



**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