

Publication: South Pasadena Review
Outlook Control #: W0010282
Ad Description: OTHER Outlook Newspapers
Publication Dates: 04/03/2026

This space is reserved for Clerk's Filing Stamp

Outlook Newspapers Group
PO Box 578
La Cañada Flintridge, CA 91012

CITY OF SOUTH PASADENA
PLANNING COMMISSION
PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the City of South Pasadena Planning Commission will hold a Public Hearing at a Regular Meeting on Tuesday, April 14, 2026, at 6:30 p.m., to consider the following project:

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/VTTM/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).

For questions and/or comments regarding this project, please contact Michael Donovan, Associate Planner at mdonovan@southpasadenaca.gov or (626) 403-7319.

APPEAL OF PROJECT NO. DRX26-0001 – 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.

For questions and/or comments regarding this project, please contact Dean Flores, Senior Planner at dflores@southpasadenaca.gov or (626) 403-7228.

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).

For questions and/or comments regarding this project, please contact Tatianna Marin, Assistant Planner at tmarin@southpasadenaca.gov or (626) 403-7229.

PROJECT NO. ZTA26-0001 – Consideration of a Resolution recommending to the City Council the adoption of proposed amendments to 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; and finding the project exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3).

For questions and/or comments regarding this project, please contact Tatianna Marin, Assistant Planner at tmarin@southpasadenaca.gov or (626) 403-7229.

Meeting Information - The meeting will be located at the Amedee O. "Dick" Richards, Jr., Council Chambers located at 1424 Mission Street, South Pasadena, CA 91030. Members of the public also have the option to participate in person or via Zoom using the following link:

<https://us02web.zoom.us/j/83530439651>

The agenda packet, which will include the staff report and associated documents for this project, will be posted on the City's website at least 72 hours prior to the meeting.

STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of South Pasadena at, or prior to, the public hearing.
April 3, 2026, South Pasadena Review

PROOF OF PUBLICATION

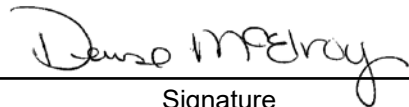
2015.5 C.C.P.

State of CA, County of Los Angeles

I am a citizen of the United States and employed by a publication in the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the mentioned matter. I am the principal clerk of the South Pasadena Review, a newspaper published weekly in the City of South Pasadena, County of Los Angeles, and adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, on the date of July 31, 1952, Case Number 601549. The notice, of which the attached is a printed copy (set in type not smaller than nonpareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

04/03/2026

I certify (or declare) under the penalty of perjury that the following is true and correct.



Signature

Dated in South Pasadena, California

04/03/2026

Page 1 of 1

PROOF OF PUBLICATION
SOUTH PASADENA REVIEW
P.O. Box 3710
South Pasadena, CA 91031
(626) 792-6397