



**CITY OF SOUTH PASADENA  
PLANNING COMMISSION  
REGULAR MEETING AGENDA  
Amedee O. “Dick” Richards, Jr. Council Chamber  
1424 Mission Street, South Pasadena, CA 91030**

**Tuesday, August 10, 2021 at 6:30 p.m.**

**IN-PERSON HYBRID MEETING**

*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 for August 10, 2021 will be conducted as an In-Person Hybrid Meeting from the Council Chambers, Amedee O. “Dick” Richards, Jr., located at 1424 Mission Street, South Pasadena and on Zoom. Please be advised that pursuant to the Executive Order(s), and to ensure the health and safety of the public, staff, and the Planning Commission as the Council Chambers will be open to the public for the meeting and members of the public may attend and/or participate in the in-person meeting, all are kindly reminded to follow Los Angeles County Public Health and CDC regulations and guidelines that are in place and may be posted. The In-Person Hybrid meeting will be conducted live in the City Council Chambers and on Zoom. The Meeting will be available • In Person: City Council Chambers, 1424 Mission Street. • See weblink:

<https://www.southpasadenaca.gov/government/boards-commissions/planning-commission/test-planning-commission-agendas-minutes-copy> • and Via Zoom:

<https://us02web.zoom.us/j/87163524117> Public Comments and participation may be made as follows: • Written Comment submitted by no later than meeting day, 12:00 PM, deadline via the website. • In Person Hybrid Meeting: City Council Chambers, 1424 Mission Street. • Via Zoom by “raising hand” (see Public Comment Section below for instructions.)

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting via Zoom in one of the three methods below. 1. Go to the Zoom website and Join meeting 871 6352 4117, or 2. Click on the following unique Zoom meeting link: <https://us02web.zoom.us/j/87163524117>.

**CALL TO ORDER:**

Chair John Lesak

**ROLL CALL:** Amitabh Barthakur, Commissioner, Janet Braun, Commissioner, Laura Dahl, Commissioner, Lisa Padilla, Vice-Chair and, John Lesak Chair

**COUNCIL LIAISON:** Diana Mahmud, Mayor, Council Liaison  
**STAFF PRESENT:** Andrew L. Jared, Assistant City Attorney  
Joanna Hankamer, Planning & Community Dev. Director  
Marina Khrustaleva, Interim Associate Planner  
Jeff Anderson, Contract 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 COMMENT AND SUGGESTIONS (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 means of one of the following options: Option 1: Participate in-person at the City Council Chambers. 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](mailto: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. 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 HEARING**

- 1. 521 and 523 Mission Street, Project No. 2396-CUP/AMOD - Conditional Use Permit for a microbrewery to allow the sale of beer produced on-site (Type 23, Small Beer Manufacturer) and an Administrative Modification for an 8-foot-tall wall along the west property line at the front of the lot located at 521 and 523 Mission Street including a front patio area, Assessor’s Parcel Number 5315-008-026.**

**Recommendation:**

Adopt resolution denying Project No. 2396-CUP/AMOD, without prejudice, based on Commission action taken on July 13, 2021

**2. Study Session: Update on the Pending Release of the 2021-2029 Public Review Draft Housing Element and Overview of Key Strategies**

**Recommendation:**

It is recommended that the Commission:

1. Receive and file this report, which provides an overview of the 2021-2029 Housing Element Public Review Draft, which is soon to be released.
2. Provide feedback and whether the Commission is generally supportive of the density proposals and policy strategies described below and included in the Public Review Draft to be released later this month; and
3. Provide direction regarding the public outreach to accompany the release of the Public Review Draft.

<b>ADMINISTRATION</b>
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3. **Comments from City Council Liaison**
4. **Comments from Planning Commissioners**
5. **Comments from Staff**

<b>ADJOURNMENT</b>
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6. **Adjourn to the Regular Planning Commission meeting scheduled for September 14, 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.*

8/5/21  
Date

Elaine Serrano,  
Administrative Secretary