



**CITY OF SOUTH PASADENA  
Planning Commission  
Special Meeting Minutes  
Wednesday, May 17, 2023, 5:30 PM  
Amedee O. "Dick" Richards Jr. Council Chambers  
1424 Mission Street, South Pasadena, CA 91030**

**CALL TO ORDER:**

A Special Meeting of the South Pasadena Planning Commission was called to order by Chair Dahl on Wednesday, May 17, 2023 at 5:43 p.m. The meeting was held at the Council Chambers located at 1424 Mission Street, South Pasadena, California.

**ROLL CALL:**

**Present:** Chair: Laura Dahl  
Vice-Chair: Lisa Padilla  
Commissioners: John Lesak

**Absent:** Commissioners: Arnold Swanborn, Amitabh Barthakur

**Council  
Liaison:** Mayor: John Primuth

**City Staff**

**Present:** Andrew Jared, City Attorney (via Zoom)  
Angelica Frausto-Lupo, Community Development Director  
Alison Becker, Deputy Community Development Director  
Matt Chang, Planning Manager

**APPROVAL OF AGENDA:**

Approved, 3-0.

**DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS:**

None.

**PUBLIC COMMENT:**

1. **Public Comment:**  
None.

**PUBLIC HEARING:**

2. **Proposed 6<sup>th</sup> Cycle (2021-2029) Housing Element and Environmental Assessment** – State laws require cities to update their General Plan Housing Element for the 6<sup>th</sup> Cycle (2021-2029 planning period). The City of South Pasadena has prepared a Draft Housing Element, and the Planning Commission will review and make a recommendation to the City Council on the proposed Draft Housing Element. An Environmental Assessment (EA) was prepared for this project to analyze any potential effect on the environment pursuant to Government Code section 65759(a).

**Recommendation:**

Recommend that the Planning Commission adopt a Resolution recommending the City Council take the following actions:

1. Adopt the Environmental Assessment (EA).
2. Adopt the General Plan Housing Element for the 6<sup>th</sup> Cycle (2021-2029 planning period).

**Staff Presentation:**

Director Frausto-Lupo announced receipt of the certified Housing Element approval letter from the California Department of Housing and Community Development (HCD) this afternoon. She gave a brief history, acknowledging the efforts of City Consultant Mobius Planning Principal, Grant Henninger, Deputy Community Development Director Becker, and Planning Manager Chang. City Attorney Andrew Jared (via Zoom) provided background information on the court order issued in August of last year in a lawsuit by Californians for Home Ownership requiring the City to adopt its Housing Element by May 30, 2023, and clarified the duties of the Commission at tonight's meeting. Consultant Henninger presented a PowerPoint presentation and updated the Commission on the status of the Housing Element, its compliance with State law and the requirements under the court order.

**Questions for Staff:**

Commissioner Lesak asked about the EA process and the 120-day timeframe for zoning changes. Consultant Henninger explained the difference in the process between an EA and an EIR and that the timeframe is based on adoption and not certification. Commissioner Lesak asked about the process for revisiting or refining changes, including objective design standards. Consultant Henninger explained the process.

Chair Dahl asked for a brief outline of the changes made from the time the Housing Element was rescinded to the time of resubmission. Consultant

Henninger explained that the most substantive change was related to the missing middle housing programs. Council Liaison Mayor Primuth shared that a redline version was posted on the City's website on the Community Development webpage.

**Public Comments:**

None in Chambers. However, two (2) written public comments were received – a letter from the South Pasadena Tenants Union and an email from Josh Albrektson.

**Discussion:**

Commissioner Lesak expressed his concerns regarding recommending the EA; specifically, that so much information was included there had not been enough time to adequately review it.

City Consultant, Project Manager Jillian Neary of Psomas, the consultant who prepared the EA, explained the process utilized in its preparation.

City Attorney Jared explained how the considerably abbreviated timeline was due to the delay in receiving notification from the State. He further explained that the tight timeline is both legislatively imposed and imposed by court order, and if those deadlines are not met, then severe consequences would occur in relation to failing to abide by the Court's order.

Chair Dahl asked Staff to provide the Commission with a schedule for the next 120 days so that special meetings could be planned, as necessary. Deputy Director Becker informed the Commission that Staff had developed a schedule which will have at least one study session at the regularly scheduled meeting in August, but could and would welcome the opportunity to touch base more frequently.

**Decision:**

Commissioner Lesak motioned, seconded by Vice-Chair Padilla, to adopt Resolution which recommends the City Council accept and approve the Environmental Assessment as well as adoption of the 2021 - 2029 General Plan Housing Element for the 6<sup>th</sup> Cycle, 5<sup>th</sup> Draft Update of the South Pasadena General Plan consistent with the statutory requirements of California Housing Element law, with modifications. Section 3, Part A is recommended to be changed – starting with the 5<sup>th</sup> Draft of the 2021-2029 Housing Element, to read “was prepared for the project in conformity with 14 CCR 15080(c).” The end of Section 3 will include a note that the opportunity for additional environmental review exists in the future on a project-by-project basis.

Chair Dahl asked for Roll Call:

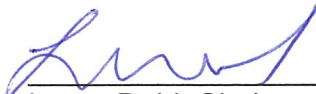
Commissioner Lesak	Aye
Vice-Chair Padilla	Aye
Chair Dahl	Aye

**Motion carried, 3-0.**

**ADJOURNMENT:**

- 3. Adjournment to the Planning Commission meeting scheduled on June 13, 2023 at 6:30 pm:**

There being no further matters, Chair Dahl adjourned the meeting at 6:49 pm.



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Laura Dahl, Chair