



**CITY OF SOUTH PASADENA
PLANNING COMMISSION**

**AGENDA
REGULAR MEETING
TUESDAY, MAY 12, 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: Chair Amitabh Barthakur

ROLL CALL: Chair Amitabh Barthakur
Vice-Chair Jason Claypool
Commissioner Mark Gallatin
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 April 14, 2026

PUBLIC HEARING ITEMS

- 3. 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. This is a continued public hearing item from the April 14, 2026 Planning Commission meeting.

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution taking the following action(s):

1. Denying the appeal and upholding the Community Development Director's denial of Project No. DRX25-0008.

- 4. PROJECT NO. PLR24-0006** – A request for approval of Design Review and Hillside Development Permits to construct a new three-story 2,327 square-foot single-family dwelling with an attached 492 square-foot, two-car garage on a 0.16-acre vacant hillside property located at 1327 Indiana Ave (APN: 5314-008-014) and to make a determination of a Categorical Exemption under the California Environmental Quality Act (CEQA) Guidelines section 15303, Class 3 (New Construction or Conversion of Small Structures).

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution taking the following action(s):

1. Conduct a continued public hearing;
 2. Select architectural plan "Option A" or "Option B";
 3. Adopt a Resolution finding the project exempt under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures) and approving Project No. PLR24-0006 subject to conditions of approval.
- 5. PROJECT NO. ZTA26-0002/SPA26-0001 – Consideration of City-Initiated Zoning Code Amendment and Specific Plan Amendment amending South Pasadena Municipal Code (SPMC) Chapter 36 (Zoning) adding SPMC Section 36.400.065 Required Community Meeting to Chapter 36 and amending Chapter 36 and the Downtown Specific Plan (DTSP) related to Conditional Use Permit Review Authority for Alcoholic Beverage Sales and Live Entertainment Uses and making a determination of exemption under the California Environmental Quality Act (CEQA).**

Recommendation:

Staff recommends that the Planning Commission take the following action(s):

1. Hold a public hearing;
 2. Adopt a resolution recommending to the City Council approval of the City-Initiated Zoning Code Amendment and Specific Plan Amendment, ZTA26-0002/SPA26-0001, amending South Pasadena Municipal Code (SPMC) Chapter 36 (Zoning) to add SPMC Section 36.400.065 Required Community Meeting to Chapter 36 and amending Chapter 36 and the Downtown Specific Plan (DTSP) related to Conditional Use Permit review authority for alcoholic beverage sales and live entertainment uses.
- 6. PROJECT NO. ZTA26-0003/ZTM26-0002/SPA26-0002 – Consideration to adopt a Resolution recommending the City Council adopt an Ordinance to amend Chapter 36 (Zoning) of the South Pasadena Municipal Code (SPMC) and to the South Pasadena Zoning Map to delay effectuation and exclude certain individual sites and to adopt a transit-oriented development alternative plan pursuant to Senate Bill 79 (Government Code Sections 65912.155 et seq.), and making a determination of exemption under the California Environmental Quality Act (CEQA).**

Recommendation:

Staff recommends that the Planning Commission take the following action(s):

1. Open the public hearing, take testimony from anyone wishing to speak; and

2. Adopt a motion continuing the item to the Planning Commission meeting of May 19, 2026 at 6:30 p.m.

ADMINISTRATION

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

ADJOURNMENT

11. Adjourn to the Special Planning Commission meeting scheduled for May 19, 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

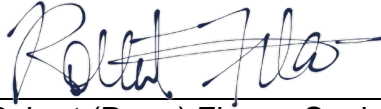


The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230. Upon request, this agenda will be made available in appropriate alternative formats 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.

5/7/2026

Date



Robert (Dean) Flores, Senior Planner