



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

**Tuesday, October 13, 2020 at 6:30 p.m.**

*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***

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for July 14, 2020 will be conducted remotely and held by video conference. The meeting will be broadcast live on the City's Planning Commission website and can be viewed by [clicking here](#) or put in **ID 861 8429 7512 in Zoom**.

Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chambers will not be open for the meeting. Commission members will be participating remotely and will not be physically present in the Council Chambers.

The Planning Commission welcomes your input. Members of the public may provide comments to the Planning Commission by emailing: [PlanningComments@southpasadenaca.gov](mailto:PlanningComments@southpasadenaca.gov) or by calling (626) 403-7720 and leaving a **3-minute** voicemail message to be played during the meeting. Public comments must be received by **12:00 p.m. on Tuesday, October 13, 2020** to ensure adequate time to compile and post. Please provide: 1) your name and address; and 2) agenda item for the comments/questions. All comments/questions received will be distributed to the Commission for consideration and will also be posted on the City's website prior to the meeting.

**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:**

Teresa L. Highsmith, City Attorney  
 Joanna Hankamer, Planning & Community Dev. Director  
 Kanika Kith, Planning Manager  
 Margaret Lin, Manager of Long Range Planning &  
 Economic Development  
 Malinda Lim, Associate Planner

<p><b>APPROVAL OF AGENDA</b></p>
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<p>Majority vote of the Commission to proceed with Commission business.</p>
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<p><b>DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS</b></p>
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<p>Disclosure by Commissioners of site visits and ex-parte contact for items on the agenda.</p>
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<p><b>PUBLIC COMMENTS AND SUGGESTIONS</b></p>
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<p>If you wish to address the Planning Commission on items not on the agenda and within the subject-matter jurisdiction of the Planning Commission, members of the public may submit their comments in writing to <a href="mailto:PlanningComments@southpasadenaca.gov">PlanningComments@southpasadenaca.gov</a> or by calling (626) 403-7720 and leaving a 3-minute voicemail message to be played during the meeting. Public comments must be received <b>by 12:00 p.m. on Tuesday, October 13, 2020</b> to ensure adequate time to compile and post. Please make sure to indicate: 1) your name; and 2) stating it is for general public comments/suggestions.</p>
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<p>The public 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.</p>
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<p><b>PUBLIC HEARING</b></p>
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**1. 804 Valley View Road, Project No. 2298-DRX/HDP/TRP - A Design Review and Hillside Development Permit for a New Single-Family Residence on a Hillside Lot and Tree Removal Permit Located at 804 Valley View Road (APN 5310-020-029) (Continued).**

Recommendation

1. Adopt an addendum to a Negative Declaration for the proposed project, Project No. 2298-DRX/HDP/TRP, Design Review and Hillside Development Permit; and
2. Approve Project No. 2298-DRX/HDP/TRP, Design Review and Hillside Development Permit for the construction of a new 3,125 square- foot tri-level single-family residence and Tree Removal Permit located at 804 Valley View Road, subject to conditions of approval.

**2. 1312 Meridian Ave, Project No. 2205-NID/HDP/DRX/VAR, Notice of intent to demolish Design Review, Hillside Development Permit, and Variance for modification and addition to a single-family residence at 1312 Meridian Avenue (APN:5319-029-017)**

Recommendation

Adopt a Resolution approving Project No. 2205-NID/DRX/HDP/VAR (Notice of Intent to Demolish, Hillside Development Permit, Design Review, and Variances) for the property located at 1312 Meridian Avenue, subject to conditions of approval.

**DISCUSSION**

**3. Tenant Protection - Impacts of State Law relating to Tenant Protection Act of 2019 (Assembly Bill 1482) on local tenant protection opportunity**

Recommendation

Discuss and consider a recommendation to the City Council.

**ADMINISTRATION**

- 4. Comments from City Council Liaison
- 5. Comments from Planning Commissioners
- 6. Comments from Staff

**ADJOURNMENT**

- 7. Adjourn to the regular Planning Commission meeting scheduled for November 10, 2020.

**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/government/boards-commissions/test-planning-commission-agendas-minutes-copy>

Agenda related documents provided to the Planning Commission are available for public review on the City’s website. Additional documents, when presented to Planning Commission, will also be uploaded and available on the City’s website. The meeting will be broadcast live on the City’s website via Zoom, and a recording of the meeting will be available on the website within 48 hours of adjournment.

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.*

10/8/20	
Date	Elaine Serrano, Administrative Secretary