



**CITY OF SOUTH PASADENA
PLANNING COMMISSION REGULAR MEETING AGENDA**

**Amedee O. "Dick" Richards, Jr. Council Chamber
1424 Mission Street, South Pasadena, CA 91030**

Tuesday, March 10, 2020 at 6:30 p.m.

*In order to address the Planning Commission, please complete a Public Comment Card.
Time allotted per speaker is three minutes.*

South Pasadena Planning Commission Statement of Civility

As your appointed governing Planning Commission 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.

CALL TO ORDER:

Chair Janet Braun

ROLL CALL:

Laura Dahl, Commissioner, Richard Tom, Commissioner, Lisa Padilla, Secretary, John Lesak, Vice-Chair and Janet Braun, Chair

COUNCIL LIAISON:

Diana Mahmud, Mayor Pro Tem, Council Liaison

STAFF PRESENT:

Aleks R. Giragosian, Assistant City Attorney
Joanna Hankamer, Planning & Community Dev. Director,
Kanika Kith, Planning Manager

PLEDGE OF ALLEGIANCE:

Chair Janet Braun

PUBLIC COMMENTS AND SUGGESTIONS

(Time limit is three minutes per person)

Time reserved for those in the audience who wish to address the Planning Commission on items not on the agenda and within the subject-matter jurisdiction of the Planning Commission. The audience should be aware that the Planning Commission may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on a future agenda.

Note: Public input will also be taken during all agenda items. Time allotted per speaker: 3 minutes.

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.

PRESENTATIONS

1. General Plan and the Downtown Specific Plan Updates – Discussion on Form-Based Code and development standards for the proposed Downtown Specific Plan

Recommendation

Review and Provide Comments

PUBLIC HEARINGS

2. 455 La Terraza Street, Project No. 2234-HDP- Hillside Development Permit for an approximately 627-square foot addition to an existing two-story single family home

Recommendation

Approve, subject to conditions of approval

3. 1401 Huntington Drive, Project No. 2280-CUP/AUP – Conditional Use Permit to sell beer, wine and distilled spirits and Administrative Use Permit to allow the operation of a grocery store in an existing vacant retail building (former Big Lots store)

Recommendation

Approve, subject to conditions of approval

4. Moffat Street, Project No. 2191-HDP/TRP- Hillside Development Permit to install a private roadway extending westward approximately 600 feet from the terminus of the existing Moffat Street and Tree Removal Permit for the removal of 5 protected trees. This private road will provide access to 7 lots in the City of Los Angeles through an easement in South Pasadena.

Recommendation

Approve, subject to conditions of approval

- 5. **625 Fair Oaks Avenue, Project No. 2164-DRB/AHR/DRX/TRP – Density Bonus Review, Affordable Housing Review, Design Review, and Tree Removal Permit for a senior housing development of 86 rental units, which 13 units will be reserved for low-income households, and remaining 73 units will be market rate rentals for senior citizens of 55 years and older**

Recommendation

Approve, subject to conditions of approval

ADMINISTRATION

- 6. **Comments from City Council Liaison**
- 7. **Comments from Planning Commissioners**
- 8. **Comments from Staff**

ADJOURNMENT

- 9. **Adjourn to the special Planning Commission meeting scheduled for April 14, 2020.**

PUBLIC ACCESS TO PLANNING COMMISSION MEETING AGENDAS, DOCUMENTS DISTRIBUTED BEFORE A MEETING, AND BROADCASTING OF PLANNING COMMISSION MEETINGS

Prior to meetings, the agendas are available at the following locations:

- South Pasadena Public Library, 1100 Oxley Street;
- Planning and Building Department, 1414 Mission Street; and on the
- City Website at: <http://www.ci.south-pasadena.ca.us/planning/agendasminutes.html>

Individuals can be placed on an email notification list to receive forthcoming agendas by calling the Planning and Building Department at 626-403-7220.

Any disclosable public records related to an open session item, which appears on a regular meeting agenda and distributed by the City of South Pasadena to all or a majority of the legislative bodies fewer than 72 hours prior to that meeting, are available for public inspection at the Planning and Building Department, located at City Hall, 1414 Mission Street prior to the meeting. During the meeting, these documents will be included as part of the “Counter.

Copy” of the agenda packet kept in the Amedee O. “Dick” Richards, Jr., Council Chambers at 1424 Mission Street. Documents distributed during the meeting will be available following the meeting at the Planning and Building Department.

Regular meetings are broadcast live on Time-Warner Cable Channel 19 and are replayed for at least 24 hours following the meeting. A DVD of regularly scheduled meetings is available for check-out at the South Pasadena Public Library. DVD and CD copies of the meetings can be purchased from the Planning and Building Department.

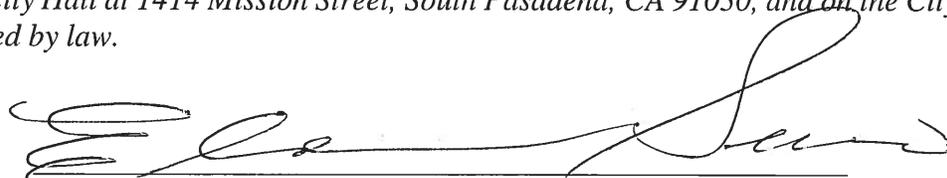
ACCOMMODATIONS



The City of South Pasadena wishes to make all of its public meetings accessible to the public. Meeting facilities are accessible to persons with disabilities. 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. Hearing assistive devices are available in the Council Chamber. 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.

2/5/20
Date


Elaine Serrano,
Administrative Secretary