - (1) Exterior modifications to existing structures that propose to substantially change the architectural style of the structure through changes in materials including, but not limited to, new siding type, windows, roofing, front porch posts and balcony railings and other features characteristic of an architectural style that the existing structure does not reflect.

(2) Additions of more than 500 square feet in area, or more than 25 percent of the existing structure, whichever is less, for an outdoor structure or a habitable space. Developments that require a Minor Hillside Development Permit with more than 500 square feet in area.

~~(3) Rooftop mechanical equipment in RE, AM and RS Zoning Districts.~~

~~(43)~~ Freestanding/monument signs in excess of three feet in height (see SPMC 36.320.080).

~~(54)~~ Two-story ADUs in front of the primary dwelling (see SPMC 36.350.200(E)(1)(d)).

3. *No changes to this section*

4. Ministerial review of qualifying residential projects. The Director shall develop an application for ministerial approvals of qualifying residential projects pursuant to the requirements of State law, as well as procedures for processing applications for the ministerial approvals. The procedures may include a limited design review process and applicable standards. However, any limited design review process shall not constitute a “project” for purposes of the California Environmental Quality Act. “Qualifying residential projects” are either (a) residential or mixed-use projects located on a site included in either Table ~~VI-52~~ ~~VI-50~~ or Table ~~VI-53~~ ~~VI-51~~ of the Adopted 2021-2029 Housing Element with at least 20 percent of the residential units reserved for lower income households, or (b) residential or mixed-use projects that are subject to the inclusionary housing requirements of SPMC 36.375. Qualifying residential projects pursuant to criterion in subsection (D)(4)(a) of this section shall also qualify for priority processing as compared to other projects processed by the Community Development Department, and shall be exempt from and not subject to the Public Art Program and Public Art Development requirements of SPMC 36.390 and 36.395. Eligible residential projects may include units for rent, for sale, or a combination of both. In the case of an eligible residential project with for-sale units, the Community Development Director shall be the review authority for any Tentative Map required by the project, in accordance with State law.

• **Article 6 Zoning Code Administration**

36.600.040 Planning Commission

A. Establishment. The Planning Commission, referred to in this Zoning Code as the Commission, is hereby established, in compliance with the provisions of State law (Government Code Section 65100 et seq.).

B. Composition and appointment. The Commission shall consist of ~~seven~~ ~~five~~ adult members, all to be appointed by the Mayor, with the approval of the Council. To the greatest extent feasible, members shall represent the following professions/occupations:

1. At minimum three ~~Two~~ who are state-licensed architects or retired from that status.
2. Two who are urban planners, historic preservation professionals, urban designers, landscape architects or retired from that status.
3. Two ~~One~~ who ~~have~~ ~~has~~ demonstrated special interest, competence, experience, or knowledge in planning, community development and/or urban design.

C. Eligibility for membership. Eligibility for Commission service shall be consistent with SPMC 2.24.

D. Repealed by Ordinance No. 2394.

E. Chairperson and Vice Chairperson.

1. The Commission shall, at its first regular meeting after January 1st of each year, elect a Chairperson from among its appointed members to serve for a term of one year.

2. The person selected as Chairperson shall serve no more than two consecutive one-year terms as Chairperson. A Chairperson may be reelected as Chairperson after at least a 12-month vacancy from that position.

3. The Commission shall also select a Vice Chairperson from the membership of the Commission.

F. Monthly meetings. The Commission shall hold at least one regular meeting in each month, unless determined otherwise by the Commission.

G. Quorum. **Four** ~~Three~~ members of the Commission shall constitute a quorum. No action of the Commission shall be valid without the affirmative vote of at least three members.

H. *No changes to this section*

I. *No changes to this section*

J. *No changes to this section*

K. *No changes to this section*

L. *No changes to this section*

M. *No changes to this section*

N. *No changes to this section*

O. *No changes to this section*