



**CITY OF SOUTH PASADENA
PLANNING COMMISSION**

**AGENDA
SPECIAL MEETING
MONDAY, APRIL 18, 2022 at 6:30 P.M.**

**CITY COUNCIL CHAMBERS
1424 MISSION STREET, SOUTH PASADENA, CA 91030**

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 will be conducted in-person from the Council Chambers, Amedee O. "Dick" Richards, Jr., located at 1424 Mission Street, South Pasadena.

Please be advised that pursuant to government code, and to ensure the health and safety of the public, staff, and Planning Commission, as the Council Chambers will be open to the public for the meeting and members of the public may attend 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.

The Meeting will be available:

- In Person Hybrid – City Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <https://us02web.zoom.us/j/89532914917> **Meeting ID: 895 3291 4917**

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting via Zoom in the following methods below.

- Go to the Zoom website, <https://Zoom.us/join> and enter the Zoom meeting information;
or
- Click on the following unique Zoom meeting link:
<https://us02web.zoom.us/j/89532914917>

CALL TO ORDER: Chair John Lesak

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

COUNCIL LIAISON: Councilmember Diana Mahmud

STAFF PRESENT: City Attorney Office
Angelica Frausto-Lupo, Community Development Director
Matt Chang, Planning Manager

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 GUIDELINES (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 one of the following options:
Option 1:
Participate in-person at the City Council Chambers, 1424 Mission Street, South Pasadena.
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. 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, and
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 COMMENT

1. Public Comment – General (Non-Agenda Items)

BUSINESS ITEM

2. Planning Commission Reorganization

Recommendation

Select a Chair, Vice-Chair, and Secretary.

DISCUSSION

3. Proposed Inclusionary Housing In-lieu Fee

Recommendation

Provide comments on the analysis prepared by the City’s consultant for establishing an affordable housing in-lieu fee.

PUBLIC HEARING

4. 815 Fremont Avenue (APN: 5315-009-051), Project No. 2392 - CUP/DRX/DBR/AHR/TRP – To allow the construction of a four-story mixed-use project (Arbor Square) with approximately 3,769 square feet of commercial space and 50 residential apartment units, including 5 very low-income units.

Recommendation:

Approve the project (Conditional Use Permit, Design Review, Density Bonus Review, Affordable Housing Review, and Tree Removal Permit), subject to the recommended conditions of approval.

ADMINISTRATION

5. Comments from City Council Liaison

6. Comments from Planning Commissioners

7. Comments from Staff

ADJOURNMENT

8. Adjourn to the Regular Planning Commission meeting scheduled for May 10, 2022.

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.

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.

4/14/2022

Matt Chang

Date

Matt Chang, Planning Manager