

**CITY OF SOUTH PASADENA  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that the City of South Pasadena Planning Commission will hold two Public Hearings in August. The first hearing will be held on **Tuesday, August 8, 2023, at 6:30 p.m.** and the second hearing will be held on **Monday August 21, 2023 at 6:30 p.m.** through in-person meetings to consider the following projects:

**Proposed General Plan Update and Downtown Specific Plan (DTSP)** – State law requires cities to periodically update their General Plan and zoning code to ensure orderly land development and conform with State laws. The City of South Pasadena has prepared a Draft General Plan Update and Downtown Specific Plan and the Planning Commission will review and make a recommendation to the City Council on the proposed Draft Plans, available online at: <https://www.southpasadenaca.gov/government/departments/planning-and-building/general-plan-downtown-specific-plan-update>. The General Plan Update will apply City-wide, and the Downtown Specific Plan will apply to the Fair Oaks Corridor, bounded by SR110 to the north and Bank Street to the south, and Mission Street Corridor generally bounded to the north by Hope Street and to the south by El Centro, and to the east by Brent Avenue and Indiana Avenue to the west.

**Zoning Code Updates** reflecting the General Plan and DTSP Update & 2021–2029 Housing Element Implementation Programs that must be adopted within 120 days of Housing Element adoption. Specifically,

**Program 2.e - Facilitate Density Bonus for Projects with On-site Affordable Housing**

Update the Zoning Code provisions for density bonuses (SPMC Division 36.370) as needed to comply with changes in state law.

**Program 2.h - Incentivize Special-Needs Housing**

Amend the Zoning Code to comply with the Employee Housing Act, specifically Health and Safety Code Section 17021.5 that requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone.

**Program 2.m – Update Inclusionary Housing Regulations**

Revise the Zoning Ordinance to reduce the required percentage of inclusionary units from 20% of base units to 15% of base units. Additionally, an exemption to the Ordinance will be included for projects with less than 10 units.

**Program 3.a - Rezone and Redesignate Sites to Meet RHNA**

Re-designate and rezone the parcels listed in Table VI-50 and Table VI-51 within the 6th Cycle Housing Element to address the shortfall of suitably-zoned sites for the lower-income Regional Housing Needs Allocation (RHNA).

**Program 3.b - Mixed-Use Developments and Adaptive Re-Use**

Create development standards that encourage the development of high density residential uses. It is anticipated that the base density of the DTSP zones will be either 70 or 110 du/ac, depending on the zone.

**Program 3.n – Zoning Changes**

Include new or revised development standards or updates to processes and procedures to address constraints identified in the Housing Element and facilitate increased densities in the updated General Plan and the Downtown Specific Plan (DTSP).

**Program 5.b – Encourage a Variety of Housing Types**

Review and revise South Pasadena's zoning regulations as needed to ensure they allow for a variety of housing types that can meet the needs of diverse residents.

It is expected that the hearing on August 8, 2023, will focus on the General Plan Update and Downtown Specific Plan, and that the hearing on August 21, 2023 will focus on the various zoning code updates and implementation measures noted above.

A **Program Environmental Impact Report (PEIR)** has been prepared for this project to analyze any potential effect on the environment pursuant to the California Environmental Quality Act. A Notice of Availability was released on July 24, 2023. The Planning Commission will consider the Draft PEIR during the course of the hearings. The public review and comment period for the PEIR is between July 24, 2023 and September 6, 2023.

The meeting will be located at the Amedee O. "Dick" Richards, Jr., Council Chambers located at 1424 Mission Street, South Pasadena, CA 91030. Members of the public also have the option to participate in person or via Zoom using the following link:

<https://us02web.zoom.us/j/83530439651>

The agenda packets for each respective meeting, which will include the staff report and associated documents for this project, will be posted on the City's website at least 72 hours prior to the meeting.

The City of South Pasadena strongly encourages your participation. Participants can provide public comment live, in person or via written public comments. Written comments can be submitted in advance to [PlanningComments@southpasadenaca.gov](mailto:PlanningComments@southpasadenaca.gov) by **12:00 p.m. on the day of each respective meeting**, to ensure adequate time to compile and post. Please provide the agenda item for the comments. All comments received will be distributed to the Planning Commission for consideration and will also be posted on the City's website prior to the meeting.

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

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