



**CITY OF SOUTH PASADENA
PLANNING COMMISSION**

**AGENDA
REGULAR MEETING
TUESDAY, SEPTEMBER 13, 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. Pursuant to AB 361 Government Code Section 54953, subdivision (e) (3), the Planning Commission may conduct its meetings remotely and may be held via video conference.

The Meeting will be available:

- In Person Hybrid – City Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <https://us02web.zoom.us/j/83530439651> **Meeting ID: 8353 043 9651**

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/83530439651>

CALL TO ORDER: Chair John Lesak

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

COUNCIL LIAISON: Councilmember Diana Mahmud

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)**

CONSENT CALENDAR ITEMS

- 2. **Minutes from the Special Meeting of April 28, 2020**
- 3. **Minutes from the Special Meeting of May 12, 2020**
- 4. **Minutes from the Special Joint Meeting with Cultural Heritage Commission on September 2, 2021**

PUBLIC HEARING

- 5. **PROJECT NO. 2441 COA-DRX-DBR-AHR-CUP-TTM-SIGN-TRP** – A request for a Certificate of Appropriateness, Design Review, Density Bonus Review, Affordable Housing Review, Conditional Use Permit, Tentative Tract Map, Sign Program, and Tree Removal Permit for a proposed mixed-use development consisting of 108 residential condominiums, of which 19 will be affordable units; approximately 22,032 square feet of food service and retail uses; two incentives/concessions for an increase in the allowable Floor Area Ratio (FAR) and an increase in the permitted number of stories from two stories to four stories; removal of 25 trees for the property at located at 1020 El Centro Street (APN 5315-008-047). The Cultural Heritage Commission reviewed this project at its August 18, 2022 meeting and recommended an approval to the Planning Commission.

Recommendation:

Approve the project subject to the recommended conditions of approval.

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 October 11, 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/planning-commission/test-planning-commission-agendas-minutes-copy>

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.

9/9/2022

Date

matt chang

Matt Chang, Planning Manager



**City of South Pasadena
Planning Commission
Special Commission Meeting Minutes**

Tuesday, April 28, 2020

CALL TO ORDER

A Special Meeting of the South Pasadena Planning Commission was called to order by Vice-Chair John Lesak on Tuesday, April 28, 2020, at 3:12 p.m. This meeting was held via Zoom webinar, in accordance with AB 361.

ROLL CALL

Present: Laura Dahl, Commissioner;
Richard Tom Commissioner;
Lisa Padilla, Commissioner; and
John Lesak, Vice-Chair

Absent: Janet Braun, Chair

City Staff

Present: Teresa L. Highsmith, City Attorney
Joanna Hankamer, Planning and Community Development Director
Kanika Kith, Planning Manager

Council

Present: Diana Mahmud, Mayor Pro Tem, Council Liaison

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Vice-Chair Lesak moved to approve the agenda as submitted to the Planning Commission. Roll call was taken. Motion carried 4-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

All Commissioners present disclosed site visits in March and no contact.

PUBLIC COMMENTS

Vice-Chair Lesak opened public comment and announced two written comments had been submitted. The letters were posted and available for review on the city website located under the additional documents section for this commission meeting.

PUBLIC HEARING

1. **Project No. 2164-DBR/AHR/DRX/TRP – Density Bonus Review, Affordable Housing Review, Design Review, and Tree Removal Permit for a senior housing development of 86 rental units at 625 Fair Oaks Avenue.**

Planning Manager, Kanika Kith, began item by stating that she spoke to the owner of Shakers who is in support of project. The owner also provided comments to the project, expressing concerns about access and parking Ms. Kith proceeded to the presentation to review details for the project.

Ms. Kith stated, this item was brought to the Commission agenda in March and continued to a special meeting that did not occur, due to COVID-19 outbreak. She went on to discuss the project site consisting of an office building and parking lot, explaining the housing development will replace the existing parking lot. Ms. Kith continued her presentation by giving detail on each of the four applications. She then proceeded to allow for questions or comments from the commission.

Commissioner Dahl stated for the record that the project is an apartment project not a condo project. In addition, Commissioner Dahl had questions regarding pedestrian improvement that the traffic study recommends due to the increase in senior pedestrians.

Commissioner Tom wanted to address the state density bonus rules on height limitations compared to those of the City. In addition, he wanted to know how far we can push the limit in feet.

Kathy Head from Kaiser Marston, addressed the height limitation issue. Ms. Head stated, per section 65915, the developer is allowed to ask for a statutorily set number of concessions, as it plays back to the percentage of the affordable units. In this case, they were entitled to three concessions or incentives. The burden of proof of those incentives/concessions not being met is on the City.

The Commission meeting continued with the applicant presentation, which gave details on the project, building, and plans for future tenants. The applicant urged Commission to pass the entitlement package. Vice Chair Lesak opened the floor for questions on the presentation.

Commissioner Dahl inquired about parking for tenants and whether tenants will have the option of leasing a parking space for an additional fee, as well as whether the developer would be open to providing incentives to those who choose not to use a parking space. The applicant informed Commissioner Dahl of the excessive amount of parking available and the plans of a three-story parking garage. He added that he would be open to an incentive.

Commissioner Padilla requested clarification on the proposed Floor Area Ratio (FAR). The applicant confirmed 3.5 is the current total proposed FAR.

Vice Chair Lesak requested the number of affordable units in the project. It was stated that there was a total of 13 affordable housing units total.

Mayor Pro Tem Mahmud, requested confirmation of separation from office building tenants and parking structures. She received confirmation from the applicant.

Commissioner Dahl stated 1.) nice project, 2.) would like to see attention paid to pedestrian crosswalks on Fair Oaks Avenue and hopes the City can request the project developer to assist with this. 3.) addressed the possibility of Chair of the commission or a committee review the covenant prior to approval. 4.) noted that for upcoming zoning code revision to consider residential underground floor in mixed-use projects.

Commissioner Tom agreed with Commissioner Dahl on her comments regarding pedestrian safety and the covenant.

Commissioner Padilla commented on the height and massing issue. She stated she believed the height is okay and the way it has been handled is very smart and that she supports affordable housing. She believes this project would benefit the City of South Pasadena and it is a need. In addition, she seconded Commissioner Dahl's concerns with pedestrian safety and crosswalks.

Vice Chair Lesak stated the team has done a great job in finding the right location for this project and added that the pedestrian crosswalk is an issue and hopes something can be done by City or applicant. It was stated by City staff that a traffic study was performed and it was concluded that there will not be any additional vehicles in the location, instead there will be more pedestrian traffic. In conclusion, recommendation was provided to improve sidewalk conditions, and adding an ADA ramp in intersection crosswalks. Staff also suggested painting the crosswalks to make the lines more visible to cars.

Commissioner Dahl, Tom, and Padilla agreed on the revised condition P-21.b. regarding walkways, to allow more flexibility to the applicant.

Commissioner Dahl, Padilla, Tom, and Vice Chair Lesak, was in consensus for the Affordable Housing Covenant to come back to a designee/committee for review.

Vice Chair Lesak reopened public hearing to hear from the applicant on the Fair Oaks improvement. Applicant representative, Doug Yokomizo, addressed the following: 1.) A process currently exists pertaining to the approval of the covenant. 2.) The applicant has already committed to re-stripping the crosswalks to make them more visible. 3.) The applicant is not prepared to accept the undefined condition of reviewing the covenant as a meeting and allowing public comment and revisions, as it will stall the construction and cost the applicant additional funds. Vice Chair re-closed public comment at the conclusion of the applicant's comment.

Council liaison Mahmud stated the applicant is given 24-month period and questioned if this project would take that long. Director Hankamer stated the time frame of 24-months was requested by the applicant with COVID-19 in mind.

Commissioner Padilla motioned that the Planning Commission adopt resolution approving project number 2164 DBR/AHR/DRX/PRR, with the addition of the new condition P27, as discussed with commission, with the amendment to condition P2 and P21.b. Motion seconded by Commissioner Tom.

The motion carried 4-0.

ADMINISTRATION

2. Comments from Council Liaison

Congratulations to the applicant for presenting the project and very excited for this beautiful housing project in South Pasadena. Looking forward to commencement of construction.

3. Comments from Planning Commissioners

Commissioner Padilla, Tom, and Vice Chair Lesak extended a thank you to Planning staff for their hard work as well as the applicant.

Vice Chair Lesak added the awareness of public meetings held by the applicant and how the engagement with the public assisted with the applicants changes and results to the project.

4. Comments from Staff

Director Hankamer congratulated Commission for their first virtual meeting and their patience. In addition, she stated the Commission should be aware of the following: 1.) Commission will resume regular meetings in May. 2.) Commission will resume with the Downtown Specific Plan and General Plan presentations. 3.) First virtual housing element community meeting coming up in May.

ADJOURNMENT

Vice Chair Lesak adjourned the special Planning Commission meeting on April 28, 2020, at 5:29 p.m.

John Lesak, Vice-Chair

Lisa Padilla, Secretary to the Planning Commission



**City of South Pasadena
Planning Commission
Special Commission Meeting Minutes**

Tuesday, May 12, 2020

CALL TO ORDER

A meeting of the South Pasadena Planning Commission was called to order by Chair Janet Braun on Tuesday, May 12, 2020, at 6:00 p.m. This meeting was held via Zoom webinar, in accordance with AB 361.

ROLL CALL

Present: Laura Dahl, Commissioner;
Richard Tom Commissioner;
Lisa Padilla, Secretary;
John Lesak, Vice-Chair; and,
Janet Braun, Chair

Absent: None.

City Staff

Present: Teresa L. Highsmith, City Attorney
Joanna Hankamer, Planning and Community Development Director
Kanika Kith, Planning Manager

Council

Present: Diana Mahmud, Mayor Pro Tem, Council Liaison

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Staff request to reorganize the agenda items as follows: 1.) Budget Presentation by the Finance Department 2.) General Plan and the Downtown Specific Plan Updates Part 1 – Discussion on development standards for the proposed Downtown Specific Plan. 3.) Vehicle Miles Traveled (VMT) Methodology.

Chair Braun motioned to proceed with the requested changes to the agenda. Commissioner Lesak seconded motion.

Motion passed 5-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

All Commissioners presented disclosed no contact, however, did drive by the project site.

PRESENTATIONS

1. Budget Presentation by the Finance Department

Presentation on budget was presented by City staff member from the Finance Department.

Commissioner Tom requested clarification on PERS issue. Staff explained, PERS suffered a significant loss in investments and it effected the City's and their payments.

Commissioner Padilla stated the budget was informative and that it was unprecedented and is unable to be compared to the 2008 situation and budget. Staff explained that we are experiencing an unprecedented situation and its far worse then it was in 2008, however, South Pasadena is in a safe spot because we have safe revenue sources, such as our property taxes. Staff went on to compare South Pasadena to other cities and explain what economists are predicting for our economy.

Chair Braun requested clarification on whether 70% of the budget was put towards personnel, and 20-22% put towards operations. Staff confirmed those percentages were correct and that it came from the general fund budget. Chair Braun continued by encouraging all to let their voices be heard on the budget survey.

2. General Plan and the Downtown Specific Plan Updates Part 1 – Discussion on development standards for the proposed Downtown Specific Plan.

Long Range Planning and Economic Development Manager Margaret Lin, introduced the item and presentation. Staff proceeded to show the PowerPoint presentation on the discussion on the development standards for the proposed Downtown Specific Plan. The Commission was presented with the following: details of the project, details on standards for density/intensity and character for downtown areas, development standards building setbacks and typologies, new considerations for the Commission that emerged from draft plans, and standards of building heights.

At the conclusion of presentation Chair Braun opened the floor to discussion from Commissioners.

Vice-Chair Lesak commented that the current situation is making him rethink planning, in general, and stated the Commission should begin thinking of the way businesses should operate in the future due to the impact of COVID-19 on planning and that a discussion on that should be had some point in time. He goes on to comment, that street sections and larger sections are very helpful in understanding height, and he proceeds to give examples and refers back to the

presentation/project. Vice-Chair Lesak questioned what are the parameters that allow for more dwelling units per acre or lower FAR.

The presenter, city consultant, Woodie Tescher from Placework, responded by explaining that the one notion about the additional height on the ground floor allows for flexibility of space and use over time, because of the uncertainties that may come over time, and expressed his agreement with there being many discussions to come regarding COVID. He continued by reinstating the key findings on the residential densities and gave examples to the Commission. The presenter concluded by stating, the standard for density merits reconsideration based upon where the City has gone based on the its processes.

Vice-Chair Lesak followed up and stated the presenter's analysis on the matter was good and helpful and explained that given the past few approved projects, with the existing conditions, would merit more height. He receives confirmation from the consultant that the standards are in the plan but not in the presentation.

Commissioner Dahl questioned: 1.) Would residential densities make South Pasadena not in compliance with SB 330? Presenter responded by referring to City Attorney. 2.) South Pasadena current code has a number for the 3rd/4th floor be set back, can we continue to use what we already have in our code? Presenter stated that the benefit is evident in visual images of building that have been constructed, and it would be for consistency to add that to this project. 3.) Concerns on bonus criteria, and we should consider moving items to be standards and not bonuses.

Commissioner Tom echoed prior Commissioners comments on 1.) need for affordable housing, 2.) uncertainty with COVID-19 issue, 3.) density bonus issues. He went on to question the following: 1.) What is the City's thinking as to what the right result is for height limits and what the standard is because we need to think about elements of flexibility? 2.) How are we going to do this that factor in the COVID-19 uncertainty and housing uncertainty that will allow us to still come up with a specific plan and revised general plan that we can reasonably manage? Presenter echoed Commissioner Tom's concerns and explained some of the data that has been published on density and housing.

Commissioner Padilla commented on wanting to ensure Mission Street floor heights are not too high and keep appropriate for fitting in; overall advocate for sustainability. Fair Oaks Avenue brings concern to the floor-to-floor heights; overall commission needs to ensure appropriateness of heights; should include ability for architects/developers to create variation for specific uses that would activate Fair Oaks Avenue. Dwelling units per acre; not encouraging developers to build a lot of small units, rather build what is appropriate for our specific location.

Chair Braun commented on horizontal setback on Mission Street being a good thing; requiring landscape would be a good idea. Guidelines to get the bonus are a little too easy/lenient; Commission needs to look at those again. Height is important feature on Mission Street. FAR and density information is fascinating and lowering the FAR and increasing the density is a creative idea.

Council Liaison Mahmud commented on the presentation and recommendations for future presentations to encourage the public participations.

3. Vehicle Miles Traveled (VMT) Methodology

Manager Lin introduced the item. Sean Daly from Iteris and Jillian Neary from Psomas made themselves available for questions following the prerecorded presentation.

Chair Braun opened the floor to questions from Commissioners.

Vice-Chair Lesak questioned how to calculate vehicle miles traveled and how those measurements take ride shares into account. Mr. Daly replied stating that it is calculated through the regional travel demand model developed by the Southern California Association of Governments (SCAG) and explained the formula to calculate the vehicle miles traveled.

Commissioner Dahl commented stating this is an improvement on using level of service.

Commissioner Tom followed up on Vice-Chair Lesak's question as to how it is VMT measured and explained further.

Director Hankamer called on Jillian Neary to explain the item and CEQA (California Environmental Quality Act) in more detail.

Commissioner Tom asked Ms. Neary to share the experience with other cities who are ahead of South Pasadena in terms of dealing with the changes and traffic and what residents are concerned with.

Ms. Neary and Mr. Daly explained that every city outside of San Francisco has retained sort of traditional traffic operations which is consistent with the general plan.

Commissioner Padilla and Chair Braun had no questions/comments.

PUBLIC HEARING

4. Project No. 2109-HDP/DRX – Hillside Development Permit and Design Review for a 496 square-foot addition at 713 Flores de Oro

Staff introduced the item and applicant architect Tom Wuji. Mr. Wuji is available for questions after the prerecorded presentation from staff.

Staff stated the addition as proposed in the presentation meets the applicable zoning and design standards, therefore, staff recommends the Commission adopt a resolution improving a Hillside Development Permit and Design Review for a 486 square-foot addition to the residence at 713 Flores de Oro.

Chair Braun opened the floor to Commission comments and/or questions.

Vice-Chair Lesak stated he would wait to ask the applicant.

Commissioner Dahl questioned if the existing code will apply to ensure the green roof stays green and attractive.

Director Hankamer stated she would have the expectation that it would be maintained as intended.

Commissioner Padilla questioned whether it would be an addition even though it appears to be a separate structure connected by a breezeway.

Staff ensured that it would be an addition with the covered breezeway connection.

Commissioner Tom and Chair Braun had no questions.

Council Liaison Mahmud provides information on legislation that precluded the City from enforcing any legal requirement on the greenery of front yards due to the drought.

Chair Braun opened the public hearing for public comment. No public comments were submitted.

Applicant Tom Wuji and staff narrated the applicant presentation. Applicant clarified in response to the maintenance of the greenery on the roof and explained the trays can be replaced, making it easy to maintain; the trays have built in drip irrigation system.

Chair Braun opened questions from the Commission to the applicant.

Vice-Chair Lesak questioned the pre-fab log cabins. The applicant explained the reasoning for the pre-fab log cabins and how it would be put together. He continued to state he was in favor of the design.

Vice-Chair Lesak made motion to adopt a resolution approving project. Commissioner Tom seconded motion.

Motion passed 5-0.

DISCUSSION

5. Update on Urgency Ordinance for Amending Zoning Code and Tolling Deadlines during the Local Declaration of Emergency

Director Hankamer introduced the item.

All Commissioners had no questions and commended staff for their hard work.

ADMINISTRATION

6. Comments from Council Liaison

Informs Commission of Council's perspective and interests regarding the proposed changes in urgency ordinance. Applauds staff for all work done.

7. Comments from Planning Commissioners

Vice-Chair Lesak commented on being thoughtful and encouraging flexibility when considering certain situations and projects.

Commissioner Tom stated it was a great discussion tonight and expressed ensuring we allow ourselves options when moving forward. Grateful to be working with this group to try and work through the challenges. Expressed appreciation for service to City.

Commissioner Padilla commented on how great it is to see everyone out in the community walking.

Chair Braun commented on enjoying working with everyone and thanked everyone.

8. Comments from Staff

Director Hankamer thanked everyone and emphasized the appreciation in understanding the budget challenge.

ADJOURNMENT

Chair Braun adjourned the Planning Commission meeting on May 12, 2020, at 8:57 p.m.

Janet Braun, Chair

Lisa Padilla, Secretary to the Planning Commission

MINUTES OF THE SPECIAL MEETING OF THE
**PLANNING COMMISSION & CULTURAL HERITAGE
COMMISSION**

CITY OF SOUTH PASADENA

Thursday, September 2, 2021 at 6:30 P.M.

AMEDEE O. "DICK" RICHARDS, JR. CITY COUNCIL CHAMBERS
1424 MISSION STREET

ROLL CALL

The meeting convened at: 6:32 pm

Planning Commissioners (PC)

Present: Chair John Lesak, Vice-Chair Lisa Padilla, Commissioner Laura Dahl, and
Commissioner Amitabh Barthakur

Absent: Commissioner Janet Braun

Cultural Heritage

Commissioners (CHC)

Present: Vice-Chair Mark Gallatin and Commissioner Kristin Morrish

Absent: Chair Rebecca Thompson, Commissioner William Cross, and Commissioner Conrado
Lopez

Staff Present:

Margaret Lin, Interim Planning and Community Development Director

Marina Khrustaleva, Assistant Planner

City Council Liaison: Evelyn G. Zneimer and Mayor Diana Mahmud

City Attorney: Andrew Jared

Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record.

PUBLIC HEARING

1. ADU Design Standards and Design Guidelines for Historic Properties.

Recommendation:

It is recommended that the Planning Commission and Cultural Heritage Commission review and provide comments on the draft Design Standards and Design Guidelines for Accessory Dwelling Units (ADUs) on Historic Properties (Phase II ADU Ordinance) for the recommendation to the City Council.

Presentation by Staff:

Assistant Planner Marina Khrustaleva presented the project and project background including the City of South Pasadena received the state certified local government grant from the California Office of Historic Preservation.

Presentation by the City's Consultant:

Evanne St. Charles, Senior Associate and Architectural Historian and Katie Horak (virtually) of the Architectural Resources Group (ARG) presented a presentation explaining in detail design standards and design guidelines and the differences between them. Presentation of the proposed Design Standards and Guidelines for ADU Development on historic properties - South Pasadena Accessory Dwelling Units Ordinance Amendment. Specifically, regarding the updates associated with ADU projects on historic properties.

Commissioner Questions regarding the Ordinance:

CHC Vice-Chair Gallatin asked how was the discrepancy resolved between the State Department of Housing and Community Development regarding the City's inventory of historic resources and the California Register of Historic Resources.

Assistant Planner Khrustaleva responded that the issue has not yet been fully resolved.

City Attorney Jared clarified that the issue is predominantly that the City's approach is broader than the Department of Housing and Community Development wants.

PC Chair Lesak asked how the City Attorney believes it will be resolved.

City Attorney Jared stated that perhaps through legislation, a better understanding on HCD's part of a different approach or litigation. He believes there will be an accommodation made, most likely through additional legislation by the California Legislature.

Commissioner Dahl asked a question regarding the timeline.

Assistant Planner Khrustaleva responded that this project is developed under a grant financing from the state, so the timeline is driven by compliance with those requirements.

The Commissioners discussed the proposed height requirement specifications.

Commissioner Dahl asked approximately what percentage of property in the City would fall under these guidelines and rules.

Assistant Planner Khrustaleva stated that there are 5,000 single family homes in the City and about 2,800 of them are deemed historic, designated eligible so more than 50 percent of single-family homes.

PC Chair Lesak asked if the pitch should be in the definition section, *e.g.*, low pitch defined term vs. medium pitch defined term, etc. so that it becomes more objective.

Assistant Planner Khrustaleva explained that the Commissioners were switching from the Design Standards to the Design Guidelines.

Vice Chair Gallatin stated that the current Ordinance requires a historic resources evaluation, or HRE – a different kind of an HRE than what is used in other contexts requires an HRE - this can be seen as an HRE light for accessory buildings.

Mayor Mahmud stated that CHC Vice-Chair Gallatin does raise a good issue in that what is ‘historic’ based upon.

Assistant Planner Khrustaleva responded that the City has a city-wide historic context statement. This historic context provides very specific recommendations for how to determine if something is historic or not.

PC Chair Lesak clarified that there are some different word choices in the draft, so it needs to be clarified.

CHC Vice-Chair Gallatin added that what Mayor Mahmud was saying was to make clear the connection or the cross-reference that is already in existing Municipal Code.

CHC Vice-Chair Gallatin had a question regarding wall cladding and material. It mentions cladding materials such wood, stucco, and masonry. Would this allow for siding, like Hardie product.

ARG Consultant St. Charles responded that it could and that is why the language “same or similar” is included and the idea behind the “and or the color with texture” allows for some flexibility.

PC Chair Lesak suggested a different approach in a residential estate neighborhood. Maybe it could be based on the underlying zoning.

Assistant Planner Khrustaleva responded that maybe staff and the consultant can use certain feet for residential estate zoning.

PC Chair Lesak concluded the questions regarding the Ordinance and opened the meeting for questions regarding the Guidelines.

Commissioner Questions regarding the Design Guidelines:

CHC Vice-Chair Gallatin commented on digital page 28, regarding the number of designated historic districts in the City. Are they 9 or 11?

ARG Consultant St. Charles responded the two are commercial and that was the difference.

CHC Vice-Chair Gallatin said that his next question is on digital page 56, page 36 in the document, on Victorian-era styles. There is a statement included that states ‘Victorian became the dominant architectural idiom of the 20th Century,’ and he believes it is the 19th Century that was meant.

PC Chair Lesak asked how does this document relate to our standing guidelines for other projects?

Assistant Planner Khrustaleva asked for clarification.

PC Chair Lesak clarified that he was inquiring about design guidelines for non-historic properties, too.

Assistant Planner Khrustaleva replied that there is a chapter on historic properties. No specific guidelines for non-historic properties.

PC Chair Lesak commented on the survey. There were some questions that had 450 respondents and some questions had 5. He was curious what there was such a discrepancy in the numbers.

ARG Consultant St. Charles stated one of the first questions they were asked when completing the survey was whether or not you have already developed an ADU on the property so that number 5 is the one percent of residents who have actually developed ADUs.

Commissioner Barthakur wanted to make a couple of quick clarifications. He was curious if the same design guidelines and standards apply to ADUs as it relates to historically designated multi-family structures.

Assistant Planner Khrustaleva stated that yes, they do apply. The existing ADU ordinance allows one to convert existing non-usable spaces in multi-family structures to create ADUs within the footprint of the existing multi-family house.

Commissioner Barthakur asked if these applications include historic properties which are designated.

Assistant Planner Khrustaleva responded that they do include historic properties.

Commissioner Barthakur stated this his question is related partially to Commissioner Dahl's question of how does withholding this until the housing element is adopted actually have implications on the housing element - there's a double-edged sword.

Assistant Planner Khrustaleva responded that any property owner, any homeowner in South Pasadena is allowed to have a JADU and ADU in addition to his primary residence.

PC Chair Lesak closed the question portion of this item. He asked for any public comments and noted that there was no public in the Council chamber. However, he asked for any comments via virtual attendance.

Public Comment:

Josh Alberktson - commented via Zoom.

PC Vice-Chair Padilla asked if there were any written comments.

Assistant Planner Khrustaleva responded that there was one written comment from the same resident.

PC Chair Lesak closed the public comments section of the meeting.

Discussion:

PC Chair Lesak opened the meeting for discussion by the Commissioners; first on the Ordinance revisions and then on the Guidelines.

PC Chair Lesak pointed out the difference between a district and individual properties. South Pasadena has 2,800 or 2,700 properties under inventory. About 440 of them are eligible for individual designation and the rest of them are contributors to a district. And districts are about the grouping of contributors and elements.

CHC Vice-Chair Gallatin stated that he generally shares his concern over the lack of context.

PC Chair Lesak stated that it is still within the boundaries of the historic district. It is still within the historical district.

PC Chair Lesak stated that the direction is that staff should study it and bring back options that at least consider – but he thinks at a minimum – and this would be more of a direction - that the illustration should be showing a neighborhood relationship.

Mayor Mahmud responded to PC Chair Lesak and asked if his concern would be adequately addressed if it was just adjacent properties that were looked at.

PC Chair Lesak stated that he believes it would because of the span.

Mayor Mahmud responded that she thinks that would be much more feasible considering that we are talking about ministerial review.

CHC Vice-Chair Gallatin offered a follow up to Mayor Mahmud's suggestion.

PC Chair Lesak called on PC Vice-Chair Padilla.

PC Vice-Chair Padilla stated that there are a lot of great topics to discuss and that is another one. She stated she absolutely agrees on the districts as an urban designer, but she is struggling with how to capture the essence of what is critical for this kind of document for the City, make it manageable

Mayor Mahmud addressed PC Vice-Chair Padilla.

CHC Vice-Chair Gallatin addressed PC Vice-Chair Padilla and added a caveat to Mayor Mahmud's comments.

PC Chair Lesak stated that it is a Building Code and Fire regulation differential.

PC Vice-Chair Padilla asked about fire treated shingles.

Councilmember Zneimer stated that she lives in District 1. Her situation is a little bit different. This is a follow-up to PC Vice-Chair Padilla's comments on the hillside.

PC Chair Lesak said that there are very many historic districts within the hillside.

Commissioner Barthakur stated that the diagrams were really helpful for him.

Commissioner Dahl asked her fellow Commissioners their opinions on not allowing the ADU to be attached to the historic structure. It seems to her that in some cases that might be less impactful than having an ADU be substantially far away from the historic structure.

PC Chair Lesak stated that he thought there was a legal reason why they were detached. He asked staff to respond.

Assistant Planner Khrustaleva responded that the current Cultural Heritage Commission Ordinance requires any additions that are bigger than 200 square feet to be reviewed by the full Cultural Heritage Commission and any addition smaller than 200 square feet to be reviewed by the CHC Chair, regardless of the visibility factor.

Commissioner Dahl stated that we could amend our Ordinance.

Assistant Planner Khrustaleva stated that she believes the way the ADU Ordinance is proposed is still allowing people to apply regularly for an addition to their house. This addition would be reviewed by the Cultural Heritage Commission.

Commissioner Dahl said that on page 32, it talks about entrances to the ADUs and it says that if you convert an accessory structure, the entrance should not face the street, but if you build a new ADU, the entrance should face the same way as the house. That seems contradictory.

ARG Consultant St. Charles stated that the language can be clarified, but that the assumption was that if the garage door was kept in place, that is not considered a new opening. It would be a new door opening and by keeping the garage door opening so it looks like it still was a historic garage or a historic accessory structure from the street, and putting a new pedestrian door on the side, that would be more appropriate, but we can clarify the language or amend it as needed.

Commissioner Dahl said that her understanding is that at least in the City of Los Angeles when you are changing the use from a garage to a unit, they may make you do something to comply with that 10-foot requirement.

PC Chair Lesak added that it may be converted but they may make you put in sprinklers, for example.

Commissioner Barthakur asked – would that be true even if you were to increase the size of that garage?

CHC Vice-Chair Gallatin said that he would imagine that probably varies from city to city whatever the trigger is. Some cities say if you're adding more than x percent, then you know it has to be fully compliant.

Assistant Planner Khrustaleva responded the historic properties can utilize a section of the Municipal Code for parking requirements.

PC Chair Lesak wanted to offer the opportunity back to the Ordinance revisions – he does believe the 10-foot issue needs to be studied.

Commissioner Barthakur stated that unless any structure or vegetation cannot be removed by any other City ordinance like a heritage tree or something like that.

Assistant Planner Marina Khrustaleva stated that we should not call it visibility, but something else.

PC Vice-Chair Padilla asked a question of the Cultural Heritage Commissioners.

CHC Vice-Chair Gallatin explained.

PC Chair Lesak said another comment was just he noticed some inconsistency of language regarding kind of existing dwelling versus existing primary dwelling. There needs to be consistency. And then there is a definition of kind of primary structure in the Zoning Code, so he felt like just making sure that ties together.

Commissioner Barthakur asked question about the visibility language.

Commissioner Barthakur added but the size standard here is the size of the ADU shall not exceed the size of the primary dwelling.

The PC and CHC Commissioners discussed the composite materials, clad wood materials, glass..etc.

Commissioner Dahl stated that she was disappointed in the lack of public interest and comment on this and was wondering if staff could outline any additional outreach they're going to do between now and the 23rd to get more comments from homeowners or architects.

Assistant Planner Khrustaleva provided responses that staff will continue the public outreach effort.

Councilmember Zneimer asked if it would be possible to put on the website frequent asked questions – like from the survey – and other ideas.

Assistant Planner Khrustaleva suggested they could also consider putting something into the newspaper – other than public notice. Maybe extend an invitation to attend the next meeting.

PC Chair Lesak asked for any other comments. There being none, this item was closed.

ADMINISTRATION

Comments from Council Liaisons:

Councilmember Zneimer commented on the Rialto ribbon cutting.

Mayor Mahmud wanted to compliment the consultant and staff. It really is a wonderful document and given all of the comments and the serious dedicated effort of our Commissioners.

Comments from Commissions:

PC Vice-Chair Padilla stated that the meeting went as long as it did and the conversation was very lively because of the content developed by staff and the consultant.

Commissioner Barthakur thanked the consultants. In particular, the drawings were really helpful for him.

Commissioner Dahl concurred with what everyone else said. She thought the diagrams were beautiful and the photographs, too.

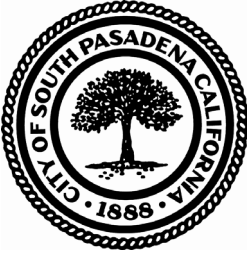
CHC Vice-Chair Gallatin echoed what his fellow Commissioners have said.

PC Chair Lesak wanted to thank the planners, in particular, for getting the grant. Because in a City that is short on resources, to have this level of effort, and it is a great effort, he really appreciates it.

ADJOURNMENT

The meeting adjourned at 9:13 pm to the next Special Joint Meeting of the Planning Commission and Cultural Heritage Commission on September 23, 2021 at 5:30 pm.

APPROVED,	
_____ John Lesak Chair, Planning Commission	_____ Date
_____ Mark Gallatin Chair, Cultural Heritage Commission	_____ Date



Planning Commission Agenda Report

ITEM NO. 5

DATE: September 13, 2022

TO: Planning Commission

FROM: Angelica Frausto-Lupo, Community Development Director
Matt Chang, Planning Manager

PREPARED BY: Susana Martinez, Associate Planner

SUBJECT: **PROJECT NO. 2441 COA-DRX-DBR-AHR-CUP-TTM-SIGN-TRP –A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS, DESIGN REVIEW, DENSITY BONUS REVIEW, AFFORDABLE HOUSING REVIEW, CONDITIONAL USE PERMIT, TENTATIVE TRACT MAP, SIGN PROGRAM, AND TREE REMOVAL FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 108 RESIDENTIAL CONDOMINIUMS, OF WHICH 19 WILL BE AFFORDABLE UNITS; APPROXIMATELY 22,032 SQUARE FEET OF FOOD SERVICE AND RETAIL USES; TWO INCENTIVES/CONCESSIONS FOR INCREASE IN THE ALLOWABLE FLOOR AREA RATIO AND AN INCREASE IN THE PERMITTED NUMBER OF STORIES FROM TWO STORIES TO FOUR STORIES; REMOVAL OF 25 TREES FOR THE PROPERTY LOCATED AT 1020 EL CENTRO STREET (APN: 5315-008-047).**

Recommendation

Staff recommends that the Planning Commission adopt a Resolution approving this project, subject to the conditions of approval. (Attachment 1).

Background

Regular CHC Meeting August 18, 2022

The project was presented before the Cultural Heritage Commission (CHC) during their regularly scheduled meeting on August 18, 2022. The project proposes the rehabilitation and adaptive reuse of the existing building on site, which was a former school and auditorium. The subject site is included in the City's Inventory of Historic Resources list as a cultural resource and is contributor to the National Register Mission West Historic District. Therefore, the project required review from the CHC for the rehabilitation and adaptive reuse of the existing building. The applicant is proposing to reuse the structure as commercial space for a variety of small specialty retail, commercial, and food services. The CHC reviewed the Certificate of Appropriateness (COA) application associated with the mixed-use project. In addition, the CHC provided

recommendations and comments to the Planning Commission regarding the overall design and technical studies associated with the proposed project.

The CHC commented on the technical studies provided by the applicant, including the Historic Resource Evaluation (HRE). The HRE identifies several proposed modifications to the existing cultural resource, including restoration/replacement of windows, removal of roof top mechanical equipment, structural upgrades, removal and replacement of a shingle roof with a more compatible tile roofing, demolition of all interior partition walls, among other items. A proposed work and treatment plan are included in attachment 5d, starting on page 10 of the HRE. Overall, the proposed project will not alter the existing footprint of the existing structure and will not alter the exterior materials of the former classroom appearance.

One recommendation that the CHC had for Planning Commission was for the creation of a “task force” in partnership with the City and the applicant during the construction phase of the project. The CHC commented on the various projects either approved or proposed within the vicinity of the downtown core area and the concerns related to construction for the multiple projects at the same time. Staff took note of the recommendation from the CHC, including a condition of approval requiring that the applicant work with the City to create a “task force” to coordinate construction efforts. Staff’s recommendation was for the CHC to recommend approval to the Planning Commission, subject to the conditions of approval. The CHC agreed with staff’s recommendation passing a motion to recommend approval to the Planning Commission with a 4-0 vote.

Site Background

Constructed in 1928, the subject site at 1020 El Centro Street is developed with a former school building and an auditorium, which was built after the original construction of the school. The property is located within the Mission Street Specific Plan (MSSP) core area, District A zone. The structures are built in the Romanesque Revival style, which the MSSP identifies as the only building within the specific area to be found with this specific architectural design. The MSSP specifies that this style is identified by a variety of architectural features including, the monochromatic brick façade, articulated columns, decorative arches, semi-circular arches for window and doors, and belt course between stories.

City permit records are very limited with identifying the construction of the school in 1928 under the address of 1030 El Centro Avenue, construction of the auditorium in 1931 under the address of 1028 El Centro Avenue, and some permits in the 1940’s/50’s for classrooms. At some point the structure was no longer utilized as a school and became district offices for the South Pasadena Unified School District (SPUSD).

The subject site is a rectangular lot located on the northerly side of El Centro Street, southerly side of Mission Street, between Diamond Avenue and Fairview Avenue. The property is surrounded by the South Pasadena Public Library to the south and commercial/residential uses to the west, and commercial uses to the north and east. The site is comprised of a single parcel measuring approximately 82,762 square feet. The former school building and auditorium

developed on the site measure approximately 11,435 square feet and an approximate 46,200 square surface parking lot is also developed on site.

Project Description

The proposed Fairview Court Project (project) consists of five new four-story mixed-use buildings containing a total of 108 residential condominium units, of which 19 units are proposed to be at a moderate-income affordable level. The residential units for the project are proposed at various sizes. The new four-story buildings will be 43' in height and 50' in height with the proposed architectural elements. In addition, the existing structure on site will be converted into commercial spaces. Approximately 22,032 square feet is proposed for ground floor commercial use, where the existing school building will provide 11,435 square feet along El Centro Street and an additional 10,597 square feet will be developed along Mission Street. According to the narrative provided by the applicant, the application is only for the commercial shell of the building and any future interior improvements shall be submitted under separate permits by the future tenants. The project will provide two-level of subterranean parking for condominium residents, guests, employees, and patrons of the commercial establishments. Lastly, the project will provide additional improvements, such as new lighting, landscaping, and courtyard amenities.

Entitlements

The applicant is requesting the following entitlement applications for the proposed mixed-use project:

1. **Conditional Use Permit:** The MSSP requires the approval of a Conditional Use Permit for the approval of a mixed-use project and outdoor seating within the District A zone.
2. **Design Review Permit:** A Design Review Permit is required for the proposed mixed-use development.
3. **Certificate of Appropriateness:** A Certificate of Appropriateness is required for the proposed improvements and for the Rehabilitation and Adaptive Reuse of a Cultural Resource to the existing cultural resource at the subject site.
4. **Tentative Tract Map:** A Tentative Tract Map is required for the creation of 108 condominium units and 2 commercial properties.
5. **Density Bonus Review:** Density Bonus review is required for the residential portion of the project which includes a 15% density bonus.
6. **Affordable Housing Review:** Affordable Housing Review is required for the requested two incentives/concessions and four (4) waivers requested by the applicant.
7. **Sign Program:** A sign program is required for the uniformity of signage of the new commercial space and within the cultural resource.
8. **Tree Removal Permit:** Tree Removal Permit is required for the proposed removal of 25 on-site trees.

Project Analysis

Commercial Use

The proposed project would consist of a total of 22,032 square feet of ground floor commercial space. The commercial square footage will be broken down into two sections, where the first section will be created from the existing 11,435 square foot former school building and auditorium will be modified for commercial use along El Centro Street. According to the narrative plan submitted by the applicant, the proposed tenants for the existing building will consist of a variety of “specialty” retail, commercial, and food service uses. Some of the proposed tenants include a coffee shop and roastery, art/dance studio, restaurant, among other uses within the existing space.

Additionally, the applicant is proposing 10,597 square feet of new commercial space along Mission Street. The commercial spaces along Mission Street will include a variety of retail and commercial uses. A restaurant is proposed at the northeasterly corner of the space, where an outdoor corner plaza is proposed. The outdoor corner plaza will provide outdoor seating that will be landscaped and furnished by commercial tenants. The outdoor seating will encourage pedestrian activity along Mission Street.

Residential Use

The residential component of the proposed mixed-use project includes a total of 108 condominium units varying in size. The residential units will be distributed over five (5) separate buildings. The units are a mixture of studio, one-bedroom, and two-bedroom units.

Below is a breakdown of the unit count;

Unit Count	
Unit Type	Proposed
Studio	7 units
One-Bedroom	90 units
Two-Bedroom	11 units
Total	108 Units

The two (2) buildings facing Mission Street will contain three stories of residential units above the proposed ground floor commercial space. The three (3) residential buildings located behind the proposed commercial space along Mission Street will include four-levels of residential units that vary in size. The proposed structure facing El Centro Street will not include any residential units.

Allowable Density and Density Bonus

The MSSP does not have requirements for the allowable density within the MSSP zoning district area. The South Pasadena General Plan Housing Element addresses density for residential uses within mixed used project in the MSSP zoning district. According to the Mixed-Use Development Regulations in the Mission Street Specific Plan Zoning District section, the total number of units allowed within a mixed-use project shall be determined by dividing the total allowable square feet of the project, based on the permitted Flor Area Ratio (FAR), by 763 square feet which is the average size of a residential unit within the MSSP. Based on the average unit size calculation and an approximate 74,220 square foot Floor Area Ratio the applicant would be allowed up to 97 residential units within the subject site. However, the applicant has chosen to provide 94 base units on site.

The applicant is requesting the approval of a State Density Bonus for the proposed mixed-use project under California Government Code section 65915. For a project to qualify for the State Density Bonus Law, ten (10) percent of the total dwelling units of a housing development must be sold to persons and families of moderate income and all units in the housing development are offered to the public for purchase. For the proposed project, the applicant is proposing that twenty (20) percent of the ninety-four (94) base units are sold at an affordable level for moderate income households, exceed the minimum requirement of ten (10) percent. The percentage of the density bonus allowed is based on the percentage of affordable housing units being provided in relation to the total number of residential base units and the level of affordability of the income-restricted units that are provided. At the proposed level of twenty (20) percent of moderate-income units within the proposed development, the applicant is permitted a fifteen (15) percent density bonus, above the permissible density within the subject zone. A fifteen (15) percent density bonus of ninety-four (94) units would allow an additional fifteen (15) units for a total of 109 units. Since the applicant is only proposing a total of 108 units, which is within the allowable density with the density bonus. A breakdown of the allowable density and density bonus calculations is provided below:

Density and Bonus Calculations		
	Allowable/Required	Proposed
Allowable Density	74,220 square feet/763 square feet = 98 units*	94 base units
Density Bonus Units Permitted**	94 base units x 0.15 density bonus = 15 units*	14 units
Moderate Income Units Provided	94 base units x 20% = 19 affordable units*	19 affordable units
Total Units Provided	94 base units + 15 density bonus units = 109 units total	108 units

*Round up pursuant to State Density Bonus Law or Inclusionary Housing Ordinance

**Based on an allowable 15% Density Bonus for 20% of affordable units for moderate income

Concessions/Incentives and Waivers

Pursuant to the State Density Bonus Law in Government Code Section 65915, projects that provide at least twenty (20) percent of affordable units for moderate income persons and households, in which the units are for sale are permitted two (2) incentives or concessions. Since the applicant complies with the twenty (20) percent minimum for moderate income, the project is allowed two (2) incentives which include exemptions such as a reduction of minimum lot size/dimensions, lot setbacks, private outdoor open spaces, lot coverage, building height, and reductions of parking. The applicant has requested incentive for two developments standards, which include the permissible floor area ratio (FAR) and the permissible building height/number of stories.

In addition, state law provides density bonus eligible projects with development standards waivers when the waivers requested will make the development of the project feasible with the permitted density bonus and requires concessions/incentives. The applicant is proposing a total of four (4) waivers related to building height, distance of the parking driveway entrance, courtyard requirement, and number of trees required. After review of the four (4) waivers requested under Section 65915, city staff determined that the waivers were required to allow for the physical construction of the project the proposed density and concessions/incentives requested by the applicant.

The following table provides a breakdown of the requested incentives/concessions and waivers requested:

Incentives/Concessions and Waivers		
Development Standard	Requirement	Proposed
Floor Area Ratio (Incentive/Concession)	66, 209.6 SF max. (0.8 max)	96,542 SF (1.17 proposed)
Number of Stories (Incentive/Concession)	2-stories max.	4-stories (new structures)
Building Height (Waiver)	32 feet max.	43 feet, 50 feet with architectural elements
Parking Driveway Entrance (Waiver)	150 feet from the nearest intersection of Fairview Avenue and Mission Street	106 feet, 9 inches from the intersection of Fairview Avenue and Mission Street

Incentives/Concessions and Waivers		
MSSP Standard for units facing courtyard	75% of the project units must face a courtyard	38% of the project units will face a courtyard
Tree Requirement	One tree per unit (108 trees required)	53 trees

Inclusionary Housing Ordinance

The project is the first project to fall under the city’s inclusionary housing ordinance, which was codified in May of 2021. The intent of the ordinance was to address the need for affordable units within the city and the surrounding region. The ordinance requires that residential or mixed-use projects provide at minimum twenty (20) percent of the total number of dwelling units, excluding any bonus units added to State Law as affordable units. The twenty percent of affordable units shall be developed, offered to, sold or rented to households of very low, lower, and moderate-income at an affordable housing cost. Any inclusionary ownership (for sale) units shall be provided at the moderate-income level. The project base unit count without any density bonus units is 94 units and 20 percent of 94 units is 19 units. The project proposes a total of 108 condominium units of which 19 are proposed as affordable for moderate income households, complying with the required twenty percent of affordable units for the project. In addition, the Inclusionary Housing Ordinance has a set of Conditions of Approval for all inclusionary projects regarding deed restriction for affordability. A condition of approval has been included in the resolution requiring that the applicant comply with section 36.375.100 of the South Pasadena Municipal Code (SPMC).

Tentative Tract Map

Section 36.530.020 of the SPMC stipulates that when a residential structure proposes condominiums at the time of construction, a Tentative Map shall be filed, reviewed, and approved or denied by the Planning Commission. Since the project is proposing the subdivision of the existing site into airspace for condominium purposes of 108 units and 2 commercial properties, a Tentative Tract Map is required. The Tentative Tract Map shall be in compliance and consistent with the applicable provisions of the Zoning Code, General Plan, any Specific Plan, and the Subdivision Map Act. The project complies with the development standards within the Zoning Code, General Plan, and Mission Street Specific Plan. Lastly, the project complies with the Subdivision Map Act.

General Plan Consistency

The subject site is located within the Mission Street Specific Plan (MSSP) land use designation. According to the General Plan Land Use Element the MSSP was developed to address the impacts of the Metro light rail station at Mission Street and Meridian Avenue. The community vision for Mission Street is to implement a pedestrian oriented and historic shopping district. The General Plan addresses the objective and guidelines for the MSSP area, where Objective 1.1, Guideline 1.1 encourages higher density in proximity to transit to reduce the reliance on

automobile use. Additionally, Guideline 1.2 promotes and maintains mixed use development by encouraging vertically mixed-use project with ground floor retail and residential above to promote a pedestrian-use concept.

The Fairview Court Project proposes the construction of 108 condominium units within close proximity to the existing light rail station. Nineteen of the units will be affordable for moderate income households. The units will vary in size from studio to two-bedroom units, providing different housing types for residents within South Pasadena and the surrounding region. The project proposes the development of ground floor commercial uses along Mission Street and El Centro Street with residential above the commercial space along Mission Street. The project encourages a pedestrian oriented environment with a variety of amenities such as a courtyard, outdoor corner plaza with seating, landscaping, and bicycle parking for patrons of the establishment and residents. With the inclusion of these features, the project would be consistent with the objectives and guidelines within the General Plan for the MSSP area.

Development Standards

The subject property is located within the MSSP, District A zone, which is intended to be a pedestrian-oriented shopping street with continuous storefronts along the sidewalks and housing and offices above, and in some cases, behind the storefronts. The proposed land use and density of the project site complies with the regulations stipulated within the MSSP. The purpose of the Design Review process is to ensure that the proposed site layout and building design is suitable and compatible with the City’s design standards and guidelines. Mixed-Use Development Standards from the MSSP sections were applied to the proposed project. The following table lists the projects conformance with applicable development standards.

MSSP – District A Zone Development Standards Compliance

Standard	Requirement	Existing	Proposed
Floor Area Ratio (FAR)	66, 209.6 SF max. 0.8 max.	11,435 SF 0.14	96,542 SF 1.17*
Floor Count/Number of Stories	2-stories max.	1 story	4-stories* (new structures) 1-story (cultural resource)
Building Height	32 feet max.	30 feet	43 feet, 50 feet with architectural element (new structures)* Unchanged (cultural resource)

Standard	Requirement	Existing	Proposed
Front Setback	No greater than 5'	N/A	Unchanged (Cultural resource) 0 feet (New structures)
Side Setbacks	Commercial: 0 feet Residential above commercial: 0 feet All Residential: 7 feet	N/A	Commercial along Mission Street: 0 feet Residential above commercial: 0 feet Residential along Diamond Avenue: 10 feet
Rear Setback	15 feet	N/A (through lot)	N/A (through lot)
Open Space & Courtyards	Open Space: 275 sf/unit (29,700 sf) Courtyard: 15% of site & 75% of units shall face courtyard	N/A	Open Space: 348.8 sf/unit (37,673 sf) Courtyard: 16.3% of site & 38% of units will face courtyard*
Landscaping	Trees: 1 tree per unit – half in 24" box and half in 15-gallon container	25 Trees	53 trees*

*Allowable through Incentives/Concessions or Waivers under Government Code 65915

Off-Street Parking and Off-Street Loading

The applicant is subject to section 36.375 of the SPMC, Inclusionary Housing Requirements. Pursuant to section 36.375.080(D)(3), the residential portion of project shall have a parking reduction of one-half space per bedrooms, where studios are considered to be one-bedroom units for the purpose of parking. The project proposes 97 units that are a mixture of studio and one-bedroom units and 11 two-bedroom units. At a rate of 0.5 parking space per bedroom, the project would require 49 parking spaces for the studio/one-bedroom units and 11 parking spaces for the two-bedroom units for a total of 60 parking spaces for the residential portion of the project. However, the applicant is proposing to provide a total of 108 parking spaces, allocating one space for each unit.

Additionally, pursuant to the MSSP commercial uses require three (3) parking space per 1,000 square feet if the project provides 150 or more parking spaces. The applicant is proposing to provide a total of 249 parking spaces, therefore qualifying for the ratio of three (3) parking spaces per 1,000 square feet. The commercial portion of the project would require 66 parking spaces. As a result, the proposed mixed-use project would require a minimum of 126 (49+11+66) parking spaces in total for both the commercial and residential uses combined. The proposed development is proposing 249 parking spaces, providing a surplus of 123 parking spaces.

The parking calculations are summarized in the following table:

Off-Street Parking Requirement		
Parking Standard	Required	Providing
Residential – Studio/One-Bedroom Units (0.5 parking spaces per bedroom)	97 units x 0.5 = 49 spaces	108 units (surplus 48 spaces)
Residential – Two-Bedroom Units (0.5 parking spaces per bedroom)	(11 units x 2 bedrooms) x 0.5 = 11 spaces	
Commercial (3 parking spaces per 1,000)	(22,032 SF/1,000 SF) x 3 = 66 spaces	66 spaces
Additional		75 spaces
Total		249 spaces

In addition, section 6.2.3 of the MSSP stipulates that historic resources shall not be required to provide any off-street loading spaces. The proposed development provides a historic resource, therefore not requiring any loading spaces for the proposed project. However, it is worth noting that the MSSP does permit that buildings with enclosed parking behind the storefronts may use parking bays as loading areas, with the requirement that loading not occur during business hours of the tenants and for buildings with housing units, the loading does not occur between the hours of 7:00 pm to 7:00 am. Lastly, loading may alternatively take place within the curb-site parking lane between the hours of 8:00 am to 10:00 am. Planning staff has included a condition of approval that limits the hours of loading for the proposed project.

Access and Circulation

Vehicular access is provided from Fairview Avenue on the easterly property line. One (1) 20-foot-wide driveway will provide vehicular circulation onto the site. The driveway will provide ingress and egress access into the proposed two-level of subterranean parking. According to the applicant, the second level of the underground parking will be for residential use only and will be implementing a security access key for entrance. The first level of the underground parking will be utilized for commercial uses and as public parking for patrons of the commercial establishments. Pursuant to the MSSP, new buildings shall not have vehicular access from Mission Street. With the access proposed along Fairview Avenue, the project complies with this MSSP standard. The Public Works Department has reviewed and supports the proposed driveway location.

Additionally, the site has an existing driveway providing access from Diamond Avenue along the westerly property line. The driveway measures approximately 10-feet wide and will provide vehicular access to the proposed service area and trash enclosures for the project. The driveway will not be utilized for any vehicular access for residents or patrons onto the site.

Open Space and Courtyard

Pursuant to section 7.3.5(B) of the MSSP, residential portions within a mixed-use development shall provide at minimum 275 square feet of open space per residential unit. The proposed project would require a total of 29,700 square feet for open space. The applicant is proposing to provide 37,673 square feet in total, which is 348.8 square feet per residential unit. Additionally, the MSSP requires that at least 15% of the site consist of a courtyard which 75% of the units shall face. The applicant has provided a courtyard area that is 16.3 % or 13,437 square feet of the site area. However, the applicant applied for a waiver for the requirement to only have 38% of the units face the courtyard.

The courtyard will provide a mixture of public and private open space. A corridor path that will led from Mission Street straight through the property to El Centro Street and the area will be utilized for public open space. The area within the corridor will include outdoor seating, furnishings, and landscaping for the use of commercial patrons and residents. Private balconies, decks and patios are provided for each residential unit providing private open space.

Tree Removal Permit

As part of the application, the applicant is proposing the removal of 25 on-site trees. The applicant does not propose to remove any street trees. Typically, tree removal permits are reviewed and issued by the South Pasadena Public Works Department. However, when the tree removal permit is associated with an entitlement application, the permit is forwarded to the decision-making body of the entitlement for consideration. The applicant submitted an arborist report, tree removal permit application, and tree removal plan for review. The arborist report (Attachment 6), identifies the location, size, species, and condition of the trees proposed for removal. The Public Works Department has reviewed the application, arborist report, and plans and provided conditions of approval for the tree removal request.

Landscaping

A conceptual landscape plan was submitted, identifying the use of a variety of drought-tolerant and ornamental landscaping with water-efficiency irrigation features. The MSSP requires that the project provide a minimum of one (1) tree per unit. At the proposed unit count, the project would need to provide a total of 108 trees on site. The applicant submitted a waiver for the landscape requirement and is providing 53 trees instead throughout the development. All the proposed trees are 48-inch box trees or greater, exceeding the MSSP requirement that at minimum half of the proposed trees shall be 24-inch box trees. In addition, the applicant is proposing to utilize a variety of shrubs, "Tifway Sod" as ground cover and has incorporated roof gardens throughout the new development.

A condition of approval has been included requiring the applicant to submit a final landscape and irrigation plan package as part of the construction plans showing compliance with the City's Water Efficient Landscape Ordinance and installation per the approved landscape plan package.

Sign Program

As part of the application process, the applicant was required to submit a Master Sign Program as stipulated in the SPMC. According to section 36.320.030, a master sign program shall be required for a new nonresidential project with three (3) or more tenants. For this project, the Master Sign Program was required to ensure consistency for all new proposed commercial tenants. In addition, separate standards shall be provided within the sign program for the proposed allowable signage for the cultural resource (attachment 7).

Public Art Program

The project is subject to compliance with the Public Art Program pursuant to the SPMC section 36.395. A condition of approval has been included requiring the applicant to obtain approval from the Public Art Commission for either the installation of public art at the project site or payment of the art in-lieu fee.

Design Review

MSSP Guidelines for Renovating Cultural Resources

The MSSP provides guidelines for the renovation of historic resources with a sequential course of action that includes, protection and maintenance of features, reparation of damage or covered features, and the replacement of the architectural features. According to the MSSP, this approach will create the least damage to the building. As stated in the submitted Historic Resource Evaluation (HRE), the project proposes to protect, repair, and replace architectural features within the cultural resource. Each classroom within the cultural resource historically had a set of three classroom doors that pulled up with a pulley system. Throughout time, some of the classrooms enclosed one (1) of the three classroom doors, therefore the applicant indicated that the door that was originally closed off would be restored. In addition, the existing mechanical

roof equipment is proposed to be removed. The roof shingles would be removed and replaced with a more architecturally compatible tile roofing.

MSSP Guidelines for New Structures

The MSSP provides design guidelines for the new buildings within the District A zone. The guidelines state that new building is required to incorporate elements of one of the architectural styles historically found in the area. The proposed should not mix elements from different architectural styles, incorporating key elements of those styles within the surrounding area, while simultaneously ensuring that the new addition is distinguishable from the existing cultural resources within the area. The MSSP identifies a variety of building configuration for new development within the area. For buildings with frontage along Mission Street, ground-floor storefronts are proposed with housing above the commercial space. The proposed development will incorporate commercial spaces along Mission Street and will provide three-stories of residential units above the commercial spaces.

City of South Pasadena Design Guidelines for Historic Properties

As codified in Municipal Code Section 2.65, the City of South Pasadena *Design Guidelines for Alteration & Additions to Historic Residences* are to be considered in the issuance of all Certificates of Appropriateness. As stated on page 9, of the Design Guidelines for historic resources, the guidelines are based on the *Secretary of the Interior's Standards for Treatment of Historic Properties*. They are intended to foster the preservation and rehabilitation of the character-defining features. The standard procedure for historic buildings is to identify, retain, and preserve the form and detailing of the architectural materials and features that are important in defining the historic character of the structure. Additions or alterations are encouraged to be compatible with these cultural resource features. The proposed project does not propose any additions that will be attached to the existing structure but does propose to provide improvements in order to preserve the existing architectural features and recapture some of the previous architectural features that had been removed.

Project Design Elements

The proposed project will encompass an entire city block, where the existing cultural resource on site will be converted into commercial space. In order to prepare the space for future commercial use, the project will include the demolition of interior partition walls that are not original to the existing structure. The project will attempt to restore existing windows and doors that are essential to the existing cultural resource. The project does not propose the demolition of any exterior portion of the existing cultural resource, nor modifications to the exterior walls of the structure. Any exterior modifications proposed are limited to the restoration or replacement of existing doors and windows. The new proposed addition will not connect nor attach to the existing structure, therefore not causing potential harm to the cultural resource. Demolition will be limited to the removal of the interior partition walls and the removal of the surface parking lot.

The new mixed-use building adjacent to Mission Street will be constructed in a contemporary architectural style that will be compatible, but differential from the existing cultural resource. The

applicant is proposing an assortment of materials, including brick, stucco, metal roofing, and aluminum storefront double glaze windows. The ground floor commercial tenant spaces facing Mission Street will wrap around a proposed corner plaza at the northeasterly of the property. The new structure along Mission Street will provide a zero setback, allowing for a pedestrian oriented design. In addition, the configuration of the buildings will include a pedestrian walkway that connects Mission Street to El Centro Street through the middle of the property, connecting both commercial spaces from one street to the other. The massing and scale of the new development will be broken down by the various articulation and setbacks of the floors above the commercial space. Overall, the design of the new structures has taken into consideration the existing cultural resource on site, in addition to the surrounding area.

Findings

In order to approve the project, the Planning Commission shall find that the design and the proposed layout comply with the findings for a Certificate of Appropriateness, Design Review, Density Bonus Review, Affordable Housing Review, Conditional Use Permit, Tentative Tract Map, Sign Program, and Tree Removal as stipulated in the South Pasadena Municipal Code. All findings for the proposed project can be found within the resolution.

Environmental Analysis

This project is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15332, Class 32 – In-fill Development. Class 32 exemptions consist of project characterized as in-fill development meeting the conditions described below.

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.
- The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare, or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

The applicant submitted technical studies related to traffic, noise, air quality/greenhouse gases, and historic resource evaluation into the city for review.

- Gibson Transportation Consulting, *Transportation Study for the Fairview Court Project*.
- EcoTierra Consulting, Inc., *1020 El Centro Street Noise Analysis*
- EcoTierra Consulting, Inc., *1020 El Centro Street Air Quality Global Climate Change, and Energy Analysis*
- Joseph Catalano AIA, Historic Preservation Consultant, *Historic Resource Evaluation: 1020 El Centro Street*

The studies were peer reviewed by a city selected environmental consultant, Kimley-Horn and Associates, Inc. After review of the technical studies, the city and the environmental consultant determined that the project meets the qualifications for a Class 32 exemption.

Staff Recommendation

Staff recommends that the Planning Commission approve the project, subject to the conditions of approval.

Alternatives to Consider

If the Commission does not agree with staff's recommendation, the following options are available:

1. The Planning Commission can Approve of the project as is or with additional condition(s) added and provide findings; or
2. The Planning Commission can Continue the project for further consideration; or
3. The Planning Commission can Deny the project if it finds that the findings cannot be made.

Public Noticing

A Public Hearing Notice was published on September 2, 2022 in the South Pasadena Review. Hearing notices were sent to all properties, both property owners and occupants within a 300-foot radius on September 1, 2022. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

Public Comment/Community Outreach

The applicant communicated to staff the level of community outreach for the proposed project. According to the applicant, community outreach was conducted through a year's time, from August 2021 and has continued until September of 2022. During the time, the applicant has hosted 16 community meetings via Zoom, 73 individual phone meetings, and 11 in-person community meetings. The community outreach effort has been with neighbors, community leaders, and business owners near the proposed development. Additionally, the applicant has met within the California State Office of Historic Preservation regarding the project.

In addition, staff received 44 public comments directly from the public for the CHC meeting on August 18, 2022 which are attached as Attachment 10. The large majority of comments were in support of the project. Some comments expressed concerns regarding the removal of trees, the height, the density, and the environmental assessment of the project. Staff has not received any new comments about this proposal at the time of writing this report.

Attachments

1. Draft Resolution and Conditions of Approval
2. August 18, 2022 Cultural Heritage Commission Staff Report
3. Project Plans
4. Project Narrative and Request for Incentives/Concessions
5. Technical Studies
 - a. Traffic Analysis
 - b. Noise Analysis
 - c. Air Quality Global Climate Change, and Energy Analysis
 - d. Historic Resource Evaluation (HRE)
6. Arborist Report and Tree Removal Permit Information
7. Proposed Sign Program
8. Building Records
9. Site Images
10. Public Comment

Figure 1: Project Location

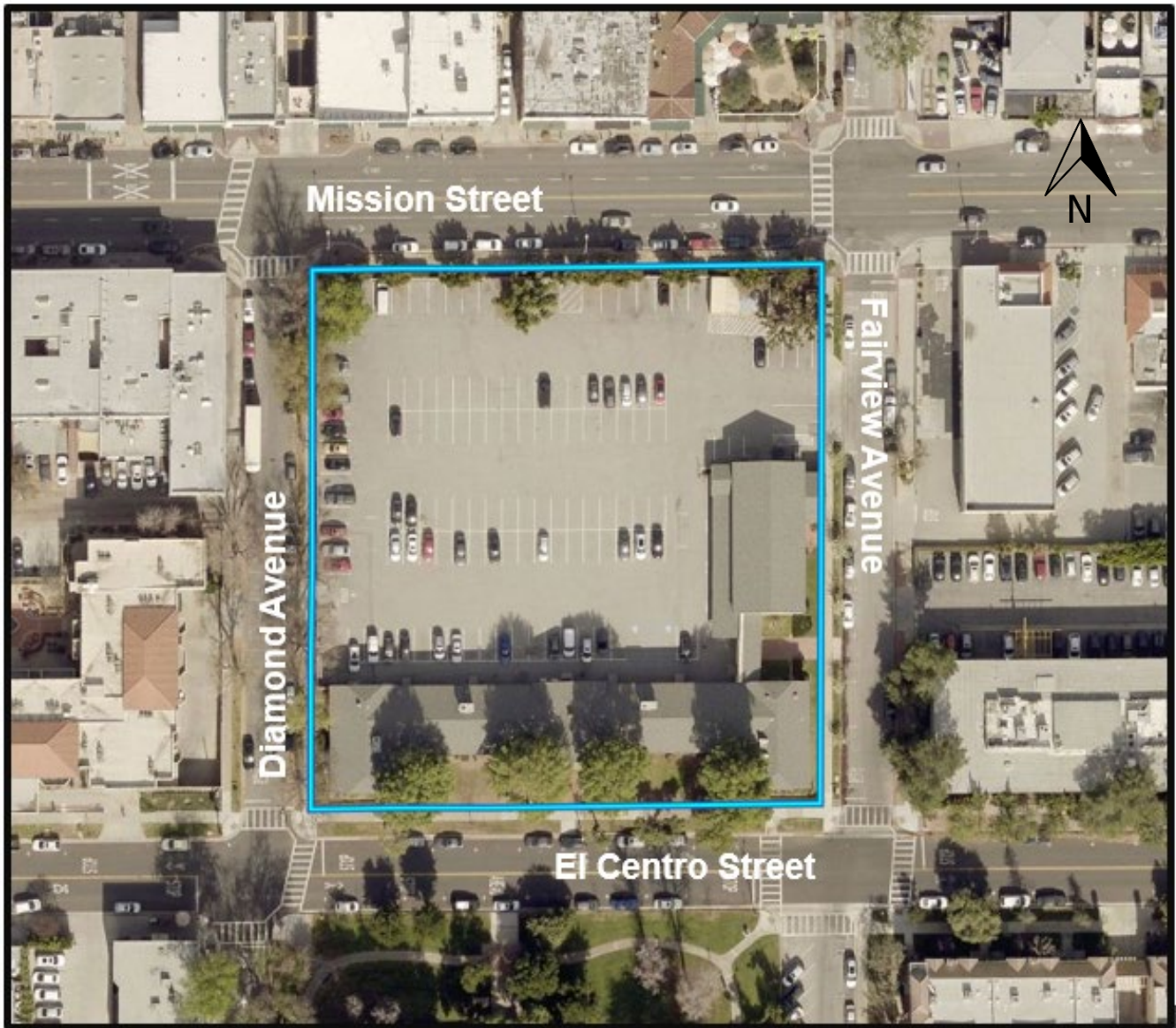


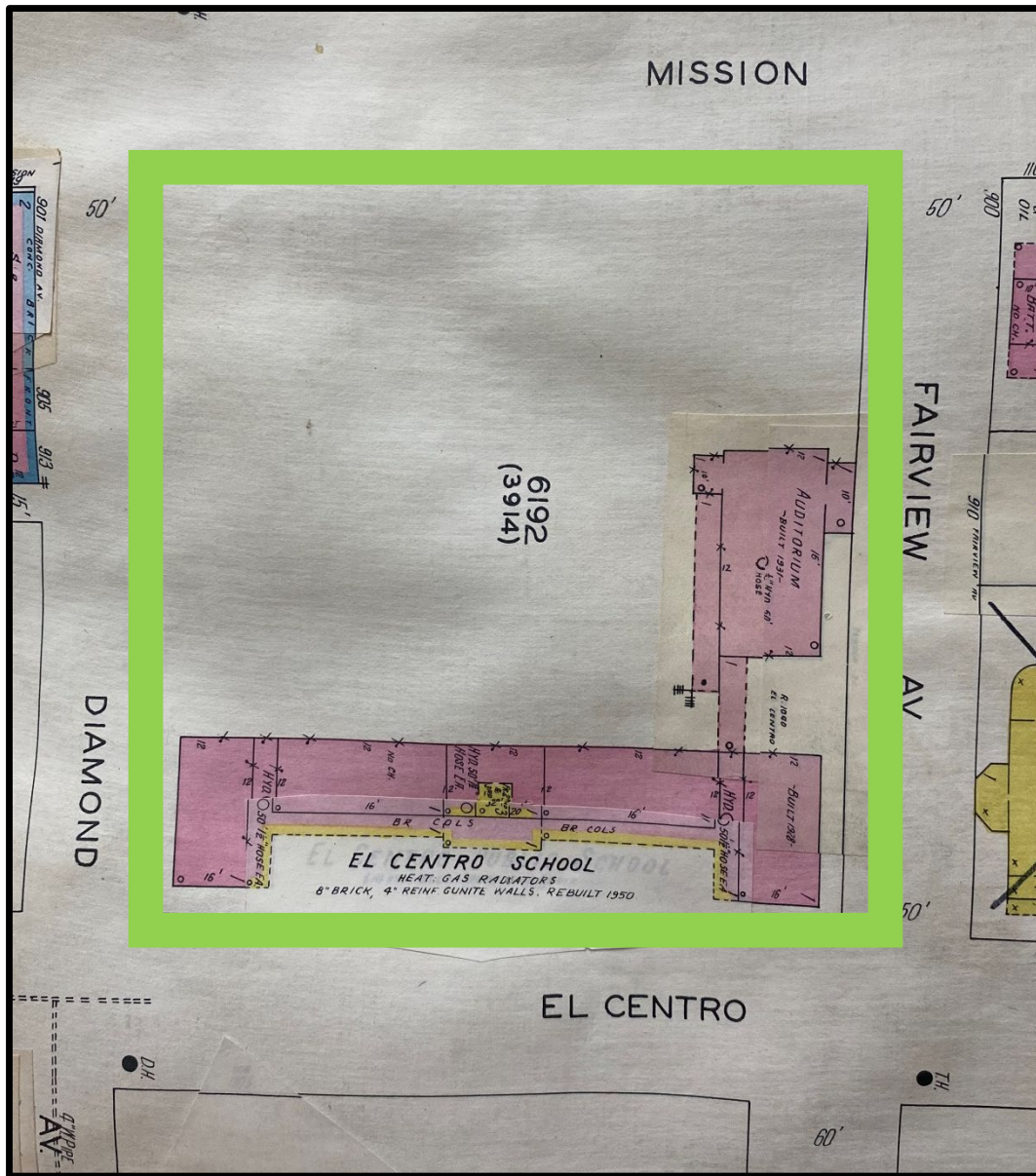
Figure 2: Street View – El Centro



Figure 3: View of the Existing Parking Lot



Figure 4: Sanborn Map, 1956



ATTACHMENT 1

Draft Resolution and Conditions of Approval

P.C. RESOLUTION NO. 22-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA APPROVING PROJECT NO. 2441 COA-DRX-DBR-AHR-CUP-TTM-SIGN-TRP CONSISTING OF A CERTIFICATE OF APPROPRIATNESS, DESIGN REVIEW, DENSITY BONUS REVIEW, AFFORDABLE HOUSING REVIEW, CONDITIONAL USE PERMIT, TENTATIVE TRACT MAP, SIGN PROGRAM, AND TREE REMOVAL FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 108 RESIDENTIAL CONDOMINIUMS, OF WHICH 19 WILL BE AFFORDABLE UNITS; APPROXIMATELY 22,032 SQUARE FEET OF FOOD SERVICE AND RETAIL USES; TWO INCENTIVES/CONCESSIONS FOR INCREASE IN THE ALLOWABLE FLOOR AREA RATIO AND AN INCREASE IN THE PERMITTED NUMBER OF STORIES FROM TWO STORIES TO FOUR STORIES; REMOVAL OF 25 TREES FOR THE PROPERTY LOCATED AT 1020 EL CENTRO STREET (APN: 5315-008-047).

WHEREAS, on September 1, 2021, the applicant, submitted an application for a Certificate of Appropriateness, Design Review, Density Bonus Review, Affordable Housing Review, Conditional Use Permit, Tentative Tract Map, Sign Program, and Tree Removal for a proposed mixed-use development consisting of 108 condominiums units, of which 19 will be affordable units; approximately 22,032 square feet of food service and retail uses; two incentive/concessions for increase in the allowable Floor Area Ration and an increase in the permitted number of stories from two stories to four stories; removal of 25 tress for the property located at 1020 El Centro Street (APN: 5315-008-047); and

WHEREAS, the subject property is zoned Mission Street Specific Plan, District A and has a General Plan Land Use Designation of Mission Street Specific Plan; and

WHEREAS, the Planning Division evaluated the project for consistency with the City's General Plan, South Pasadena Municipal Code, and all other applicable state and local regulations; and

WHEREAS, on August 18, 2022, the Cultural Heritage Commission held a duly noticed public hearing at which time the commission considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public concerning Project No. Project No. 2441 COA-DRX-DBR-AHR-CUP-TTM-SIGN-TRP, agreeing with staff to recommend approval to the Planning Commission; and

WHEREAS, on September 1, 2022, the public hearing notice was mailed to each property owner within a 300-foot radius of the project site in accordance with the

requirements of South Pasadena Municipal code declaring the project review by the Planning Commission for the hearing on September 13, 2022; and

WHEREAS, on September 2, 2022, the City of South Pasadena Planning Division, published a legal notice in the *South Pasadena Review*, a local newspaper of general circulation, indicating the date, time, and location of the public hearing in compliance with state law concerning Project No. 2441 COA-DRX-DBR-AHR-CUP-TTM-SIGN-TRP; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 13, 2022, at which time it considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public concerning Project No. 2441 COA-DRX-DBR-AHR-CUP-TTM-SIGN-TRP and considered the proposed mixed-use development consisting of 108 residential condominiums, of which 19 will be affordable units; approximately 22,032 square feet of food service and retail uses; two incentives/concessions for an increase in the allowable Floor Area Ratio (FAR) and an increase in the permitted number of stories from two stories to four stories; and removal of 25 trees.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1: ENVIRONMENTAL REVIEW FINDING

The Planning Commission hereby finds and determines as follows:

- A. Lead Agency: That the City is the lead agency for the project pursuant to the California Environmental Quality Act (“CEQA,” Cal. Pub. Res. Code §21000 et seq.), State CEQA Guidelines (the “Guidelines,” 14.Cal. Code Regs §15000 et seq.)
- B. The Planning Commission has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19 Section 15332, Class 32 – In-fill Development.

Class 32 exemptions consist of project characterized as in-fill development meeting the conditions described below.

- (a) The project is consistent with the applicable General Plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.**

The Project Site is located in the MSSP zoning district. The Project Site has a General Plan land use designation of Mission Street Specific Plan (MSSP) and is zoned MSSP-District A. District A is intended to include convenience retail and services, restaurants, and specialty retail uses on the ground floor uses on street frontages, while also allowing for housing units, offices, studios, and other lodging uses.

The Project proposes a mixed-use development, which would include residential units and ground floor retail/commercial space; therefore, the Project would be consistent with the applicable General Plan designation, zoning designation, and all applicable policies and regulations.

(b) The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.

The site is a developed lot with an existing cultural resources and existing surface parking lot. The subject is a rectangular lot that measures approximately 82,762 square feet or 1.89 acres that is surrounded by urban uses, residential/commercial uses to the west, the South Pasadena Public Library to the south, and commercial uses to the north and east.

(c) The project site has no value as habitat for endangered, rare, or threatened species.

The Project Site is currently developed with a former school administrative office building and auditorium and the associated surface parking lot. The Project Site is bordered by existing residential and commercial uses and well-utilized roadways. There are no regional resources or habitats nearby that could contain sensitive species, and all nearby habitat is disturbed with little-to-no native vegetation. Therefore, the Project would not result in any significant effects relating to biological resources. The Project Site would have no value as a habitat for endangered, rare, or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The project will not result in any significant effects related to traffic, noise, air quality, or water quality. The applicant submitted technical studies related to traffic, noise, air quality/greenhouse gases, and a historic resource evaluation into the city for review.

- Gibson Transportation Consulting, Transportation Study for the Fairview Court Project.
- EcoTierra Consulting, Inc., 1020 El Centro Street Noise Analysis
- EcoTierra Consulting, Inc., 1020 El Centro Street Air Quality Global Climate Change, and Energy Analysis
- Joseph Catalano AIA, Historic Preservation Consultant, Historic Resource Evaluation: 1020 El Centro Street

The studies were peer reviewed by a city selected environmental consultant, Kimley-Horn and Associates, Inc and found the following;

Traffic. The City adopted its Transportation Impact Analysis Methodology (TIA Guidelines) on May 20, 2020. The City's TIA Guidelines include a screening evaluation to determine whether the Project would be expected to have a less-than-significant vehicle miles traveled (VMT) impact or if further VMT analysis is required. In accordance with the City's TIA Guidelines and as stated in the Transportation Study, the Project is located in a transit priority area (TPA). Therefore, the Project would not be required to conduct further detailed VMT transportation analysis pursuant to the screening thresholds in the TIA Guidelines. Therefore, no significant CEQA transportation impact is anticipated with the development of the Project.

Noise. As concluded in the Project's Noise Analysis, the Project's construction and operational noise and vibration levels would not exceed applicable City or Federal Transit Administration standards. The Project would result in less than significant construction and operational noise and vibration impacts. Therefore, the Project's approval would not result in any significant noise and vibration effects pursuant to CEQA Guidelines Section 15332(d).

Air Quality. As concluded in the Project's Air Quality, Global Climate Change, and Energy Analysis, the Project's construction and net increase in operational emissions would not exceed applicable South Coast Air Quality Management District (SCAQMD) emissions thresholds, above which the SCAQMD has indicated that a project's contribution to increased regional ambient pollutant levels may be considerable. Thus, the Project would result in less than significant construction and operational air quality impacts. In addition, the Project would comply with applicable SCAQMD Rules, which would further minimize the Project's construction-related emissions. Therefore, the Project's approval would not result in significant air quality effects pursuant to CEQA Guidelines Section 15332(d).

Water Quality. The Project would not involve the extraction of groundwater. Historically high groundwater in the Project Site vicinity is estimated to be deeper than 100 feet below ground surface. Fluctuations in the groundwater level may occur due to variations in rainfall, temperature, and other factors. However, due to the depth of groundwater anticipated on the Project Site, Project construction and operation would not interfere with groundwater. Impacts to groundwater would be less than significant.

The Project's construction-related activities would include ground-disturbing activities, which would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. Construction-related erosion effects would be addressed through compliance with the National Pollutant Discharge Elimination System (NPDES) Program's Construction General Permit, which would be issued by the Los Angeles Regional Water Quality Control Board (LARWQCB). The Construction General Permit requires development and implementation of a Stormwater Pollution Prevention Plan

(SWPPP) and monitoring plan, which must include erosion-control and sediment-control best management practices (BMPs) that would meet or exceed measures required by the Construction General Permit to control potential construction-related pollutants. Following compliance with NPDES and City requirements, the Project's construction-related activities would not violate any water quality standards or otherwise substantially degrade surface or groundwater quality.

Stormwater discharge is generated by rainfall that runs off the land and impervious surfaces, and can include pollutants of concern which would affect stormwater quality. The Project is not anticipated to produce any pollutants that would result in a violation of water quality standards or waste discharge requirements. The Project would be required to comply with the applicable requirements of SPMC Chapter 23, Stormwater and Urban Runoff Pollution Control, Section 23.14, Stormwater pollution control measures for development planning and planning and construction activities. The Project would require a stormwater mitigation plan that complies with the most recent LARWQCB-approved SUSMP. Any pollutants or waste would be discharged according to all appropriate local, State, and federal rules and regulations. Compliance with applicable SUSMP and long-term water quality requirements would be reviewed by the South Pasadena Department of Public Works during the plan check phase of the Project. Therefore, Project operation would not violate any water quality standards or waste discharge requirements.

In conclusion, the Project's approval would not result in any significant effects relating to water quality pursuant to CEQA Guidelines Section 15332(d).

(e) The site can be adequately served by all required utilities and public services.

The Project would occur within an urbanized area where there is available water, sewer, storm drain, natural gas, electricity, telecommunications services. Additionally, the Project would be consistent with the site's intended land uses, as concluded in the Land Use Section above; thus, the demands for utilities and public services associated with the property have been accounted for. The City would also require the Applicant to provide a sewer study during the plan check phase to ensure that the proposed sewer outlet on adjacent streets is sufficient to handle the proposed sewage flow and to clarify the Applicant's responsibility for any upsizing or other improvements that may be required to handle the Project's flow. The Project Site can be adequately served by all required utilities and public services. Therefore, the Project's approval would not result in any significant effects relating to utilities and public services pursuant to CEQA Guidelines Section 15332(e).

C. Exceptions: Additionally, the City reviewed exceptions to Categorical Exemptions pursuant to 15300.2 of the CEQA Guidelines and finds that the project will not

result in cumulative impacts, a significant effect due to unusual circumstances, damage to scenic highways, nor is the project site located on a hazardous waste site. Lastly, the existing structure on site is located within a National Register Historic District and within the City's Historic Inventory list as a cultural resource. The Historic Resource Evaluation (HRE) identifies the proposed adaptive reuse of the existing structure. The adaptive reuse of the building would follow the Secretary of the Interior's Standards and Guidelines for the treatment category of Adaptive Reuse. The former school administrative office building and auditorium would also be seismically upgraded to meet the present California Building Code for purposes of its proposed new occupancy use. As the building exterior would remain unaltered and would be restored with no significant negative impacts, the Project would not cause a substantial adverse change in the significance of a historical resource. Therefore, the exceptions to Categorical Exemptions are not applicable to the project.

SECTION 2: DESIGN REVIEW FINDINGS

The Planning Commission finds that the proposed project is consistent with all applicable findings for approval of Design Review pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.040, as follows:

- 1. Is consistent with the general plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);**

The proposed project is consistent with the General Plan, specifically, with Goal 1, Policy 1.3 of the Land Use Element of the General Plan by encouraging and facilitating mixed-use development within targeted areas, including horizontally or vertically integrated housing, live-work spaces, professional office and retail commercial uses. The project proposes new development that will include five new four-story mixed-use buildings that incorporates ground floor commercial/retail uses with residential above the commercial uses along Mission Street and four-story residential structures along Diamond Avenue and Fairview Avenue. The project has both integrated residential units vertically above the proposed commercial space along Mission Street and horizontally behind both proposed commercial spaces along Mission Street and El Centro Street.

- 2. Will adequately accommodate the functions and activities proposed for the site, will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards.**

The project involves the rehabilitation and adaptive reuse of an existing vacant building into commercial spaces and develop five new commercial/residential buildings on the site. The project will provide adequate parking on site with two-level of subterranean parking. In addition, the project proposes to provide new lighting,

landscaping, and courtyard amenities for residents and patrons of the commercial establishments.

- 3. Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this section and the general plan; and**

The proposed project has incorporated architectural elements and configured the design of the new structures to be compatible with both the existing cultural resource on site, in addition to the surrounding buildings, such as the public library located directly south of the subject site along El Centro Street. The design has incorporated a pedestrian walkway that will connect Mission Street to El Centro Street through the property, encouraging pedestrian friendly designs. Lastly, the project has incorporated the development standards and design guidelines within the Mission Street Specific Plan (MSSP) to ensure that the design is compatible with the surrounding area.

- 4. Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good composition, materials, and texture that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.**

The proposed project has been designed with the consideration of the existing cultural resource on site and the surrounding commercial and residential neighborhood. The project will provide adequate parking, indoor space, courtyard amenities, outdoor seating and lighting. In addition, the proposed project will utilize materials and colors that will complement the architectural style of the existing cultural resource with a reasonable level of maintenance.

SECTION 3: CONDITIONAL USE PERMIT FINDINGS

The Planning Commission finds that the proposed project is consistent with all applicable findings for approval of a Conditional Use Permit pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.060, as follows:

- 1. The proposed use is allowed with Conditional Use Permit approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code;**

The proposed mixed-use development is conditionally permitted within the subject zoning district, pursuant to the Mission Street Specific Plan. The MSSP District A zone is intended to be a pedestrian-oriented shopping street with continuous storefronts along the sidewalk and housing above or in some cases behind the storefronts. The proposed mixed-use project will provide additional commercial space along Mission Street and El Centro Street, while simultaneously providing additional residential units to the area. The proposed project is compatible with the

adjoining land uses. In addition, the proposed project is in compliance with the requirements of the MSSP.

2. The proposed use is consistent with the General Plan and any applicable specific plan;

The proposed project is consistent with the General Plan, specifically, with Goal 1, Policy 1.3 of the Land Use Element of the General Plan by encouraging and facilitating mixed-use development within targeted areas, including horizontally or vertically integrated housing, live-work spaces, professional office and retail commercial uses. The project proposes new development that will include a new four-story mixed-use building that incorporates ground floor commercial/retail uses with residential above the commercial uses. The project has both integrated residential units vertically above the proposed commercial space along Mission Street and horizontally behind both proposed commercial spaces along Mission Street and El Centro Street.

3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

The project proposes to utilize existing infrastructure and public utilities. The surrounding area is developed with public access, water sanitation, and other public utilities. The new development will not impede the accessibility to public access, water sanitation, or other public utilities and services. It is expected that the proposed development will not be detrimental to the public health, safety, and general welfare. The project was designed to comply with all applicable zoning code standards to promote a pedestrian oriented design. In addition, the project will be required to comply with all building code requirements.

4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City;

The proposed project is consistent and compatible with the surrounding area, which is consistent of a mixture of commercial, residential, and open space uses. The project proposes to utilize existing infrastructure and public utilities. Parking will be provided for residents and patrons within two-level of subterranean parking. Residential parking will be secured separately with a security access. Additionally, the project will provide new amenities along Mission Street and El Centro Street, such as landscaping, courtyard amenities, outdoor dining, and lighting.

- 5. The subject site is adequate in terms of size, shape, topography, and circumstances and has sufficient access to streets and highways which are adequate in width and pavement type to carry the quantity and quality of traffic expected to be generated by the proposed use; and**

The proposed project is located on a flat lot that measures approximately 82,762 square feet. Vehicular access to the site will be provided through Fairview Avenue and pedestrian access will be provided along Mission Street and El Centro Street. Vehicular access along Fairview Avenue will provide ingress and egress into the proposed subterranean parking. The applicant will utilize the existing driveway apron which provides adequate width into the parking. Additionally, Fairview Avenue provides an adequate width and pavement type to sustain the volume of project traffic expected to be generated. Therefore, the subject site is adequate in size, shape, topography, and circumstances, in addition to providing sufficient access to streets and highways.

- 6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, impacts on neighboring properties.**

The proposed project is located on a lot that measures approximately 82,762 square feet. The design, location, size, and operating characteristics of the proposed mixed-use development is proposed to be compatible with the surrounding existing and future land uses. The subject site is surrounded by residential/commercial uses to the west and commercial uses to the north and east. Additionally, the project has been reviewed by various departments (i.e., Building, Public Works, Fire, Police Department, etc.) and conditions of approval have been included to ensure that the project does not create any issues of concern that would be detrimental to the public health, safety, or welfare of the City.

SECTION 4: CERTIFICATE OF APPROPRIATENESS FINDINGS

The Planning Commission finds that the proposed project is consistent with all applicable findings for approval of a Certificate of Appropriateness pursuant to South Pasadena Municipal Code (SPMC) Section 2.65, as follows:

Mandatory Findings:

- 1. The project is consistent with the goals and policies of the General Plan.**

The proposed project is consistent with the General Plan, specifically, with Goal 1, Policy 1.3 of the Land Use Element of the General Plan by encouraging and facilitating mixed-use development within targeted areas, including horizontally or vertically integrated housing, live-work spaces, professional office and retail commercial uses. The project proposes new development that will include a new four-story mixed-use building that incorporates ground floor commercial/retail uses with

residential above the commercial uses. The project has both integrated residential units vertically above the proposed commercial space along Mission Street and horizontally behind both proposed commercial spaces along Mission Street and El Centro Street.

2. The project is consistent with the goals and policies of this article.

The project is consistent with the goals and policies of the Cultural Heritage Ordinance. The project preserves the architectural and aesthetic features of the cultural resource consistent in a manner that is consistent with the Ordinance. The proposed new development will not be attached to the existing cultural resource, therefore ensuring that the existing architectural and aesthetic features are preserved.

3. The project is consistent with the applicable criteria identified in subsection (e)(8) of this section which the commission applies to alterations, demolitions, and relocation requests.

The proposed project is consistent with the applicable criteria identified under subsection (e)(8) of section 2.65 Certificate of appropriateness – Alteration and demolition of the South Pasadena Municipal Code. In addition to the standards in the Secretary of Interior’s Standards of Rehabilitation.

Consistency with Secretary of the Interior Standards	
Standard	Staff’s Recommended Consistency Determination
Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships	Consistent.
Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials of alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Consistent.
Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Consistent.
Standard 4: Changes to a property that have acquired historic significance will be retained and preserved.	Consistent.

Consistency with Secretary of the Interior Standards	
Standard	Staff's Recommended Consistency Determination
Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Consistent.
Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Consistent.
Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Consistent.
Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Consistent. No archeological resources are known to exist on the site.
Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property, the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	Consistent.
Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Consistent.

Project Specific Findings (Staff Recommendation);

Finding No. 2: The project is appropriate to the size, massing, and design context of the historic neighborhood.

The project is appropriate to the size massing, and design context of the cultural resource and the surrounding areas. The existing culture resource will continue to remain a one-story structure, while the proposed new development will be a multi-story structure like other commercial buildings on Mission Street. While no other existing structures are four-stories, the proposed architectural configuration of the stories appears as a three-story building along Mission Street. Additionally, the proposed materials, finishes, and detailing are compatible with the existing historical architectural design of the existing structure on site. Therefore, the proposed addition will be harmonious and compatible with the surrounding historic neighborhood.

Finding 7: The project will not adversely affect the character of the historic district in which the property is located

The proposed project has incorporated architectural elements and configured the design of the new structures to be compatible with both the existing cultural resource on site, in addition to the surrounding buildings, such as the public library located directly south of the subject site along El Centro Street. The design incorporates a pedestrian walkway that will connect Mission Street to El Centro Street through the property, encouraging pedestrian friendly designs. Lastly, the project has incorporated the development standards and design guidelines within the Mission Street Specific Plan (MSSP) to ensure that the design is compatible with the surrounding area.

Finding No. 8: The project will be compatible with the appearance of existing improvements on the site and the new work will be compatible with the massing, size, scale, and character-defining features to protect the historic integrity of the property and its environment

The project proposes to restore and repair the existing cultural resource on the subject site. The proposed new development will not be attached to the existing building and instead will demolish the existing surface parking to construct new building for commercial and residential uses. The proposed materials and elements of the new structures will be complemented that existing elements of the cultural resource, while creating a clear distinction between the new and the existing.

SECTION 5: TENTATIVE TRACT MAP FINDINGS

The Planning Commission finds that the proposed project is consistent with all applicable findings for approval of a tentative tract map pursuant to South Pasadena municipal code (SPMC) section 36.510.070, as follows:

- 1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, and any applicable Specific Plan, and that none of the findings for denial in Subsection C. can be made;**

The proposed project is consistent with the General Plan, specifically, with Goal 1, Policy 1.3 of the Land Use Element of the General Plan by encouraging and facilitating mixed-use development within targeted areas, including horizontally or vertically integrated housing, live-work spaces, professional office and retail commercial uses. The project proposes new development that will include a new four-story mixed-use building that incorporates ground floor commercial/retail uses with residential above the commercial uses. The project has both integrated residential units vertically above the proposed commercial space along Mission Street and horizontally behind both proposed commercial spaces along Mission Street and El Centro Street.

- 2. Supplemental findings: in addition to the findings required for approval of a tentative map by subsection a. Above, the commission shall not approve a tentative map unless it can also make the following findings, when they are applicable to the specific subdivision proposal.**

- A. Construction of improvements. It is in the interest of the public health and safety, and it is necessary as a prerequisite to the orderly development of the surrounding area, to require the construction of road improvements within a specified time after recordation of the parcel map, where road improvements are required.**
- B. Condominiums. Any applicable findings required by section 36.530.020 for condominium conversions.**
- C. Dedications or exactions. Findings documenting the need for dedications or exactions, if dedications or exactions are required.**
- D. Waiver of parcel map. The findings required by section 36.520.030 (waiver of parcel map), if waiver of a parcel map has been requested with the tentative map application.**

The supplemental findings are not applicable to the project. Existing primary access to the project is provided from Fairview Avenue, a designated local street, which is adequate in width and pavement type to carry the quantity and quality of projected traffic expected to be generated by the proposed use. No expansion of the street is required to accommodate the project. Therefore, the project does not require construction of road improvements and no dedication or exactions are required. Additionally, the project is for the development of new condominium units and it is not a condominium conversion.

- 3. Findings requiring denial. A tentative map shall be denied if the commission makes any of the following findings:**
 - a. The proposed subdivision including design and improvements is not consistent with the General Plan or any applicable specific plan;**

- b. The site is not physically suitable for the type or proposed density of development;
- c. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or injure fish or wildlife or their habitat;
- d. The design of the subdivision or type of improvements is likely to cause serious public health or safety problems;
- e. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision. This finding may not be made if the commission finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the review authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision;
- f. The discharge of sewage from the proposed subdivision into the community sewer system would result in violation of existing requirements prescribed by the California regional water quality control board;
- g. A preliminary soils report or geological hazard report indicates adverse soil or geological conditions and the subdivider has failed to provide sufficient information to the satisfaction of the city engineer or the commission that the conditions can be corrected in the plan for the development; or
- h. The proposed subdivision is not consistent with all applicable provisions of this zoning code, any other applicable provisions of the municipal code, and the subdivision map act.

The findings for denial cannot be made, due to the proposed project being consistent with the General Plan, the MSSP, Zoning Code within the South Pasadena Municipal Code, and the Subdivision Map Act. The project is design in a way that is physically suitable for the subject and will not cause serious public health, safety problems, environmental damage, or violations regarding the community sewer system. In addition, the project does not conflict with any easements, nor requires a geological soils report for potential adverse soil or geological conditions. Lastly, the project has been reviewed by various City departments, which have provided conditions of approval for the project to ensure that the project does not create any issues of concern that would be detrimental to the public health, safety, or welfare of the City.

SECTION 6: DENSITY BONUS FINDINGS

Pursuant to 36.370.020- Eligibility for Density Bonus, if requested by the applicant, the City shall grant one Density Bonus to a residential project of five or more dwelling units in

accordance with this Division if the project is designed and constructed so that the development meets at least one of four possible criteria.

The Planning Commission finds that the development meets the criteria of SPMC 36.37.020(A)4: at least 10 percent of the total number of proposed units in a common interest development (condominiums), as defined by Section 1351 of the Civil Code for person and families of moderate-income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase. The project is eligible for 94 base units and with the provision of 19 moderate income restricted units proposed by the applicant, the project is also eligible for the requested 15% density bonus (pursuant to CA Government Code Section 65915) for a total of 108 units. A total of 20% of the base units are restricted for moderate income households.

SECTION 7: AFFORDABLE HOUSING REVIEW FINDINGS

Pursuant to 36.370.030- incentives and/or concessions, if requested by the applicant, a project which qualifies for a Density Bonus in accordance with the criteria set forth in section 36.370.020(A) shall also be entitled to the granting incentives or concessions as identified by state law (government code section 65915(b)).

The Planning Commission finds that the project is eligible for the two concessions/incentives requested by the applicant: an increase the Floor Area Ratio (FAR) from the allowable 0.8 to 1.17 and an increase in the number of stories from two to four, due to the project including at least 20 percent of the units for persons and families of moderate-income in a common interest development when the units are available for sale to the public. The project proposes to restrict 19 units as affordable for moderate-income, which is 20 percent of the base unit count of 94 units.

Following proper noticing and a public hearing pursuant to division 36.630 (public hearings), the Planning Commission, after finding that the proposed project complies with applicable sections of this division and state law, shall grant the density bonus(es), incentives, and/or concessions requested, provided the following findings for each applicable request cannot be made:

- 1. Required findings for denial of incentives and/or concessions. Any requested incentives or concessions for a project shall be granted if it is found to be in compliance with all applicable sections of this division and state law unless any one of the following written findings for denial based on substantial evidence can be made consistent with government code section 65915(d):**
 - a. The concession or incentive is not required in order to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5, or for rents for the targeted units to be set as specified in government code section 65915(c).**

The concessions/incentives requested will result in identifiable and actual cost reductions per government code 65915. There is insufficient support for the City to reject the specific concessions/incentives being requested by the applicant.

- b. The concession or incentive would have a specific adverse impact, as defined in government code section 65589.5(d)(2), upon public health and safety or the physical environment or on any real property that is listed in the California register of historical resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.**

The concessions/incentives being granted have no impact on public health and safety, the physical environment, or on any real property that is listed in the California register of historical resources.

- c. The concession or incentive would be contrary to state or federal law.**

The concessions/incentives are not contrary to state or federal law.

SECTION 8: RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include, but are not limited to, the staff reports, as well as all materials that support the staff reports for the proposed project, and are located in the Community Development Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

SECTION 9. DETERMINATION

Based upon the findings outlined in Sections 1 through 7 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby takes the following action:

- a. Finds the project to be categorically exempt from CEQA pursuant to Section 15332, Class 32 – In-fill Development.
- b. Approves the following applications, subject to the conditions of approval attached here to as Exhibit "A":
 - a. Conditional Use Permit for the mixed-use development, including the outdoor seating within the corner plaza area; and
 - b. Design Review for the mixed-use development; and
 - c. Certificate of Appropriateness for the improvements and rehabilitation and adaptive reuse of the Cultural Resource to the existing structure at the subject site; and
 - d. Tentative Tract Map for the creation of 108 condominium units and 2 commercial properties; and

- e. Density Bonus for a 15% density bonus; and
- f. Affordable Housing Review for two concessions/incentives, 1) for an increase in the allowable Floor Area Ratio from 0.8 to 1.17 and 2) for increase in the permitted number of stories from two stories to four stories, and the four request waivers; and
- g. Sign Program for the new commercial space and cultural resource; and
- h. Tree Removal Permit for the removal of 25 on-site trees.

SECTION 10: APPEALS

Any interested person may appeal this decision or any portion of this decision to the City Council. Pursuant to the South Pasadena Municipal Code, any such appeal must be filed with the City, in writing, and with appropriate appeal fee, no later than 15 days, following the date of the Planning Commission's final action.

SECTION 9: CERTIFICATION OF THE RESOLUTION

The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed regular meeting held on the 13th day of September 2022.

PASSED, APPROVED, AND ADOPTED this 13th day of September 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Lesak, Chair

ATTEST:

Amitabh Barthakur, Secretary to the Planning Commission

EXHIBIT “A”
CONDITIONS OF APPROVAL
PROJECT NO. 2441-COA-DRX-DBR-AHR-CUP-TTM-SIGN-TRP
Fairview Court Project –
1020 El Centro St (APN: 5315-008-047)

DEVELOPMENT
REQUIREMENTS

Note: As a convenience to the applicant, the development requirements from applicable Departments/Agencies are listed herein. These requirements list what the applicant will be required to comply with in order to receive a Building Permit, a Certificate of Occupancy, or other Department- issued entitlement.

PLANNING DIVISION:

- P1. The following approvals are granted as described below and as shown on the development plans submitted to the Planning Commission:
 - a. **Conditional Use Permit** for the approval of a four-story mixed-use project and outdoor seating within the Mission District Specific Plan District A zone.
 - b. **Design Review Permit** for the mixed-use development.
 - c. **Certificate of Appropriateness** for the proposed improvements and for the Renovation and Adaptive Reuse of a Cultural Resource to the existing cultural resource at the subject site.
 - d. **Tentative Tract Map** to create 108 condominium units and 2 commercial properties.
 - e. **Density Bonus Review** for the residential portion of the project which includes a 15% density bonus.
 - f. **Affordable Housing Review** for the two incentives/concessions and four waivers requested by the applicant.
 - g. **Sign Program** for the uniformity of signage of the new commercial space and within the cultural resource.
 - h. **Tree Removal Permit** for the removal of 25 on-site trees.

- P2. This approval and all rights hereunder shall terminate within 18 months of the effective date of their approval by the Planning Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.

- P3. The approval for the Tentative Tract Map and all rights hereunder shall terminate within 24 months of the effective date of their approval by the Planning Commission unless otherwise conditioned and/or unless action is taken to secure a Final Tract Map, and related bonds and improvement agreements, have been filed with the City Engineer in compliance with the South Pasadena Municipal Code; or an extension of time has been granted in compliance with the South Pasadena Municipal Code Section 36.510.150.

- P4. Approval by the Planning Commission does not constitute a building permit or

authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on the project site.

- P5. The applicant shall work with the City to create a “Task Force” in order to coordinate construction efforts to minimize any construction impacts to the surrounding areas/streets.
- P6. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P7. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P8. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Planning Commission concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
- P9. That all on-site uses shall obtain/amend its City of South Pasadena Business License prior to commencing business operations.
- P10. No outside storage shall be permitted on the subject site.
- P11. Prior to the issuance of a building permit, the applicant shall submit a final landscape and irrigation plan package as part of the construction plans showing compliance with the City’s Water Efficient Landscape Ordinance and installation per the approved landscape plan package in compliance with the SPMC and MSSP landscape standards.
- P12. A Photometric Plan shall be submitted for review and approval. The Photometric Plan shall identify the location of all outdoor lighting and the foot candle calculations. A foot candle of zero shall be required at all property lines and adjacent to all public rights-of-way. The photometric plan shall include shielding details and details of all proposed light fixtures. All light fixtures shall be decorative and consistent with the proposed architecture. All light standards bases shall be decorative and finishes to match the proposed architecture of the building.
- P13. All proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
- P14. On-site loading may take place within parking bays within an enclosed parking space behind the storefront businesses only during the business hours of the commercial tenants, but will not occur between 7:00 pm to 7:00 am. Additionally, loading may take place within

the curb-site parking lane between the hours of 8:00 am to 10:00 am only.

- P15. The applicant shall record an Affordable Housing Covenant reserving 19 units for moderate income households. The Covenant shall contain the standard requirements of South Pasadena Municipal Code Section 36.370.100 (Affordable Housing Covenant), Government Code section 65915, and the following:
- a. The total number of units approved for the housing development, including the number of designated affordable dwelling units.
 - b. A description of the household income group to be accommodated by the housing development, and the standards and methodology for determining the corresponding affordable rent or affordable sales price and housing cost consistent with HUD Guidelines.
 - c. The location, unit sizes (square feet), and number of bedrooms of the designated dwelling units.
 - d. Duration of the use restrictions for designated dwelling units, in compliance with SPMC Section 36.370.090 and Government Code Section 65915, subdivision (c).
 - e. The marketing plan for the affordable units.
 - f. A schedule for completion and occupancy of the designated dwelling units.
 - g. A description of the additional incentive(s) being provided by the City.
 - h. A description of the remedies for breach of the affordable housing covenant by the owners, developers, and/or successor(s)-in-interest of the project.

For-sale housing units. In the case of for-sale housing developments in which the applicant opts to provide the affordable unit(s) as for-sale unit(s), in addition to the requirements of subsection (A) of this section, the deed restriction shall provide for the following conditions governing the initial sale and use of affordable units during the applicable use restriction period:

- a. Affordable units shall, upon initial sale, be sold to eligible moderate-income households at an affordable housing cost;
- b. Purchasers of affordable units shall be required to occupy the unit except with approval from the City. Evidence must be presented to the City that the owner is unable to occupy the unit due to illness or incapacity. In such cases, the unit shall be rented to a person within the same household income category;
- c. A resale restriction shall be recorded against all affordable units restricting the price at which the unit may be resold during the applicable use restriction period. The agreement shall specify that subsequent owners must meet the same qualifications as the original owner and must be pre-approved for purchase by the City. The agreement shall also grant the City the right of first refusal to purchase an affordable unit each time it is sold;

- d. The City will enforce an equity sharing agreement which will require that, upon resale, the seller of the unit will retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation, if any. For purposes of this section, the City's initial subsidy will be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the income restricted household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the seller's initial market value, then the value at the time of the resale will be used as the initial market value. The City's proportionate share of appreciation will be equal to the ratio of the City's initial subsidy to the fair market value of the home at the time of the initial sale
- e. Provisions requiring that homeowner association (HOA) fees be waived or reduced for owners of affordable units such that the owner does not pay more than 30 percent of their income on housing, including mortgage payments and HOA dues.

P16. The developer shall provide at least the minimum number of parking spaces required for the commercial uses based on the tenant use per the Mission Street Specific Plan and City of South Pasadena Municipal Code, as applicable. In addition, the applicant shall provide at least the minimum number of parking spaces required for the residential uses based on the Inclusionary Housing Ordinance.

P17. This approval does not cover the sale of alcohol. Any required use permits for off-site or on-site consumption, including service to outdoor dining areas, shall require a separate approval as may be required pursuant to the South Pasadena Municipal Code.

Notes on Construction Plans

The contractor shall be responsible to implement and monitor compliance with the following conditions

P18. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such excess may include but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.

P19. The hours of all construction activities shall be limited to the following: 8:00 am to 7:00 pm, Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.

P20. Prior to the issuance of a grading permit, the City shall be provided with documentation certifying that property owners and occupants located within 300 feet of the project site were sent a notice, at least 15 days prior to commencement of grading construction and construction schedule of the proposed project.

Prior to issuance of a Building Permit

P21. The applicant shall provide photographs to Planning, Building, and Public Works Departments illustrating that proper construction fencing is installed and signs describing

construction and noise disturbance coordinator contact information are posted at the construction site.

P22. Prior to issuance of a building permit, the applicant shall receive approval from the Public Art Commission for either the installation of public art at the project site or payment of the required fee pursuant to South Pasadena Municipal Code. A copy of the approval shall be submitted with the building plan check.

Prior to final inspection

P23. Prior to final inspection, the applicant shall install landscaping and irrigation per the approved final landscape plans. The applicant shall provide documentations as required under SPMC Section 35.50, which shall include, but not limited to the following:

- a. A Certification of Completion certifying the landscape and irrigation have been installed per the approved final landscape plan and complies with the City Water Efficient Landscape Ordinance.
- b. A Landscape Irrigation Audit Report from a certified landscape irrigation auditor shall be submitted to the City. The landscape irrigation audit shall not be conducted by the person who designed the landscape or installed the landscape irrigation.

P24. Prior to final inspection, a security plan for the parking garage shall be reviewed and approved by the Community Development and Police Departments.

POLICE DEPARTMENT

PD1. The applicant shall provide adequate on-site security at all times to ensure safety of patrons and maintenance of the property. Security Plan shall be submitted and approved by the Police Department.

PUBLIC WORKS DEPARTMENT:

General Requirements:

PW1. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned.

Fees:

PW2. The applicant shall pay all applicable City and LA County fees, including Public Works Department plan review fee of \$922 for two (2) reviews and an additional fee of \$153 for each additional review and permit fees per the current adopted Master Fee Schedule which can be found on the City's website. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review.

PW3. The applicant shall be responsible for all costs incurred by the City and the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall deposit monies into an approved project account from which the City shall draw funds to pay for said

professional services.

Grading:

PW4. Mission Street, El Centro Street, Fairview Avenue and Diamond Avenue shall be photographed and videotaped before the start of construction and after construction for assessing the damage caused to the street by construction related traffic. The applicant will be responsible to restore the road to its original condition before the start of construction. These video tapes shall be submitted to the City before the start of the project and immediately upon completion of the project.

PW5. The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) and file a Notice of Intent with the State Water Quality Control Board. A Waste Discharge Identification Number (WDID#) must be obtained prior to any construction work onsite.

Utilities:

PW6. Provide a 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this project on the title sheet of the plans.

PW7. Prior to issuance of a permit, the applicant shall perform a video inspection of the existing sewer lateral for damage and obstructions and conduct any necessary repairs. Provide a copy of the inspection video of the cleared pipe for review.

PW8. The applicant shall pay all applicable City sewer and/or water capacity charges per SPMC Section 16B.3.

PW9. Provide a copy of a will-serve letter and receipt for the sewer connection fee from the Los Angeles County Sanitation District (LACSD). A copy of the receipt for any fees to be paid must be submitted before permit issuance.

PW10. Show the location of all existing utilities on adjacent street(s), as well as location and size of all existing or proposed services serving the property. Show all utility points of connection (POC).

PW11. Show the location and area of trench sections for any proposed sewer and water lines connection within the public right-of-way. Provide a trench restoration detail per City standards if any new utility connections are proposed.

PW12. The applicant shall provide a sewer study. Provide a report showing the proposed sewer outlet on adjacent streets has adequate capacity for the proposed sewage flow from the property. The developer shall be responsible for all sewer improvements to provide adequate capacity for the proposed sewage flow.

PW13. The applicant shall contact the City of South Pasadena Water Division to verify if the existing water meter connection is adequate for the proposed structure/fire sprinkler system. Coordinate the size, location, and associated fee for a new water meter connection, as applicable. Please contact the Water Operations Manager at (626) 460-441-4024 for additional information.

- PW14. The applicant shall submit water demand calculation to the City. The demand water calculation will be used to create a Hydraulic Analysis Report to determine the water availability for the proposed project. The applicant shall pay for the cost to generate hydraulic modeling and the cost to create a Hydraulic Analysis Report. In addition, the applicant is responsible for installation of all new fire hydrants and any additional water infrastructure upgrades, if needed, based on the final reports.
- PW15. Provide clearance letter from utility companies for any proposed relocation of utility lines that encroach on the properties prior to obtaining permits for the project.
- PW16. Improvement plans for underground utilities (i.e. water, sewer, electrical, telecommunications, etc.) to be placed in the public right-of-way or easement that will be owned and maintained by other entities shall be reviewed by the City prior to Utility Agency approval. The City shall have a place on the title sheet to accept the plans with a statement: "The City's acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses, and future plans within the right-of-way.
- PW17. If applicable, the applicant shall install a grease interceptor, apply for a FOG (fats, oils, and grease) wastewater discharge permit, and pay all applicable fees to the Public Works Department prior to commencing discharge of wastewater to the sewer system.

Street Improvements:

- PW18. Show the existing grade, location, and dimensions of all existing and proposed conditions within public right-of-way including, but not limited to: curb and gutter, sidewalk, driveway, traffic striping, signage, utilities, storm drain facilities, trees, and other features.
- PW19. The applicant shall replace all broken, damaged, or out-of-grade curb and gutter, sidewalk, and driveway and repaint all curb markings fronting the property on Mission Street, El Centro Street, Fremont Avenue and Diamond Avenue to the satisfaction of the City Engineer. In addition, existing sidewalk and driveway approaches that are below current city standards shall be replaced regardless of when or how such condition originally occurred per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current editions of the Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC).
- PW20. All flood control plans to be reviewed by the City or the Los Angeles County Flood Control District shall be submitted through the City of South Pasadena, unless otherwise directed by the City Engineer. For projects requiring LACFCD review, the developer shall pay the appropriate fees to LACFCD.
- PW21. The applicant shall grind and repave the existing asphalt street fronting the property from the face of curb to the centerline of the street to a minimum depth of 1.5". Asphalt shall be C2 PG 64-10 and shall conform to the current edition of the Standard Specifications for Public Works Construction (SSPWC). Any pre-existing pavement markings and traffic striping shall be restored in accordance to the latest editions of the California Manual on Uniform Traffic Control Devices (CA MUTCD), Caltrans standards, and to the satisfaction of the City Engineer. The applicant shall verify the actual limits of paving with the Public Works Department depending on the condition of the existing pavement adjacent to the property. All manholes and/or utility covers shall be adjusted within the limits of paving

shall be adjusted to grade after paving has been completed.

- PW22. The applicant shall bring the existing parkway fronting the property up to current standards per SPMC Section 31.48. The applicant shall submit a parkway landscape plan for review and the landscape design shall conform to the Model Water Efficient Landscape Ordinance (MWELo) as stipulated in SPMC Chapter 35, Article III.
- PW23. Roadway lighting on Mission Street, El Centro Street, Fairview Avenue and Diamond Avenue shall be evaluated by the applicant's engineer for adequacy in accordance with current Illuminating Engineering Society (IES) standards. A copy of the evaluation report shall be submitted to the Public Works Department for review and approval. If the evaluation report identifies additional lighting is required, the applicant shall install new lighting along the frontage of the property, upgrade any existing street lighting to LED, and comply with IES standards. If the street light to be relocated, the applicant shall submit a street lighting plan per City standards.
- PW24. Prior to the issuance of the building permit, the developer shall be required to submit a street improvement plan to the Public Works department for all improvements in the public right-of-way which shall include, but are not limited to, the following:
- a. Street improvements, including signage and striping for on-street parking and loading spaces
 - i. Loading space shall be provided to the satisfaction of the City Engineer in accordance with Section 6.3.2 of the Mission Street Specific Plan. Loading shall be provided either within the parking garage or on Mission Street, in accordance with the street improvement plan, and at the discretion of the City Engineer.
 - b. Sidewalk improvements and furniture
 - c. Public bicycle racks in accordance with the City's Bicycle Master Plan
- PW25. The street improvement plan shall be approved by the Public Works Department and any required deposits or bonds shall be posted prior to the issuance of grading permits.

Trees:

- PW26. Provide an arborist report and clear site plan of what trees are being removed. Submit a design narrative with the arborist report explaining why certain trees are being removed and what alternative options were considered to preserve the existing trees.
- PW27. Show all existing and proposed trees, including size and species, and indicate their disposition. If any trees (12" in diameter or greater and/or native trees) are to be removed, apply for a tree removal permit with the Public Works Department per City Ordinance No. 2328 amending Section 34.10 of SPMC. See SPMC Section 34.12 for the required information and process for the trees that are proposed to be removed and/or impacted during construction. Replacement trees shall be planted per SPMC Section 34.12-5. If existing trees are to remain on site, the applicant shall note on the plans methods of protecting existing trees during construction.

- PW28. Tree removals associated with development shall only be conditionally approved subject to the applicant receiving their development building permit, paying all fees associated with the tree removal as established by resolution of the city council, and paying a deposit in the amount of \$21,440 for the 64 replacement trees. After the planning review authority's approval of the development application, and upon issuance of a demolition permit, and payment of all required fees, the applicant shall be issued a tree removal permit.
- PW29. Upon the applicant's proof to the city's satisfaction that the applicant has complied with the approved tree replacement plan, the city shall reimburse the applicant's replacement tree deposit. Should the applicant fail to plant any replacement trees per the approved replacement tree plan, the city shall retain the amount of the replacement tree deposit necessary to cover the cost to plant any required replacement trees in alternative locations within the city (public right-of-way, park, etc.), as permitted by SPMC chapter 34.
- PW30. No trees shall be removed from the site until Tree Removal Permits are issued.
- PW31. The proposed building structure shall not be constructed within critical root zone area of any trees. For native and protected species, use the tree trunk's diameter measured at breast height (DBH) (X5) as the minimum critical root mass. For non-native and protected species, use the tree's DBH (X3) as the minimum critical root mass.

Encroachment/Traffic Control:

- PW32. The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.
- PW33. The applicant shall provide a construction schedule for each stage of any major activities (i.e. demolition, grading, material delivery, etc.) and the timing of special access if necessary, as it relates to site staging, traffic, and access. If there are any changes to the construction schedule, the applicant shall submit a revised schedule to the Public Works Department.
- PW34. The applicant shall provide a haul route map, on-site staging plan, and indicate a contractor parking location to the Public Works Department for review and approval prior to issuance of permits. All vehicles including workers' vehicles shall not be parked near the construction site. Provide a shuttle service if necessary.
- PW35. Any construction activity that may require roadway closures will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. At least 48 hours advance notice shall be given to residents for street and lane closures. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. A minimum of two Portable Changeable Message Signs (PCMS) are required to be placed in advance of the project site. All street closures will require an encroachment permit from the Public Works Department.
- PW36. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and resident at least 48 hours in advance of the street closure.
- PW37. The applicant shall post temporary "No Parking " signs along the entire length of the

property prior to the start of any construction. The temporary “No Parking” signs shall be covered at the end of each working day and uncovered at the start of the following working day prior to any construction activity. If two-way traffic cannot be accommodated, a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor depicting the use of flagmen and/or detouring shall be submitted for review.

PW38. No overnight storage of materials or equipment within the public right-of-way shall be permitted.

PW39. Temporary bins (low boy), if used, shall be “roll off” style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Any dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain dumpster permit from the Public Works Department.

PW40. The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to: demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.

PW41. The applicant shall be responsible for posting a project sign at the entrance to the project site displaying the City’s construction hours per SPMC Section 19A.13. The project sign shall be 24” x 36” and made of durable weather-resistant material. The applicant shall provide a 24- hour emergency contact number for the designated contact who will be responsible for maintaining the public right-of-way during the all stages of construction until the project is complete.

Traffic:

PW42. The applicant shall enter into an agreement with the City to pay for preparation of a traffic study that shall focus on circulation after the project is completed and occupied. If required by the City Engineer, the traffic study shall be in compliance with the City of South Pasadena’s adopted Transportation Impact Analysis methodology and focus on on-site and off-site circulation, including the driveway accesses (inbound/outbound) and turning movements to determine appropriate striping, pavement markings, and/or signage to improve motor vehicle and pedestrian safety on Mission Street, El Centro Street, Fairview Avenue and Diamond Avenue.

Final Map:

PW43. The applicant shall provide a copy of the Covenants, Conditions & Restrictions (CC&Rs) for review and approval prior to Final Map approval.

PW44. Prior to Final Map approval, the applicant shall provide copy of approved homeowner’s association (HOA) documentation from the Building & Safety Department.

PW45. Prior to Final Map approval, the applicant shall obtain the Water Department's approval for a separate water meter at each unit. The applicant shall contact the City Water Division to coordinate size, location, and associated fee for a new water meter connection as applicable.

- PW46. Prior to Final Map approval, the applicant shall submit a complete copy of the final map to LA County Subdivision Section for review of mathematical accuracy, and provide a copy of the LA County Subdivision Section approval letter to the City Engineer.
- PW47. If the applicant wishes to file a Final Map prior to completion of improvements in the public right-of-way, the applicant shall provide an improvement agreement and security. The security shall consist of a labor and materials bond and a performance bond in the amount of 100 percent of estimated value of the proposed improvements in the public right-of-way prior to approval of the Final Map by the City. An additional \$5,000 for survey and a one-year guarantee and warranty for work in the amount of 10 percent of the engineer's estimate shall be included per SPMC 36.540.080.B. The applicant's civil engineer shall prepare the construction cost estimate and obtain approval from the City Engineer.

Certificate of Occupancy:

- PW48. The applicant shall apply for a change of address permit for the new units prior to final occupancy approval.
- PW49. Prior to issuing a Certificate of Occupancy, the applicant shall record the Final Map with the LA County Recorder's office pursuant to the requirements of the Subdivision Map Act.

BUILDING AND SAFETY DIVISION:

General conditions for all existing and proposed buildings:

- B1. The second sheet of building and grading plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- B3. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- B4. Park Impact Fee to be paid at the time of permit issuance.
- B5. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B6. A separate address required. An application to assign address and unit numbers shall be filed with Public Works Department prior to plan check submittal.
- B7. Plans shall be prepared under the supervision of an architect licensed in the State of California or a civil or structural engineer registered in the State of California. Each sheet of the plans and the cover sheet of the calculations is to be stamped and signed by the person preparing the plans. 5353 and 6730 of the State Business and Professions Code
- B8. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

- B9. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B10. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
- a. Observation of cleared areas and benches prepared to receive fill;
 - b. Observation of the removal of all unsuitable soils and other materials;
 - c. The approval of soils to be used as fill material;
 - d. Inspection of compaction and placement of fill;
 - e. The testing of compacted fills; and
 - f. The inspection of review of drainage devices.
- B11. The geotechnical and soils engineer shall review and approve the project grading and foundation plans to show compliance that their recommendations have been properly implemented.
- B12. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by Building Division, a new Preliminary Soils and/or Geotechnical Investigation.
- B13. At the time of plan submittal, the PDF copy of the soils report shall be provided by the applicant
- B14. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
- B15. Stormwater Planning Program LID Plan Checklist (MS4-1 Form) completed by Engineer of Record shall be copied on the first sheet of Grading Plans. The form can be found at the following link
- <https://www.dropbox.com/s/5p4yf08beipzyot/SP%20MS4-1%20LID%20Determination%20Form.pdf?dl=0>
- B16. All State of California disability access regulations for accessibility and adaptability shall be complied with.
- B17. Approval is required from the Los Angeles County Health Department for restaurants.
- B18. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.

- B19. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- B20. Electrical plan check is required.
- B21. Mechanical plan check is required.
- B22. Plumbing plan check is required.
- B23. Project shall comply with the CalGreen Non-Residential mandatory requirements.
- B24. Project shall comply with the CalGreen Residential mandatory requirements.
- B25. No form work or other construction materials will be permitted to encroach in to adjacent property without written approval of the affected property owner.
- B26. A separate permit is required for each detached structure.
- B27. When required by Fire Department, all fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit and a separate is required for Fire Sprinklers
- B28. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

Specific conditions for the proposed alteration to existing cultural resource building:

- B29. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in California Existing Building Code (CEBC).
- B30. The regulations of the California Historical Building Code (CHBC) shall apply to additions, alterations, repairs and changes of use or occupancy in qualified culture resource buildings and structures.
- B31. Seismic retrofit of existing unreinforced masonry (URM) building shall comply with Chapter A1 of the CEBC. Structural retrofitting of non-URM elements shall comply with Chapter 8-7 of CHBC.

Specific conditions for the proposed mixed-use retail with residential building:

- B32. Parking garage not meeting the criteria of natural ventilation per Section 406.5.2 shall be designed as enclosed parking garage. Mechanical ventilation in accordance with Los Angeles County Building Code Section 406.6.2 is required for the enclosed parking garage.
- B33. Two interior exit stairs from basement parking of S-2 Occupancy shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1 of the Building Code.
- B34. The building height and area shall not exceed the limits specified in Table 503 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter.
- B35. Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.
- B36. Buildings that contain more than two dwelling units shall be classified as R-2 Group Occupancy. Type VB construction for a 4-story, R-2 Occupancy is not permitted per Table 504.4 of the Building Code.
- B37. Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4.
- B38. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2.
- B39. Fire-resistance rating requirements for exterior walls based on fire separation distance between the new residential buildings and the existing buildings to the east and to the south shall comply with Table 602 of the Building Code.
- B40. Maximum area of exterior wall openings and degree of open protection based on fire separation distance between the new residential buildings and the existing buildings to the east and to the south shall comply with Table 705.8 of the Building Code.
- B41. Exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of Section 705.2 and Section 1046. Projections shall not extend any closer to the line used to determine the fire separation distance than shown in Table 705.2.
- B42. Exterior egress balconies shall have a minimum fire separation distance of 10 feet from their exterior edge to other building on the same lot per Section 1021.4 of the Building Code.
- B43. Corridor shall be fire resistance rated in accordance with Table 1020.1 and be continuous per Section 1020.6.
- B44. Sprinkler protection shall be provided in open-ended corridors and associated exterior stairways as specified in Section 1027.6, Exception 3 per Section 903.3.1.2.2.

- B45. Exterior exit stairway location shall comply with Section 1027.5.
- B46. Exterior exit stairway shall be separated from the interior of the building as required in Section 1023.2, unless the conditions per one of the exceptions in Section 1027.6 are met.
- B47. Bicycle parking for non-residential building shall be provided to meet the requirements per Section 5.106.4 of the CalGreen Code
- B48. New construction shall comply with Section 5.106.5.3 of the CalGreen Code to facilitate future installations of EVSE.
- B49. Condominiums consist of four or more attached dwelling units with an elevator shall meet the requirements of the California Building Code Section 1106A.
- B50. When assigned parking spaces are provided for a resident or a group of residents, at least 2 percent of the assigned parking spaces serving covered multifamily dwelling units shall be accessible in each type of parking facility per Section 1109A.4.
- B51. When parking is provided for covered multifamily dwellings and is not assigned to a resident or a group of residents at least 5 percent of the parking spaces shall be accessible and provide access to grade-level entrances of covered multifamily dwellings and facilities that serve covered multifamily dwellings per Section 1109A.5.
- B52. 10 percent of the total residential parking spaces assigned for the residential units in this building shall be electric vehicle (EV) charging spaces capable of supporting future EV supply equipment (EVSE) per Section 4.106.4.2 of the CalGreen Code. When EV chargers are installed, accessible space shall be provided per Section 4.106.4.2.1.

FIRE DEPARTMENT:

- F1. All construction must comply with all appropriate fire protection installation standards as adopted by the South Pasadena Fire Department.
- F2. Shall comply with all current 2019 adopted California Building Code, California Fire Code, NFPA's and South Pasadena Municipal Code. Requirements are based on Occupancy Classification.
- F3. Fire Sprinkler required. Submit plans to City for approval. Approved automatic sprinkler systems in new buildings shall be provided in the locations described in Sections 903.2.1 through 903.2.12. (Deferred submittal).
- F4. Water supply for buildings equipped with an automatic sprinkler system. For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:
 - a. The automatic sprinkler system demand, including hose stream allowance.
 - i. The required fire flow. B105.3
- F5. Underground Buildings shall be equipped throughout with a Class I automatic wet or manual wet standpipe system.

- F6. Standpipe Systems. Standpipe systems shall be provided in new buildings and structures in accordance with Sections 905.2 through 905.10.
- F7. Height. In other than Group R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout each floor where any of the following occurs:
- a. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department of vehicle access.
 - b. Buildings that are four or more stories in height (905.3.1 CFC).
- F8. Hydrants for standpipe systems. Buildings equipped with a standpipe system installed in accordance with Section 905, shall have a Fire Hydrant within 100 feet of the fire department connections (507.5.1.1 CFC).
- F9. Fire Flow. The flow rate of a water supply, measured at 20 psi residual pressure, that is available for firefighting. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B. (507.3 CFC).
- F10. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provide to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction (507.1 CFC).
- F11. Water Supply Test. The fire code official shall be notify prior to the water supply test. Water supply test shall be witnessed by the fire code official and approved documentation of the test shall provided to the fire code official prior to the final approval of the water supply system (507.4 CFC).
- F12. Fire Alarm required. Submit plans to City for approval (manual and automatic). An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provide in new buildings and structures (Deferred submittal).
- F13. Central Station Service Alarm Systems. Alarm systems used to provide central station service shall comply with the general requirements and the use requirements of Section 26.3 NFPA 72.
- F14. Exits. Exits shall comply with Sections 1022 through 1027 and the applicable requirements of Sections 1003 through 1015.
- F15. Fire Apparatus access. Roads shall have an unobstructed width of no less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches exclusive of shoulders, in accordance with Section 503.2.1 of the California Fire Code. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders in the immediate vicinity of the building or portion thereof.
- F16. Automatic Garage door openers. If provided, shall be listed in accordance with UL 325. See health and Safety Code Sections 19890 and 19891 for additional provisions for residential garage door openers.

- F17. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- F18. Knox Box required. Where access to or within a structure or an area is restricted because of secure openings or where immediate access is necessary for life-saving or fire-fighting purposes, The Fire Code Official is authorized to require a key box to be installed in an approved location (506.1 CFC).
- F19. Portables Fire extinguishers. Structures under construction, alteration or demolition shall be provide with no less one approved portable fire extinguisher in accordance with Section 905 and sized for not less than ordinary hazard as follows:
- a. At each stairway on all floor levels where combustible materials have accumulated.
 - b. In every storage and construction shed.
 - c. Where special hazards exist including but not limited to and the storage and use of combustible and flammable liquids (3315.1 CFC).
- F20. Where required. Portables fire extinguishers shall be installed in all of the following locations:
- a. In new and existing Group A, B, E, F, H, I, L, M, R-1, R-2, R-2.1, R-3.1, R-4 and S occupancies.(906.1 CFC).
- F21. Fire Alarm/Detection Systems required. This section covers the application, installation, performance and maintenance of fire alarm systems and their components in new and existing buildings and structures. The requirements of Section 907.2 are applicable to new buildings and structures. The requirements of Section 907.9 are applicable to existing buildings and structures.
- F22. The City of South Pasadena Fire Department reserves the right to change or otherwise Modify requirements based upon receiving additional project information or other Unforeseen circumstances.

GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION

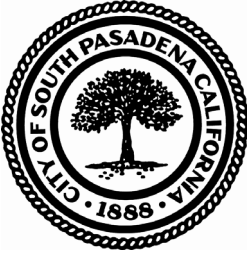
The following items are noted for the applicant's information. These items are generally required for all projects by City ordinances, other local agencies, and state or federal agencies. PLEASE NOTE: This list is not comprehensive. The project is subject to all applicable standards, fees, policies, rules, and regulations for South Pasadena and many other agencies, including but not limited to Los Angeles County, and state and federal agencies.

Building Division

1. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
2. Park Impact Fee to be paid at the time of permit issuance.
3. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
5. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided
6. Project shall comply with the CalGreen Residential mandatory requirements.
7. Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings without automatic residential fire sprinkler protection shall comply with Table R302.1(1&2)
8. No work or construction materials will be permitted to encroach into adjacent property without written approval from the affected property owner.

ATTACHMENT 2

August 18, 2022 Cultural Heritage Commission Staff Report



Cultural Heritage Commission Agenda Report

ITEM NO. 6

DATE: August 18, 2022

TO: Cultural Heritage Commission

FROM: Angelica Frausto-Lupo, Community Development Director
Matt Chang, Planning Manager

PREPARED BY: Susana Martinez, Associate Planner

SUBJECT: **Project No. 2441 COA-DRX-DBR-AHR-CUP-TTM-SIGN-TRP – A request for a Certificate of Appropriateness, Design Review, Density Bonus Review, Affordable Housing Review, Conditional Use Permit, Tentative Tract Map, Sign Program, and Tree Removal for a proposed mixed-use development consisting of 108 residential condominiums, of which 19 will be affordable units; approximately 22,032 square feet of food service and retail uses; two incentives/concessions for an increase in the allowable Floor Area Ratio (FAR) and an increase in the permitted number of stories from two stories to four stories; removal of 25 trees for the property at located at 1020 El Centro Street (APN 5315-008-047).**

Recommendation

Staff recommends that the Cultural Heritage Commission recommend approval to the Planning Commission, subject to the conditions of approval. (Attachment 1).

Background

Constructed in 1928, the subject site at 1020 El Centro Street is developed with a former school building and an auditorium, which was built after the original construction of the school. The property is located within the Mission Street Specific Plan (MSSP) core area, District A zone. The subject site is included in the City's Inventory of Historic Resources list as a cultural resource. Additionally, the property is a contributor to the National Register Mission West Historic District. The structures are built in the Romanesque Revival style, which the MSSP identifies as the only building within specific area to be found with this specific architectural design. The MSSP specifies that this style is identified by a variety of architectural features including, the monochromatic brick façade, articulated columns, decorative arches, semi-circular arches for window and doors, and belt course between stories.

Since the primary use of the building was for a public school, any modifications would require review and approval from the Division of the State Architect, a state agency provides oversight

for K-12 public schools to ensure they comply with all structural, and fire and life safety codes. City permit records are very limited with identifying the construction of the school in 1928 under the address 1030 El Centro Avenue, construction of the auditorium in 1931 under the address of 1028 El Centro Avenue, and some permits in the 1940's/50's for classrooms.

The subject site is a rectangular lot located on the northerly side of El Centro Street, southerly side of Mission Street, between Diamond Avenue and Fairview Avenue. The property is surrounded by the South Pasadena Public Library to the south and commercial buildings to the north, west, and east. The site is comprised of a single parcel measuring approximately 82,762 square feet. The subject site is developed with a former school building and auditorium that measures approximately 11,435 square feet and a surface parking lot.

Project Description

The proposed Fairview Court Project (project) consists of a new four-story mixed-use building along Mission Street containing 108 residential condominium units, of which 19 units are proposed to be affordable. The residential units for the project are proposed at various sizes and the applicant is only proposing approval for the shell of the commercial space. The new four-story building will be fifty (50) feet in height. In addition, the existing structure on site will be converted into commercial space. Approximately 22,032 square feet is proposed for ground floor commercial use, where the existing school building will provide 11,435 commercial use along El Centro Street and an additional 10,597 square feet will be developed along Mission Street. According to the narrative provided by the applicant, the application is only for the commercial shell of the building and any future interior improvements shall be submitted under separate permits by the future tenants. The project will provide two-level of subterranean parking for condominium residents, employees, and patrons of the commercial establishments. Lastly, the project will provide additional improvements, such as new lighting, landscaping, and courtyard amenities.

Entitlements

The applicant is requesting the following entitlement applications for the proposed mixed-use project:

1. **Conditional Use Permit:** The MSSP requires the approval of a Conditional Use Permit for the approval of a mixed-use project and outdoor seating within the District A zone.
2. **Design Review Permit:** A Design Review Permit is required for the proposed mixed-use development.
3. **Certificate of Appropriateness:** A Certificate of Appropriateness is required for the proposed improvements and for the Renovation and Adaptive Reuse of a Cultural Resource to the existing cultural resource at the subject site.
4. **Tentative Tract Map:** A Tentative Tract Map is required for the creation of 108 condominium units and 2 commercial properties.
5. **Density Bonus Review:** Density Bonus review is required for the residential portion of the project which includes a 15% density bonus.
6. **Affordable Housing Review:** Affordable Housing Review is required for the requested two incentives/concessions and four waivers requested by applicant.

7. **Sign Program:** A sign program is required the uniformity of signage of the new commercial space and within the cultural resource.
8. **Tree Removal Permit:** Tree Removal Permit is required for the proposed removal of 25 trees.

Review Authority

The role of the Cultural Heritage Commission for this mixed-use project is to act as a recommending body to the Planning Commission. Pursuant to section 36.410.040 of the South Pasadena Municipal Code (SPMC):

“Where a proposed project is subject to a Certificate of Appropriateness (COA) application from the Cultural Heritage Commission and also requires an application in which the Planning Commission is the review authority, the Cultural Heritage Commission shall review the COA application and provide recommendation to the Planning Commission for the COA application and may also provide recommendations on the portion of the application in which the Planning Commission is the review authority.”

The proposed project includes a Conditional Use Permit, Design Review Permit, Density Bonus Review, Affordable Housing Review, Tentative Tract Map, Sign Program, and Tree Removal Permit applications which require Planning Commission approval. It is worth noting, that the Cultural Heritage Commission may also provide recommendations on the portions of the application where the Planning Commission is the review authority, as stipulated in the SPMC.

Project Analysis

Certificate of Appropriateness

Pursuant to SPMC, Chapter, the proposed rehabilitation and renovation of the cultural resource (1020 El Centro Street) is subject to the approval of a Certificate of Appropriateness (COA). The Historic Resource Evaluation (HRE) prepared by the applicant’s consultant identifies several proposed modifications to the existing cultural resource, including restoration/replacement of windows, removal of roof top mechanical equipment, structural upgrades, removal of shingle roof to a more compatible tile roofing, demolition of all interior partition walls, among other items. A proposed work and treatment plan are included in the HRE, attachment 4d, starting on page 10.

Renovation and Adaptive Reuse of a Cultural Resource

The applicant is proposing a rehabilitation and adaptive reuse of the former school building. The Secretary of Interior Guidelines provide ten standards for the rehabilitation of cultural resources. The applicant is proposing the demolition of all interior partition walls within the building to create new tenant spaces. In addition to the removal of the existing surface parking. Per the “business operation plan” submitted by the applicant, the project proposes to cater to different sets of small specialty retail, commercial, and food service uses with the existing building. The proposed project will not alter the existing footprint of the structure and will not alter the exterior materials of the former classroom appearance.

The applicant has identified a variety of modifications made to the existing building over time, including the closing of existing pull up doors, addition of mechanical equipment on the roof, and replacement of the existing tile roof with shingle roofing. The applicant had noted to staff that originally each classroom had a set of three doors, which were pulled up with a pulley mechanism. The applicant is proposing to restore the three doors in order to have each tenant utilize the opening for their business. An image of the doors has been included in the staff report (Attachment 8).

Commercial Use

The proposed project would consist of a total of 22,032 square feet of ground floor commercial space. The commercial square footage will be broken down into two sections, where the existing 11,435 square foot former school building will be modified for commercial use along El Centro Street. Accordingly, to the business operation plan submitted by the applicant, the proposed tenants for the existing building will consist of a variety of “specialty” retail, commercial, and food service uses. Some of the proposed tenants include a coffee shop and roastery, art/dance studio, restaurant, among other uses within the existing space.

Additionally, the applicant is proposing 10,597 square feet of new commercial space along Mission Street. The commercial spaces along Mission Street will include a variety of retail and commercial uses. A restaurant is proposed at the northeasterly corner of the space, where an outdoor corner plaza is proposed. The outdoor corner plaza will be provided outdoor seating that will be landscaped and furnished with furnishings for use by commercial patrons. The outdoor seating will encourage pedestrian activity along Mission Street.

Residential Use

The residential component of the proposed mixed-use project includes a total of 108 condominium units varying in size. The residential units will be distributed within a total of four (4) separate buildings. The units are a mixture of studio, one-bedroom, and two-bedroom units.

Below is a breakdown of the unit count;

Unit Count	
Unit Type	Proposed
Studio	7 units
One-Bedroom	90 units
Two-Bedroom	11 units
Total	108 Units

Within the two buildings facing Mission Street will contain three stories of residential units above the proposed ground floor commercial space. The two (2) residential building located behind the

proposed commercial space along Mission Street will include four-levels of residential units that vary in size. The proposed structure facing El Centro Street will not include any residential units.

Density Bonus and Affordable Housing Review

The applicant is requesting the approval of a State Density Bonus for the proposed mixed-use project under California Government Code section 65915. For a project to qualify for the State Density Bonus Law, ten (10) percent of the total dwelling units of a housing development must be sold to persons and families of moderate income and all units in the housing development are offered to the public for purchase. For the proposed project, of the 108 units proposed for the mixed-use project, twenty percent (19 units) are affordable for moderate income. The percentage of the density bonus allowed is based on the percentage of affordable housing units being provided in relation to the total number of residential units and the level of affordability of the income-restricted units that are provided. At the proposed level of 20 percent of moderate-income units within the proposed development, the applicant is permitted a 15 percent density bonus, above the permissible density within the subject zone. It is worth noting that this project is the first project to be subject to the Inclusionary Housing Ordinance.

Concessions/Incentives and Waivers

Pursuant to the State Density Bonus Law in Government Code Section 65915, projects that provide at least twenty (20) percent of affordable units for moderate income persons and households, in which the units are for sale are permitted two (2) incentives or concessions. Since the applicant complies with the twenty (20) percent minimum for moderate income, the project is allowed two (2) incentives which include exemptions such as a reduction of minimum lot size/dimensions, lot setbacks, private outdoor open spaces, lot coverage, building height, and reductions of parking. The applicant has requested incentive for two developments standards, which include the permissible floor area ratio (FAR) and the permissible building height/number of stories.

In addition, state law provides density bonus eligible projects with development standards waivers when the waivers requested will make the development of the project feasible with the permitted density bonus and requires concessions/incentives. The applicant is proposing a total of four (4) waivers related to building height, distance of the parking driveway entrance, courtyard requirement, and number of trees required. After review of the four (4) waivers requested under Section 65915, city staff determined that the waivers were required to allow for the physical construction of the project the proposed density and concessions/incentives requested by the applicant.

The following table provides a breakdown of the requested incentives/concessions and waivers requested:

Incentives/Concessions and Waivers		
Development Standard	Requirement	Proposed
Floor Area Ratio (Incentive/Concession)	66, 209.6 SF max. (0.8 max)	96,542 SF (1.17 proposed)
Number of Stories (Incentive/Concession)	2-stories max.	4-stories (new structures)
Building Height (Waiver)	32 feet max.	43 feet, 50 feet with central pediment
Parking Driveway Entrance (Waiver)	150 feet from the nearest intersection of Fairview Avenue and Mission Street	106 feet, 9 inches from the intersection of Fairview Avenue and Mission Street
MSSP Standard for units facing courtyard	75% of the project units must face a courtyard	38% of the project units will face a courtyard
Tree Requirement	One tree per unit (108 trees required)	53 trees

Development Standards

The subject property is located within the Mission Street Specific Plan (MSSP), District A zone, which is intended to be a pedestrian-oriented shopping street with continuous storefronts along the sidewalks and housing and offices above, and in some cases, behind the storefronts. The proposed land use and density of the project site complies with section the regulations stipulated within the MSSP. The purpose of the Design Review process is to ensure that the proposed site layout and building design is suitable and compatible with the City’s design standards and guidelines. Mixed-Use Development Standards from the MSSP sections were applied to the proposed project. The following table lists the projects conformance with applicable development standards.

MSSP – District A Zone Development Standards Compliance

Standard	Requirement	Existing	Proposed
Floor Area Ratio (FAR)	66, 209.6 SF max. 0.8 max.	11,435 SF 0.14	96,542 SF 1.17*

Standard	Requirement	Existing	Proposed
Floor Count/Number of Stories	2-stories max.	1 story	4-stories* (new structures) 1-story (cultural resource)
Building Height	32 feet max.	30 feet	43 feet, 50 feet with central pediment (new structures)* Unchanged (cultural resource)
Front Setback	No greater than 5'	N/A	Unchanged (Cultural resource) 0 feet (New structures)
Side Setbacks	Commercial: 0 feet Residential above commercial: 0 feet All Residential: 7 feet	N/A	Commercial along Mission Street: 0 feet Residential above commercial: 0 feet Residential along Diamond Avenue: 10 feet
Rear Setback	15 feet	N/A (through lot)	N/A (through lot)
Open Space & Courtyards	Open Space: 275 sf/unit (29,700 sf) Courtyard: 15% of site & 75% of units shall face courtyard	N/A	Open Space: 348.8 sf/unit (37,673 sf) Courtyard: 16.3% of site & 38% of units will face courtyard*
Landscaping	Trees: 1 tree per unit – half in 24" box and half in 15-gallon container	25 Trees	53 trees*

*Allowable through Incentives/Concessions or Waivers under Government Code 65915

Off-Street Parking and Off-Street Loading

The applicant is subject to section 36.375 of the SPMC, Inclusionary Housing Requirements. Pursuant to section 36.375.080(D)(3), the residential portion of project shall have a parking reduction of one-half space per bedrooms, where studios are considered to be one-bedroom units for the purpose of parking. The project proposes 97 units that are a mixture of studio and one-bedroom units and 11 two-bedroom units. At a rate of 0.5 parking space per bedroom, the project would require 49 parking spaces for the studio/one-bedroom units and 11 parking spaces for the two-bedroom units. Requiring a total of 60 units for the residential portion of the project. However, the applicant is proposing to provide a total of 108 parking spaces, allocating one space for each unit.

Additionally, pursuant to the MSSP commercial uses require three (3) parking space per 1,000 square feet if the parking provides 150 or more parking spaces. The applicant is proposing to provide a total of 249 parking spaces, therefore qualifying for the ratio of three (3) parking spaces per 1,000 square feet. The commercial portion of the project would require 66 parking spaces. As a result, the proposed mixed-use project would require a minimum of 126 (49+11+66) parking spaces in total for both the commercial and residential uses combined. The proposed development is proposing 249 parking spaces, providing a surplus of 123 parking spaces.

The parking calculations are summarized in the following table:

Off-Street Parking Requirement		
Parking Standard	Required	Providing
Residential – Studio/One-Bedroom Units (0.5 parking spaces per bedroom)	97 units x 0.5 = 49 spaces	108 units (surplus 48 spaces)
Residential – Two-Bedroom Units (0.5 parking spaces per bedroom)	(11 units x 2 bedrooms) x 0.5 = 11 spaces	
Commercial (3 parking spaces per 1,000)	(22,032 SF/1,000 SF) x 3 = 66 spaces	66 spaces
Additional		75 spaces
Total		249 spaces

In addition, section 6.2.3 of the MSSP stipulates that historic resources shall not be required to provide any off-street loading spaces. The proposed development provides a historic resource therefore, not requiring any loading spaces for the proposed project. However, it is worth noting that the MSSP does permit that buildings with enclosed parking behind the storefronts may use parking bays as loading areas, with the requirement that loading not occur during business hours of the tenants and for buildings with housing units, the loading does not occur between the hours of 7:00 pm to 7:00 am. Lastly, loading may alternatively take place within the curb-site parking lane between the hours of 8:00 am to 10:00 am. Planning staff has included a condition of approval that limits the hours of loading for the proposed project.

Access and Circulation

Vehicular access is provided from Fairview Avenue on the easterly property line. One (1) 20-foot-wide driveway will provide vehicular circulation onto the site. The driveway will provide ingress and egress access into the proposed two-level of subterranean parking. According to the applicant, the second level of the underground parking will be for residential use only and will be implementing a security access key for entrance. The first level of the underground parking will be utilized for commercial uses and as public parking for patrons of the commercial establishments. Pursuant to the MSSP, new buildings shall not have vehicular access from Mission Street. With the access proposed along Fairview Avenue, the project complies with this MSSP standard. The Public Works Department has reviewed and support the proposed driveway location.

Additionally, the site has an existing driveway providing access from Diamond Avenue along the westerly property line. The driveway measures approximately 10-feet wide and will provide vehicular access to the proposed service area and trash enclosures for the project. The driveway will not be utilized for any vehicular access for residents or patrons onto the site.

Open Space and Courtyard

Pursuant to section 7.3.5(B) of the MSSP, residential portions within a mixed-use development shall provide at minimum 275 square feet of open space per residential unit. The proposed project would require a total of 29,700 square feet for open space. The applicant is proposing to provide 37,673 square feet in total, which is 348.8 square feet per residential unit. Additionally, the MSSP requires that at least 15% of the site consist of a courtyard which 75% of the units shall face. The applicant has provided a courtyard area that is 16.3 % or 13,437 square feet of the site area. However, the applicant applied for a waiver for the requirement of having 75% percent of the units facing the courtyard.

The courtyard will provide a mixture of public and private open space. A corridor path that will led from Mission Street straight through the property to El Centro Street and the area will be utilized for public open space. The area within the corridor will include outdoor seating, furnishings, and landscaping for the use of commercial patrons and residents. Private balconies, decks and patios are provided for each residential unit providing private open space.

Tree Removal Permit and Landscaping

As part of the application, the applicant is proposing the removal of 25 trees. Tree removal permits are reviewed and issued by the South Pasadena Public Works Department. However, when the tree removal permit is associated with an entitlement application, the permit is forwarded to the decision-making body of the entitlement for consideration. The applicant submitted an arborist report, tree removal permit application, and tree removal plan for review. The arborist report (Attachment 5), identifies the location, size, species, and condition of the trees proposed for removal. The Public Works Department has reviewed the application, arborist report, and plans and provided conditions of approval for the tree removal request.

A conceptual landscape plan was submitted, identifying the use of a variety of drought-tolerant and ornamental landscaping with high-efficiency irrigation features. The MSSP requires that the project provide a minimum of one tree per unit. At the proposed unit count, the project would need to provide a total of 108 trees on site. The applicant submitted a waiver for the landscape requirement and is providing 53 trees instead throughout the development. All the proposed trees are 48-inch box trees or greater, complying with the MSSP requirement of at least half of the proposed trees shall be 24-inch box trees. In addition, the application is proposing to utilize a variety of shrubs and “Tifway Sod” as ground cover. In addition, the applicant has incorporated roof gardens throughout the new development.

A condition of approval has been included requiring the applicant to submit a final landscape and irrigation plan package as part of the construction plans showing compliance with the City’s Water Efficient Landscape Ordinance and installation per the approved landscape plan package.

Sign Program

As part of the application process the applicant was required to submit a Master Sign Program as stipulated in the SPMC. According to section 36.320.030, a master sign program shall be required for a new nonresidential project with three (3) or more tenants. For this project, the Master Sign Program was required to ensure consistency for all new proposed commercial tenants. In addition, separate standards shall be provided within the sign program for the proposed allowable signage for the cultural resource (attachment 6).

Public Art Program

The project is subject to compliance with the Public Art Program pursuant to the SPMC section 36.395. A condition of approval has been included requiring the applicant to obtain approval from the Public Art Commission for either the installation of public art at the project site or payment of the art in-lieu fee.

Design Review

MSSP Guidelines for Renovating Cultural Resources

The MSSP provides guidelines for the renovation of historic resources with a sequential course of action that includes, protection and maintenance of features, reparation of damage or covered

features, and the replacement of the architectural features. According to the MSSP, this approach will create the least damage to the building. As stated in the submitted Historic Resource Evaluation (HRE), the project proposed to protect, repair, and replace architectural features within the cultural resource. Each classroom within the cultural resource historically had a set of three classroom doors that pulled up with a pulley system. Throughout time, some of the classrooms enclosed one of the three classroom doors, therefore the applicant indicated that the door that was originally closed off would be restored. In addition, the existing mechanical roof equipment is proposed to be removed. The roof shingles would be removed and replaced with a more architecturally compatible tile roofing.

MSSP Guidelines for New Structures

The MSSP provides design guidelines for the new buildings within the District A zone. The guidelines state that new building is required to incorporate elements of one of the architectural styles historically found in the area. The proposed should not mix elements from different architectural styles, incorporating key elements of those styles within the surrounding area, while simultaneously ensuring that the new addition is distinguishable from the existing cultural resources within the area. The MSSP identifies a variety of building configuration for new development within the area. For buildings with frontage along Mission Street, ground-floor storefronts are proposed with housing above the commercial space. The proposed development will incorporate commercial spaces along Mission Street and will provide three-stories of residential units above the commercial spaces.

City of South Pasadena Design Guidelines for Historic Properties

As codified in Municipal Code Section 2.65, the City of South Pasadena *Design Guidelines for Alteration & Additions to Historic Residences* are to be considered in the issuance of all Certificates of Appropriateness. As stated on page 9, of the Design Guidelines for historic resources, the guidelines are based on the *Secretary of the Interior's Standards for Treatment of Historic Properties*. They are intended to foster the preservation and rehabilitation of the character-defining features. The standard procedure for historic buildings is to identify, retain, and preserve the form and detailing of the architectural materials and features that are important in defining the historic character of the structure. Additions or alterations are encouraged to be compatible with these cultural resource features. The proposed project does not propose any additions that will be attached to the existing structure but does propose to provide improvements in order to preserve the existing architectural features and recapture some of the previous architectural features that had been removed.

Project Design Elements

The proposed project will encompass an entire city block, where the existing cultural resource on site will be converted into commercial space. In order to prepare the space for future commercial use, the project will include the demolition of interior partition walls that are not original to the existing structure. The project will attempt to restore existing windows and doors that are essential to the existing cultural resource. The project does not propose the demolition of any exterior portion of the existing cultural resource, nor modifications to the exterior walls of the structure. Any exterior modifications proposed are limited to the restoration or replacement

of existing doors and windows. The new proposed addition will not connect nor attach to the existing structure, therefore not causing potential harm to the cultural resource. Demolition will be limited to the removal of the interior partition walls and the removal of the surface parking lot.

The new mixed-use building adjacent to Mission Street will be constructed in a contemporary architectural style that will be compatible, but differential from the existing cultural resource. The applicant is proposing an assortment of materials, including brick, stucco, metal roofing, and aluminum storefront double glaze windows. The ground floor commercial tenant spaces facing Mission Street will wrap around a proposed corner plaza at the northeasterly of the property. The new structure along Mission Street will provide a zero setback, allowing for a pedestrian oriented design. In addition, the configuration of the buildings will include a pedestrian walkway that connects Mission Street to El Centro Street through the middle of the property, connecting both commercial spaces from one street to the other. The massing and scale of the new development will be broken down by the various articulation and setbacks of the floors above the commercial space. Overall, the design of the new structures has taken into consideration the existing cultural resource on site, in addition to the surrounding area.

Findings

Required Certificate of Appropriateness Findings

In order to approve a Certificate of Appropriateness, the Cultural Heritage Commission shall first find that the design and layout of the proposed addition complies with the findings as stipulated in the South Pasadena Municipal Code.

Mandatory Findings

The Cultural Heritage Commission shall make all the required findings listed below.

1. The project is consistent with the goals and policies of the General Plan.

The proposed project is consistent with the General Plan, specifically, with Goal 1, Policy 1.3 of the Land Use Element of the General Plan by encouraging and facilitating mixed-use development within targeted areas, including horizontally or vertically integrated housing, live-work spaces, professional office and retail commercial uses. The project proposes new development that will include a new four-story mixed-use building that incorporates ground floor commercial/retail uses with residential above the commercial uses. The project has both integrated residential units vertically above the proposed commercial space along Mission Street and horizontally behind both proposed commercial spaces along Mission Street and El Centro Street.

2. The project is consistent with the goals and policies of this article.

The project is consistent with the goals and policies of the Cultural Heritage Ordinance. The project preserves the architectural and aesthetic features of the cultural resource consistent in a manner that is consistent with the Ordinance. The proposed new

development will not be attached to the existing cultural resource, therefore ensuring that the existing architectural and aesthetic features are preserved.

3. The project is consistent with the applicable criteria identified in subsection (e)(8) of this section which the commission applies to alterations, demolition, and relocation requests.

The proposed project is consistent with the applicable criteria identified under subsection (e)(8) of section 2.65 Certificate of appropriateness – Alteration and demolition of the South Pasadena Municipal Code. In addition to the standards in the Secretary of Interior’s Standards of Rehabilitation.

Consistency with Secretary of the Interior Standards	
Standard	Staff’s Recommended Consistency Determination
Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships	Consistent.
Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials of alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Consistent.
Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Consistent.
Standard 4: Changes to a property that have acquired historic significance will be retained and preserved.	Consistent.
Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Consistent.
Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Consistent.
Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means	Consistent.

Consistency with Secretary of the Interior Standards	
Standard	Staff's Recommended Consistency Determination
possible. Treatments that cause damage to historic materials will not be used.	
Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Consistent. No archeological resources are known to exist on the site.
Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property, the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	Consistent.
Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Consistent.

Recommended Project Specific Findings for a Certificate of Appropriateness (2, 7, and 8)

Finding No. 2: The project is appropriate to the size, massing, and design context of the historic neighborhood.

The project is appropriate to the size massing, and design context of the cultural resource and the surrounding areas. The existing culture resource will continue to remain a one-story structure, while the proposed new development will be a multi-story structure similar to other commercial buildings on Mission Street. While no other existing structures are four-stories, the proposed architectural configure of the stories appears as a three-story building along Mission Street. Additionally, the proposed materials, finishes, and detailing are compatible to the existing historical architectural design of the existing structure on site. Therefore, the proposed addition will be harmonious and compatible with the surrounding historic neighborhood.

Finding 7: The project will not adversely affect the character of the historic district in which the property is located

The proposed project has incorporated architectural elements and configured the design of the new structures to be compatible with both the existing cultural resource on site, in addition to the surrounding buildings, such as the public library located directed south of the subject site along El Centro Street. The design has incorporated a pedestrian walkway

that will connect Mission Street to El Centro Street, through the property encouraging pedestrian friendly designs. Lastly, the project has incorporated the development standards and design guidelines within the Mission Street Specific Plan (MSSP) to ensure that the design is compatible with the surrounding area.

Finding No. 8: The project will be compatible with the appearance of existing improvements on the site and the new work will be compatible with the massing, size, scale, and character-defining features to protect the historic integrity of the property and its environment

The project proposes to restore and repair the existing cultural resource on the subject site. The proposed new development will not be attached to the existing building and instead will demolish the existing surface parking to construct new building for commercial and residential uses. The proposed materials and elements of the new structures will be complemented that existing elements of the cultural resource, while creating a clear distinction between the new and the existing.

Environmental Analysis

This project is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15332, Class 32 – In-fill Development. Class 32 exemptions consist of project characterized as in-fill development meeting the conditions described below.

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare, or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

The applicant submitted technical studies related to traffic, noise, air quality/greenhouse gases, and a historic resource evaluation into the city for review.

- Gibson Transportation Consulting, *Transportation Study for the Fairview Court Project*.
- EcoTierra Consulting, Inc., *1020 El Centro Street Noise Analysis*
- EcoTierra Consulting, Inc., *1020 El Centro Street Air Quality Global Climate Change, and Energy Analysis*
- Joseph Catalano AIA, Historic Preservation Consultant, *Historic Resource Evaluation: 1020 El Centro Street*

The studies were peer reviewed by a city selected environmental consultant, Kimley-Horn and Associates, Inc. After review of the technical studies the city and the environmental consultant determined that the project meets the qualifications for a Class 32 exemption.

Staff Recommendation

Staff recommends that the Cultural Heritage Commission recommend approval of the proposed project to the Planning Commission, subject to the conditions of approval.

Alternatives to Consider

If the Commission does not agree with staff's recommendation, the following options are available:

1. The Cultural Heritage Commission can Recommend Approval to the Planning Commission of the project as is or with additional condition(s) added and provide findings; or
2. The Cultural Heritage Commission can Continue the project, providing the applicant with clear recommendations to revise the proposal; or
3. The Cultural Heritage Commission can Not Recommend Approval to the Planning Commission of the project.

Public Noticing

A Public Hearing Notice was published on August 5, 2022 in the South Pasadena Review. Hearing notices were sent to all properties, both property owners and occupants within a 300-foot radius on August 3, 2022. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

Public Comment/Community Outreach

The applicant communicated to staff the level of community outreach for the proposed project. According to the applicant, community outreach was conducted through a year's time, from August 2021 and has continued until August of 2022. During the time, the applicant has hosted 16 community meetings via Zoom, 73 individual phone meetings, and 11 in-person community meetings. The community outreach effort has been with neighbors, community leaders, and business owners near the proposed development. Additionally, the applicant has met within the California State Office of Historic Preservation regarding the project.

In addition, staff did receive two (2) public comments directly from the public which are attached as Attachment 9. One comment was in support of the project and the second one expressed concern regarding the removal of trees and the height.

Attachments

1. Conditions of Approval
2. Project Plans
3. Project Narrative and Request for Incentives/Concessions

4. Technical Studies
 - a. Traffic Analysis
 - b. Noise Analysis
 - c. Air Quality Global Climate Change, and Energy Analysis
 - d. Historic Resource Evaluation (HRE)
5. Arborist Report and Tree Removal Permit Information
6. Proposed Sign Program
7. Building Records
8. Site Images
9. Public Comment

Figure 1: Project Location

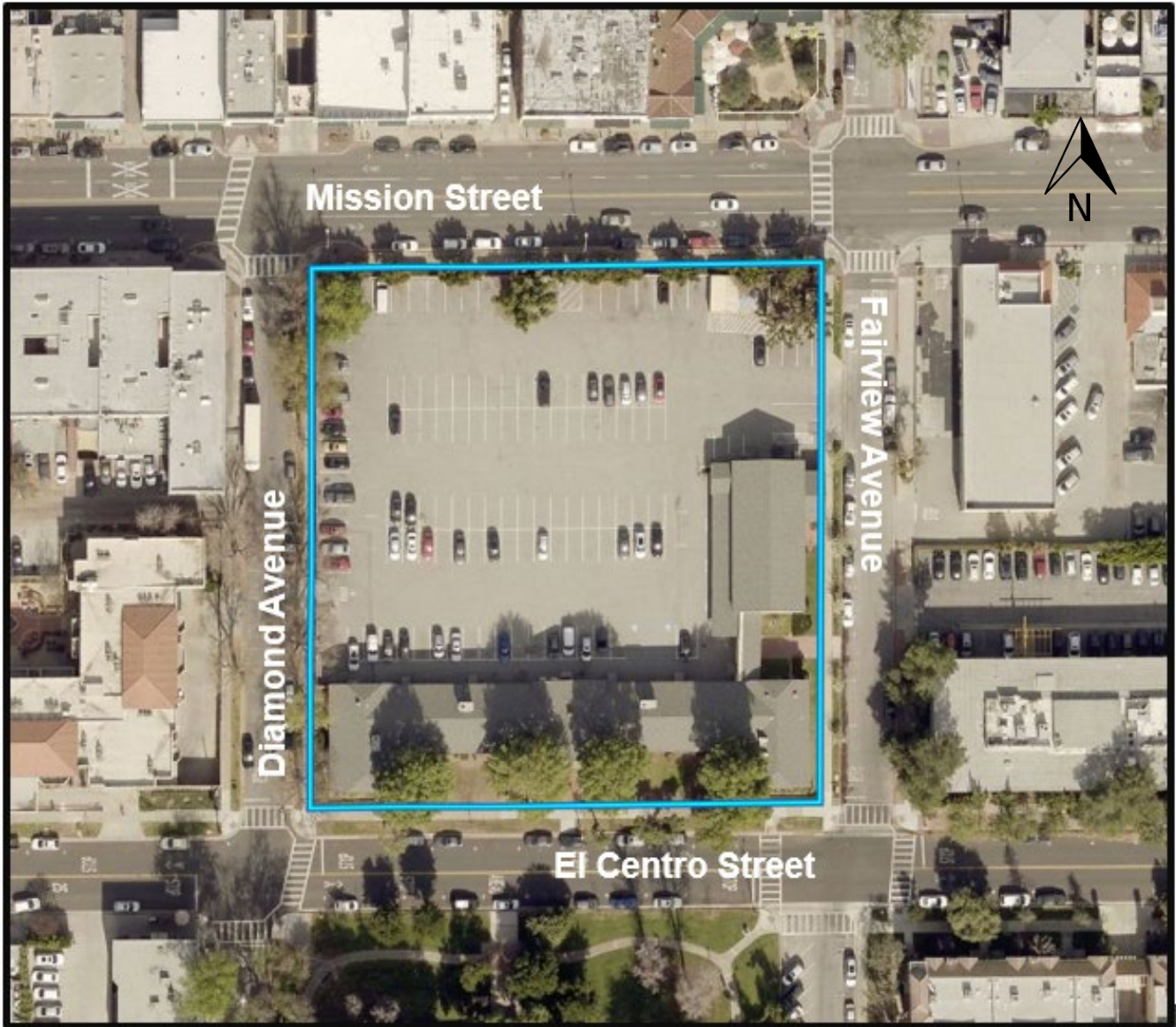


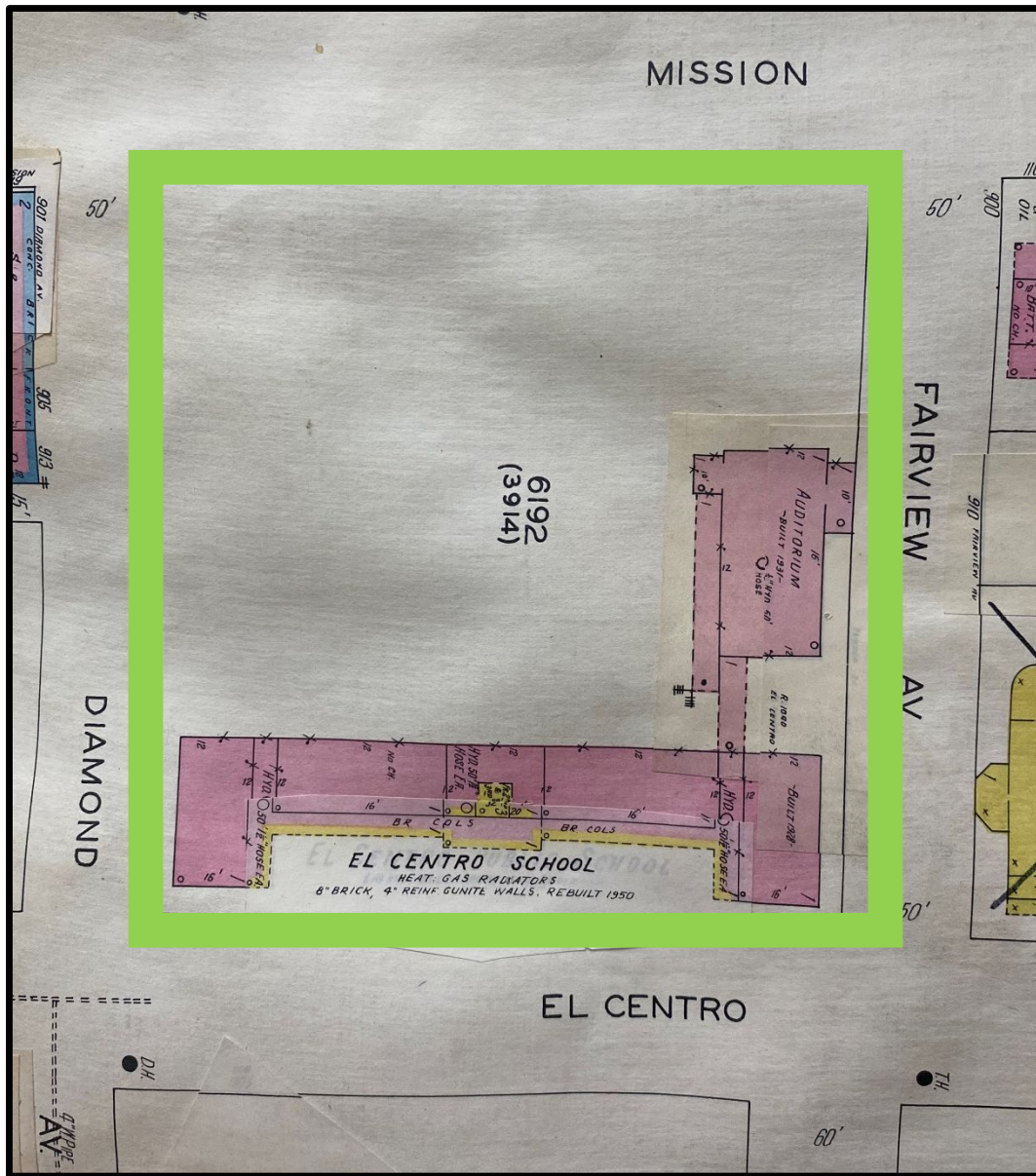
Figure 2: Street View – El Centro



Figure 3: View of the Existing Parking Lot



Figure 4: Sanborn Map, 1956



ATTACHMENT 3

Project Plans ([click link here](#))

ATTACHMENT 4

Project Narrative and Request for Incentives/Concessions

A Brief History of the Site

The project site is located at 1020 El Centro St. This site has been owned by the School District of South Pasadena since the original school building was built in 1885. The playground fronting Mission Street was a field, surrounded by white split rail fences with trees and grass. In 1928, a new school was built on the site designed by Marsh, Smith, and Powell Architects. By 1935, the white split rail fences were replaced by a wall and the park in the center of the city became a walled garden. In 1949, the school was strengthened after the Long Beach Earthquake and the bell tower was removed. In 1979, the site was no longer used as a school and was later converted to the district offices of the school district. The field with its surrounding wall was paved and turned into an asphalt parking lot. The site is referred to as the missing tooth of downtown South Pasadena.

Placemaking

The aspirations of this project go beyond the need to integrate the building into the community – this it must do. As well as follow the pattern and granularity of the street. It is also a place of center. A node in the form of the street that needs to be known. We want to create a place that adds to the interest of South Pasadena. A place which is adopted and loved by the community. A place that represents the South Pasadena and the California of our collective imaginations. A place that makes the City of South Pasadena a better place to live. A place of humanism, of being together where people naturally feel the phenomenon of uniting to share values. A place where beauty is celebrated. A place of consequence. A stage for our civic life, where celebrations are held and where every day is celebrated.

The Project

We believe in the continuation of history. We are proposing a project that continues the historical traditions of the city by first connecting to the spirit of the place, and then engaging and learning from the fabric of the city. The project takes its cues from the historic retail buildings that line Mission Street. Using the materiality of the brick of the adjacent buildings and the school building as a further method of connection, while learning from historic typologies of courtyards, streetscapes, loggias, and plazas. The aspiration of the project is to create a set of buildings that are embraced and become works of architecture that will be protected as a historic resource many years in the future.

The proposed project is a mixed-use building comprised of subterranean parking hidden from the street, retail shops, café, and bakery fronting Mission Street, and owner-occupied housing above. As the project occupies nearly an entire city block, it is not comprised of a single building, but is a collection of 6 buildings that form a central courtyard, create attractive streetscapes, and form a loggia, and a plaza. The school building will be restored as an adaptive reuse, where the new commercial use can be enjoyed by the public.

Along Mission Street, the streetscape is designed to honor its place as the center of town. Here the retail is setback under a deep loggia space which runs the entire length of Mission Street, anchored by towers at the corners and arriving at an open-air plaza in the center which establishes the axis of the existing building while creating an outdoor seating venue for the restaurant and bakery.

The proposed project meets the design guidelines for building massing. The project has retail at the ground floor with ample ceiling heights which takes its cue from the historic buildings in the area. On top of the retail is a single story of housing where the next level of housing has a large step back. This creates a streetscape elevation that matches the historic 2 story structures that are adjacent to it. With the large step back of the next story and line of sight from Mission Street, the pattern of the street is carried through the project.

The cues to entries and the procession of spaces that creates the arrival at the entries are a continuation of the spaces that exist on the existing buildings on our site. Prior to arriving at a window, door, or entry, you travel through a succession of spaces that transition you from the public urban realm to the private. This is in the form of loggias on Mission Street that create a covered breezeway leading to the central plaza that is on axis with the courtyard and existing building. The entry features are designed to reflect the overall architectural identity and character of the project, which is an urban building that takes many of its cues from the older historic, masonry buildings on Mission Street. Each of the shops on Mission are set back from the street through the use of a loggia. This allows us to create a neutral border to the entrances and fenestration of the storefront, where each shop can have its own design, identity and character tied together by the loggia space. This is in contrast to modern buildings where the monotony of storefront design is assigned to each tenant – whether or not it fits with the design of the building, the result is different than what we are proposing. We are interested in each shop having an identity that adds variety and excitement to the building and the streetscape. As the buildings material is brick the window and door materials will be metal and are detailed to be inset to express the thickness of the material that we are using – which is masonry. Awnings, overhangs, and projections of the building are all used to provide shade to the openings and ensure that its occupants do not need to rely on interior shades to block excessive heat gain.

The project spans the park setting of the library to the main street setting of Mission St. The structure at 1020 El Centro has a large, landscaped setback that is a lawn that fronts the library on El Centro which includes an auditorium on Diamond Avenue. The building at 1020 El Centro is a contributor to a historic district. The fenestration consists of single pane wood windows. Many of these windows have become subject to dry rot disrepair, and additional warping. Many of the sills are cracked and in need of replacement. We have engaged a historic consultant to evaluate and provide a strategy for repair and replacement. This replacement would consist of the same material, style, and design as the existing, while incorporating low e, dual pane to comply and exceed, when possible, the California Energy Code requirements. Windows and other fenestration on the new buildings are designed to match and compliment the fenestration of the historic building.

On Diamond Avenue the design of the new building is set back from the street and has private gardens that are accessed through a walled garden yard gate. This provides a landscaped leafy setback on the street and a transition from the existing building. The courtyard for the housing is enclosed by the buildings and the plaza space for outdoor dining, creating a sheltered space from the street. Smaller private gardens access the courtyard at the ground level through yard gates. The units above have

balconies and openings that create identity at each individual unit which reduces the overall scale of the building. The buildings incorporate variations in wall planes, height variations, step backs, and a variety of roof heights to reduce the scale of the building and identify it as an easily recognizable urban housing typology.

The design of the garage is an important consideration in a project. Finding the garage entrance, driving, and parking in a building are all part of the experience. If garages are designed to feel safe, they are utilized and perform as designed which takes the pressure off offsite parking. Our garage will be well lit and painted to create an atmosphere of safety within the garage. Pedestrian exits will be identified with well-designed supergraphics and lit at a higher intensity to draw the pedestrian towards them and assist the visitors to the buildings to identify where they parked so that they can find their car when they want to leave. Vestibules will be eliminated in front of elevators and stairways by integrating self-closing doors connected to the fire alarm system. The elimination of vestibules creates a safer more welcoming environment inside of a parking garage. Although the garage is buried within the site and is not a feature of our streetscape, we have designed a thoughtful approach to how to create a nice experience for the visitor and users of the project.

The project utilizes brick construction as the exterior façade combined with stucco accents. Brick detailing and brick dimensions are utilized not only to avoid cutting openings into the brick, but to use the brick to provide rigor for the façade design. The wall planes will have variations with the brick coursings and brick detailing as well as the highly articulated and setbacks of the forms of the buildings. At Mission Street the brick wall parts and becomes brick columns that define a deep recess in the building through a pedestrian loggia. To exploit the great amount of sunshine that we experience in the area, the buildings articulation and form create deep shadows that animate the building depending on time of day and season. The use of brick as a unifying element of the façade, not only connects the new building to the existing building, but also is a strong unifying feature of the historic fabric of Mission Street.

The design of the project utilizes a parapet roof. There is variation and articulation in the roofline that results from step backs of floors where the roof becomes private open space. Detailing of the roof heights results in a reduction of the scale and massing of the building, the elimination of a single monolithic roof line, and an integration of gutters and downspouts into the structure. Overflow outlets are designed to be decorative and add to the visual interest of the building.

The project is designed as an urban pedestrian-oriented collection of buildings creating a lively streetscape that establishes a node in the center of Mission Street. Parking is accessed not from Mission Street, but from the side street Fairview and is subterranean to create space occupied by people not cars on the street. The parking entrance is designed as a small street leading into the building, between

two buildings. This creates a more civil entrance into the building by car rather than a 'concrete canyon' which is not appropriate for pedestrian designed streetscapes. Where private open space fronts a street on Diamond Avenue, a garden wall setback from the street with a landscape buffer leads to a yard gate, which operates much like a front door to that unit. Trees in the private garden spaces add to the streetscape as these spaces are single story and the canopies of the trees combine with the canopies of the street trees. Lighting in all of the outdoor spaces and on the building not only provides security but sets the mood and atmosphere of these spaces which make them attractive spaces to inhabit in the evenings. In addition to the building lighting, the landscape is also lit as accent lighting that adds to the attractiveness of the streetscape.

Each building and entrance have a sequential set of spaces that bring you from the public realm to the private realm. Housing at the ground floor is either entered from the loggia, plaza, and courtyard from Mission Street or the landscaped setback of Diamond Street. The next set of spaces are private gardens that access them through yard gates. This succession of spaces set up the porches, balconies, and any exposed stairwell to be successful and safe spaces in an urban setting. Throughout the project, balconies project and indent the façade, trellises create shade, verandas are setback from the street to provide an attractive backdrop to the building. Exterior stairways or stairs that are not enclosed are used more than internal stairs and are places of social interaction and community. These are located within the building and not visible or directly accessible from the street to provide the security for the residents that would encourage using the stairs more often than just taking the elevators. In a post covid environment, outdoor spaces, and outdoor circulation has been placed at a much higher value and is a central feature to the project.

The benevolent climate of Southern California permits life to be led informally and out of doors. Indoor outdoor lifestyle has been further bolstered by reactions to the COVID pandemic and the sustainability movement. We are reinventing the way that we live and by doing so, we are connecting to historic architecture where people enjoyed a more elemental and simpler life through the pleasure of a life connected to nature. This is how we connect to the spirit of the school building at 1020 El Centro, with its open-air breezy access balconies, and classrooms that have retractable window walls that pull up into the ceiling connecting the classrooms to the veranda, the arcade, and the garden. The sequence of outdoor spaces connected to indoor spaces, the ability to multi-slide glass, and the fluidity of spaces throughout the project enable a new lifestyle that is sustainable, transparent, and elementary. A thoughtful, warmer, public spirited, open, social, altruistic, communal, and gracious lifestyle reflecting the way people really want to live.

Mark Salvatore Gangi, FAIA

PROJECT DESCRIPTION

1. INTRODUCTION

FSM SOPAS LLC, the Project Applicant proposes to develop a mixed-use building on an approximately 82,762 square foot (1.9-acre) site located at 1020 El Centro Street in the City of South Pasadena (“City”). The Project would involve demolition of the existing surface parking lot and construction of an approximately 96,252 square-foot, four story mixed-use building with a maximum height of 50 feet. The mixed-use building would include the development of approximately 108 residential units (74,220 square foot of residential area) and approximately 22,032 square feet of ground floor commercial space including the existing school district building. Of the 108 residential units, a total of 22 residential units would be moderate income residential units. The Project proposes approximately 274 vehicular parking spaces in two subterranean levels, with access from Fairview Avenue. In total, the Project is allowed approximately 123,900 square feet of floor area with an associated floor area ratio (“FAR”) of 1.5 to 1 based on the lot area. The would result in a total Project floor area of 96,542 square feet and a Project FAR of 1.17 to 1.

2. ENVIRONMENTAL SETTING

A. Project Location

The approximately 1.9-acre Project Site is located in Los Angeles County, within the City of South Pasadena, approximately 21.17 miles east of the Pacific Ocean. The Project Site is comprised of one lot, Assessor Parcel Number: 5351-008-900, and is specifically located at 1020 El Centro Street.

Primary regional access to the Project Site is provided via the Pasadena Freeway (SR-110) which runs east-west and is located approximately 0.28 mile north of the Project Site. Major arterials providing regional and subregional access to the Project Site include Fair Oaks Avenue, located east of the Project Site. Local access to the Project Site is provided via Mission Street, Fairview Avenue, Diamond Avenue, and El Centro Street. In addition, the Project Site has convenient access to public transportation and is served by the Pasadena/El Centro Transit Bus Line Number 258, and the Metro Gold Line. The closest Metro Rail Station to the Project Site, South Pasadena Station, is located 0.12 mile west of the Project Site.

B. Existing Uses and Zoning

The relatively flat Project Site is currently developed with the South Pasadena Unified School District building and associated parking lot. The historic South Pasadena Unified School District building was built in the late 1800’s.

The Project Site has a City of South Pasadena General Plan land use designation and zoning designation of Mission Street Specific Plan (MSSP). The South Pasadena Municipal Code establishes the MSSP as a Special Purpose Zoning District. MSSP allows for the development of pedestrian-oriented, retail and service uses.

There are no known hazardous sites associated with the Project Site pursuant to Section 65962.5 of the Government Code, as according to California Department of Toxic Substances Control’s (DTSC) EnviroStor

database,¹ SWRCB's GeoTracker database,² or DTSC's current "Cortese" list.³

The Project Site is not situated within a State scenic highway. The nearest officially designated State scenic highway is Arroyo Seco Parkway, part of State Route 110 (SR-110), located more than 1,000 feet north of the Project Site.⁴

C. Description of the Surrounding Area

The Project Site is located in the South Pasadena in an urbanized area that has been developed since the late 1800's. The Project Site has frontages along Mission Street, Fairview Avenue, Diamond Avenue, and El Centro Street. The land uses in the general vicinity are characterized by a mix of low-to medium density residential uses and commercial uses, which vary widely in building style and period of construction. The surrounding properties include commercial retail, residential uses, the South Pasadena Public Library, and associated surface parking. Similar to the Project Site, the properties in the surrounding area are zoned MSSP.

North: North of the Project Site across Mission Street are one- and two-story commercial uses.

East: East of the Project Site and across Fairview Avenue are one- and two-story commercial uses and surface parking lots.

South: South of the Project Site across El Centro Avenue is the South Pasadena Public Library.

West: West of the Project Site across Diamond Avenue is a three-story residential use and two-story commercial use.

3. PROJECT CHARACTERISTICS

As previously discussed, the Project involves the demolition of the existing surface parking lot and construction of an approximately 96,252 square-foot mixed use building with 108 residential units and approximately 22,032 square feet of ground floor commercial space including the existing school district building. The four-story mixed-use building with a maximum height of 50 feet would provide 108 residential units which includes 6 studio apartments, 90 one-bedroom apartments, and 12 two-bedroom apartments. The units would range in size from 310-450 square foot (studio), 640-880 square foot (one-bedroom), 810-850 square foot (two-bedroom). Of the 108 residential units, a total of 19 residential units would be moderate income residential units. The proposed residential and commercial uses would be supported by 274 vehicular parking spaces in two subterranean levels. Vehicular access to the Project Site would be provided by via one entry/exit driveway located on Fairview Avenue.

¹ California Department of Toxic Substances Control, *EnviroStor*, website: <http://www.envirostor.dtsc.ca.gov/?surl=27bpu>, accessed: October 2021.

² State Water Resources Control Board, *GeoTracker*, website: https://geotracker.waterboards.ca.gov/map/?global_id=10358482&geotracker_ust=true, accessed: October 2021.

³ California Department of Toxic Substances Control, *Hazardous Waste and Substances Site List (Cortese)*, website: http://www.envirostor.dtsc.ca.gov/public/mandated_reports.asp, accessed: October 2021.

⁴ California Department of Transportation, *Scenic Highway Mapping System, Los Angeles County Map*, accessed March 2020.

The proposed Project development is summarized in Table 1, Project Development Summary.

Table 1
Project Development Summary

Size	Total
Residential Units	
<i>Studio</i>	7
<i>1 Bedroom</i>	90
<i>2 Bedroom</i>	11
Total Units	108
Parking Spaces	
<i>Subterranean</i>	251
Total Parking Spaces	251
Project Square Footages	
Proposed Residential Use SF	74,510
Proposed Commercial Use SF	22,032
Total Project Square Footage	96,542
<i>Source: GANGI October 21, 2021.</i>	

4. CONSTRUCTION

Construction would occur five days a week, Monday through Friday, and may take place on Saturdays. Construction activities would include demolition, site preparation, grading, excavation, and building construction. The likely outbound haul route for the Project would be a left turn from the Project Site to head north onto Fremont Avenue, then a right turn onto the 134 Freeway. Exported materials would likely be disposed at Scholl Canyon Landfill in the City of Glendale. The Project's haul route would be approved by the City as part of its review and approval of the Project's entitlement requests. The City would also approve a Construction Traffic Management Plan to be implemented during construction to minimize potential conflicts between construction activity and through traffic.

ATTACHMENT 5

Technical Studies

- a. Traffic Analysis ([click link here](#))
- b. Noise Analysis ([click link here](#))
- c. Air Quality Global Climate Change and Energy Analysis ([click link here](#))
- d. Historic Resource Evaluation ([click link here](#))

ATTACHMENT 6

Arborist Report and Tree Removal Permit Information

[\(click link here\)](#)

ATTACHMENT 7

Proposed Sign Program

FAIRVIEW
COURT

SIGNAGE PROGRAM



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Garage Signage	
Specific Location Signage	



intention

The purpose of the sign program is to ensure that the designs of tenant signs:

Provide continuity and order,

Are appropriate to the surroundings,

Add life to the building,

Are attractive.

The following sign program is composed of and addresses these key elements:

Site plan and building elevations,

Hierarchy of signage, Number and permitted location of signs in each category,

Permitted area and maximum dimensions for each sign type,

Maximum letter size,

Specifications as to whether and how tenant logos are permitted,

Recommended construction materials and colors,

Standards for illumination,

Prohibited signs.

All signage within the property shall be subject to review and approval by FSM LLC, the City of South Pasadena. Approval is based on conformance to the sign program.

Please submit all sign proposals for review and approval to:

Mark Gangi, FAIA
mark@gangiarchitects.com
(818)845-3170



approval

Upon completion of the sign design, the tenant is to submit a sign proposal for review and approval. This approval is to be done by Mark Gangi, the Architect of Fairview Court, who will review the sign proposal for conformance to the intention of the sign program. When the sign proposal has been approved by the FSMLLC, the sign proposal can be submitted for review and approval to the City of South Pasadena. Any changes to the sign submittal must be sent in written and graphic format for review and approval. Any sign constructed without permit or approval is subject to immediate removal by FSMLLC



sign types

Ground Floor Businesses

- Awning
Sign length:
90% of awning length
Letter height: 8"
Max sign Area:
Bottom 12" of awning
- Facia Band
Sign length:
90% of storefront bay's length
Letter height: 10"
Max sign area:
12" wide band above storefront bay
- Window
Sign length: n/a
Letter height: 8"
Max sign area:
20% of each display window's area
- Blade
Sign length: 18"
Letter height: n/a
Max sign area: 2 sf

A mixed media approach, where signage is composed of several different elements and lighting techniques, is encouraged. The following sign types are suggested, however, if a sign design is composed of one material alone as part of the design concept that will be reviewed and may be accepted.

Reverse channel letter

Opaque acrylic materials with matte finish

Dimensional letter forms with seamless edge treatment

Exposed neon tubes forming letters and logos. Neon must be used with a backdrop or cutout letters to establish presence of sign during the day

Cut or fabricated steel, painted or unfinished

Polished metal

Etched metal or glass

Screens, grids, or mesh

Dimensional metal, plastic, glass, or other materials with a permanent finish

Dimensional geometric shapes

Glazed tile patterns / mosaics



letter and logo sizes

Letter and logo sizes will be contained within each specific sign area. (The sign area is specified in the elevation section.)

As a general rule, any letter or logo may not be within 1" of the border of the sign area, unless it is integral to the sign design.

Signs, typography, and three dimensional elements shall appear balanced and within the scale of the context of the sign space and the building as a whole.



materials and colors

Sign materials are to be chosen for longevity, durability, and suitability for intended purposes.

Colors are to be chosen to provide the following:

Variety and excitement,

Sufficient contrast,

Harmonious blending,

Conformance to the building.

Paint colors must be made into samples and submitted for review.

Color coatings shall exactly match the colors specified on the approved plans.

All sign colors, and sign materials are subject to the review process as part of the tenant sign submittal for compliance to the sign program.



construction

All sign fabrication work shall be of excellent quality. All logo images and type styles shall be accurately reproduced. Lettering that approximates type styles shall not be acceptable. FSMLLC, City of South Pasadena reserves the right to reject any work deemed to be below standard.

The following construction guidelines have been established to ensure that signs are fabricated with longevity and quality in mind.

All formed metal, such as letter forms, shall be fabricated using full weld construction.

All ferrous and nonferrous materials shall be separated with nonconductive gaskets to prevent electroly-

sis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to nonferrous metals.

Dimensional letters shall be affixed without visible means of attachment, unless attachments make an appropriate and intentional design statement. Angle clips attached to letter sides shall not be permitted.

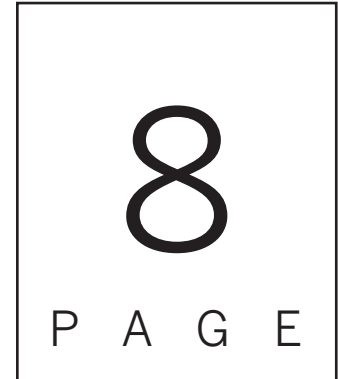
Joining of materials (seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.

Visible surfaces of metal shall be free of canning

and warping. All sign finishes shall be free of dust, orange peel effect, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.

All conduit, raceways, crossovers, wiring, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed.

Underwriters Laboratory - approved labels shall be affixed to all electrical fixtures.



construction

Fabrication and installation of electrical signs shall comply with all applicable codes.

Penetration into building walls, where required, shall be made waterproof.

Location of all openings in building walls for conduit sleeves and support for sign panels shall be indicated by the sign contractor on drawings submitted for approval.

Sign type and location shall be in accordance with approved drawings.



illumination

Signs shall be illuminated using the following techniques:

Reverse pan channel neon (halo effect)

Fiber optics

Rope lighting

Day glow iridescent with black light

Silhouette illumination

Front lighting, i.e. billboard lighting

Area lighting

to provide the maximum flexibility for tenants all signs must be illuminated from before dusk to 2 AM. In addition, neon signs must be illuminated at all times while the store is in operation.

All front lighting shall be baffled and hidden in channels where possible. Where fixtures shades or other elements are exposed, they shall contribute to the overall design of the storefront. Where 'sparkle' is created by using exposed lamps, the wattage, number of bulbs, and location / angle in relation to other storefronts shall be such that annoying glare is avoided. Exposed lamps and fixtures and brightness of signs shall be subject to approval at the sign submittal.

all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.

All exposed neon must be backed by an opaque coating, unless integral to the design concept. All housings and posts for exposed neon must be painted to match either the sign or the building background immediately behind and adjacent to the sign. Exposed neon tubes shall be located and detailed so as to be out of normal reach.

Surface brightness of



prohibited signs

The following sign types are prohibited:

- Internally illuminated awnings which are without signage, conventional plastic faced box or cabinet signs, formed plastic or injection molded plastic signs, channel letters with light transmitting acrylic faces, luminous vacuum formed letters, cloth, paper, cardboard or foam signs, stickers, or decals hung around on or behind storefronts.
- Animated or 'moving' signs: consisting of any moving, swinging, rotating, flashing, blinking, strobing, or animated light, including any moving electronic message boards or centers, or temporary lighting, such as but not limited to, search, flood, fluorescent gel, or laser lights.
- Temporary wall signs, window signs, pennants, banners, flags, inflatable displays.
- Credit card decals on glass, television monitors, video walls, and electronic readerboards, exposed labels of manufacturers, underwriters, etc., advertising, slogans, brand names, or product names as part of any signage.
- Permanent advertising devices such as attraction boards, posters, banners, and flags.
- Noise making, odor or bubble producing. Signs using 'trim cap' retainers.
- Exposed junction boxes, transformers, lamps, tubing, conduits, raceways, or neon crossovers of any type.
- Sign manufacturers or installers names, stamps, or decals shall not be visible from any public area.
- Exposed fastenings, unless fastenings make an intentional design statement.
- Projections above or below or to the side of a designated area. Any design proposal that does not meet the intention of the sign program.
- Abandoned signs
- Balloon signs
- Roof signs
- "Human signs"
- Vehicle signs



window and door signs

Tenant will be allowed to place upon main entrance to it's premises white vinyl lettering that indicates only the hours of operation and emergency phone numbers. The lettering may not exceed 120 square inches and shall not exceed 6 inches in height. The font shall be helvetica, unless another font is proposed that is consistent with the sign design intent.

All window and door signage whether painted on the glass, on a board, or neon is prohibited unless approved during the sign proposal.

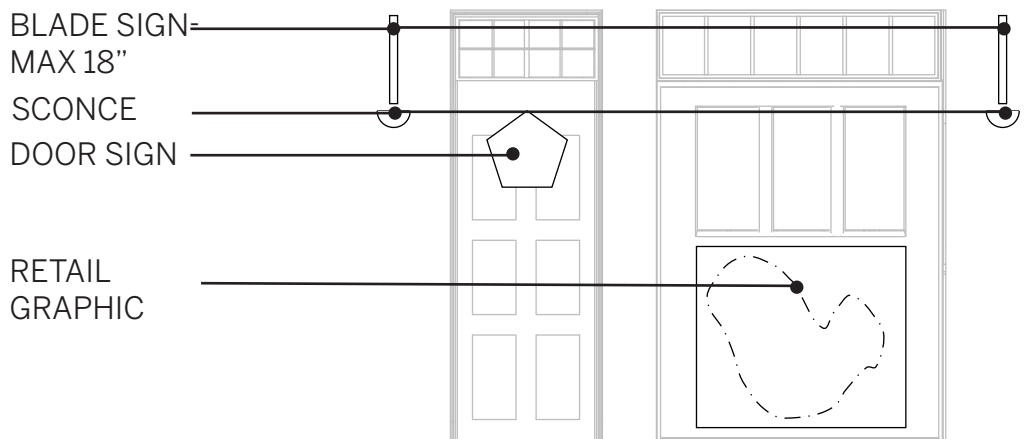


maintenance

All signs shall be in good condition, be legible, adequately repaired, maintained, and painted by the tenant at all times. All repairs shall be at least equal in quality and design to the original signs,

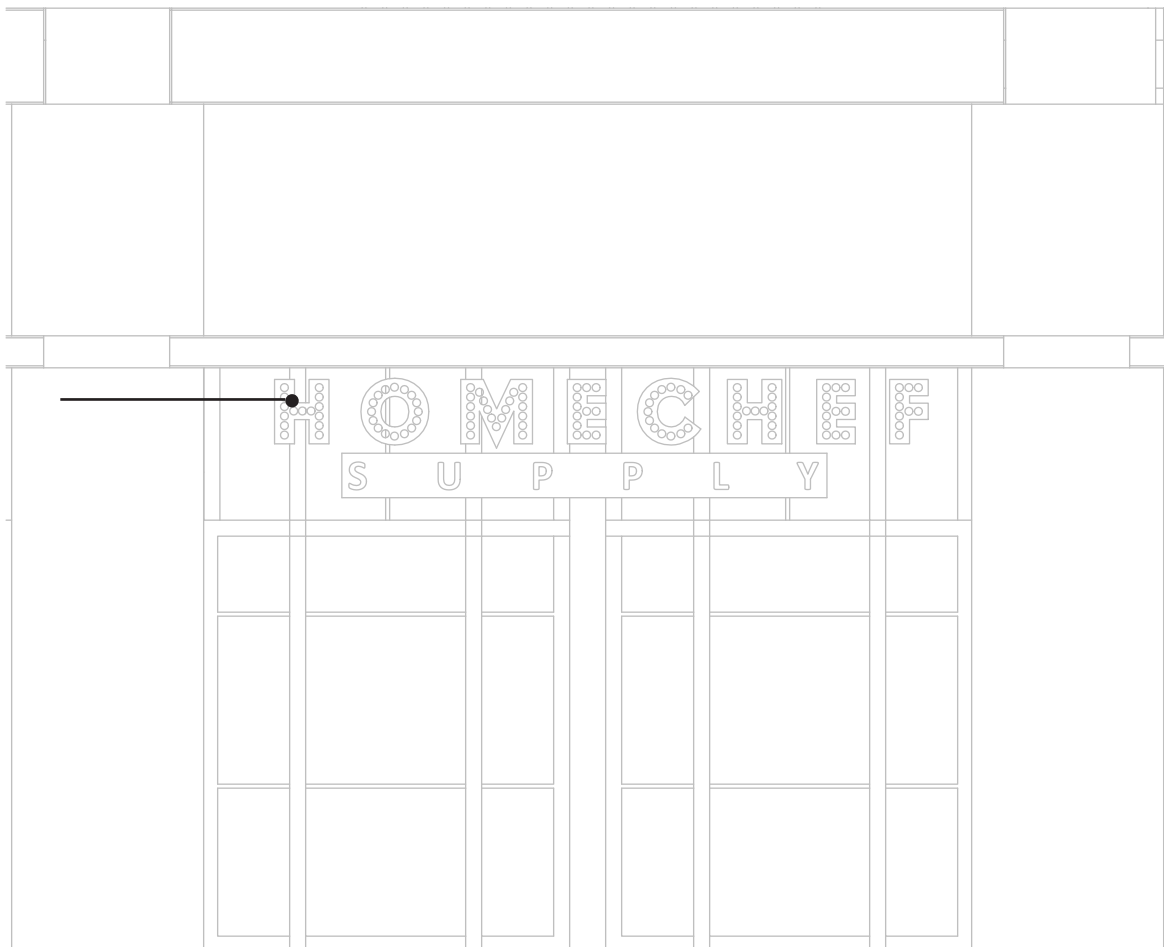
Before approval of the sign proposal a maintenance schedule must be provided by the tenant. This schedule shall be part of the sign program approval.

Existing School Building Signage on El Centro St.



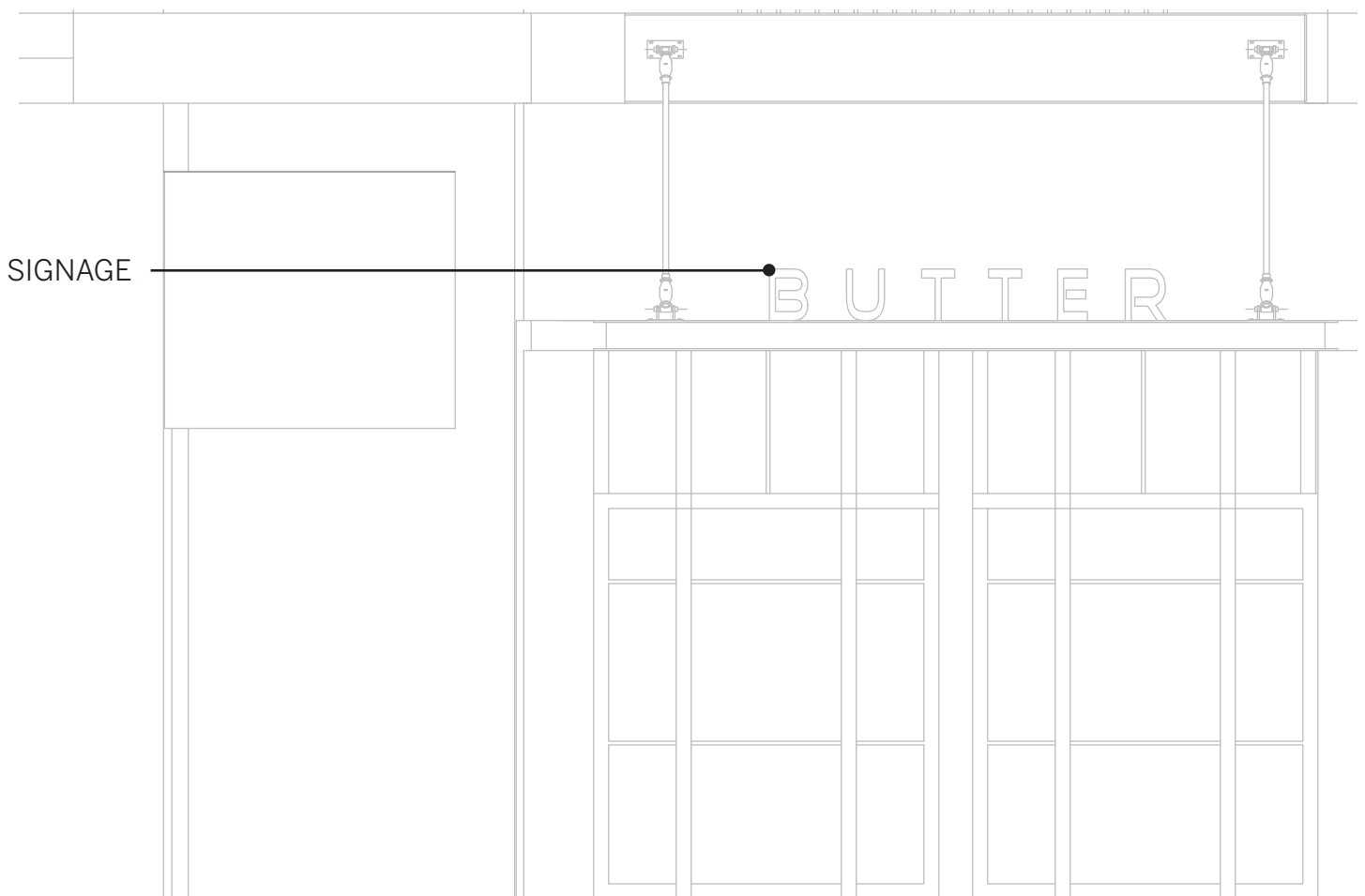
New Retail Signage on Mission St.

SIGNAGE

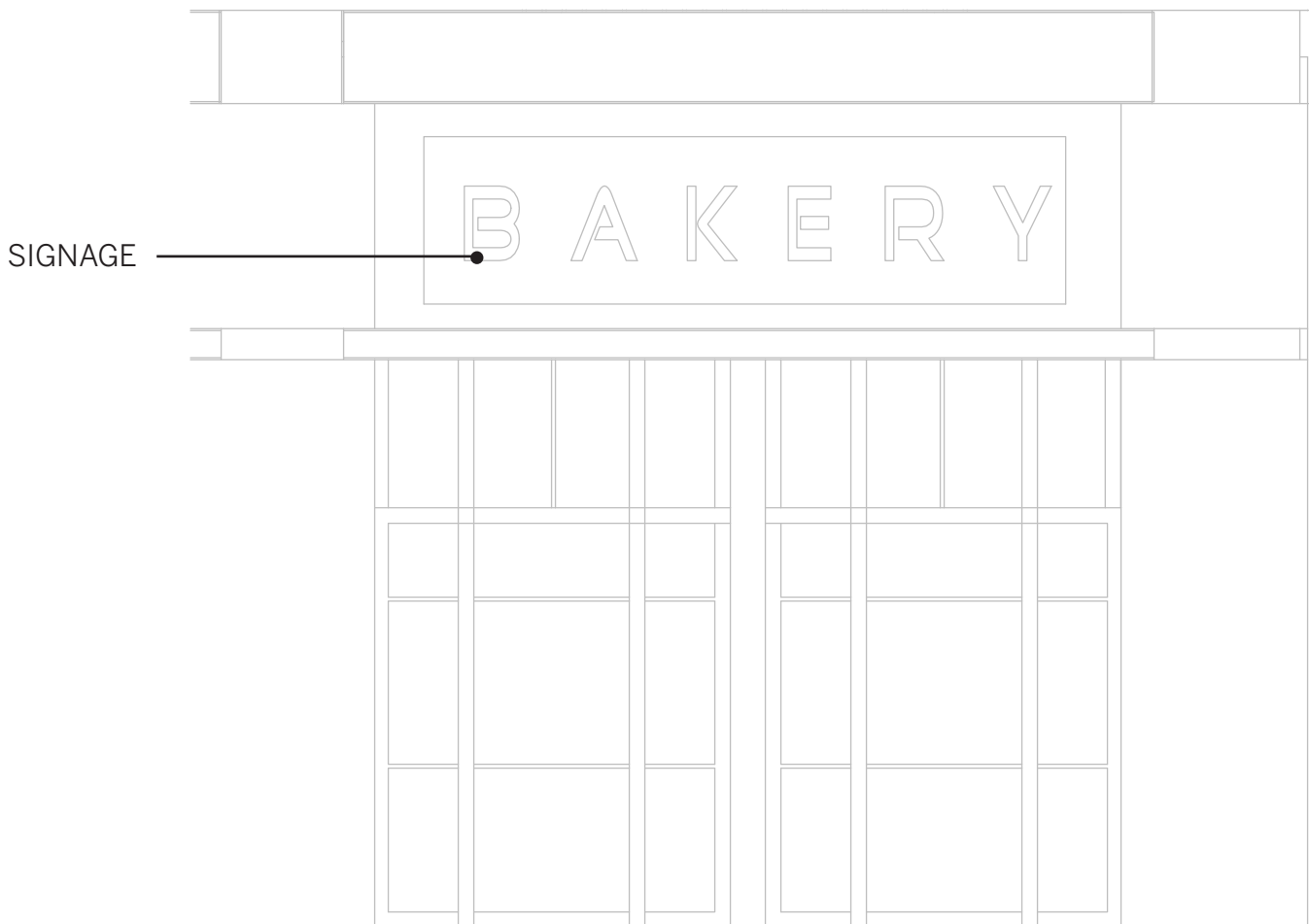




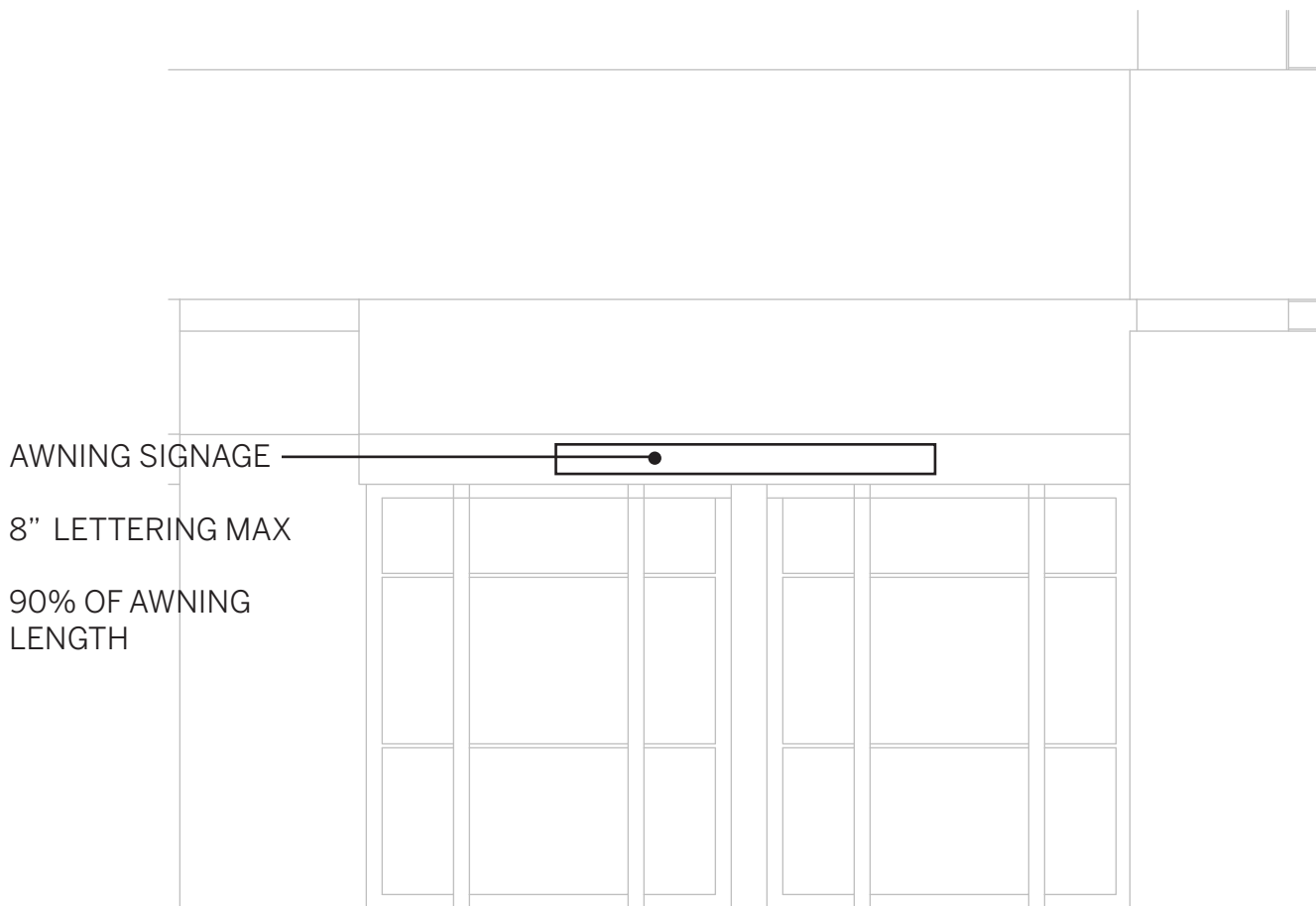
New Retail Signage on Mission St.



New Retail Signage on Mission St.



New Retail Signage on Mission St.



ATTACHMENT 8

Building Records

1020 EL CENTRO STREET

EL CENTRO SCHOOL

Pors.Lots 1,2, Block 1, Replat of the town
of South Pasadena

Lots 8,9,10,11,12,13, Block D, and
Lots 6,7,8,9,10,11,12, Block B,
Throop Gates & Cook's Subdivision

NUMBER 1008
 STREET Fairview

APPLICATION FOR A
 BUILDING PERMIT
 BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA
 TELEPHONE 799-9101 • 682-2175

CONTRACTOR <i>Mead House Wrecking</i>	ST. LIC. NO. <i>13370</i>
MAIL ADDRESS <i>135 N. Daisy Ave Pasadena</i>	PHONE <i>6817796</i>
ARCHITECT ENGINEER	ST. LIC. NO.
MAIL ADDRESS	PHONE
OWNER <i>So Pasadena Unified School</i>	PHONE
MAIL ADDRESS <i>1327 Diamond</i>	

DESCRIPTION OF WORK				
NEW	ADDITION	ALTERATION	REPAIR	DEMOLISH
				✓
FLOOR AREA (SQ. FT.)	NO. OF STORIES <i>1</i>		NO. OF DWELLING UNITS	
PRESENT BLDG. USE	PROPOSED BLDG. USE			
DESCRIBE WORK TO BE DONE	<i>Demolish School Bldg.</i>			

NOTE! PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY

EXTERIOR WALL MATERIAL	ROOFING MATERIAL	
LOT WIDTH	LOT DEPTH	LOT AREA
VALUATION: NOTE! INCLUDE ALL LABOR, MAT., WIRING, PLMG., HEAT, ETC. \$ <i>2000</i> —		
PLAN CHECK FEE & VALIDATION		

BUILDING DEPARTMENT USE, ONLY				
LOT	BLOCK	TRACT		
USE ZONE	FIRE ZONE	OCC.	TYPE BUILD.	
REQUIRED SET BACKS	FRONT	SIDE	SIDE	REAR
ENG. DEPT. APPROVAL	ZONING APPROVAL			
PERMIT FEE <i>0</i>				
APPROVED W/OUT PLANS	PERMANENT PLAN	CHECKER'S APPROVAL		

WHEN PROPERLY VALIDATED BELOW, THIS FORM CONSTITUTES A PERMIT FOR THE WORK DESCRIBED HEREON.

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

Merkle K. Mead
 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT
 PERMANENT

TYPE OF WORK	
APPLICANT'S NAME AND ADDRESS	
DATE OF APPLICATION	
OWNER'S NAME	
PROPERTY	
LOT AREA	
FRAME	
VEHICLE	
EX. LATH	
A.P. LATH	
PARKING REQ'S	
ZONING REQ'S	
FIRE DEPT	
PARTIAL OR MISC. INSPECTIONS	

SIMIL. BUILDING SETBACKS: 7-31-68 *Smith*

FRONT SIDE SIDE FRONT

PLOT PLAN

Called Mead 7-31-68 - Asked for DATE ON SEWER CAP DRAW

NUMBER

&
STREET

1008 Fairview

APPLICATION FOR A
PLUMBING PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA
TELEPHONE 799-9101 • 682-2175

CONTRACTOR	Mead House Truck Co	ST. LIC. NO.	13370
MAIL ADDRESS	135 N Daisy ave	CITY LIC. NO.	B4049
		PHONE	

OWNER	So Pasadena Unified School	PHONE	
MAIL ADDRESS	1327 Deamonel		

PROPOSED USE	USE ZONE
--------------	----------

NO. EACH FIXTURE	NO. EACH FIXTURE	NO. EACH FIXTURE
BATHTUBS	ACC. SINKS	WASHING MACHINES
STALL SHOWERS	FLOOR SINKS AND DRAINS	WATER HEATERS
LAVATORYS	"P" TRAPS	VENTS
WATER CLOSETS	GARBAGE DISPOSALS	WATER PIPE
URINALS	DISHWASHERS	SPRINKLER SYSTEM
KITCHEN SINKS	LAUNDRY TRAYS	DRINKING FOUNTAINS

TOTAL FOR ABOVE FIXTURES	@2.00 ea.	\$ _____
SAND OR GREASE TRAPS	@2.50	\$ _____
GAS PIPE SYSTEM, 1 - 5 OUTLETS	2.50	\$ _____
+ EACH ADDITIONAL OUTLET	.50	\$ _____
SOIL OR VENT PIPE ALTER OR REPAIR	2.00	\$ _____
DILUTING TANK OR WATER SOFTENER	3.50	\$ _____
BUILDING DRAIN, ALTER OR REPAIR	4.00	\$ _____
SEWERS, CESSPOOLS, SEPTIC TANKS - CAP,	@6.00 ea.	\$ _____
SWIM POOL	10.00	\$ _____
ADDITIONAL INSPECTION	@5.00 hr.	\$ _____
INVESTIGATION FEE		\$ _____
OTHER		\$ _____
BLANKET PERMIT	3.00	\$ _____
PLUMBING PERMIT	2.50	\$ _____

TOTAL FEE \$ 0

WHEN PROPERLY VALIDATED, HERE,
THIS FORM CONSTITUTES A PERMIT
FOR THE WORK DESCRIBED HEREON.

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

Mark G. Mead
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSPECTION REPORT

DATE

CET PLUMB WORK

WATER LINES

SEWER PLUMBING

SHOWER PAN

SEWER CAP

Cap

7-31-68

Smith

HEATER VENTS

GAS TEST

GAS CO. NOTIFIED

PARTIAL OR MISS. INSPECTIONS

FINAL PLUMBING INSPECTION

7-31-68

Smith

1020
~~1149~~

CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS

LOCATION

~~1020~~ El Centro

LOT 67

+ Lot 1 BLOCK 1

Replat of Town of So Pas
TRACT Shoop, Gales - Corbis Sub

OWNER

El Centro School

DESCRIPTION

Classrooms - A

S

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
1-25-55	32659	PLAN CHECKING 700	So Pas Unif. School Sys.	See master
1-25-55	32659	BUILDING	(E P Wapstall)	and
2-2-55	32749	TEMP POWER	N. B. Hubbard Elec	1.25
8-24-55	33826	ELEC. WIRING	N. B. Hubbard Elec	3.70
8		ELEC. FIXTURES		
1-26-55	32684	PLUMBING	George Kauffman	3.60
1-26-55	32684	SEWER 1028	George Kauffman	5.00
		HOUSE CONN.		
		DRIVEWAY		
		FURNACE		

LOCATION ~~1149~~ El Centro El Centro School

BUILDING Classrooms A SUBS IN _____

GENERAL CONTRACTOR E.P. Wapshale (m) PERMIT NO. 32659 1/25/55

ELECTRICAL " W.B. Hubbard Elec Co " 33826 8/24/55

PLUMBING " George Kauffman " 32684 1/26/55

ITEM	DATE CALLED	TIME	DATE INSPECT		DATE CLEARED	INSPECTOR
			(1) MADE	(2)		
TRENCHES		A.M. P.M.				KCF
SEWER CONNECTION		A.M. P.M.	Not inspected			KCF
FRAME (INCLUDING VENTS & FURN.)		A.M. P.M.				
32749 - TPP-01C ROUGH ELECT.	2-3-55	A.M. P.M.				KCF
ROUGH PLUMBING	gas 9/12/55	A.M. P.M.				KCF
LATH INSIDE OUTSIDE	inspected by	A.M. P.M.				KCF
FINAL PLUMB.	Horkins re letter 9-8-55	A.M. P.M.			4/26/55	JER.
Series 1028 FINAL ELECT.	Elect 9/12	A.M. P.M.			9-12	P.H.
FINAL BUILD.		A.M. P.M.			9-12	P.H.
CLEAN UP		A.M. P.M.				

ITEM

DATE

REMARKS

ITEM	DATE	REMARKS

**CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS**

LOCATION 1020 EL CENTRO ST. (EL CENTRO SCHOOL)

LOT 1,2,6,7,8,9,10,11,12 BLOCK _____ TRACT THROOP, GATES & COOK

OWNER SO. PASA. SCHOOL DISTRICT

DESCRIPTION REHABILITATE SCHOOL AND

AUDITORIUM \$ 117,000⁰⁰

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
6-14-49	21171	PLAN CHECKING	(ARCHITECTS) KISTNER, CURTIS & WRIGHT	50 25
"	"	BUILDING	ENGINEERING CONTR.	100 50
		TEMP POWER		
12-13-49	22277	ELEC. WIRING	SO. PASA. ELECTRIC	2 15
"	"	ELEC. FIXTURES	" "	
		PLUMBING		
		SEWER		
		HOUSE CONN.		
2-14-50 2-16-50	22616 22628	SIDEWALK REPAIRS - 6324 " " " " " " " " DRIVEWAY " " " " " " " " " " " " " " " "	CONTRACTING ENGINEERS CO	1 00
		FURNACE		

LOCATION 1020 EL CENTRO So. PASA. SCHOOL DIST.
 BUILDING REHAB. SCHOOL + AUDITORIUM PERMIT NO. 21171
 GENERAL CONTRACTOR ENGINEERING CONTR. PHONE _____
 ELECTRICAL " SO. PASA. ELECTRIC " _____
 PLUMBING " _____ " _____

ITEM	DATE CALLED	TIME	DATE INSPECT		DATE CLEARED	INSPECTOR
			(1)	MADE (2)		
TRENCHES		A.M. P.M.				
FRAME <u>OVER.</u>	<u>12/12</u>	A.M. P.M.	<u>1/20/50</u>		<u>1/20/50</u>	<u>E.E.T.</u>
VENTS & FURN.		A.M. P.M.				
WIRING <u>W & F</u>	<u>12/12</u>	A.M. P.M.	<u>1/2</u>		<u>12/12</u>	<u>E.E.T.</u>
PLUMBING <u>904. O.K.</u>	<u>9/30</u>	A.M. P.M.	<u>9/30</u>			
LATH		A.M. P.M.				
FINAL PLUMB.		A.M. P.M.				
FINAL ELECT.		A.M. P.M.				
FINAL BUILD.		A.M. P.M.				
MISC.		A.M. P.M.				

ITEM

DATE

REMARKS

STEEL

9/16.

gave O.K. with Keug on part
Part of Auditorium

11

10/26.

Frame

12/12

Frame in 2 Rooms.

**CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS**

LOCATION 1020 EL CENTRO

LOT 12 BLOCK _____ TRACT 267

OWNER

WRECK PALM CREST APTS.

TRENCH | FRAME | WIRING | RGH. PLMB. | SEWER | FIN. PLMB. | FIN. BLDG. | ELEC. FIX.

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST
<u>3-23-31</u>	<u>6765</u>	BUILDING	<u>W. ROWE</u>	<u>150 00</u>
		ELECT. WIRING	<u>Finis</u>	
		ELECT. FIXTURES		
		PLUMBING		
		SEWER		
		HOUSE CONN.		

1020 EL CENTRO ST.

**CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS**

LOCATION 1026 El Centro
 LOT 1 BLOCK 1 TRACT Replat of Town of S.P.
 OWNER So. Pasadena Schools

School Auditorium

~~TRENCH~~ ~~FRAME~~ ~~WIRING~~ RGH. PLMB. SEWER FIN. PLMB. ~~FIN. BLDG.~~ ~~ELEC. FIX.~~

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST	
6-18-31	6816	BUILDING	L. E. Dixon Co.	20,080	00
8-15-31	10218	ELECT. WIRING	R. R. JONES ELECT.		3 ⁰⁰ / ₁₀₀
9-11-31	10229	ELECT. FIXTURES	So. PASA. ELECT.		2 ³⁶ / ₁₀₀
7-20-31	8070	PLUMBING	So. PASA. PLUMBING		1 ⁵⁰ / ₁₀₀
		SEWER			
		HOUSE CONN.			

CITY OF SOUTH PASADENA

BUILDING AND ALLIED PERMITS

LOCATION 1030 EL CENTRO

LOT _____ BLOCK _____ TRACT _____

OWNER SCHOOL DISTRICT

TRENCH	FRAME	WIRING	RGH. PLMB.	SEWER	FIN PLMB.	FIN. BLDG.	ELECT. FIX.
DATE	NUMBER	CLASSIFICATION	CONTRACTOR			ESTIMATED COST	
5-25-28	6052	BUILDING	J. F. ATKINSON			49,210	00
7-30-28	9217	ELECT. WIRING	R. A. RUEBEL				6.40
11-13-28	9333	ELECT. FIXTURES	R. R. Jones				3.95
5-23-28	7548	PLUMBING	E. W.			3429	00
5-23-28	3401	SEWER	✓ ✓				1.00

ATTACHMENT 9

Site Images

Site Images



Former Classroom Door



Inside Former Classroom



**Former Classroom Doors:
Exterior**



**Former Classroom Doors:
Interior**



**Former Classroom Doors:
Interior**



Inside Former Classroom



Classroom Partition Walls



Former Office



**Former Administrative
Office**



Interior Corridor



Interior Corridor



Exterior Corridor



Exterior Corridor



Former Auditorium



Former Auditorium

ATTACHMENT 10

Public Comment ([click link here](#))