



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

Tuesday, December 15, 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 special meetings of the Planning Commission 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](#).

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 public input. If you would like to comment on an agenda item, members of the public may submit their comments in writing for the Planning Commission consideration, by emailing comments or questions to 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, December 15, 2020** to ensure adequate time to compile and post. Please provide: 1) your name; 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, Council Liaison

STAFF PRESENT:

Teresa L. Highsmith, City Attorney
 Joanna Hankamer, Planning & Community Dev. Director
 Kanika Kith, Planning Manager
 Elizabeth Bar-El, Interim Manager of Long Range Planning
 & Economic Development
 Malinda Lim, Associate Planner

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 COMMENTS AND SUGGESTIONS

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 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, December 15, 2020** 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.

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.

PUBLIC HEARING

- 1. 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 (Continued)**

Recommendation

Approve, subject to conditions of approval.

- 2. 807 Rollin St., Project No. 2341-HDP/DRX/VAR/TRP – Hillside Development Permit, Design Review, Variance and Tree Permit to allow the construction of a 3,411 square-foot, multi-level home with an attached 538 square-foot garage on an undeveloped site**

Recommendation

Approve, subject to conditions of approval.

DISCUSSION

3. Inclusionary Ordinance & Density Bonus Workshop

Recommendation

1. Discuss and provide feedback; and
2. Formation of a Subcommittee to work with staff on a recommendation for a draft Inclusionary Housing ordinance and potential amendments to the City’s Density Bonus Provisions.

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

Recommendation

Discuss and provide feedback

5. 2020 Annual Report and 2021 Work Plan

Recommendation

1. Discuss and approve the 2020 Annual Report; and
2. Discuss and continue the Work Plan for 2021

ADMINISTRATION

6. Comments from City Council Liaison

7. Comments from Planning Commissioners

8. Comments from Staff

ADJOURNMENT

9. Adjourn to the regular Planning Commission meeting scheduled for January 12, 2021.

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.

12/10/20
Date



Elaine Serrano,
Administrative Secretary