

**CITY OF SOUTH PASADENA
SPECIAL PLANNING COMMISSION MEETING
PUBLIC HEARING NOTICE**

ZONING CODE AMENDMENT TO SECTION 36.230.030 REGARDING COMMERCIAL DISTRICT LAND USES AND PERMIT REQUIREMENTS; SECTION 36.395.020 REGARDING EXEMPT DEVELOPMENTS FROM THE PUBLIC ART PROGRAM; AND SECTION 4.3 OF THE MISSION STREET SPECIFIC PLAN REGARDING PERMIT REQUIREMENTS

NOTICE IS HEREBY GIVEN that the City of South Pasadena Planning Commission of the City of South Pasadena will conduct a public hearing on **Wednesday, August 25, 2021, at 4:00 p.m.** at the City Council Chambers located at 1424 Mission Street, South Pasadena, CA 91030, to review and make a recommendation to the City Council on a proposed Zoning Code Amendment regarding Section 36.230.030 (Commercial District Land Uses and Permit Requirements); Section 36.395.020 (Exempt Developments) from the Public Art Program; and Section 4.3 of the Mission Street Specific Plan (MSSP) regarding permit requirements.

The proposed Zoning Code Amendment will change the permit requirements for select uses to provide greater flexibility and establish a more business friendly environment. The proposed MSSP amendment would also provide more flexibility to further support local businesses. The proposed amendment to the Public Art Program would clarify limit the affordable housing exemption to only the affordable housing units and require the remaining portions of a project to adhere to the Program requirements.

The Planning Commission's action will be a recommendation to the City Council of an ordinance amending Section 36.230.030 (Commercial District Land Uses and Permit Requirements) of Division 36.230 (Commercial Zoning Districts) of Article 3 (Site Planning and General Development Standards) of Chapter 36 (Zoning) of the South Pasadena Municipal Code (SPMC) regulating land use permit requirements; Section 36.395.020 ("Exempt Developments") of Division 36.390 ("Public Art Program") of Chapter 36.395 ("Public Art Development") of Article III of Chapter 36 regarding the developments exempt from the Public Art Program; and the amendments to 3. Section 4.3 (Conditional Uses) of the MSSP regarding permit requirements.

Copies of all relevant material, including the project specifications are on file in the office of the Planning and Building Department located at 1414 Mission Street, South Pasadena, CA 91030, and are available for review from 7:30 a.m. to 6:00 p.m., Monday through Thursday.

In accordance with the California Environmental Quality Act (CEQA), the proposed Zoning Code Amendment is exempted from CEQA under the general rule exemption, Section 15061(b)(3), which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It may be seen with certainty that there is no possibility this Zoning Code Amendment may have a significant effect on the environment because the proposed amendment is removing inconsistencies and clarifies standards in the South Pasadena Municipal Code.

The meeting will be broadcast live on the City's website and a recording of the meeting will be available within 48 hours of adjournment at this link: <https://www.southpasadenaca.gov/government/boards-commissions/planning-commission/test-planning-commission-agendas-minutes-copy>

If you have any questions regarding this matter, please contact Margaret Lin, Manager of Long Range Planning and Economic Development at (626) 403-7236, or via email at mclin@southpasadenaca.gov.

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of South Pasadena Planning

and Building Department, attention Margaret Lin. **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of South Pasadena Planning and Building Department no later than Wednesday, August 25, 2021, at 12:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing.

NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of South Pasadena at, or prior to, the public hearing.

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