

South Pasadena Review PROOF

Ad Desc.:

CITY OF SOUTH PASADENA
PLANNING COMMISSION
PUBLIC HEARING NOTICE

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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, May 12, 2026, at 6:30 p.m.**, to consider the following projects:

PROJECT NO. PLR24-0006 – A request to consider Design Review and Hillside Development Permits to construct a new three-story 2,327 square-foot single-family dwelling with an attached 428 square-foot, two-car garage on a 0.16-acre vacant hillside property located at 1327 Indiana Ave (APN: 5314-008-014). The proposal also includes two balconies. In accordance with the California Environmental Quality Act (CEQA), a Categorical Exemption under CEQA Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures) will be considered for the project. This project was originally considered by the Planning Commission on August 12, 2025, and was continued to a future date.

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

Planning Commission Recommendation on Proposed 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).

The proposed ordinance would require applicants for specified discretionary projects to conduct at least one community meeting prior to a decision by the review authority. The meeting would supplement existing public hearing requirements and is intended to provide earlier opportunities for public input and improve transparency in the development review process. In addition, the amendments would modify CUP review authority for certain non-restaurant alcohol-serving establishments and live entertainment uses by establishing the Planning Commission as the recommending body and the City Council as the final decision-making authority. Minor updates to definitions and terminology are also included for clarity and consistency.

For questions and/or comments regarding this project, please contact Erika Ramirez, Community Development Director at eramirez@southpasadenaca.gov or (626) 403-7220.

Planning Commission Recommendation on Proposed Amendments to the South Pasadena Municipal Code (SPMC) Chapter 36 (Zoning) and South Pasadena Zoning Map to delay effectuation and exclude certain 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). Such action includes amending the South Pasadena Zoning Code, Zoning Map and provisions of the Downtown Specific Plan, as necessary.

SB 79 (Government Code Sections 65912.155 through 65912.162, inclusive) is a state bill adopted on October 10, 2025, which goes into effect

July 1, 2026 that increases the allowable density, floor area, and height for housing development projects located on parcels zoned residential, mixed-use, or commercial within proximity to certain transit-oriented development stops. SB 79 zoning provisions apply to parcels located within ¼ mile radius from the Metro A Line Station, as shown on the map below. The Planning Commission will be reviewing options, which include delaying effectuation and excluding certain sites that are: (Option A) listed as a historic resource or (Option B) listed as a historic resource and sites that are within the Mixed-use Core Zone of the Downtown Specific Plan Overlay. The Planning Commission will also review corresponding transit-oriented development alternative plans pursuant to California Government Code Section 65912.161 that redistribute density from parcels in the ¼ mile radius to parcels within the larger ½ mile radius (see map). The proposed alternative plans would reduce by up to 50% the number of units that could be built under SB 79 on low density (RS) and medium density (RM) residential zoned sites and redistribute those units to sites within the ½ mile radius that are identified as Housing Opportunity Sites in the City's Adopted 2021-2029 Housing Element, sites located in the Housing Opportunity Overlay, Mixed Use Overlay and Fair Oaks Corridor District of the Downtown Specific Plan Overlay, by no more than 200% of the SB 79 density on any individual site. In addition, under Option A to delay effectuation, the corresponding transit-oriented development alternative plan also includes redistributed density from the 1/4 mile radius to parcels within the ½ mile radius that are located in the Mixed-use Core District of the Downtown Specific Plan Overlay. The Planning Commission will consider the following to effectuate the adoption of delayed effectuation and a transit-oriented development alternative plan:

- Option A- A draft ordinance that will delay effectuation and exclude sites listed as historic resources and a draft ordinance to adopt a corresponding transit-oriented development alternative plan; or
- Option B- A draft ordinance that will delay effectuation and exclude sites listed as historic resources, and sites located in the Mixed-use Core District of the Downtown Specific Plan Overlay and a draft ordinance to adopt a corresponding transit-oriented development alternative plan; and
- A draft ordinance that will include, but not be limited to: changes to Article 2 Division 36.240 of Chapter 36 of the South Pasadena Municipal Code and other applicable provisions of Chapter 36 and changes to the Zoning Map to create a new overlay zone for the implementation of SB 79 densities.
- Other revisions, whether by ordinance or resolution, as necessary to ensure internal consistency with the actions taken, including revisions to the Downtown Specific Plan if required and the City's Zoning Map.

Staff recommends that the Planning Commission adopt a resolution recommending one of the ordinances to delay effectuation and its corresponding ordinance to create a transit oriented development alternative plan to the City Council for adoption and recommend other revisions as necessary to ensure internal consistency between the Zoning Code, Specific Plan and Zoning Map with the actions taken related to SB 79.

Environmental Review - This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA) Guidelines. Pursuant to Government Code Section 65912.160(c)(2), the draft ordinance, Zoning Code, and Zoning Map Amendments are not considered a project under CEQA (Division 13 of the Public Resources Code Section 21000). Accordingly, the Planning Commission will consider a recommendation that the City Council find the project statutorily exempt pursuant to Government Code Section 65912.160(c)(2).

For questions and/or comments regarding this project, please contact Erika Ramirez, Community Development Director at eramirez@southpasadenaca.gov or (626) 403-7220.

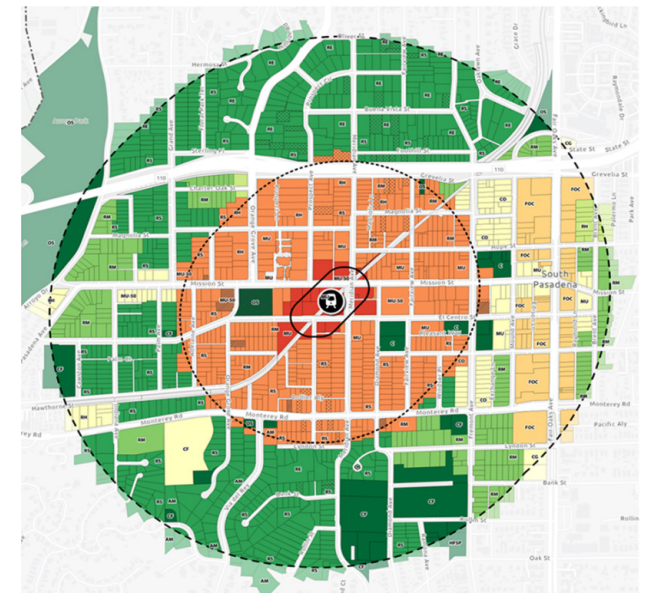
Meeting Information - The meeting will be located at the Amedee O. "Dick" Richards, Jr., Council Chambers located at 1424 Mission Street, South Pasadena, CA 91030. Members of the public also have the option to participate in person or via Zoom using the following link:

<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.

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Station Proximity Areas

- Metro A Line Mission/Meridian Station
- 200-Foot Radius from Metro Station Pedestrian Access Points
- ¼-Mile Radius from Metro Station Pedestrian Access Points
- ½-Mile Radius from Metro Station Pedestrian Access Points

Exemptions

- Parcels Subject to Affordability Covenants
- Locally Designated Historic Properties