



Community Development
Department

Memo

DATE: April 14, 2026
TO: Planning Commission
FROM: Erika Ramirez, Community Development Director
PREPARED BY: Tatianna Marin, Assistant Planner
RE: Additional Documents, Item No. 5

Please accept this Additional Documents Memo as described below:

- **Attachment No. 1:** Agenda – Revised to reflect Commissioner Claypool as Vice-Chair Claypool.
- **Attachment No. 2:** Item No. 5 – Public Comments received by noon on April 14, 2026.
- **Attachment No. 3:** Item No. 5 – Revised Conditions of Approval (Exhibit A of Attachment No. 1). Planning Division staff have revised Condition #51 and Condition #56.
- **Attachment No. 4:** Item No. 5 – Revised **Table 2** - Alcohol Serving Establishments and Revised **Table 4** – Distance Between Premises and Closest Other Uses. Both Tables have been updated for accuracy.
- **Attachment No. 5:** Item No. 5 – Additional plan sheet provided, A5.00, to display the interior windows of the tenant space.

Attachment No. 1

Agenda – Revised to reflect Commissioner Claypool as Vice-Chair Claypool



**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: Chair Amitabh Barthakur

ROLL CALL: 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 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:

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.

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

Attachment No. 2

Item No. 5 – Public Comments received by noon on April 14, 2026

From: [Sterling Wainscott](#)
To: [PlanningComments](#)
Cc: [AskPlanning](#); [Erika Ramirez](#); [Sheila Rossi](#)
Subject: CUP for Villa's Tacos
Date: Sunday, April 12, 2026 6:08:39 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.

City of South Pasadena
Planning Commission
PlanningComments@southpasadenaca.gov
askplanning@southpasadenaca.gov

April 12, 2026

Dear Members of the South Pasadena Planning Commission,

My name is Sterling Wainscott, and I am a resident of South Pasadena.

I am writing to express my strong support on behalf of Villa's Tacos and for approval of its request for a Conditional Use Permit at its proposed location at 1010 El Centro.

Villa's Tacos has built a strong reputation across Los Angeles for quality, handcrafted food and dedication to quality and service. The restaurant has earned recognition from the Michelin Guide with a Bib Gourmand distinction, reflecting its commitment to excellent food and consistent service.

Businesses like this contribute to the vitality of commercial districts and help create welcoming places where people eat and shop. There has been strong interest and positive conversation in the community about Villa's Tacos coming to South Pasadena, and I and many other residents are looking forward to welcoming the restaurant to our downtown.

In South Pasadena, we value locally owned businesses that take pride in what they make and contribute positively to the character of our community. A restaurant like Villa's, known for thoughtfully prepared

food and strong customer following, would be a positive addition to the neighborhood.

I support the approval of this Conditional Use Permit for Villa's Tacos and believe the restaurant would be a positive addition to the neighborhood and to the City of South Pasadena.

Thank you for your consideration.

Sincerely,
Sterling Wainscott

City of South Pasadena
Planning Commission
PlanningComments@southpasadenaca.gov
askplanning@southpasadenaca.gov

April 12, 2026

Dear Members of the South Pasadena Planning Commission,

My name is Dean Serwin, and I am a resident located at [REDACTED].

I am writing to express my strong support on behalf of Villa's Tacos and for approval of its request for a Conditional Use Permit at its proposed location at 1010 El Centro.

Villa's Tacos has built a strong reputation across Los Angeles for quality, handcrafted food and dedication to quality and service. The restaurant has earned recognition from the Michelin Guide with a Bib Gourmand distinction, reflecting its commitment to excellent food and consistent service. Businesses like this contribute to the vitality of commercial districts and help create welcoming places where people eat and shop.

There has been strong interest and positive conversation in the community about Villa's Tacos coming to South Pasadena, and I and many other residents are looking forward to welcoming the restaurant to our downtown.

In South Pasadena, we value locally owned businesses that take pride in what they make and contribute positively to the character of our community. A restaurant like Villa's, known for thoughtfully prepared food and strong customer following, would be a positive addition to the neighborhood.

I support the approval of this Conditional Use Permit for Villa's Tacos and believe the restaurant would be a positive addition to the neighborhood and to the City of South Pasadena.

Please know that I would have been there in person except I am co-chairing the committee to save our streets, i.e., to pass the street repaid bond, which is holding its first meeting at the same time as your hearing.

Thank you for your consideration.

Sincerely,

Dean Serwin

From: [Peggy Hodgson](#)
To: [PlanningComments](#)
Subject: Fwd: Support for Villas Tacos
Date: Tuesday, April 14, 2026 9:33:36 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.

Dear Members of the South Pasadena Planning Commission,

My name is Peggy Hodgson and I have been a business owner in South Pasadena since 1971 located at 1005 Mission St. Unit B 91030. I have seen the city of South Pasadena change in many different directions and I am certain this would create a positive impact for the community. I have visited Villas Tacos in Highland Park several times before and they conduct business in a way that would greatly benefit our community. I fully support Villas Tacos in South Pasadena and would love to have them as a neighbor.

I am writing to express my support for Villa's Tacos and its request for a Conditional Use Permit at its proposed location at 1010 El Centro.

Villa's Tacos has built a strong reputation across Los Angeles for quality, handcrafted food and dedication to quality and customer service. The restaurant has earned recognition from the Michelin Guide with a Bib Gourmand distinction, reflecting its commitment to excellent food and consistent service. Businesses like this contribute to the vitality of commercial districts and help create welcoming places where people gather.

There has been strong interest and positive conversation in the community about Villa's Tacos coming to South Pasadena, and many residents are looking forward to welcoming the restaurant to our downtown.

In South Pasadena, we value locally owned businesses that take pride in what they make and contribute positively to the character of our downtown. A restaurant like Villa's, known for thoughtfully prepared food and strong customer following, would be a positive addition to the neighborhood.

I support the approval of this Conditional Use Permit for Villa's Tacos and believe the restaurant would be a positive addition to the neighborhood and to the City of South Pasadena.

Thank you.

Sincerely,

Peggy Hodgson
Hodgsons Antiques

From: laurie.southpasadena.net
To: [PlanningComments](#)
Subject: Public Comments - Agenda Item # 5 - 4/14/2026 Meeting (1010 El Centro Street)
Date: Tuesday, April 14, 2026 11:45:37 AM
Attachments: [Outlook-ljiiilwes.png](#)

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.

Hello members of the Planning Commission,

The South Pasadena Chamber of Commerce welcomes new businesses to our community and the downtown business district – they bring new customers, new energy and fill in critical ‘vacant’ areas to enhance a vibrant, walkable city. Villa’s Tacos will help activate an area geographically between two very busy hubs of the Mission/El Centro/Fair Oaks/Meridian corridor.

The owner of the business, Victor, presented his ideas and plans to the Chamber’s Economic Development Committee in the fall of 2025, and the committee was enthusiastically supportive of this new-to-South Pasadena business. Most successful businesses involve themselves in the community, supporting neighboring businesses, partnering with various community and city-based groups with their events and activities. Victor has already started with this community engagement; he regularly shops for fresh produce from the South Pasadena Farmers’ Market to support the other Villa’s Tacos locations.

We look forward to welcoming Villa’s Tacos to South Pasadena, and wish them all the best in this new location!

Warm Regards,

Laurie

Laurie Wheeler
President/CEO
South Pasadena Chamber of Commerce
1121 Mission Street
South Pasadena, CA 91030
Office: 626-441-2339
Cell: 626-862-9411





Formal Statement of Support – Villa's Tacos at 1010 El Centro

Dear Members of the South Pasadena Planning Commission,

My name is Mary Terterian-Avedo, and I am the Community Manager for Golden Oaks, a residential community adjacent to the proposed Villa's Tacos site at 1010 El Centro.

On behalf of Golden Oaks, I am writing to express our support for Villa's Tacos and its request for a Conditional Use Permit at this location. As immediate neighbors, we believe this site is a strong fit for a well-regarded, locally loved restaurant. Our residents value having quality dining options within walking distance, and Villa's Tacos recognized for its food and honored with a Michelin Bib Gourmand would be a welcome addition.

There has already been positive interest among our residents, many of whom are excited about the opportunity to enjoy freshly prepared food close to home. A restaurant like Villa's Tacos would enhance the neighborhood and become a valued part of daily life.

We support approval of this permit and believe Villa's Tacos will be a positive addition to both the neighborhood and the City of South Pasadena.

Thank you for your time and consideration.

Sincerely,

Mary Terterian-Avedo

Community Manager

Phone: (626) 399-9406

Golden Oaks Apartments

From: [Kris Morrish](#)
To: [PlanningComments](#)
Subject: Letter of Support for Villa's Tacos
Date: Monday, April 13, 2026 9:08:29 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.

City of South Pasadena
Planning Commission
PlanningComments@southpasadenaca.gov
askplanning@southpasadenaca.gov

April 13, 2026

Dear Members of the South Pasadena Planning Commission,

My name is Kris Morrish and I am a 30 year resident of South Pasadena. During that time, I have seen a lot of businesses come and go in South Pas, most of them 'going' rather than 'coming'.

I am writing to express my strong support for the coming of **Villa's Tacos** and for approval of its request for a Conditional Use Permit at its proposed location at 1010 El Centro.

Villa's Tacos has built a strong reputation across Los Angeles for quality, handcrafted food and dedication to quality and service. Businesses like this contribute to the vitality of commercial districts and help create welcoming places where people eat and shop. There has been strong interest and positive conversation in the community about Villa's Tacos coming to South Pasadena, and I and many other residents are looking forward to welcoming the restaurant to our downtown.

I support the approval of this Conditional Use Permit for Villa's Tacos and believe the restaurant would be a positive addition to the neighborhood and to the City of South Pasadena.

Thank you for your consideration.
Sincerely,

Kris Morrish

Kris Morish

From: [Sandy Kitto](#)
To: [PlanningComments](#); [AskPlanning](#); [Erika Ramirez](#); [Sheila Rossi](#)
Subject: Public Comment regarding Villa's Tacos
Date: Tuesday, April 14, 2026 10:11:32 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.

City of South Pasadena
Planning Commission
PlanningComments@southpasadenaca.gov
askplanning@southpasadenaca.gov

April 14, 2026

Dear Members of the South Pasadena Planning Commission,

My name is Sandy Kitto, and I'm a resident in South Pasadena.

I'm writing to share my support for Villa's Tacos and its request for a Conditional Use Permit at 1010 El Centro.

Villa's Tacos has become a favorite for many across Los Angeles, known for its handmade food and consistent quality. It's even been recognized by the Michelin Guide with a Bib Gourmand, which speaks to the care they put into what they do. Places like this really help bring life to a neighborhood and give people a reason to come out, gather, and support local businesses.

I've been hearing a lot of excitement in the community about Villa's coming to South Pasadena, and I'm personally really looking forward to it. It feels like the kind of spot that would fit right in with our downtown.

South Pasadena has always been a place that values small, locally owned businesses, and Villa's seems like a great match for that spirit. Their attention to quality and the following they've built make them a strong addition to the area.

I hope you'll support their application. I truly believe Villa's Tacos would be a great addition to the neighborhood and our community.

Thank you for your time and consideration.

Sincerely,

Sandy Kitto

From: [South Pas Flea](#)
To: [PlanningComments](#); [AskPlanning](#)
Cc: [Matthew Gangi](#)
Subject: Support for Villas Tacos
Date: Tuesday, April 14, 2026 9:24:50 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.

Dear Members of the South Pasadena Planning Commission,

My name is Samara Hodgson, and I am a business owner located at 1005 Mission St in South Pasadena. As a member of the South Pasadena community I strongly believe that Villas Tacos will be a wonderful addition that will help keep our down area lively and even bring an increase in commerce for small businesses in the city of South Pasadena.

I am writing to express my support for Villa's Tacos and its request for a Conditional Use Permit at its proposed location at 1010 El Centro.

Villa's Tacos has built a strong reputation across Los Angeles for quality, handcrafted food and dedication to quality and customer service. The restaurant has earned recognition from the Michelin Guide with a Bib Gourmand distinction, reflecting its commitment to excellent food and consistent service. Businesses like this contribute to the vitality of commercial districts and help create welcoming places where people gather.

There has been strong interest and positive conversation in the community about Villa's Tacos coming to South Pasadena, and many residents are looking forward to welcoming the restaurant to our downtown.

In South Pasadena, we value locally owned businesses that take pride in what they make and contribute positively to the character of our downtown. A restaurant like Villa's, known for thoughtfully prepared food and strong customer following, would be a positive addition to the neighborhood.

I support the approval of this Conditional Use Permit for Villa's Tacos and believe the restaurant would be a positive addition to the neighborhood and to the City of South Pasadena.

Thank you.

Sincerely,
Samara Hodgson
1005 Mission St. Unit B
South Pasadena CA 91030

From: [Tracy Macrum](#)
To: [PlanningComments](#)
Cc: [AskPlanning](#); [Erika Ramirez](#); [Sheila Rossi](#)
Subject: Support of Villas Tacos
Date: Monday, April 13, 2026 12:58:26 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.

Dear Members of the South Pasadena Planning Commission,

My name is Tracy Macrum, and I am a resident located at 812 Fremont Ave #301, South Pasadena.

I am writing to express my strong support on behalf of Villa's Tacos and for approval of its request for a Conditional Use Permit at its proposed location at 1010 El Centro.

Villa's Tacos has built a strong reputation across Los Angeles for quality, handcrafted food and dedication to quality and service. The restaurant has earned recognition from the Michelin Guide with a Bib Gourmand distinction, reflecting its commitment to excellent food and consistent service. Businesses like this contribute to the vitality of commercial districts and help create welcoming places where people eat and shop.

There has been strong interest and positive conversation in the community about Villa's Tacos coming to South Pasadena, and I and many other residents are looking forward to welcoming the restaurant to our downtown.

In South Pasadena, we value locally owned businesses that take pride in what they make and contribute positively to the character of our community. A restaurant like Villa's, known for thoughtfully prepared food and strong customer following, would be a positive addition to the neighborhood.

I support the approval of this Conditional Use Permit for Villa's Tacos and believe the restaurant would be a positive addition to the neighborhood and to the City of South Pasadena.

Thank you for your consideration.

Sincerely,
Tracy Macrum
Mission District Lofts
812 Fremont Ave #301
South Pasadena CA 91030

--

Tracy Macrum | SRES® ABR® SFR® REALTOR®
DRE#: 02025886 | 323.376.7633

680 E. Colorado Blvd, Suite 400
Pasadena CA 91101

From: [Peter Giulioni](#)
To: [PlanningComments](#); [Erika Ramirez](#); [Sheila Rossi](#)
Cc: [Peter Giulioni Jr. - Gmail](#); [AskPlanning](#)
Subject: Villa's Tacos CUP Request
Date: Monday, April 13, 2026 8:01:30 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.

Dear SoPas Planning Commission, Mayor Rossi and Mr Ramirez,

My name is Peter Giulioni and my family and I are long-time SoPas residents located at 1944 LaFrance Ave.

I am writing to express my strong support on behalf of Villa's Tacos and for approval of its request for a Conditional Use Permit at its proposed location at 1010 El Centro.

Villa's Tacos has built a strong reputation across Los Angeles for quality, handcrafted food and dedication to quality and service. The restaurant has earned recognition from the Michelin Guide with a Bib Gourmand distinction, reflecting its commitment to excellent food and consistent service.

Businesses like this contribute to the vitality of commercial districts and help create welcoming places where people eat and shop.

There has been strong interest and positive conversation in the community about Villa's Tacos coming to SoPas. My family and I, as well as many other residents are looking forward to welcoming the restaurant to our downtown.

In SoPas, we value locally owned businesses that take pride in what they make and contribute positively to the character of our community. A restaurant like Villa's, known for thoughtfully prepared food and strong customer following, would be a positive addition to our neighborhood.

I support the approval of this Conditional Use Permit for Villa's Tacos and believe the restaurant would be a positive addition to the neighborhood and to the City of South Pasadena.

Thank you for your consideration.

Warm regards, Peter

Sent from my iPad

Peter (Pete) Giulioni, Jr.

Mobile: [REDACTED]

Email: [p \[REDACTED\]](#)

"I'd rather die while I'm living than live while I'm dead." Jimmy Buffett

From: [Rich Elbaum](#)
To: [PlanningComments](#)
Subject: Supporting Villa's Tacos CUP application
Date: Monday, April 13, 2026 2:03:40 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.

As a longtime resident of South Pasadena, I strongly encourage you to approve a Conditional Use Permit for Villa's Tacos at 1010 El Centro in South Pasadena.

Villa's Tacos would be a wonderful addition to South Pasadena for several reasons.

First, the high quality of its food (as evidenced by its winning a Michelin Guide Bib Gourmand designation) would provide South Pasadena residents and visitors with a wonderful new dining option;

Second, it is a well-known dining brand (as evidenced by the crowds of people at its Highland Park and Grand Central Market locations and its recent appearance in the Super Bowl Halftime show), so its presence in South Pasadena would draw people from throughout the LA region to our city. These visitors would likely make additional purchases at other local businesses, thus helping support South Pas businesses and increasing the city's sales tax revenue;

Third, its home-grown roots as a family business speaks volumes about its commitment to community and diversity, which are two important values for South Pasadena.

Thank you for your consideration.

Richard Elbaum

April 11, 2026

Dear South Pasadena Planning Commission,

I am writing in support of Villa's Tacos and its request for a Conditional Use Permit (CUP) at its proposed location at 1010 El Centro, the old school district property.

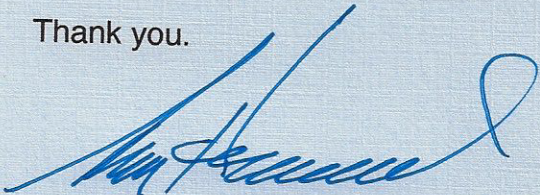
Villa's Tacos has built a strong reputation and dedication to quality and customer service.

They received Worldwide recognition, thanks to the Superbowl Performance by Bad Bunny. Businesses like this contribute to the vitality of commercial district and help create welcoming places where people gather.

In South Pasadena, we value locally owned businesses that take pride in what they make and contribute positively to the character of our downtown.

I support the approval of this CUP for Villa's Tacos and believe the restaurant would be a positive addition to the neighborhood and to the City of South Pasadena.

Thank you.



Sincerely,
Sam Hernandez, President



President South Pasadena Tournament of Roses Association
Past Chair South Pasadena Chamber of Commerce
Past Commissioner Public Works South Pasadena
Past President South Pasadena Little League

From: [Matthew Crow](#)
To: [PlanningComments](#)
Subject: Villas Tacos - Conditional Use Permit Application
Date: Sunday, April 12, 2026 11:37:51 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.

Whilst in no way wanting to meddle in the due process, I am a long term resident of South Pasadena and have lived at [REDACTED] for over a decade and looking forward to having somewhere to get a Taco in town, which has been missing since the Mexican Restaurant closed a few years ago and we started to become South Pizzadena. Full disclosure, I have an interest in this venture in that I bought a voucher for this restaurant that they kindly donated to the South Pasadena Tournament of Roses Float Crunchtime Party and wanting to use in our Great Little City.

--

Regards
Matthew Crow

From: [Ed Donnelly](#)
To: [PlanningComments](#)
Subject: Villa's Tacos CUP
Date: Sunday, April 12, 2026 5:01:36 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.

Dear Members of the South Pasadena Planning Commission,

My name is Ed Donnelly, I live at [REDACTED]

I am writing to express my support for Villa's Tacos and its request for a Conditional Use Permit at its proposed location at 1010 El Centro.

My business is located in Highland Park and I have seen first hand how Victor Villa has launched from humble beginnings to being recognized by Michelin and being featured during the Super Bowl half time show. This is a notable business that would bring incredible value to our city. As long time residents we know how special our community is and having this caliber of restaurant, casual as it may be, shines a spotlight on that magic. I encourage you to approve the CUP and let's go get some tacos together!

Thank you.

Sincerely,

Ed Donnelly
Producer, Engineer, Pedal Steel Player



Dear Members of the South Pasadena Planning Commission,

My name is Robert Zapata and I am a business owner in South Pasadena at 1005 Mission St, Unit B & C, South Pasadena, CA. The names of the businesses are South Pas Vintage and Hodgson's Antiques. My in-laws have been in business in South Pasadena since 1971 and I am very proud to continue and grow the family business alongside my wife Samara!

I am writing this letter to express my support for Villas Tacos and its requested Conditional Use Permit at its proposed location at 1010 El Centro St.

Villas Tacos would be a wonderful addition to our community. As a person of Mexican/American heritage, I strongly support this establishment and respect their consistent quality, cleanliness, accomplishments and positive culture. Their success would be an overwhelmingly lucrative addition to our community of business owners and residents. Some of the accomplishments that stand out to me are being recommended on the Michelin guide with a Bib Gourmand distinction, being featured on the Superbowl Half Time Show, consistently appearing on local network news and being visited by celebrities or persons of influence of all backgrounds. Successful small businesses such as Villas make all the difference for other small businesses near the downtown area by drawing more foot traffic to the community. I also have personally visited Villas on a dozen occasions and think that the pickled red onions in Jamaica (Hibiscus Flower) are delicious so try them out when you can!

I strongly believe that granting Villas Tacos the requested Conditional Use Permit would be a win-win situation for business owners, residents and the City itself through the increase in tax revenue. Villas Tacos would be a great addition to the City of South Pasadena!

Thank you for your time!

Respectfully,

Robert Zapata

1005 Mission St, Unit B & C, South Pasadena, CA

Hours for contact:

WED-SAT: 11:30 AM - 6 PM

SUN: 11 AM - 4 PM

CALL/TEXT: (626) 799-0229

info@southpas.com

From: [Joe Cardamone](#)
To: [PlanningComments](#)
Subject: Villas Tacos
Date: Sunday, April 12, 2026 4:14:38 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.

Dear Members of the South Pasadena Planning Commission,

My name is Joe Cardamone. I'm a South Pasadena resident working locally in music and film.

I'm writing in support of Villa's Tacos and their request for a Conditional Use Permit at 1010 El Centro.

Beyond their reputation for quality food and consistency, what stands out to me is how clear the need is for something like this in South Pasadena. There's a real gap in the middle of the day between lunch and dinner where most places close or options drop off significantly. It's something you feel on a daily basis — you either end up settling for whatever's open or leaving the neighborhood entirely.

I've personally driven to their locations in Highland Park and Downtown Los Angeles just to get lunch, which says a lot about both the demand and the lack of comparable options nearby.

A place like Villa's would directly solve that problem. It gives people a reliable, high quality, and affordable option during hours when the neighborhood currently goes quiet. That kind of consistency matters — it keeps people local, supports foot traffic, and adds energy to the area in a very practical way.

There's already strong community interest and excitement around them coming to town, which says a lot. It's the kind of business people actually want and will use regularly.

I believe Villa's Tacos would be a meaningful and positive addition to South Pasadena, both for residents and for the overall vitality of the commercial district.

Thank you for your time and consideration.

Sincerely,
Joe Cardamone
South Pasadena, CA

[AMERICAN PRIMITIVE](#)

Attachment No. 3

Item No. 5 – Revised Exhibit A Conditions of Approval

EXHIBIT A
 RESOLUTION NO. 26-XX
 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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 1010 EL CENTRO STREET

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GENERAL			
	<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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GENERAL			
	<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	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO BUILDING PERMIT APPLICATION			
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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PRIOR TO BUILDING PERMIT APPLICATION			
	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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PRIOR TO BUILDING PERMIT APPLICATION			
	<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>		

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
22.	The applicant and each successor in interest	Planning	

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PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
	<p>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.</p>		
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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PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
	<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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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
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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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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
DURING CONSTRUCTION			
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	

EXHIBIT A
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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
DURING CONSTRUCTION			
	<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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NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
DURING CONSTRUCTION			
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	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION			
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 prior to the test. This test is to be	Fire	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION			
	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	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
ON-GOING			
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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ON-GOING			
	only be allowed and used between the hours of 12:00 p.m. to 9:00 p.m. daily. At all other times, all outdoor furniture shall be removed and stored in the tenant space. The outdoor seating areas shall be located as 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. If the queuing line exceeds 10 people, there shall be an on-site waitlist or QR code for customers to join a virtual or on-call waitlist. 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. d. The queuing line shall be managed by on site staff to ensure the entrance door(s) 		

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ON-GOING			
	is not blocked. e. The front entrance door shall remain closed at all times.		
55.	All windows and door(s) shall remain closed at all times.	Planning	
56.	All amplified sound shall be contained within the indoor tenant space, unless permitted by an Amplified Sound Permit as required by the SPMC Chapter 19A.	Planning	
57.	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. 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.	Planning	
58.	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. 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.	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	
61.	All alcohol sales cases/displays shall be located in such a manner to prevent "grab-	Planning, Police	

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

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
ON-GOING			
	and-run” thefts of alcohol. The sales cases/displays shall be located in sight of the sales counter at all times, if possible.		
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	
69.	The property shall be maintained in a clean and neat manner at all times and shall	Police	

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

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
ON-GOING			
	comply with property maintenance standards as set forth in the SPMC.		
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 and open alcoholic beverage containers outside of the business. 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, stating that loitering, smoking and alcohol consumption outside the business is prohibited.	Police	

Attachment No. 4

Item No. 5 – Revised **Table 2** - Alcohol Serving Establishments and Revised **Table 4** – Distance Between Premises and Closest Other Uses



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	504 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.	350 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.	242 feet
Bistro de la Gare	921 # A Meridian Avenue	5:00 p.m. to 9:00 p.m. Wednesday – Sunday	418 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.	350 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.	410 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	8	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	300 feet
Religious Facility – Grace Brethren Church	920 Fremont Avenue	1,011 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	381 feet
South Pasadena Library and Community Room	1100 Oxley Street and 1115 El Centro Street	200 feet
Orange Grove Park	815 Mission Street	1,215 feet
Colonial House Preschool	1124 Mission Street	747 feet
Multi-family Residential – Golden Oaks Apartments	1000 El Centro Street	98 feet

As shown in **Table 4**, the closest sensitive uses to the subject restaurant are the South Pasadena Library and Community Room and multi family residential – Golden Oaks Apartments use at approximately 200 feet and 98 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 - Menu
- Attachment No. 4 - Queuing Plan
- Attachment No. 5 - Architectural Plans
- Attachment No. 6 - Neighborhood & Site Images
- Attachment No. 7 - Public Comments

Attachment No. 5

Item No. 5 – Additional plan sheet provided, A5.00, to display the interior windows of the tenant space.

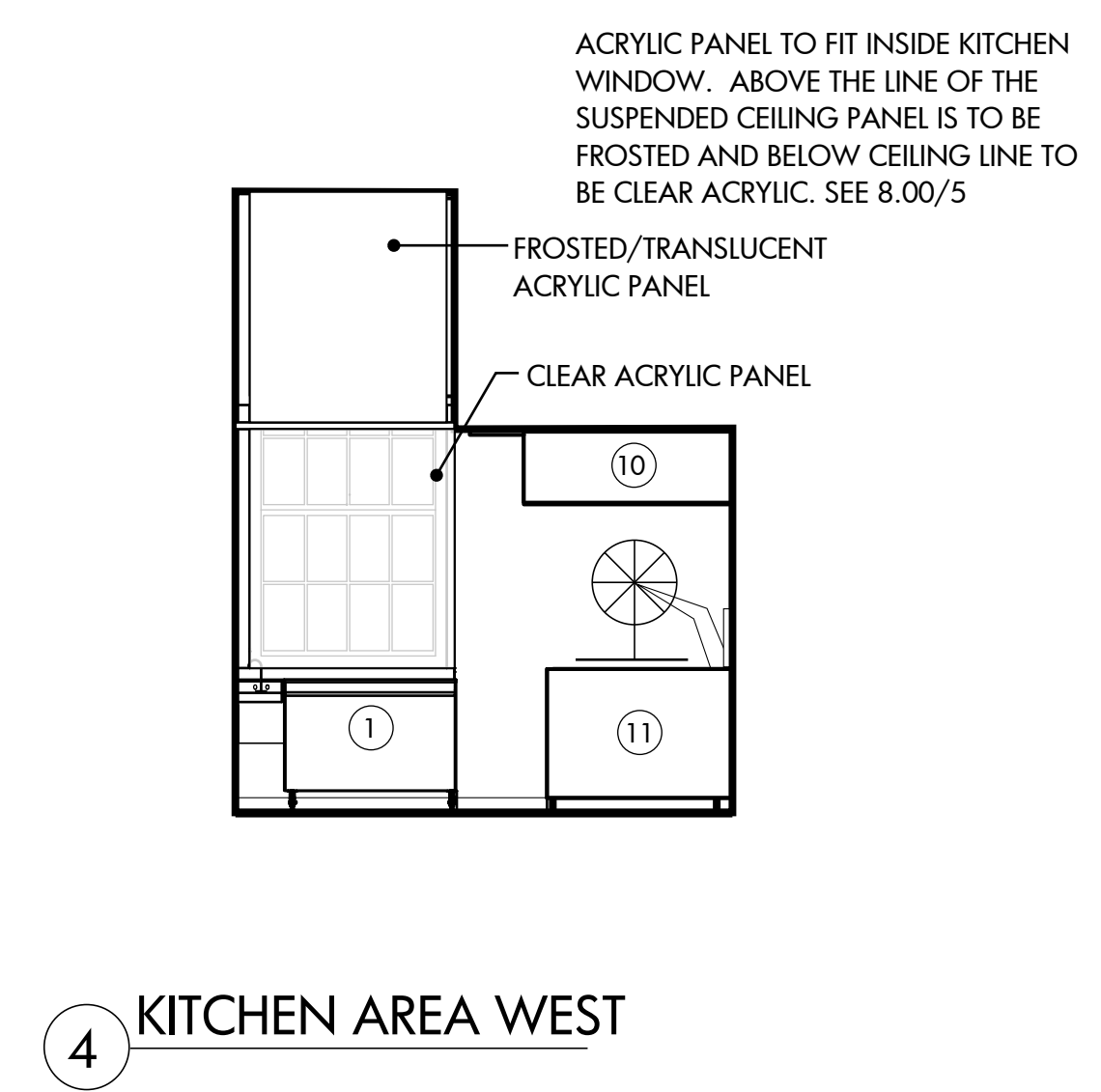
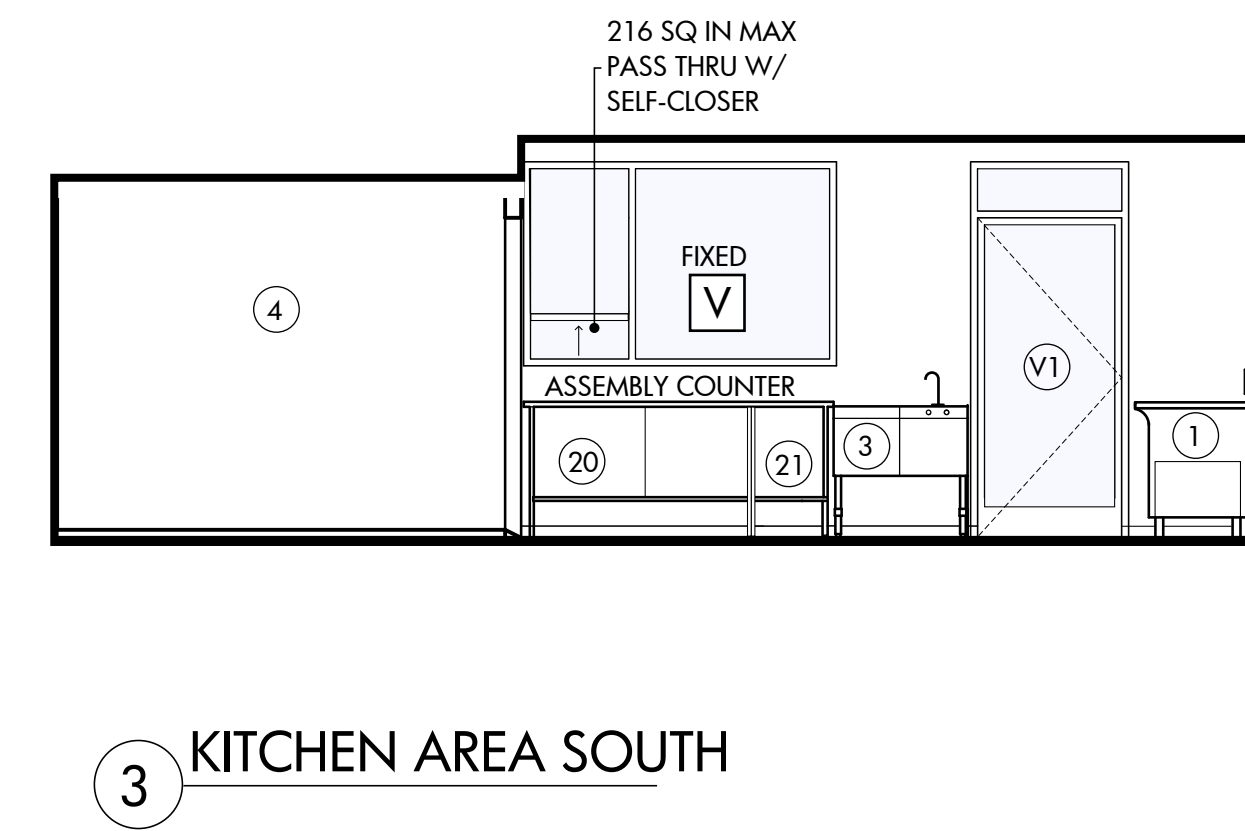
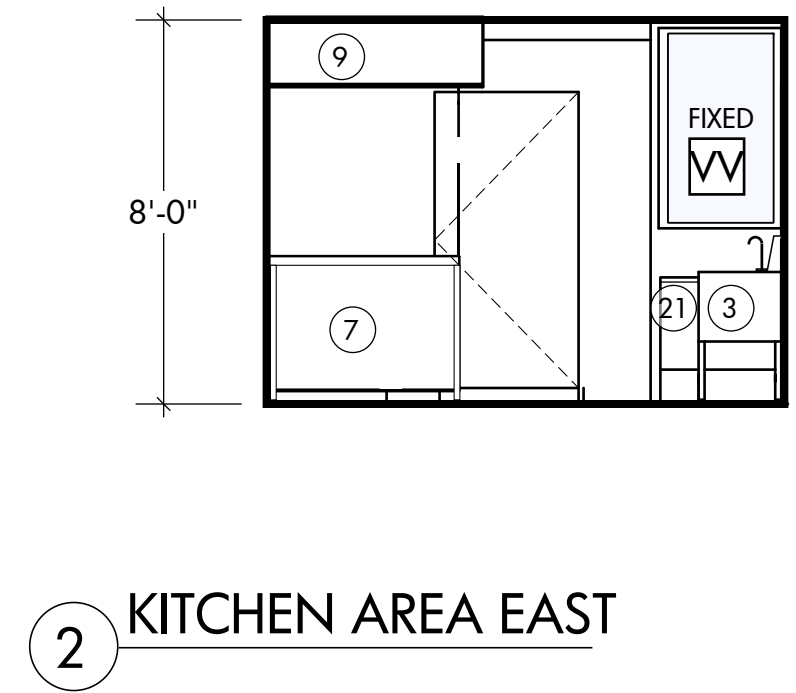
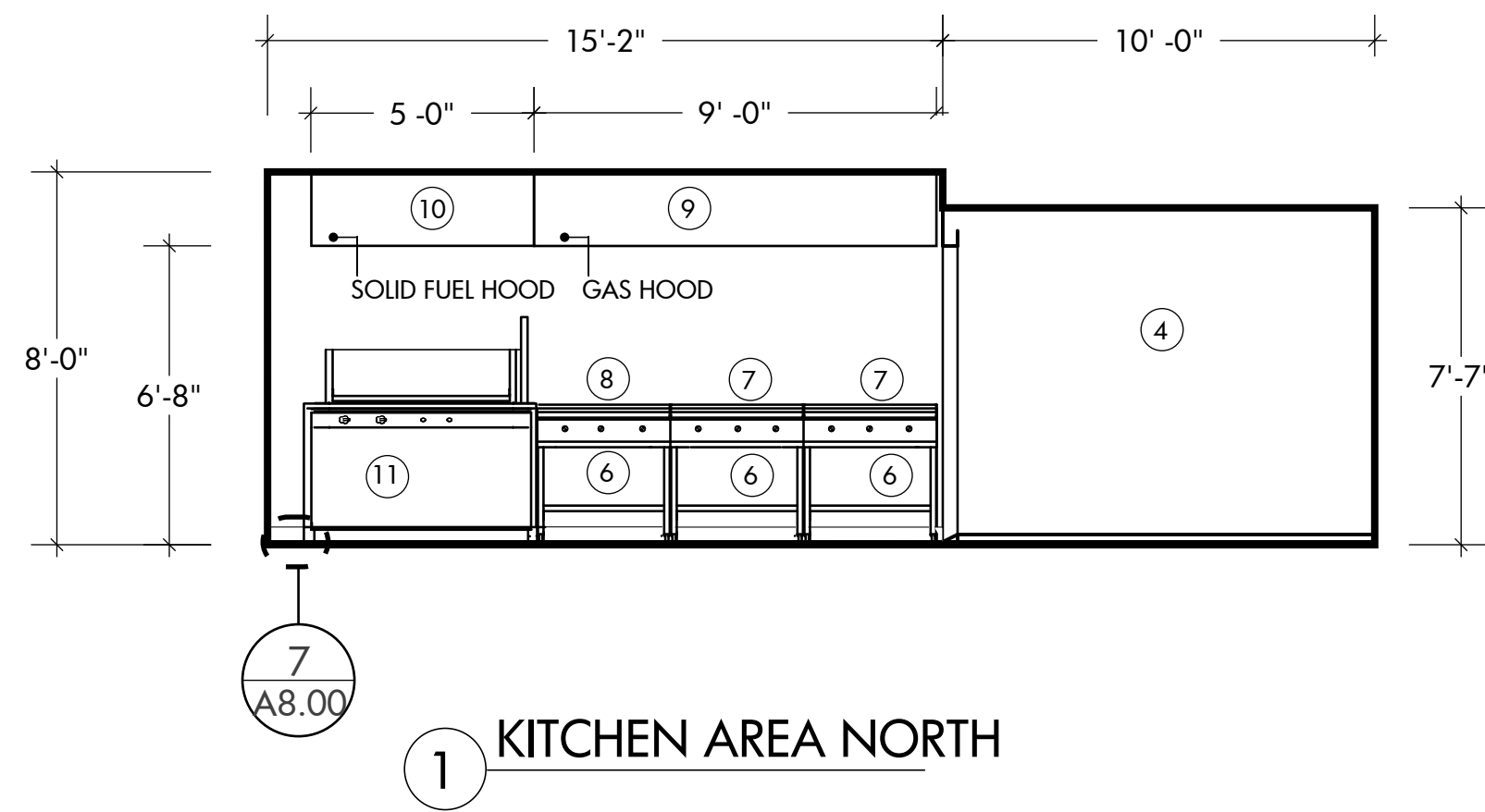
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GANGI
architects

229 EAST PALM AVENUE
BURBANK, CALIFORNIA 91502
T: 818.845.3170
ARCHITECTS@GANGIARCHITECTS.COM

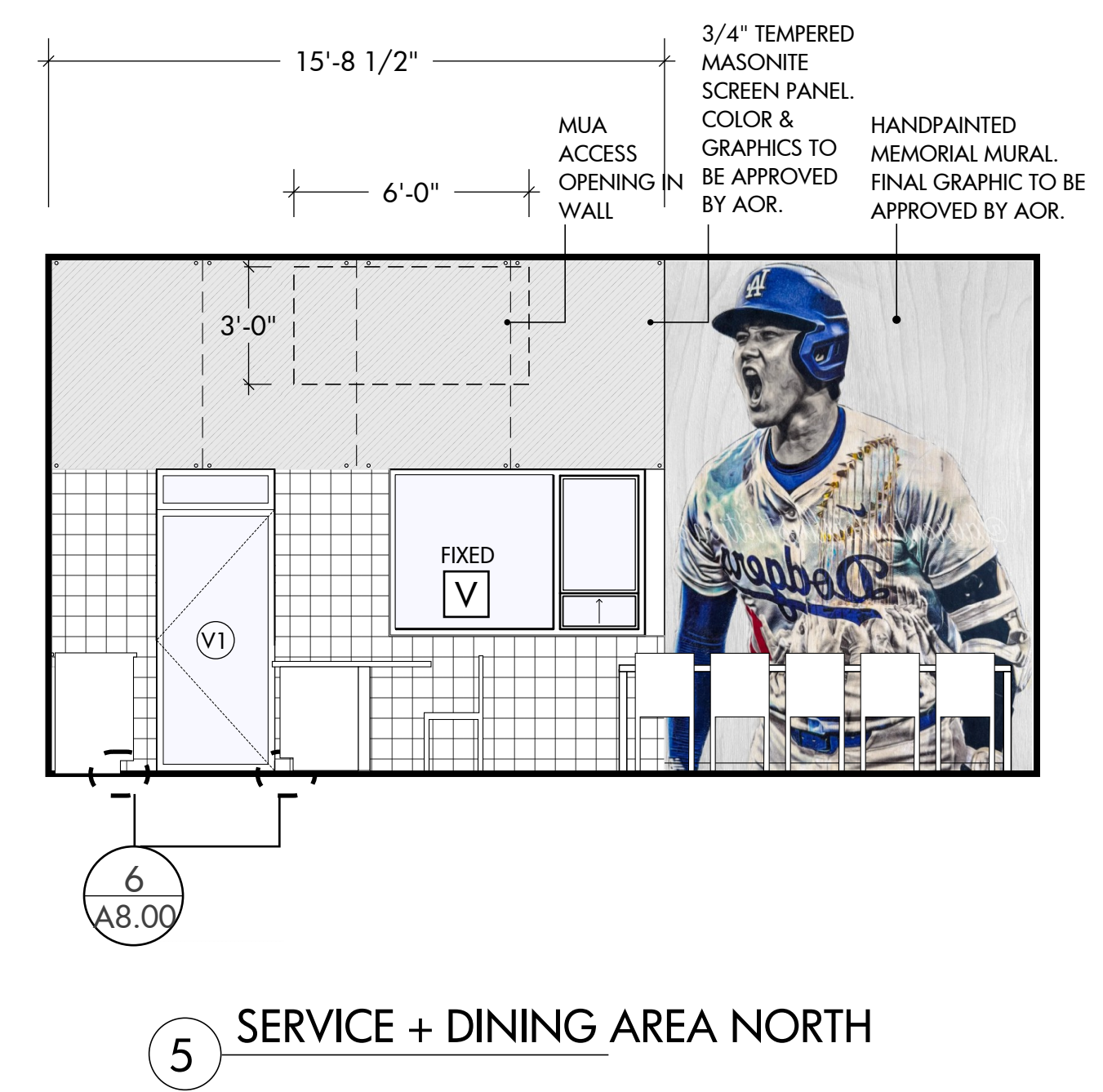


INTERIOR
ELEVATIONS



ACRYLIC PANEL TO FIT INSIDE KITCHEN WINDOW. ABOVE THE LINE OF THE SUSPENDED CEILING PANEL IS TO BE FROSTED AND BELOW CEILING LINE TO BE CLEAR ACRYLIC. SEE 8.00/5

FROSTED/TRANSLUCENT ACRYLIC PANEL
CLEAR ACRYLIC PANEL

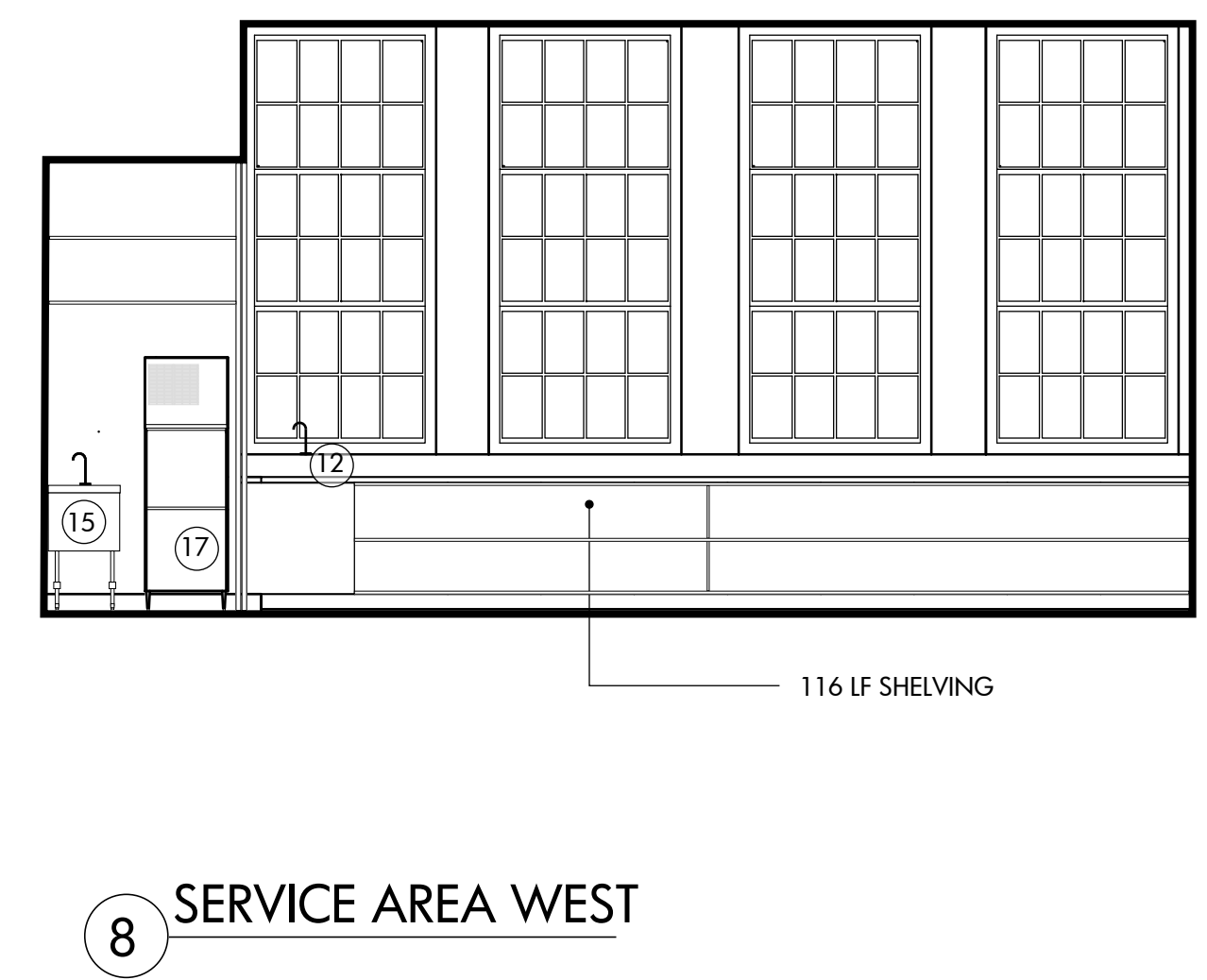
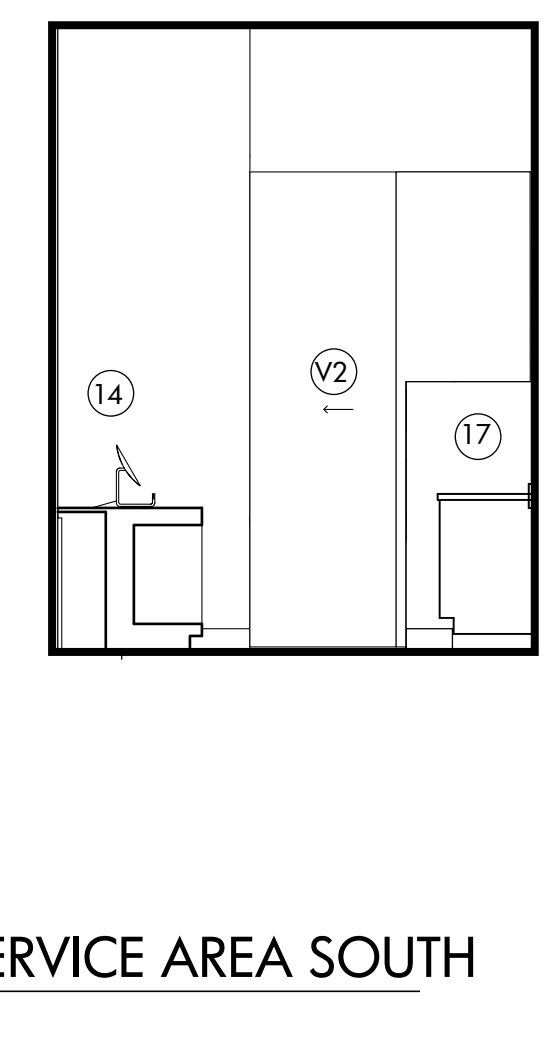


3/4" TEMPERED MASONITE SCREEN PANEL COLOR & GRAPHICS TO BE APPROVED BY AOR. HANDPAINTED MEMORIAL MURAL. FINAL GRAPHIC TO BE APPROVED BY AOR.

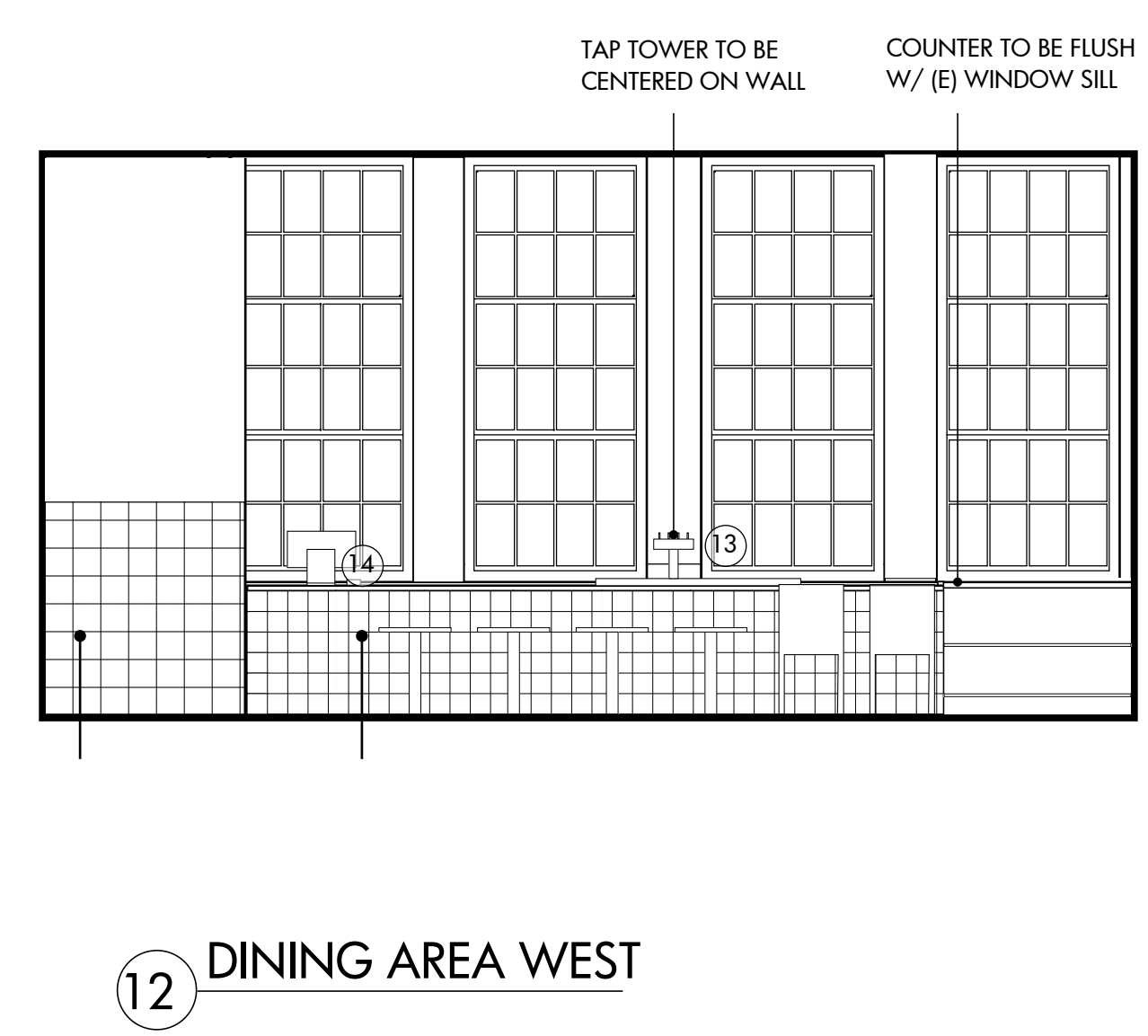
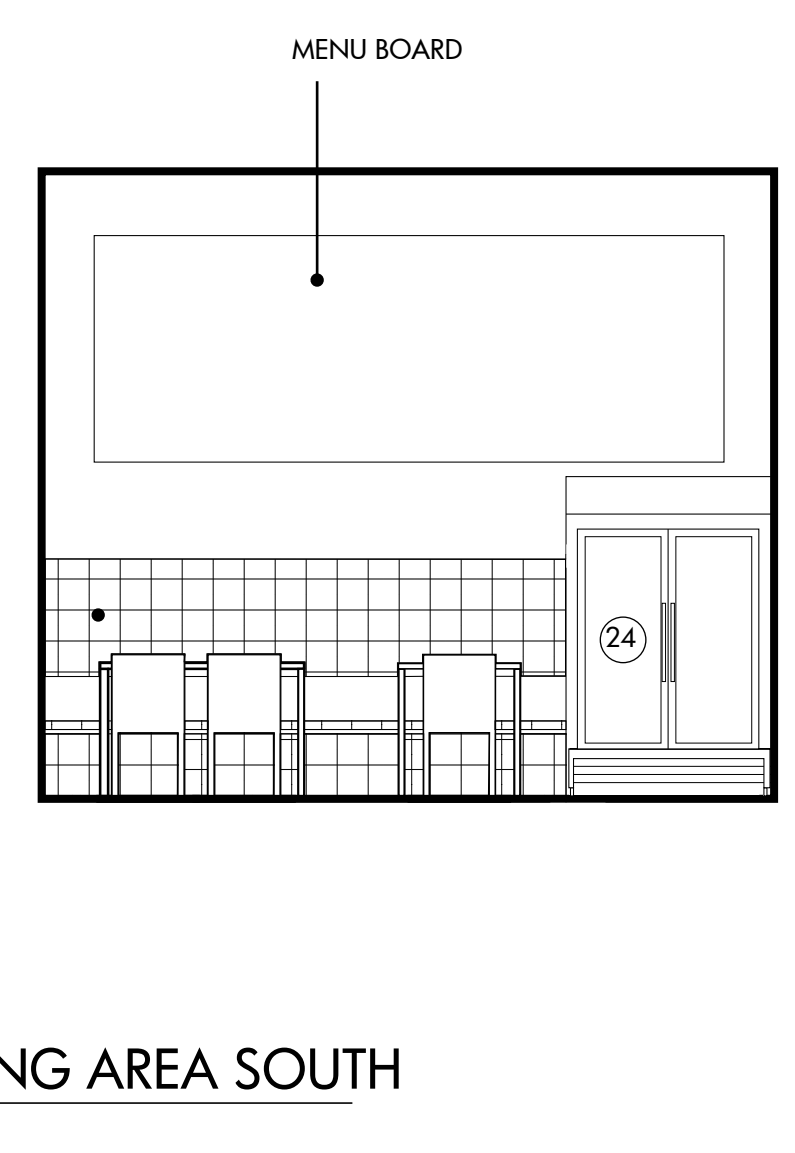
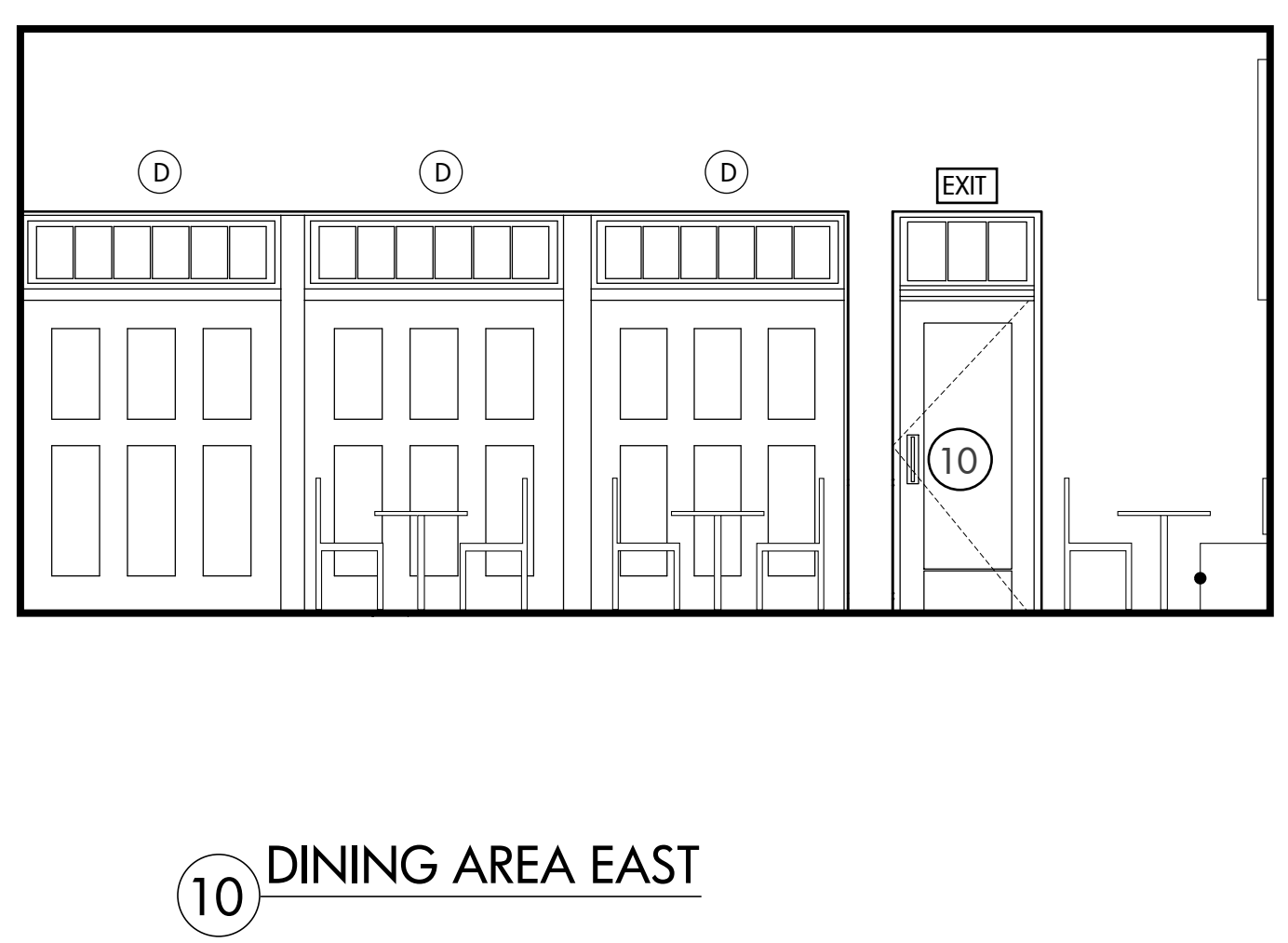
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FOR COMPARTMENT SINK DETAIL SEE A8.00/4



116 LF SHELVING



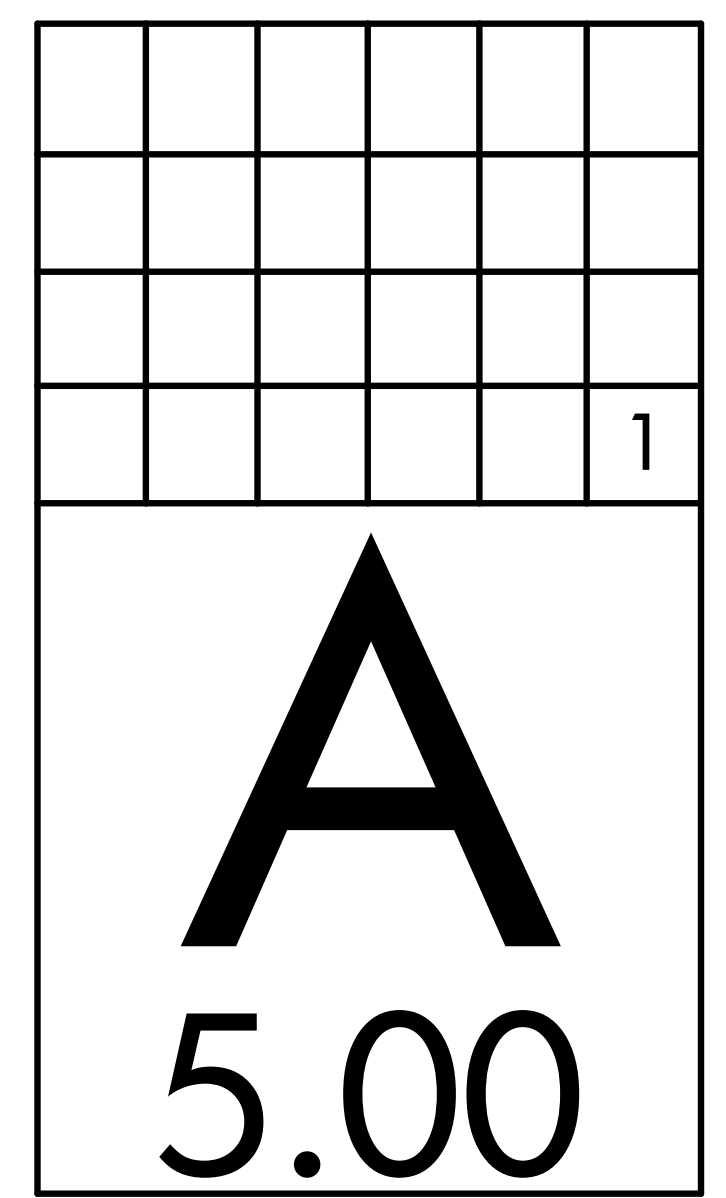
REVISION DATE

VILLA'S TACOS
1010 EL CENTRO ST
SOUTH PASADENA,
CA 91030
APN 5315-008-049

JOB NUMBER 854

1/4" = 1'-0"

SCALE
February 24, 2026
ISSUE DATE
February 24, 2026
PLOT DATE



ARCHITECTURE