



**CITY OF SOUTH PASADENA
PLANNING COMMISSION**

**AGENDA
REGULAR MEETING
TUESDAY, FEBRUARY 13, 2024 AT 6:30 P.M.**

**AMEDEE O. "DICK" RICHARDS JR. 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 Amedee O. "Dick" Richards, Jr. Council Chambers, located at 1424 Mission Street, South Pasadena, CA 91030.

The Meeting will be available:

- In Person – 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 Laura Dahl
- ROLL CALL:** Chair Laura Dahl
Vice-Chair Lisa Padilla
Commissioner Amitabh Barthakur
Commissioner Jason Claypool
Commissioner Mark Gallatin
- COUNCIL LIAISON:** Councilmember Jon Primuth

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 Council Chambers, 1424 Mission Street, South Pasadena.

Option 2:
Participants will be able to “raise their hand” using the Zoom icon during the meeting, and they will have their microphone un-muted during comment portions of the agenda to speak for up to 3 minutes per item.

Option 3:
Email public comment(s) to PlanningComments@southpasadenaca.gov. Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents. There is no word limit on emailed Public Comment(s). Please make sure to indicate:

- 1) Name (optional), and
- 2) Agenda item you are submitting public comment on, and
- 3) Submit by no later than 12:00 p.m., on the day of the Planning Commission meeting.

NOTE: Pursuant to State law, the Planning Commission may not discuss or take action on issues not on the meeting agenda, except that members of the Planning Commission or staff may briefly respond to statements made or questions posed by persons exercising public testimony rights (Government Code Section 54954.2). Staff may be asked to follow up on such items.

PUBLIC COMMENT

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

BUSINESS ITEMS

- 2. **Commissioners Introduction**
- 3. **Planning Commission Reorganization**

Recommendation
Select Chair, Vice-Chair, and Secretary

CONSENT CALENDAR ITEMS

- 4. **Minutes from the Regular Meeting of October 11, 2022**
- 5. **Minutes from the Special Meeting of November 21, 2022**
- 6. **Minutes from the Regular Meeting of December 13, 2022**
- 7. **Minutes from the Regular Meeting of March 14, 2023**
- 8. **Minutes from the Regular Meeting of April 11, 2023**
- 9. **Minutes from the Special Meeting of May 17, 2023**
- 10. **Minutes from the Regular Meeting of June 13, 2023**
- 11. **Minutes from the Regular Meeting of September 12, 2023**

PUBLIC HEARING – CONTINUED ITEM

12. Project No. 2500-HDP/DRX/VAR/PM/TRE – The proposed project is for a Hillside Development Permit (HDP) and Design Review Permit (DRX) for the construction of a new 3,214-square-foot, two-story, single-family dwelling along with a Parcel Merger (PM) application of the two existing lots within the Southwest Monterey Hills area, located at 4931 Harriman Avenue (APN: 5312-016-016 & 5312-016-017). The project includes two Variance (VAR) requests: 1) for a side yard setback of five feet in lieu of required seven feet and six inches, and 2) for an attached garage in front of the main structure. The project includes a Tree Removal Permit (TRE) for the removal four (4) trees. In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15303, Class 3 (New Construction or Conversion of Small Structures).

Recommendation:
Staff recommends that the Planning Commission continue this item to the March 12, 2024 Planning Commission meeting.

PUBLIC HEARING

13. Proposed General Plan Update, Zoning Text Amendment, and Zoning Map Amendment – Implementation of the General Plan Housing Opportunity Overlay land use designation, the Housing Opportunity Overlay zone in the South Pasadena Municipal Code (SPMC), and a Zoning Map Amendment, consistent with the City’s 2021-2029 Housing Element (6th Cycle). The proposed General Plan Amendment, Zoning Text Amendment, and Zoning Map Amendment would apply to certain parcels located in two areas: the Ostrich Farm Mixed Use Area and the Huntington Drive Mixed-Use Area. The affected parcels generally fall on major arterials such as Fair Oaks Avenue, Monterey Road, Pasadena Avenue, and Huntington Drive, but the increased density allowance would also apply to some parcels immediately adjacent to major corridors.

The General Plan and zoning amendments are proposed to comply with a court order resulting from a litigation regarding the City’s housing element adoption. Thus, pursuant to Government Code Section 65759, the amendments are not subject to the California Environmental Quality Act (CEQA) review beyond the Environmental Assessment (EA) previously completed for, and adopted in conjunction with the City’s adoption of the Housing Element on May 30, 2023.

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution recommending the following to the City Council:

1. Adoption of a Resolution to amend the General Plan and General Plan Land Use Map creating the Housing Opportunity (HO) Overlay land use designation.
 2. Adoption of an Ordinance to approve a Zoning Text Amendment and Zoning Map Amendment to implement the necessary changes to the SMPC creating the Housing Opportunity (HO) Overlay zone, consistent with the 2021-2029 Housing Element Housing Programs.
- 14. Project No. 2579-CUP** – A request for a Conditional Use Permit (CUP) for live entertainment for a concert venue, on-site sale and consumption of alcoholic beverages (Type-90 ABC license), and extended hours of operation at the east wing of the former school district building located at 1020 El Centro Street (APN: 5315-008-047). In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301, Class 1 and Section 15331, Class 31.

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution taking the following actions:

1. Finding the project exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301 (Class 1) and Section 15331 (Class 31).
2. Approve Project No. 2579-CUP, subject to the recommended conditions of approval.

ADMINISTRATION

15. Comments from City Council Liaison
16. Comments from Planning Commissioners
17. Comments from Staff

ADJOURNMENT

18. Adjourn to the Regular Planning Commission meeting scheduled for March 12, 2024.

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.

2/8/2024

Date

Robert (Dean) Flores, Senior Planner



**CITY OF SOUTH PASADENA
Planning Commission
Meeting Minutes
Tuesday, October 11, 2022, 6:30 PM
Amedee O. "Dick" Richards Jr. Council Chambers
1424 Mission Street, South Pasadena, CA 91030
and Via Zoom Teleconference**

CALL TO ORDER:

A meeting of the South Pasadena Planning Commission was called to order by Chair Lesak on Tuesday, October 11, 2022 at 6:30 p.m. The meeting was an in-person hybrid meeting held at the Amedee O. "Dick" Richards, Jr. City Council Chambers, located at 1424 Mission Street, South Pasadena, California and via Zoom teleconference.

ROLL CALL:

Present: Chair: John Lesak
Vice-Chair: Laura Dahl
Commissioner: Lisa Padilla

Absent: Commissioners: Amitabh Barthakur
Janet Braun

City Staff

Present: Angelica Frausto-Lupo, Community Development Director
Ted Gerber, Public Works Director
Ephraim Margolin, Deputy City Attorney
Matt Chang, Planning Manager
Ben Jarvis, Interim Senior Planner
Braulio Madrid, Associate Planner

APPROVAL OF AGENDA:

Approved, 3-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS:

Vice-Chair Dahl, Commissioner Padilla and Chair Lesak disclosed that they visited the sites on tonight's agenda.

PUBLIC COMMENT:

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

No public comments in Chambers.

Josh Albrektson (via Zoom) – spoke on the consequences of not having a certified Housing Element.

PUBLIC HEARING:

- 2. PROJECT NO. 2391 CUP** – A request for a Conditional Use Permit to allow the establishment and operation of a pre-school in the Button Hall building (1,816 sq. ft.) and an afterschool program serving students K-6th grade on the second floor of Evelyn Howell Crook Memorial building (1,886 sq. ft.) at an existing Oneonta Congregational Church campus located at 1507 Garfield Avenue (APN 5321-005-032).

Recommendation:

Approve the project subject to the recommended conditions of approval.

Staff Presentation:

Associate Planner Madrid presented a PowerPoint presentation. Public Works Director Ted Gerber, applicant and the engineering team that prepared the traffic study, were available to answer questions.

Questions for Staff:

Chair Lesak asked if the name of the Kids Klub was changing since the Co-Op reads differently.

Associate Planner Madrid responded that there are different daycare/preschool facilities operating at this location.

Applicant's Presentation:

Applicant/Owner Tom Webb, Director/Treasurer Richie Webb, Dale Torstenbo, Oneonta Board Member, Pastor Lincoln Skinner and Dale Brown and Fred Minagar, engineer (via Zoom) were available to answer questions.

Questions for Applicant:

Commissioner Padilla asked for clarification on the ground cover area, and how the surface will be modified.

Applicants will be looking at a variety of ground coverings.

Vice-Chair Dahl asked if they remained open during COVID or did they shut down. Letters were received from concerning neighbors regarding the location of the play area and would it be disruptive to the neighbors.

Applicant responded that essential workers that worked during COVID needed daycare for their children. Letters were received in favor of the project, and the facility is in compliance with the State requirements.

Vice-Chair Dahl asked if there was staff or management on-site and if there were any concerns from neighbors or tenants of the church or school.

Lincoln Skinner, Senior Minister at Oneonta Congregational Church, responded that there is staff on-site every day of the week. Staff can be reached by phone or email and can respond to any concerns immediately.

Questions for Staff:

Commissioner Padilla asked for clarification from staff on the analysis of noise as compared to other childcare facilities.

Associate Planner Madrid clarified that the City does have noise ordinances and regulations, but in this instance the noise is being made by children.

Vice-Chair Dahl asked why there was a second traffic analysis and is this a requirement.

Public Works Director Gerber responded that since the first analysis was prepared during COVID, a second analysis was made to have a more accurate traffic data.

Public Comments:

Staff requested a recess and returned at 7:41 p.m.

David Saeta – support the project but with some recommended changes to the project.

Diana Mahmud – as a resident, spoke not in favor of the project.

Ryan Olney – via Zoom, spoke in favor of the project.

Deputy City Attorney Margolis mentioned the recusal of Council Liaison Mahmud having a conflict of interest with this project and she was speaking as a resident.

Commission Discussion:

Chair Lesak asked for clarification from Staff if building permits were issued for the fence.

Architect Dale Greens spoke on the Conditions of Approval for the fence. Chair Lesak wanted to add a Condition to confirm the number of parking spots to be assigned on the property.

Decision:

Vice-Chair Dahl motioned, seconded by Commissioner Padilla, to approve the project as submitted, with added conditions of approval.

This will include the Findings agreed to per the Resolution included with the agenda packet.

Chair Lesak called for Roll Call:

Commissioner Padilla:	Aye
Vice-Chair Dahl:	Aye
Chair Lesak	Aye

Motion carried, 3-0.

- PROJECT NO. 2456 CUP-DRX-TRP** – A request for a Conditional Use Permit and Design Review for a 1,957 sq. ft. addition to an existing 3,216 sq. ft. veterinary hospital (Vet Villa Animal Hospital) in the Commercial General zone. The project includes the demolition of a 354 sq. ft. portion of the existing building, expansion of the veterinary hospital into the entire building, and the removal of one olive tree that is located in the private yard adjacent to Garfield Avenue. The project also includes a request for extended hours of operation from 11:00 p.m. to 6:00 a.m. which would allow the veterinary hospital to operate 24 hours a day, seven days a week.

Recommendation:

Approve the project subject to the recommended Conditions of Approval.

Staff Presentation:

Interim Senior Planner Jarvis and the Owner, Dr. Rebecca Swimmer presented the project on the expansion of the Vet Villa and the tree removal. The clinic expansion is compatible with and will keep the existing character of the area.

Questions for Staff:

Vice-Chair Dahl asked if the new CUP replaces the existing CUP from 2017.

Interior Senior Planner Jarvis explained that it is a new CUP, and modifies the 2017 CUP. Planning Manager Chang further clarified that the CUP is new with modifications to the previously approved CUP.

Applicant's Presentation:

Dr. Swimmer, owner of the business, provided history of the property and explained the reason for the expansion after that location being vacant for years prior to her ownership. The olive tree that is there now will not be destroyed but will be moved to the Applicant's personal residence.

Questions for Applicant:

Commissioner Padilla and Vice-Chair Dahl asked the Applicant regarding parking concerns raised from a public comment.

Dr. Swimmer explained that the parking met the Municipal Code requirements for the overnight staff and for clients, if needed.

Public Comment:

Public comment in Chambers - None

Public comments via Zoom - Le Quock, Resident, had concerns on the hours of construction on Sundays.

Applicant Rebuttal:

None.

Commissioner Discussion:

Commissioner Padilla asked Staff for clarification on the Sunday hours of construction and added that she is very supportive of the project for the community.

Staff clarified that the hours of construction were included on the CUP Conditions of Approval from 2017 and have not changed since the City's approval.

Vice-Chair Dahl commented if it was possible to consider not having Staff park on the street during construction, since there is limited parking already.

Chair Lesak reopened Public Comment to hear the Applicant's response on being open during construction and not taking available parking.

Applicants are currently open Monday through Saturday and closed on Sundays but will remain open during construction.

Decision:

Chair Lesak motioned to approve the project with conditions, seconded by Vice-Chair Dahl.

Chair Lesak called for Roll Call:

Commissioner Padilla: Aye

Vice-Chair Dahl: Aye
Chair Lesak Aye

Motion carried, 3-0.

ADMINISTRATION:

4. Comments from City Council Liaison:

None.

5. Comments from Planning Commissioners:

None.

6. Comments from Staff:

Director Frausto-Lupo updated on the following items:

1. On September 15, 2022, submitted draft Housing Element to HCD.
2. Our next regular meeting for November meeting will fall on election night, so staff will reschedule a Special Meeting for November.
3. Two of our Planning Commissioners served as workshop panelist with the California American Planning Association (APA), Commissioner Padilla and Commissioner Barthakur as well as Liz Bar-EI who is one of the Community Development Department staff.
4. Recruitments for Planning Technician first round interviews and new hired Senior Management Analyst will start on October 17.

ADJOURNMENT

7. Adjournment to the Planning Commission meeting scheduled for November 8, 2022 at 6:30 p.m.

There being no further matters, Chair Lesak adjourned the meeting at 9:37 pm.

John Lesak, Chair



**CITY OF SOUTH PASADENA
Planning Commission
Special Meeting Minutes
Monday, November 21, 2022, 6:30 PM
Amedee O. "Dick" Richards Jr. Council Chambers
1424 Mission Street, South Pasadena, CA 91030
and Via Zoom Teleconference**

CALL TO ORDER:

A Special Meeting of the South Pasadena Planning Commission was called to order by Chair Lesak on Monday, November 21, 2022 at 6:34 p.m. The meeting was an in-person hybrid meeting held at the Amedee O. "Dick" Richards, Jr., City Council Chambers, located at 1424 Mission Street, South Pasadena, California and via Zoom teleconference.

ROLL CALL:

Present: Chair: John Lesak
Vice-Chair: Laura Dahl
Commissioners: Janet Braun and Lisa Padilla

Absent: Commissioner: Amitabh Barthakur

City Staff

Present: Angelica Frausto-Lupo, Community Development Director
Alison Becker, Deputy Community Development Director
Ephraim Margolin, Deputy City Attorney
Matt Chang, Planning Manager
Braulio Madrid, Associate Planner

APPROVAL OF AGENDA:

Approved, 4-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS:

Commissioner Padilla visited 1499 Huntington Drive, Item 3 on tonight's agenda.

PUBLIC COMMENT:

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

None.

PUBLIC HEARING:

2. **800 Fair Oaks Avenue, Project No. 2512-CUP** – A request for a Conditional Use Permit to allow on-site sale and consumption of beer and wine (Type 41 ABC License) at an existing bona fide restaurant (KJ Tofu & BBQ Restaurant) located at 800 Fair Oaks Avenue (APN: 5318-014-009).

Recommendation:

Approve the project subject to the recommended Conditions of Approval.

Vice-Chair Dahl recused herself from this item due to a conflict of interest in this project and left the Chamber.

Staff Presentation:

Associate Planner Madrid presented a PowerPoint presentation.

Questions for Staff:

Commissioner Braun asked about hours of operation and staff responded the question.

Applicant's Presentation:

Steve Dahl, Architect for the Applicant, presented a PowerPoint presentation.

Questions for Applicant:

None.

Public Comment:

Josh Albrektson, Resident – spoke in support of the project.

Applicant Rebuttal:

None.

Discussion:

The Commissioners and Planning Manager Chang discussed Section B (Building Division) of the Conditions of Approval and determined that several conditions to be removed from this approval.

Decision:

Chair Lesak motioned, seconded by Commissioner Padilla, to grant a Conditional Use Permit for on-site sale and consumption of alcohol (Type 41 ABC License) at the existing restaurant (KJ Tofu & BBQ Restaurant) located at 800 Fair Oaks Avenue (APN: 5318-014-009), Project No. 2512-CUP, with the Findings as indicated in the Draft Resolution and a change to the Conditions of Approval striking B-1 and B-2 as irrelevant to this particular Application.

Chair Lesak called for Roll Call:

Commissioner Padilla:	Aye
Commissioner Braun:	Aye
Vice-Chair Dahl:	Recused
Chair Lesak	Aye

Motion carried, 3-0-1.

Vice-Chair Dahl returned to the meeting.

- 3. 1499 Huntington Drive, Project No. 2477-CUP** – A request for a Conditional Use Permit for co-location of six (6) new antennas to an existing unmanned telecommunication facility on the rooftop of a commercial building located at 1499 Huntington Drive (APN: 5319-009-036).

Recommendation:

Approve the project subject to the recommended Conditions of Approval.

Staff Presentation:

Planning Manager Chang presented a PowerPoint presentation.

Questions for Staff:

Commissioner Braun asked if this was an upgrade to 5G, or intended to increase coverage, and confirmed it will be painted to match the existing building.

Chair Lesak asked about the setbacks on the roof from the edge of the building.

DISH Wireless Representative Rob Searcy of Sure-Site Development answered the Commission's questions.

Chair Lesak asked Staff about the fee structure. Planning Manager Chang reviewed the proposed fee structure as proposed in the Conditions of Approval.

Applicant's Presentation:

None.

Questions for Applicant:

None.

Public Comment:

None.

Applicant Rebuttal:

None.

Discussion:

The Commissioners and Deputy City Attorney Margolin discussed the fees to be imposed by the Building Division.

Decision:

Commissioner Braun motioned, seconded by Commissioner Padilla, to approve Project No. 2477-CUP, a request for a Conditional Use Permit for co-location of six (6) new antennas to an existing unmanned telecommunication facility on the rooftop of a commercial building located at 1499 Huntington Drive (APN: 5319-009-036) with the additional comment that on page 4 of the Conditions of Approval under Building Division, Nos 1, 2, 3, 4 and 6 are eliminated, with the understanding that to the extent those are deemed applicable.

Chair Lesak called for Roll Call:

Commissioner Padilla:	Aye
Commissioner Braun:	Aye
Vice-Chair Dahl:	Aye
Chair Lesak	Aye

Motion carried, 4-0.

4. **625 Fair Oaks Avenue, Project No. 2502-CUP** – A request for a Conditional Use Permit for co-location of six (6) new antennas to an existing unmanned telecommunication facility on the rooftop of a commercial building located at 625 Fair Oaks Avenue (APN: 5315-001-072).

Recommendation:

Approve the project subject to the recommended Conditions of Approval.

Staff Presentation:

Planning Manager Chang presented a PowerPoint presentation.

Questions for Staff:

Chair Lesak clarified that the equipment would be in the garage and the antennas would be on the rooftop.

Commissioner Padilla inquired about inclusion of a stipulation regarding removal of unused and outdated equipment. Planning Manager Chang and the Commissioners discussed how to get rid of unused or outdated equipment going forward and decided that it should be a separate discussion at a future meeting.

Vice-Chair Dahl inquired about the four (4) issues regarding RF exposure raised in a letter received on this item. Planning Manager Chang and Deputy City Attorney Margolin explained the FCC Regulations in this regard.

Applicant's Presentation:

DISH Wireless Representative Rob Searcy of Sure-Site Development elaborated on the FCC Regulations and RF emission restrictions. He also requested the same changes to the Conditions of Approval made to the previous item.

Questions for Applicant:

Commissioner Padilla inquired about possible RF exposure to tenants in the building.

Public Comment:

None.

Public Comment Via Zoom:

Filippo Marchino, an attorney from the X-Law Group PC, who sent the Commission a letter regarding RF exposure, works in the building on the third floor. His office occupies about 4,500 square feet and is located directly under some of the antennas. His request is for a study regarding the exposure to the tenants in the building referencing the scatter impact, specifically showing that there is no scatter coming down onto the tenants of the third floor.

The Commissioners discussed compliance with FCC Regulations regarding the RF emissions and measurement of emissions exposure to the tenants in the building.

Applicant Rebuttal:

DISH Representative Rob Searcy suggested adding a Condition that might resolve the Commission's concerns - that in six (6) months the Applicant will provide the Commission with an RF emission study that will show the actual performance of the site and where the emissions are radiated from the source.

Discussion:

The Commissioners discussed how to address projects that have already been approved but have not started construction.

Chair Lesak suggested this issue be agendaized for further study and review.

Commissioner Braun recommended moving forward with this project and accepting the Applicant's suggestion requiring an additional exposure report in six (6) months.

Decision:

Commissioner Braun motioned, seconded by Vice-Chair Dahl, to approve Project No. 2502-CUP, a request for a Conditional Use Permit for co-location of six (6) new antennas to an existing unmanned telecommunication facility on the rooftop of a commercial building located at 625 Fair Oaks Avenue (APN: 5315-001-072) with additional deletions on page 4 of the Conditions of Approval under Building Division, eliminating Nos 1, 2, 3, 4 and 6 with the understanding that to the extent those are deemed applicable and adding a Condition that after the antennas are erected and operable, the Applicant will conduct an additional RF study to measure and evaluate the combined exposure of all antennas on the roof that will be monitored by the City to see if they are in compliance with all applicable laws and regulations.

Chair Lesak called for Roll Call:

Commissioner Padilla:	Aye
Commissioner Braun:	Aye
Vice-Chair Dahl:	Aye
Chair Lesak	Aye

Motion carried, 4-0.

ADMINISTRATION:

5. Comments from City Council Liaison:

Councilmember Mahmud remarked on the issue of future construction of multi-story residential properties proximate to telecom facilities, because with the robust RHNA assignment, much of the additional housing is going to have to be through multi-story residential buildings. She also requested staff to prepare and present the minutes.

6. Comments from Planning Commissioners:

Commissioner Padilla wished everyone a Happy Thanksgiving.

Chair Lesak requested that Staff agendize the issue of cellular towers and how to ensure removal of functionally obsolete equipment. Secondly, to condition, if future construction should occur adjacent to these towers, a way to understand the effects of the signals on potential residents or building occupants. And lastly, understanding and limiting the cumulative effects of the different antennas, which would be part of the legal summary that would be provided, including an analysis of how other cities handle this issue. He wished everyone a Happy Thanksgiving.

7. Comments from Staff:

Director Frausto-Lupo provided an update on Staff recruitment efforts which included: an announcement that the fulltime Planning Counter Tech would be

starting on November 28; a Senior Housing Management Analyst started three (3) weeks ago; and the introduction of Deputy Director Alison Becker, who started three (3) weeks ago. She also remarked that Staff is continually working on the minutes. She wished everyone a Happy Thanksgiving.

Deputy Director Alison Becker addressed the Commission.

Commissioner Braun asked for an update on the status of the Housing Element.

Director Frausto-Lupo reported that she recently met with the California Department of Housing and Community Development (HCD). Their comments have been addressed, except for those awaiting clarification. The public draft is expected to be released on December 5th and the final draft will be submitted to HCD on December 12th.

ADJOURNMENT

8. Adjournment to the Planning Commission meeting scheduled for December 13, 2022 at 6:30 pm:

There being no further matters, Chair Lesak adjourned the meeting at 8:27 pm.

John Lesak, Chair



**CITY OF SOUTH PASADENA
Planning Commission
Meeting Minutes
Tuesday, December 13, 2022, 6:30 PM
Amedee O. "Dick" Richards Jr. Council Chambers
1424 Mission Street, South Pasadena, CA 91030
and Via Zoom Teleconference**

CALL TO ORDER:

A meeting of the South Pasadena Planning Commission was called to order by Chair Lesak on Tuesday, December 13, 2022 at 6:33 p.m. The meeting was an in-person hybrid meeting held at the Amedee O. "Dick" Richards, Jr., City Council Chambers, located at 1424 Mission Street, South Pasadena, California and via Zoom teleconference.

ROLL CALL:

Present: Chair: John Lesak
Vice-Chair: Laura Dahl
Commissioners: Amitabh Barthakur, Janet Braun, and Lisa Padilla

City Staff

Present: Angelica Frausto-Lupo, Community Development Director
Ephraim Margolin, Deputy City Attorney
Elizabeth Bar-El, Interim Manager of Long-Range Planning
Matt Chang, Planning Manager
Braulio Madrid, Associate Planner

APPROVAL OF AGENDA:

Chair Lesak requested a modification to the Agenda between Consent Calendar Item 2 and Public Hearing Item 3 for Commissioner Comments.

Approved, 5-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS:

None.

PUBLIC COMMENT:

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

Josh Albrektson spoke about the Housing Element.

CONSENT CALENDER ITEM:

2. Minutes from the Regular Meeting of March 8, 2022

Approved, 5-0.

COMMISSIONER COMMENTS:

5. Comments from Planning Commissioners – Part 1

As tonight is the last meeting Commissioner Braun will serve as a member of the Planning Commission before joining the City Council next week, she remarked on her enjoyable experience working with her fellow Commissioners and Council Liaison over the last six (6) years and that it has been an honor to serve on the Planning Commission. She looked forward to working with everyone, just in a different capacity.

The Commissioners each commended her leadership, wisdom, patience, directness, and calmness, and expressed enjoyment working with her over the years, including through a pandemic.

Director Frausto-Lupo expressed the gratitude of the Staff for her service and presented her with flowers and a card from the Community Development Department.

Commissioner Braun recused herself from the next item and left the meeting.

PUBLIC HEARING:

3. Proposed Zoning Text Amendments

The Planning Commission will review and make a recommendation to the City Council to amend Chapter 36 (Zoning) of the South Pasadena Municipal Code to adopt standards that will implement certain programs included in the Fourth Draft General Plan Housing Element in order to achieve consistency with State law and remove requirements that may impose constraints on housing development. On November 9, 2022, the City Council initiated this application through a resolution of intention. Topics for amendment include emergency shelters, transitional housing, low-barrier navigation centers, density increase for mid-size projects (SB 478), allowing mixed-use housing as a permitted use in commercial zones, and a parking exemption for qualifying land uses adjacent to transit stops (AB 2097).

The proposed Code amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines § 15061(b)(3), which states the potential for causing a significant effect on the environment.

Recommendation

Recommend that the Planning Commission adopt a resolution recommending amending Chapter 36 (Zoning) of the South Pasadena Municipal Code to the City Council.

Staff Presentation

Liz Bar-El, Interim Manager of Long-Range Planning, presented a PowerPoint presentation.

Questions for Staff

The Commissioners inquired about emergency shelters, floor area ratio (FAR) and the State's requirements, and the development standards table. They also discussed the half-mile radius from the transit station and how that is measured. Deputy City Attorney Margolin provided input.

Commissioner Padilla, with reference to a written public comment, asked for more clarification of the FAR and how that relates for all other projects.

The Commissioners and Deputy City Attorney Margolin discussed the possibility of triggering a CEQA review and impacting the timeline, and the possible exemptions that could apply.

Public Comment

Josh Albrektson spoke about rezoning for housing, inclusionary housing, and the Housing Element.

Public Comment via Zoom

Yvonne LaRose referenced her written comments and spoke of three (3) concerns; (i) regarding the number of dwelling units that the City is required to have, she is concerned with overcrowding and being unable to support the amount of population increase; (ii) regarding transitional housing, the minimum of six (6) months is too short a period of time and includes a lot of paperwork; and (iii) she would urge a second challenge to the numbers to see if they could be further reduced.

Discussion

The Commissioners discussed emergency shelters, the FAR for mid-sized projects, and removing the lot coverage requirement. They also considered having minimum densities in some multi-family districts and mixed-use districts, parking exemptions, specifically the exemption covering no minimum parking requirement within a half mile of a major transit stop, and mixed-use developments as a permitted use in commercial zones.

The Commissioners recommended changes to the Resolution's development standard changes, including a set FAR at 1.25 for both residential medium and

residential high zones, and striking single family dwellings and removing lot coverage provisions for RM and RH only.

Decision

Chair Lesak motioned, seconded by Vice-Chair Dahl, to approve Planning Commission Resolution 22-11 which recommends that City Council adopt an Ordinance to amend the City of South Pasadena Municipal Code by modifying Chapter 36 (Zoning); specifically, § 36.220.040 (Residential Zoning District General Development Standards), § 36.230.030 (Commercial Zoning District Land Uses and Permit Requirements), § 36.310.040 (Number of Parking Spaces Required), § 36.350.250 (Emergency Shelters), and § 36.700.020 (Definitions of Specialized Terms and Phrases) in order to implement associated State laws and General Plan Housing Element Programs with the Findings language therein, with the exception of changes to the recommended Residential District General Development Standards for both RH and RM Zoning to set the Floor Area Ratio at 1.25, to remove single family dwellings as a permitted use (§ 36.220.030), Residential Zoning District Land Uses and Permit Requirements), and to remove the lot coverage requirements for those two (2) zoning categories, as noted by Staff.

Chair Lesak called for Roll Call:

Commissioner Barthakur	Aye
Commissioner Padilla:	Aye
Vice-Chair Dahl:	Aye
Chair Lesak	Aye

Motion carried, 4-0.

ADMINISTRATION:

4. Comments from City Council Liaison

Councilmember Mahmud remarked that it has been her pleasure to serve as the Council Liaison and expressed gratitude for the Commission’s hard work and thoughtful discourse for the benefit of all the residents.

5. Comments from Planning Commissioners – Part 2

The Commissioners expressed appreciation and gratitude for Council Liaison Mahmud’s comments, thoughts, and probing questions, and remarked how helpful to have had her perspective as a counterpoint and complement to the Commission. They appreciated having an active Council Liaison who provided smooth communication between the Council and the commissions. The Commissioners expressed gratitude and appreciation for her passion for the City and thanked her for her active engagement.

Chair Lesak noted that registration for the Planning Commission Academy was open. He attended last year (over Zoom), thought it was very good and encouraged people to sign up and attend.

6. Comments from Staff

Director Frausto-Lupo thanked Council Liaison Mahmud on behalf of the Community Development Department. She presented Councilmember Mahmud with flowers and a card.

She also updated the Commission on the submission of the Fourth Draft of the Housing Element to the California Department of Housing and Community Development (HCD) as required per the Settlement Agreement.

She also expressed appreciation to Liz Bar-El for her service as her tenure with the City has come to an end.

She wished Happy Holidays to the Commission on behalf of the Community Development Department.

The Commission expressed appreciation to Liz Bar-El for her service and hard work.

ADJOURNMENT:

7. Adjournment to the Planning Commission meeting scheduled for January 10, 2023 at 6:30 pm

There being no further matters, Chair Lesak adjourned the meeting at 8:03 pm.

John Lesak, Chair



**CITY OF SOUTH PASADENA
Planning Commission
Meeting Minutes
Tuesday, March 14, 2023, 6:30 PM
Amedee O. "Dick" Richards Jr. Council Chambers
1424 Mission Street, South Pasadena, CA 91030**

CALL TO ORDER:

A meeting of the South Pasadena Planning Commission was called to order by Vice-Chair Dahl on Tuesday, March 14, 2023 at 6:30 p.m. The meeting was held at the Council Chambers located at 1424 Mission Street, South Pasadena, California.

ROLL CALL:

Present: Vice-Chair: Laura Dahl
Commissioners: Arnold Swanborn and Lisa Padilla

Absent: Commissioner: Amitabh Barthakur
Chair: John Lesak

City Staff

Present: Ephraim Margolin, Deputy City Attorney
Matt Chang, Planning Manager
Braulio Madrid, Associate Planner

APPROVAL OF AGENDA:

Approved, 3-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS:

Commissioner Padilla and Vice-Chair Dahl visited the site listed under Item 4, 507 Camino Verde. Commissioner Swanborn also visited the site and spoke with the people that recently vacated the site.

PUBLIC COMMENT:

1. **Public Comment – General (Non-Agenda Items).**
None.

CONSENT CALENDER ITEM:

2. Minutes from the Regular Meeting of May 10, 2022:

Vice-Chair Dahl requested Staff review an item under the Public Comment section regarding the comments made by a resident on Pavilions.

As Vice-Chair Dahl was the only Commission member at tonight's meeting who attended the May 10, 2022 meeting, this item was continued to the next Planning Commission meeting.

BUSINESS ITEM:

3. Commission Introduction:

Planning Manager Chang welcomed new Commissioner Arnold Swanborn to the Commission.

Commissioner Swanborn introduced himself and gave a brief biography. Commissioner Padilla and Vice-Chair Dahl each provided a short biography and welcomed Commissioner Swanborn to the Commission.

PUBLIC HEARING:

4. 507 Camino Verde, Project No. 2511-VAR/DRX:

A request for a Design Review Permit for a 1,265 square-foot addition to the second floor of an existing 2,888 square-foot, two-story single-family residence at 507 Camino Verde (APN: 5310-005-007). The project proposal requests a Variance from the Altos de Monterey (AM) Zoning Development Standards requiring a second story be set back 20' from the front setback line; finding project exempt under California Environmental Quality Act (CEQA) Guidelines Section 15301.

Recommendation:

Recommend that the Planning Commission adopt a Resolution taking the following actions:

1. Find the project exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Class 1, Existing Facilities.
2. Approve Project No. 2511-VAR/DRX, subject to the recommended Conditions of Approval.

Staff Presentation:

Associate Planner Madrid presented a PowerPoint Presentation.

Questions for Staff:

Commissioner Padilla asked about demolition plans, clarification regarding materials, and the fire sprinkler requirement in the Conditions of Approval (FD-2). She also inquired about the addition of columns to the entry and its conflict with an existing window.

Commissioner Swanborn asked if the Applicant considered other alternatives or proposals for the number of bedrooms on this site, and if there was any intent to use the residence for anything other than a single-family home.

Vice-Chair Dahl asked about the history of the Altos de Monterey Zone and the requirements listed in the CCRs regarding the front setback for which the Applicant is seeking a variance.

Associate Planner Madrid provided responses to Commission's questions.

Public Comment:

None.

Commissioner Discussion:

Commissioner Padilla remarked that in the context of its location, she was not overly concerned with having the second floor extended out.

The Commissioners agreed that a lot of the second story addition is effectively hidden into the hillside and architecturally fits within the existing house. Vice-Chair Dahl remarked that the variance is justified on this site.

Vice-Chair Dahl asked Staff to review the requirement for a variance in this area to a future work program. She also proposed an additional Condition of Approval requiring the Applicant to clarify the porch design and present it for a Chair Review prior to issuance of a building permit.

Decision:

Commissioner Padilla moved, seconded by Commissioner Swanborn, to approve the request for a Variance and a Design Review Permit for Project Number 2511-VAR/DRX with the additional condition that the project be submitted to a Chair Review, specifically to review the front entry porch to eliminate the conflict with the existing window that can be seen in the drawings submitted to the Commission.

Vice-Chair Dahl directed Staff to call the Roll:

Commissioner Swanborn	Aye
Commissioner Padilla	Aye
Vice-Chair Dahl	Aye

Motion carried, 3-0.

ADMINISTRATION:

5. Comments from City Council Liaison:

None.

6. Comments from Planning Commissioners:

Commissioner Padilla expressed her gratitude for the South Pasadena community members who have reviewed the Housing Element drafts and provided valuable productive, thoughtful comments on how it could be improved or modified. She is encouraged that the residents and stakeholders are actively involved and impressed by the comments submitted.

7. Comments from Staff:

Planning Manager Chang reported that the Fifth Draft of the Housing Element was submitted to the California Department of Housing and Community Development (HCD) on March 13. He remarked that HCD has 45 days to review the Housing Element Draft and provide comments. Per the Settlement Agreement, the City must adopt the Housing Element by May 31 of this year.

Planning Manager Chang also reported there would be a regular Planning Commission meeting on April 11 and a joint study session with the City Council on Saturday, April 29, from 9:00 am to 12:00 pm, to discuss housing issues.

He also announced that a meeting with all the City's commissions (a Commissioners Congress) is planned in June as a thank you for all the accomplishments and hard work of the past year and will include a work plan for 2023-2024.

Commissioner Padilla inquired about the joint study session. Planning Manager Chang and Deputy City Attorney Margolin gave a general outline of the session's intent. The City Attorney's Office will also make a presentation.

ADJOURNMENT:

8. Adjournment to the Regular Planning Commission meeting scheduled on April 11, 2023 at 6:30 pm:

There being no further matters, Vice-Chair Dahl adjourned the meeting at 7:20 pm.

Laura Dahl, Vice-Chair



**CITY OF SOUTH PASADENA
Planning Commission
Meeting Minutes
Tuesday, April 11, 2023, 6:30 PM
Amedee O. "Dick" Richards Jr. Council Chambers
1424 Mission Street, South Pasadena, CA 91030**

CALL TO ORDER:

A meeting of the South Pasadena Planning Commission was called to order by Vice-Chair Dahl on Tuesday, April 11, 2023 at 6:32 p.m. The meeting was held at the Council Chambers located at 1424 Mission Street, South Pasadena, California.

ROLL CALL:

Present: Vice-Chair: Laura Dahl
Commissioners: Arnold Swanborn, Amitabh Barthakur and Lisa Padilla

Absent: Chair: John Lesak

Council Liaison: Mayor: John Primuth

City Staff Present: Domenica Megerdichian, Deputy City Manager
Ephraim Margolin, Deputy City Attorney
Alison Becker, Deputy Community Development Director
Matt Chang, Planning Manager
Braulio Madrid, Associate Planner

APPROVAL OF AGENDA:

Approved, 4-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS:

Commissioner Padilla and Vice-Chair Dahl visited the site listed under Item 7, 335 Monterey Road.

PUBLIC COMMENT:

1. **Public Comment – General (Non-Agenda Items):**
None.

CONSENT CALENDER ITEMS:

2. **Minutes from the Regular Meeting of May 10, 2022:**
Approved.
3. **Minutes from the Regular Meeting of June 14, 2022:**
Continued, pending a quorum of Commissioners who attended the meeting.
4. **Minutes from the Regular Meeting of July 12, 2022:**
Continued. Revisions requested to page 5, fourth paragraph, regarding a height limits reference.

Deputy City Attorney Margolin advised the Commissioners that they are allowed to approve the minutes for meetings they did not attend. It is simply an approval of what was done.

BUSINESS ITEM:

5. **Planning Commission Reorganization:**

Recommendation:

Select Chair, Vice-Chair and Secretary.

Staff Presentation:

Planning Manager Chang announced that it was time for the Planning Commission to select a new Chair, Vice-Chair and Secretary, and provided background and terms for each position.

Decision:

Commissioner Padilla nominated Vice-Chair Dahl to serve as Chair, seconded by Commissioner Barthakur. Vice-Chair Dahl accepted the nomination.

Vice-Chair Dahl called the Roll:

Commissioner Padilla	Aye
Commissioner Barthakur	Aye
Commissioner Swanborn	Aye
Vice-Chair Dahl	Aye

Motion carried, 4-0.

Decision:

Commissioner Barthakur nominated Commissioner Padilla to serve as Vice-Chair, seconded by Commissioner Swanborn. Commissioner Padilla accepted the nomination.

Vice-Chair Dahl called the Roll:

Commissioner Barthakur	Aye
Commissioner Swanborn	Aye
Commissioner Padilla	Aye
Chair Dahl	Aye

Motion carried, 4-0.

Decision:

Commissioner Barthakur agreed to continue as Secretary.

Chair Dahl called the Roll:

Commissioner Swanborn	Aye
Vice-Chair Padilla	Aye
Commissioner Barthakur	Aye
Chair Dahl	Aye

Motion carried, 4-0.

PRESENTATION:

6. Updates from the City Manager's Office:

Deputy City Manager Megerdichian provided updates from last year into this year across the agency.

PUBLIC HEARING:

7. 335 Monterey Road - Tentative Parcel Map No. 2516-TPM:

A request for a Tentative Parcel Map to subdivide two (2) existing lots into three (3) lots located at 335 Monterey Road (APNs: 5311-012-040 & 5311-012-041). The subject properties are zoned Residential Estate (RE).

In accordance with the California Environmental Quality Act (CEQA), the proposed subdivision is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines § 15061(b)(3), which states the commonsense

exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

Recommendation:

Recommend that the Planning Commission adopt a Resolution taking the following actions:

1. Find the project exempt from the California Environmental Quality Act (CEQA) Guidelines § 15061(b)(3), which states the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment, the activity is not subject to CEQA.
2. Approve Project No. 2516-TPM, subject to the recommended Conditions of Approval.

Staff Presentation:

Associate Planner Madrid presented a PowerPoint presentation.

Questions for Staff:

Commissioner Barthakur asked if this is one of the opportunity sites for the Housing Element. Planning Manager Chang concurred and provided more additional information.

Vice-Chair Padilla and Associate Planner Madrid discussed the slope of the site and the shared access easement.

Vice-Chair Padilla also asked if the access road and its historic walls were included in the Mills Act contract. Associate Planner Madrid explained that the Mills Act contract is only for the primary dwelling unit, which is used as an inn.

Commissioner Swanborn expressed concern for the condition of the road given the easement will provide access for the next property and there is no planned improvement for it.

Chair Dahl asked if the project anticipates any additional driveways. Associate Planner Madrid stated that no additional modifications of the site, land or structures are proposed as part of this project.

Chair Dahl expressed concern about creating a new vacant lot without assurances that something will be developed on that lot and requiring some landscaping or improvements while it remains vacant.

Applicant's Presentation:

None. However, the Applicant was available to answer any questions.

Questions for Applicant:

None.

Public Comments:

None.

Discussion:

Commissioner Swanborn discussed the subdivision of the lot, remarking that its maintenance should remain with the Applicant.

Commissioner Barthakur expressed concern whether the seven (7) units projected for this site at some future time would be further constrained because of the new configuration or would be unimpacted.

Vice-Chair Padilla thought the project exciting in terms of creating new opportunities and would be supportive of the lot split.

Chair Dahl asked if the layout of the three (3) lots, in addition to meeting the current zoning requirements, were laid out to best facilitate the future housing project. Planning Manager Chang explained that it is one of the sites identified to be up-zoned. It is currently zoned for residential status but will be rezoned to a higher density.

Decision:

Commissioner Swanborn motioned, seconded by Vice-Chair Padilla, to approve the lot split on 335 Monterey Road into three (3) parcels. Parcel 1 being 22,606 square feet; parcel 2, 13,207 square feet and the third parcel 40,986 square feet; with the third parcel to be maintained for its duration while it is vacant by the current Applicant. This project is exempt from CEQA as it is residential and less than ten (10) units and will not have a significant public impact.

Chair Dahl called the Roll:

Commissioner Swanborn	Aye
Commissioner Barthakur	Aye
Vice-Chair Padilla	Aye
Chair Dahl	Aye

Motion carried, 4-0.

8. Draft Local Hazard Mitigation Plan (LHMP):

To review a Draft Plan that identifies natural hazards and risks that can impact the community based on historical experience, estimates the potential frequency and magnitude of disasters, and assesses potential losses to life and property. The risk

assessment process provides a factual basis for the activities proposed in the mitigation strategy. The mitigation strategy identifies risks, and available capabilities. Communities develop mitigation goals and objectives as part of a strategy for mitigating hazard-related losses. Mitigation planning includes input from local stakeholders and the public, where appropriate.

The item is exempt from California Environmental Quality Act (CEQA) Guidelines, through the use of the “General Rule” § 15061(b)(3) of the CEQA Guidelines as adoption of the Draft will have no potential adverse impact upon the environment because the LHMP will act as a guidebook for hazard mitigation strategies but does not implement any specific project, action, or funding.

Recommendation:

Recommend that the Planning Commission adopt a Resolution taking the following actions:

1. Find the project exempt from the California Environmental Quality Act (CEQA) Guidelines through the use of the “General Rule” § 15061(b)(3) of the CEQA Guidelines as adoption of the Draft will have no potential adverse impact upon the environment because the LHMP will act as a guidebook for hazard mitigation strategies but does not implement any specific project, action or funding.
2. Review and approve the Draft 2023 Local Hazard Mitigation Plan (LHMP).

Staff Presentation:

Fire Department Operation Division Chief Eric Zanteson introduced Consultant Russ Patterson to present a PowerPoint presentation.

Questions for Staff:

Commissioner Barthakur asked what the Federal government and State agencies are looking for with this plan and if we are competitive in getting any grant funding for mitigation that may have been identified as a priority but not yet funded. Chief Zanteson explained that for any opportunity that comes up for notice of intent from Cal OES or FEMA, they work with Management Services Department and their grant staff, and pursue them to the best of their ability.

Vice-Chair Padilla expressed concern about some of the surprisingly low estimated values that did not reflect the current replacement value. The Consultant remarked that the data was taken from the insurance valuation of the City provided through the risk management staff, Human Resources and Management Services. He will check with risk management to ensure that the numbers are accurate and reflect current values.

She also spoke about special notices for residents and property owners on brush clearance.

Commissioner Swanborn appreciated the very thorough report. He inquired about climate change with regard to the City's infrastructure. The Consultant said in every category there is a paragraph on climate change.

Chair Dahl requested clarification of comparative data reflecting information regarding earthquakes, wildfires, or drought.

In addition, Chair Dahl wanted to confirm the Commission's role. Planning Manager Chang explained the process.

Public Comment:

None.

Discussion:

Commissioner Barthakur remarked on Vice-Chair Padilla's observation about the replacement costs as presented in the report.

Decision:

Vice-Chair Padilla moved, seconded by Commissioner Barthakur, that the Planning Commission approve the Draft Local Hazard Mitigation Plan (LHMP) for the City and to progress it to the City Council for approval and the other stages it needs to have at the State and Federal level, finding the project exempt under California Environmental Quality Guidelines (CEQA) through the use of the "General Rule" Section 1506(1)(b)(3) of the CEQA Guidelines, as adoption of the Draft will have no potential adverse impact on the environment because the LHMP will act as a guidebook for hazard mitigation strategies, but does not implement any specific project, action, or funding. This will include approval of a Resolution of the Planning Commission adopting a Draft update of the LHMP.

Chair Dahl called the Roll:

Commissioner Swanborn	Aye
Commissioner Barthakur	Aye
Vice-Chair Padilla	Aye
Chair Dahl	Aye

Motion carried, 4-0.

ADMINISTRATION:

9. Comments from Council Liaison:

Mayor Primuth spoke about vegetation mitigation matters and expounded upon the City's procedures.

In addition, he announced that he and Councilmember Braun would be attending the Southern California Association of Governments (SCAG) General Assembly on May 4 and 5. SCAG is the Agency that implements the Housing Element and propounds the formula by which the City receives its Regional Housing Needs Allocation (RHNA) numbers.

10. Comments from Planning Commissioners:

Vice-Chair Padilla congratulated Chair Dahl on her new role as Chair of the Commission.

11. Comments from Staff:

Deputy Director Becker remarked that the Deputy City Manager had provided an excellent overview of the work of the Community Department. She also reported that the Department is actively recruiting for a Senior Planner position.

ADJOURNMENT:

12. Adjournment to the Special Joint Planning Commission meeting with City Council scheduled on April 29, 2023 at 9:00 am at the War Memorial Building:

There being no further matters, Chair Dahl adjourned the meeting at 7:57 pm.

Laura Dahl, Chair



**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 6th Cycle (2021-2029) Housing Element and Environmental Assessment** – State laws require cities to update their General Plan Housing Element for the 6th 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 6th 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 6th Cycle, 5th 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 5th 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.

Laura Dahl, Chair



**CITY OF SOUTH PASADENA
Planning Commission
Meeting Minutes
Tuesday, June 13, 2023, 7:00 PM
Amedee O. "Dick" Richards Jr. Council Chambers
1424 Mission Street, South Pasadena, CA 91030**

CALL TO ORDER:

A meeting of the South Pasadena Planning Commission was called to order by Chair Dahl on Tuesday, June 13, 2023 at 7:49 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: Arnold Swanborn, Amitabh Barthakur and John Lesak

Council Liaison: Mayor: John Primuth

City Staff Present:
Stephanie Cao, Assistant City Attorney
Angelica Frausto-Lupo, Community Development Director
Alison Becker, Deputy Community Development Director
Matt Chang, Planning Manager
Sandra Robles, Associate Planner

STAFF COMMENTS:

Director Angelica Frausto-Lupo introduced and welcomed new Assistant City Attorney Cao.

APPROVAL OF AGENDA:

Approved, 5-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS:

None.

PUBLIC COMMENT:

1. **Public Comment:**
None in Chambers.

One (1) written comment was received from resident Lisa Roa regarding use of a private residence as a wedding venue.

CONSENT CALENDAR ITEMS:

2. **Minutes from the Regular Meeting of June 9, 2020**
Vice-Chair Padilla noted a correction to the spelling of Professor Donald Shoup's name.
3. **Minutes from the Regular Meeting of July 14, 2020**
4. **Minutes from the Regular Meeting of July 21, 2020**
5. **Minutes from the Regular Meeting of August 11, 2020**
Chair Dahl requested clarification to the reference of PlaceWorks Consultant Jennifer Gastelum.
6. **Minutes from the Regular Meeting of June 14, 2022**
7. **Minutes from the Regular Meeting of July 12, 2022**

Approved with noted corrections.

PRESENTATION:

8. **General Plan and Downtown Specific Plan Update Staff Presentation:**

Deputy Director Becker presented a PowerPoint presentation.

Questions for Staff:

The Commissioners and Deputy Director Becker discussed the form-based code and opportunities for revision. In addition, they discussed creating an ad hoc committee to review the proposed documents prior to the scheduled August 8 Study Session.

The Commissioners requested clarification of the roles and coordination between the consultants, including an explanation of how the consultant groups would work together – Rangwala & Assoc., AECOM, MIG, Inc., and PSOMAS.

The Commission discussed ad hoc committees and how they would engage with Staff and/or consultants.

The Commissioners also discussed coordination of additional meetings.

Public Comments:

One (1) written item was received from Josh Albrektson.

DISCUSSION:

9. Objective Development Standards (ODS) Project:

The proposed project is to develop an objective standard for multiple-family developments. Staff and the City consultant (AECOM) will present the working draft to the Planning Commission for comments.

Recommendation:

Receive a presentation from AECOM (City consultant) regarding the Objective Development Standards (Multi-family Developments) project and provide comments to City Staff and the consultant.

Staff Presentation:

Planning Manager Chang provided background on this project and introduced Susan Ambrosini, AECOM Principal, who gave a PowerPoint presentation. She explained that the project is funded by SCAG to document, assess, and modernize multi-unit and mixed-use Objective Development Standards and entitlement/permitting processes serving the cities of Montebello, Santa Fe Springs, Santa Monica and South Pasadena.

Questions for Staff:

Commissioner Barthakur asked where the standards would apply and the specifics.

The Commissioners and Consultant discussed the final deliverable for this SCAG project, which is the toolkit outlined in the proposal.

Planning Manager Chang remarked that the draft of the proposal was shared last week with the Commission and was published on the City webpage for the public to provide input and comments.

The Consultant explained that the toolkit shared with the Commission tonight covered all four cities. She added that the next step is to use the Commission's feedback and input to customize it specifically for South Pasadena.

Public Comment:

Samantha Hill inquired if an economic study had been completed regarding the development of the objective design standards. Deputy Director Becker confirmed that no economic analysis was conducted nor planned.

The Commission also received a written comment from Josh Albrekton expressing concern about the setbacks and open space requirements necessary to accomplish some of the densities to be achieved.

Discussion:

The Commissioners, Staff and Consultant discussed the diagrams included in the agenda packets. They also discussed the standards with the Consultant acknowledging the budget constraints. She remarked that this proposal is meant to be building blocks of the types of standards that are being adopted across a lot of cities in California to help try to translate some of these guidelines. The Commission and Consultant discussed modulation and materiality.

The Commission discussed the different timelines for the General Plan and the Zoning Code.

The Consultant and Commissioners discussed parking requirements for parking being built based on current demand and employing a layout of the configuration that works now, but in the future, use that space for something else.

Commissioner Lesak asked about specific pitfalls in the standards and clarification of some of the terminology.

The Commissioners discussed providing written comments for the Consultant's consideration to Deputy Director Becker or Planning Manager Chang within the next (2) two to (3) three weeks.

Chair Lesak proposed having a Design Review Board and Planning Commission joint meeting and/or appointing a joint ad hoc committee. Deputy Director Becker will caucus with the Design Review Board and propose a plan.

10. 2023 Annual Commission Report:

Recommendation:

Discuss and approve the 2023 Annual Commission Report.

Staff Presentation:

Planning Manager Chang presented the Draft Annual Report of the last year's accomplishments and the work plan for the upcoming fiscal year to be presented

to the Annual Commission Congress on June 28, and asked the Commissioners for any comments, questions or concerns.

Questions for Staff:

Vice-Chair Padilla inquired about the inclusion of the ADU applications.

Chair Dahl mentioned including the number of meetings and special meetings (including meetings through Zoom) highlighting the required time demands in the *Message from Commission Chair* section of the report. Chair Dahl will work with Planning Manager Chang to finalize the Commission Chair message soon.

ADMINISTRATION:

11. Comments from City Council Liaison:

Commission Liaison Mayor Primuth reported that the Council is going through an extensive budget process. In addition, a tenant protection ordinance was discussed in the meeting preceding this one. He acknowledged the tight timeline for the current projects. He thanked everyone in advance for all their work.

12. Comments from Planning Commissioners:

Commissioner Barthakur welcomed the new Assistant City Attorney.

Chair Dahl reminded everyone about the workshop this Saturday.

13. Comments from Staff:

Director Frausto-Lupo thanked everyone for their patience this evening, and thanked the Commissioners in advance for all the hard work before them this summer.

ADJOURNMENT:

14. Adjournment to the Planning Commission meeting scheduled on July 11, 2023 at 6:30 pm:

There being no further matters, Chair Dahl adjourned the meeting at 9:55 pm.

Laura Dahl, Chair



**CITY OF SOUTH PASADENA
Planning Commission
Meeting Minutes
Tuesday, September 12, 2023, 6:30 PM
Amedee O. "Dick" Richards Jr. Council Chambers
1424 Mission Street, South Pasadena, CA 91030**

CALL TO ORDER:

A regular meeting of the South Pasadena Planning Commission was called to order by Chair Dahl on Tuesday, September 12, 2023 at 6:30 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: Amitabh Barthakur and John Lesak

Absent: Commissioner: Arnold Swanborn

City Staff

Present: Stephanie Cao, Assistant City Attorney
Alison Becker, Deputy Community Development Director
Matt Chang, Planning Manager
Sandra Robles, Associate Planner
Mackenzie Goldberg, Assistant Planner

APPROVAL OF AGENDA:

Approved, 4-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS:

Vice -Chair Padilla visited the site listed for Item 10, 1808 Hanscom Drive.

PUBLIC COMMENT:

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

None.

CONSENT CALENDAR ITEMS:

2. **Minutes from the Regular Meeting of September 8, 2020.**
3. **Minutes from the Regular Meeting of October 13, 2020.**
4. **Minutes from the Special Meeting of November 17, 2020.**
5. **Minutes from the Regular Meeting of January 12, 2021.**
6. **Minutes from the Special Meeting of January 26, 2021.**
7. **Minutes from the Regular Meeting of February 9, 2021.**
8. **Minutes from the Regular Meeting of March 9, 2021.**

Approved, 4-0.

PUBLIC HEARING:

9. **Project No. 2563-CUP** – A request for a Conditional Use permit for the on-site sale and consumption of beer and wine (Type 41 ABC license) for an existing bona fide restaurant (Silverlake Ramen) located at 1105 Fair Oaks Avenue (APN: 5315-004-066). In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities).

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution taking the following actions:

1. Finding the project exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 – Existing Facilities.
2. Approve Project No. 2563-CUP, subject to the recommended Conditions of Approval.

Staff Presentation:

Assistant Planner Goldberg presented a PowerPoint presentation.

Questions for Staff:

Commissioner Lesak asked about the proposed hours of operation.

Commissioner Barthakur inquired if the beer and wine license is associated with the business or the property. Assistant Planner Goldberg explained that the City's approval for the ability to sell stands with the location; however, the alcohol license to sell given by the State is a different process.

Chair Dahl asked about the limit on the number of licenses issued by the State Department of Alcoholic Beverage Control (ABC). Assistant Planner Goldberg explained that it is determined solely by population.

Public Comments:

Alex Woo of Genesis Consulting, Inc. spoke on behalf of the ownership of Silverlake Ramen and thanked Assistant Planner Goldberg.

Discussion:

Vice-Chair Padilla asked the Commission to be mindful of a situation whereby the Commission issued an approval for a license, the business closed, and the approval stayed with the property.

Decision:

Commissioner Lesak moved, seconded by Commissioner Barthakur, to approve Planning Commission Resolution No. 23-09 approving Project No. 2563-CUP consisting of a Conditional Use Permit for on-site sale and consumption of beer and wine (Type 41 ABC license) at 1105 Fair Oaks Avenue. Also, it is determined that this project is exempt under the California Environmental Quality Act (CEQA).

Chair Dahl asked Staff to call the Roll:

Commissioner Barthakur	Aye
Commissioner Lesak	Aye
Vice-Chair Padilla	Aye
Chair Dahl	Aye

Motion carried, 4-0.

- 10. Project No. 2435-HDP/DRX/VAR** – A request for a Hillside Development Permit (HDP) and Design Review Permit (DRX) to add a 343 square-foot, first-story addition and a 585 square-foot, second-story addition to an existing 1,134 square-foot, one-story single-family dwelling, with an existing 350 square-foot basement located at 1808 Hanscom Drive (APN: 5308-018-025). The project also includes two (2) Variance (VAR) requests: 1) To allow for a retaining wall that will exceed six (6) feet in height with the highest portion of the retaining wall being twelve (12) feet in height; and 2) To allow for a deck that will exceed six (6) feet in height, the proposed deck is eight (8) feet and two (2) inches in height, as measured from grade to the top of the landing. In accordance with the California Environmental

Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities).

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution taking the following actions:

1. Finding the project exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 – Existing Facilities.
2. Approve Project No. 2435-HDP/DRX/VAR, subject to the recommended Conditions of Approval.

Staff Presentation:

Associate Planner Robles presented a PowerPoint presentation. The Applicants and the Architect were available to answer questions.

Questions for Staff:

Chair Dahl asked Staff to explain the natural state requirement and why it is not applicable. Associate Planner Robles explained the requirement and why it did not apply to this project.

Public Comment:

None in Chambers.

Chair Dahl announced that there were several comment letters from neighbors submitted in support of the project included in the agenda packet.

Questions for Applicant:

Katie Tinto and Brendan Vitt, owners of the property, and Architect Christian Foster introduced themselves.

Commissioner Lesak asked about the materials for the retaining walls for the parking spot. He also inquired about the materials to be used for the pronounced coping cap to the wall. The Architect explained the intent. Commissioner Lesak also complimented the floor plan.

Chair Dahl, the Applicants and the Architects discussed the coping and agreed that the wall and coping cap would be consistent with the existing treatment. An additional Condition of Approval will be added regarding this issue.

Chair Dahl also asked about an alternative to the Variance for the parking space. Associate Planner Robles remarked that the Applicant is complying with the guest

parking space requirement for the area. Assistant City Attorney Cao confirmed that to be correct.

The Commissioners discussed the second Variance request regarding the deck.

Commissioner Discussion:

Vice-Chair Padilla thought it was a thoughtful package and approach to a very challenging site. She acknowledged that the Applicants are clearly beloved by their neighbors as expressed in the letters of support. She would be happy to support this Application.

Commissioner Barthakur remarked that it was well-articulated as there was no other easy solution given the regulatory needs.

Commissioner Lesak suggested adding a Condition of Approval for a Chair Review regarding the coping at the top of the retaining wall prior to granting of the building permit. He also recommended an addition to Condition of Approval P-11 to include the phrase “clearly posted.”

Decision:

Commissioner Lesak moved, seconded by Vice-Chair Padilla, that the Planning Commission adopt Resolution No. 23-10, approving Project No. 2435 HDP/DRX/VAR, which is a Hillside Development Permit and Design Review Permit for a 343 square-foot first-floor addition, a 585 square-foot second-story addition and a 372 square-foot deck, allowing for two Variances. One is a retaining wall to provide an off-site parking spot and the second is for an existing deck that exceeds eight feet in height. This is a single-family residence located at 1808 Hanscom Drive and the determination is made that this project is exempt under the California Environmental Quality Act. This also includes two additions to the Conditions of Approval that were discussed.

Chair Dahl asked Staff to call the Roll:

Commissioner Barthakur	Aye
Commissioner Lesak	Aye
Vice-Chair Padilla	Aye
Chair Dahl	Aye

Motion carried, 4-0.

ADMINISTRATION:

11. Comments from City Council Liaison:

None.

12. Comments from Planning Commissioners:

Commissioner Lesak reported that the Ad Hoc Committee for the Downtown Specific Plan met with Staff and Consultants recently to resolve issues in the Draft report presented at the previous meeting. The Committee concentrated on two (2) things: 1) revising the language regarding courtyards - not changing the requirements but resolving conflicts between the area development standards and the building-type development standards to eliminate unnecessary cross-referencing; and 2) adding a considerable amount of storefront to make sure storefront was included and increasing it substantially to include areas along El Centro Street.

Chair Dahl thanked Commissioner Lesak and Commissioner Swanborn for serving on the Ad Hoc Committee.

Chair Dahl announced both she and Vice-Chair Padilla will be out of town for the next regularly scheduled meeting. Staff will follow up with the Commissioners to see if there will be a quorum for the October meeting. Planning Manager Chang confirmed that the next meeting will be next week on Wednesday at 6:30 pm in the Chambers for a joint meeting with the Design Review Board to discuss the Objective Development Standards for areas outside the Downtown Specific Plan. In addition, Planning Manager Chang reported that there will be a Special City Council meeting next Monday where Staff will introduce the General Plan, the Downtown Specific Plan and the Zoning Map Amendment.

13. Comments from Staff:

Deputy Director Becker expanded on Commissioner Lesak's Ad Hoc Committee report, adding that the revised final Draft plans were posted today, which include the results of the work of the Ad Hoc Committee and corrections to the errata. In addition, per the Chair's request for a tabulation of all the public comments, a matrix including all the comments that have been received, as well as responses from Staff, has been posted on the City website.

ADJOURNMENT:

14. Adjournment to the Regular Planning Commission meeting scheduled on October 10, 2023 at 6:30 pm:

There being no further matters, Chair Dahl adjourned the meeting at 7:23 p.m.

Laura Dahl, Chair



Community Development
Department

Memo

DATE: February 13, 2024
TO: Planning Commission
FROM: Angelica Frausto-Lupo, Community Development Director
Matt Chang, Planning Manager
PREPARED BY: Sandra Robles, Associate Planner
RE: Item No. 12. Project No. 2500-HDP/DRX/VAR/PM/TRE located at
4931 Harriman Avenue (APN: 5312-016-016 & 5312-016-017)

This item was continued from the regularly scheduled November 14, 2023, Planning Commission meeting.

Staff is recommending continuing this item to the next regularly scheduled Planning Commission meeting on March 12, 2024.



Planning Commission Agenda Report

ITEM NO. 13

DATE: February 13, 2024

FROM: Angelica Frausto-Lupo, Community Development Director

PREPARED BY: Robert (Dean) Flores, Senior Planner
Ben Jarvis, AICP, Interim Senior Planner

SUBJECT: **Recommendation to City Council to Adopt a General Plan Amendment, a Zoning Text Amendment, and a Zoning Map Amendment to Implement the General Plan Housing Opportunity Overlay Land Use Designation, the Housing Opportunity Overlay Zone, and a Zoning Map Amendment.**

Recommendation

It is recommended that the Planning Commission conduct a Public Hearing, take public testimony, close the Public Hearing, and adopt Resolution 24-02 recommending the following to the City Council:

1. Adopt a Resolution to amend the General Plan and General Plan Land Use Map creating the Housing Opportunity (HO) Overlay land use designation; and
2. Adopt an Ordinance to approve a Zoning Text Amendment and Zoning Map Amendment to implement the necessary changes to the SMPC consistent with the 2021-2029 Housing Element Housing Programs as set forth in Exhibit A of the Resolution creating the Housing Opportunity Overlay zone.

Background

On May 30, 2023, the City Council adopted the 2021-2029 (6th Cycle) Housing Element. Since that time, the City has diligently worked to implement the housing programs contained in the Housing Element. In the past nine months, the City adopted an updated General Plan, created the Downtown Specific Plan (DTSP), and adopted Zoning Code amendments in support of the Housing Element. Most recently, on January 17, 2024, the City Council adopted increased density in the Residential Medium (RM) and Residential High (RH) zones, as required by Housing Element Program 3.a (Rezone and Redesignate Sites to Meet RHNA).

Discussion

In reviewing the City's progress in implementing Housing Element programs, the City determined the higher residential densities identified by the Housing Element for the

Ostrich Farm and Huntington Drive Mixed-Use Areas had not yet been implemented.¹ These areas are identified in the Housing Element with a residential density of 70 dwelling units per acre. In order to accommodate this density in areas zoned RM and RH, a new General Plan land use designation is needed along with an associated Zoning Text Amendment and Zoning Map Amendment to create a corresponding overlay zone. Adopting the higher residential density in these areas is a key component to completing Housing Element Program 3.a, as currently adopted. However, in light of errors in Table VI-51 of the Housing Element, staff believes that the City can accommodate the regional housing needs allocation (RHNA) without the Housing Opportunity Overlay Zone, and intends to continue working on a Housing Element Amendment to address this issue. In the interim, however, the Housing Opportunity Overlay Zone would fulfill the rezoning obligations called for in the Housing Element as currently adopted.

Project Initiation

General Plan Amendments and Zoning Code/Map Amendments may only be adopted subject to provisions listed in South Pasadena Municipal Code (SPMC) Section 36.620.030. For the purposes of this item, the City Council's adoption of the Housing Element, inclusive of Housing Element Program 3.a, served to initiate this potential action (Resolution 7817).

Project Location

The proposed General Plan Amendment, Zoning Text Amendment, and Zoning Map Amendment would apply to certain parcels located in two areas: the Ostrich Farm Mixed Use Area and the Huntington Drive Mixed-Use Area. The affected parcels generally fall on major arterials such as Fair Oaks Avenue, Monterey Road, Pasadena Avenue, and Huntington Drive, but the increased density allowance would also apply to some parcels immediately adjacent to major corridors. Exhibits B and C (attached) show the location of the two areas. A list of parcels located in each area is also attached for the Planning Commission's information as Attachment 5 (Subject Parcels).

Project Description

The project includes a General Plan Amendment, a Zoning Text Amendment, and a Zoning Map Amendment (Project). The Project would create a new General Plan land use designation and a corresponding zoning district for the Housing Opportunity Overlay zone. Although this action is part of Housing Element Program 3.a, the Housing Element did not adopt a name or method for implementing the action. Staff proposes to create a General Plan overlay land use designation and a corresponding overlay zone to implement this part of Program 3.a. As no name was provided by the Housing Element, the area covered by this program is proposed to be called the "Housing Opportunity Overlay." The title will convey the development opportunity that owners would have to use their properties more intensely, supporting the City's goal to encourage housing production to meet its RHNA obligation. The higher density would be permitted in two

¹ On January 17, 2024, the City received a letter from Californian's for Homeownership asserting that the Housing Element as adopted requires increased density in these areas, and alleging that failure to undertake the zoning constitutes a violation of the stipulated judgment that resolved Californians for Homeownership's lawsuit against the City regarding the Housing Element.

areas as shown in the Housing Element Appendix A: the Ostrich Farm Mixed-Use Area and the Huntington Drive Mixed-Use Area. No other parcels would be affected. The project is described below:

General Plan Amendment (GPA)

The General Plan would be amended to include the following, with the new text delineated by red underline:

Medium Intensity: This land use classification permits attached housing types, such as courtyard housing, townhomes, bungalow court, and multiplexes, including single-family homes on smaller lots.

Scale: House-scale. Attached, semi-detached, and detached buildings.

Intensity: Max 30 units/acre and up to 70 units/acre in the Housing Opportunity Overlay.

Height: 1-3 stories. Taller buildings may be accommodated through State Density Bonus concessions and waivers.

High Intensity: This land use classification permits multi-family residential development. It is intended to identify and conserve existing concentrations of such development in the city. These areas are characterized by multi-story apartments and condominiums.

Scale: House-scale and some block-scale buildings. Attached, semi-detached, and detached buildings.

Intensity: Max 45 units/acre and up to 70 units/acre in the Housing Opportunity Overlay.

Height: 1-4 stories. Taller buildings may be accommodated through State Density Bonus concessions and waivers.

Housing Opportunity Overlay: This land use classification permits multi-family residential development and is applied to higher-density corridors and community centers where higher density projects are appropriate. Multi-story apartment and condominium developments are appropriate for this land use designation.

Scale: Medium to large scale multi-family buildings.

Intensity: Max 70 units/acre.

Height: 45 feet. Taller buildings may be accommodated through State Density Bonus concessions and waivers.

The land use designation descriptions found on General Plan page 60 will be updated to include the new overlay designation. No other amendments to the General Plan text are required or proposed, except that the General Plan Land Use Map will be updated to reflect the amendment. Redline changes are included as part of Exhibit A to the draft Resolution that is attached to this staff report (Attachment 2). Table 1 contains the density information for the new designation and zone:

Table I: GPA and ZTA Density

General Plan Designation	Zoning District	Maximum Density
Housing Opportunity Overlay	Housing Opportunity Overlay Zone	70

Draft Resolution P.C. 24-02 is attached to this staff report as Attachment 1. Exhibit A to the draft Resolution contains a draft Ordinance, including a complete redline exhibit of the proposed GPA and ZTA. Exhibit A can be found in Attachment 2.

Zoning Text Amendment and Zoning Map Amendment

The Project would add a new Housing Opportunity Overlay (Overlay) zone to the City’s Zoning Code. The Overlay would allow up to 70 dwelling units per acre and would apply to the parcels shown on the attached maps. A detailed red-line exhibit showing the proposed changes is attached as Exhibit A to the Resolution. Sections 36.220.020 (Purposes of Residential Zoning Districts), 36.220.040, and 36.250.050 (Housing Opportunity (HO) Overlay District) of the SPMC would be revised to reflect the new Overlay.

The development standards applicable to development within the Housing Opportunity Overlay would be the standards established for the Mixed Use Overlay as applied to projects that consist solely of residential development.

General Plan Amendment Findings

South Pasadena Municipal Code (SPMC) Section 36.620.070(A) stipulates that a General Plan Amendment may be approved only if certain findings are met:

- 1. The proposed amendment is internally consistent with the actions, goals, objectives, policies, and programs of the General Plan;*

The proposed General Plan Amendment is internally consistent with the actions, goals, objectives, policies, and programs of the 2021-2029 (6th Cycle) Housing Element that was adopted on May 30, 2023. Specifically, the project would support the following:

Housing Element Goal 3.0: *Provide opportunities to increase housing production.*

Housing Element Program 3.a: *Rezone and Redesignate Sites to Meet RHNA (“...Additional zoning capacity will be achieved through the adoption of the Downtown Specific Plan (DTSP) and the expansion of mixed-use areas along the City’s arterial corridors either through inclusion within the DTSP or through a zoning overlay district. Allowable densities within these mixed-use areas will be 70 du/ac...comparable Zoning Code revisions outside of the DTSP area will implement this program...”).*

The Housing Element is one of the elements required by State law. Adopting a General Plan Amendment that implements the policies and programs of the 2021-2029 Housing Element would make the documents internally consistent and would

support the City's goals to plan for more housing opportunities. Therefore, the Planning Commission can make this finding in support of the Project.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience or general welfare of the City;*

The General Plan Amendment would not be detrimental to the public interest, health, safety, convenience or general welfare of the City because it would achieve further consistency with the adopted 2021-2029 Housing Element, specifically the Housing Opportunity Overlay which would allow residential densities of up to 70 units per acre on certain parcels in the Ostrich Farm Mixed-Use Area as shown in Housing Element Figures A-3.a, A-3.b, and A-3.c; and the Huntington Drive Mixed Use Area as shown in Housing Element Figures A-3.d, A-3.e, A-3.f, A-3.g, and A-3.h, consistent with Housing Element Program 3.a. Therefore, the Planning Commission can make this finding in support of the Project.

3. *If applicable, the site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated project.*

The General Plan Amendment would create the Housing Opportunity Overlay land use designation and would apply to specific parcels designated as Medium Intensity and High Intensity in the Ostrich Farm Mixed-Use Area and the Huntington Drive Mixed-Use Area as described in the Housing Element. Parcels affected by this General Plan Amendment can be found in Exhibits B and C to the Resolution (Attachment 3 and Attachment 4 to this report). This action is being taken to implement the policies and programs of the 2021-2029 Housing Element and to support the production of housing. Areas affected by the proposed General Plan Amendment are served by applicable utilities and have adequate site access. Any development that may occur would be subject to the City's development standards and review process, taking into account the unique aspects of specific development sites. As the proposed General Plan Amendment supports the adopted Housing Element, and as any future development would require separate approval including adherence to all development codes, the Planning Commission can make this finding.

As stated above, the Planning Commission can make all of the necessary findings listed in SPMC Chapter 36.620.070(A) to adopt the General Plan Amendment.

Zoning Amendment Findings

SPMC Section 36.620.070(B) stipulates that a Zoning Text Amendment and Zoning Map Amendment may be approved only if the following findings are met:

1. *Findings required for all Zoning Code/Map amendments;*
 - a. *The proposed amendment is consistent with the actions, goals, objectives, policies, and programs of the General Plan;*

The proposed Zoning Text Amendment is consistent with the actions, goals, objectives, policies, and programs of the 2021-2029 (6th Cycle) Housing Element that was adopted on May 30, 2023. Specifically, the Zoning Text Amendment would implement Housing Element Program 3.a (Rezone and Redesignate Sites to Meet RHNA). As the Housing Element is one of the General Plan elements required under state law, the proposed change in density for the applicable parcels would be consistent with the General Plan since the Housing Element is part of the General Plan. The Project would support the following Housing Element Goals/Programs:

Housing Element Goal 3.0: *Provide opportunities to increase housing production.*

Housing Element Program 3.a: *Rezone and Redesignate Sites to Meet RHNA. (“...Additional zoning capacity will be achieved through the adoption of the Downtown Specific Plan (DTSP) and the expansion of mixed-use areas along the City’s arterial corridors either through inclusion within the DTSP or through a zoning overlay district. Allowable densities within these mixed-use areas will be 70 du/ac...comparable Zoning Code revisions outside of the DTSP area will implement this program...”).*

Given that the Zoning Text Amendment would implement Housing Element Goal 3.0 and Housing Element Program 3.a, the Planning Commission can make this finding in support of the Project.

- b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City;*

The Zoning Text Amendment would not be detrimental to the public interest, health, safety, convenience or general welfare of the City because it would increase internal consistency between the Housing Element, General Plan, and Zoning Ordinance, and supports the City’s goal to facilitate the production of housing. Therefore, the Planning Commission can make this finding.

- 2. Additional finding for Zoning Code Amendments. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.*

The proposed Zoning Text Amendment is internally consistent with other applicable provisions of the Zoning Code. Any development slated for the Subject Parcels would be subject to the applicable development standards listed in the SPMC. Therefore, the Planning Commission can make this finding.

- 3. Additional finding for Zoning Map amendments. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects.*

The proposed Zoning Map Amendment would apply to certain Subject Parcels located in the Ostrich Farm Mixed-Use Area and Huntington Drive Mixed-Use Area. The Subject Parcels are located on public streets with suitable access that are served by required utilities. The Zoning Map Amendment would create a Housing Opportunity Overlay Zone in areas where other parcels designated for mixed-use and higher residential densities are located or envisioned. Therefore, the Planning Commission can make this finding in support of the project.

As stated above, the Planning Commission can make all of the necessary findings listed in SPMC Chapter 36.620.070(B) to recommend the City Council adopt the Zone Text Amendment and Zoning Map Amendment.

Environmental Analysis

Pursuant to Government Code Section 65759, “[t]he California Environmental Quality Act, Division 13 (commencing with Section 21000) of the Public Resources Code, does not apply to any action necessary to bring its general plan or relevant mandatory elements of the plan into compliance with any court order or judgment under this article.”

In light of this CEQA exemption, impacts associated with the adopted Housing Element and rezoning actions contemplated therein were analyzed in the Housing Element Environmental Assessment (EA), as required by Govt. Code Section 65759(a)(2), that was adopted by the City Council on May 30, 2023. As the proposed amendments would implement Program 3.a, which was part of the Housing Element adopted in reliance on the EA in 2023, no further analysis is required under the California Environmental Quality Act.

Next Steps

Should the Planning Commission adopt the resolution recommending the City Council approve the proposed project, the following next steps are anticipated:

March 6, 2024: The City Council conducts a Public Hearing, receives a staff presentation, and public testimony on the project, and considers approving the Project by adopting a Resolution to amend the General Plan, and conducting the First Reading of an Ordinance to amend the Zoning Code and Zoning Map.

March 20, 2024: Assuming the project is approved on March 6, 2024, with the First Reading of an Ordinance for a Zoning Text/Zoning Map Amendment, conduct a Second Reading of said Ordinance.

Legal Review

The City Attorney has reviewed this item.

Public Notification of Agenda Item

A public notice for this Public Hearing was published in the South Pasadena Review on February 2, 2024. The public was also made aware of the regularly scheduled Public

Hearing on February 13, 2024, through its inclusion in the legally publicly noticed agenda, posted physically at City Hall and also on the City's website.

Attachments

Attachment 1: Draft Resolution No. 24-02

Attachment 2: Exhibit A-1: Draft General Plan Amendment

Exhibit A-2: Draft Ordinance

Exhibit A-3: Draft Zoning Text Amendment Redlines

Attachment 3: Exhibit B: Ostrich Farm Mixed-Use Area

Attachment 4: Exhibit C: Huntington Drive Mixed-Use Area

Attachment 5: Parcel List

ATTACHMENT 1

P.C. RESOLUTION NO. 24-02

P.C. RESOLUTION NO. 24-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A GENERAL PLAN AMENDMENT, ZONING TEXT AMENDMENT, AND ZONING MAP AMENDMENT TO SOUTH PASADENA MUNICIPAL CODE (SPMC) CHAPTER 36 (ZONING) RELATED TO INCREASED DENSITY AND ESTABLISHING THE HOUSING OPPORTUNITY OVERLAY AND HOUSING OPPORTUNITY OVERLAY ZONE, ALLOWING UP TO 70 DWELLING UNITS PER ACRE ON SELECTED PARCELS IN THE OSTRICH FARM MIXED-USE AREA AND THE HUNTINGTON DRIVE MIXED-USE AREA, AS DESCRIBED IN THE ADOPTED 6TH CYCLE HOUSING ELEMENT.

WHEREAS, Sections 65300 *et. seq.* of the California Government Code requires each city and county to adopt a comprehensive, long-term, General Plan for the physical development of land within its jurisdiction and Sphere of Influence; and

WHEREAS, Sections 65580 *et. seq.* of the California Government Code requires each city and county to periodically prepare and update its Housing Element in its General Plan. The City of South Pasadena received the Regional Housing Needs Allocation (RHNA) numbers from the Southern California Association of Government in 2019 which required the City to update the Housing Element for the 6th Cycle (2021-2029); and

WHEREAS, the City of South Pasadena was sued by Californians for Homeownership for non-compliance with State Law for failing to have adopted a compliant Housing Element by October 15, 2021 (*Californians for Homeownership v. City of South Pasadena*), LASC Case Nos. 22STCP01388 & 22STCP01161); and

WHEREAS, the City entered into a Settlement Agreement with Californians for Homeownership to resolve the lawsuit, which was adopted by the Court as a Stipulated Judgement; and

WHEREAS, on May 30, 2023, the City Council adopted the Environmental Assessment (EA) prepared for the Housing Element and then adopted the Housing Element; and

WHEREAS, on September 27, 2023, the City Council adopted an updated General Plan, created the Downtown Specific Plan, and adopted zoning amendments in support of the Housing Element; and

WHEREAS, on January 17, 2024, the City Council adopted a General Plan Amendment and Zoning Text Amendment to increase residential density in the

Residential Medium zone to 30 units per acre and to increase residential density in the Residential High zone to 45 units per acre; and

WHEREAS, the City has worked diligently to implement Housing Element programs, including adopting a new General Plan, Downtown Specific Plan and rezoning and

WHEREAS, on February 13, 2024, the Planning Commission held a duly noticed Public Hearing, wherein the Planning Commission received a staff presentation, staff report, public testimony, and Planning Commission discussion; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

SECTION 1: RECITALS. The above recitals are hereby declared to be true and correct and are incorporated herein as findings of the South Pasadena Planning Commission.

SECTION 2: EVIDENCE AND PUBLIC TESTIMONY. Based upon substantial evidence presented to the Planning Commission during the Public Hearing, including public testimony and written and oral staff reports, along with the environmental documentation, the Planning Commission finds:

- A. All necessary Public Hearings and opportunities for public testimony and comment have been conducted in compliance with applicable law;
- B. That the proposed General Plan Amendment, Zone Text Amendment, and Zoning Map Amendment comply with the Housing Goals and residential densities prescribed in the 2021-2029 (6th Cycle) Housing Element and updated General Plan.

SECTION 3: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). The Planning Commission finds that pursuant to Government Code Section 65759, “[t]he California Environmental Quality Act, Division 13 (commencing with Section 21000) of the Public Resources Code, does not apply to any action necessary to bring its general plan or relevant mandatory elements of the plan into compliance with any court order or judgment under this article.” The proposed General Plan Amendment, Zoning Text Amendment, and Zoning Map Amendment (Project) are actions necessary to bring the City’s General Plan, Housing Element, and Zoning into conformance with the court order from the Californians for Homeownership litigation, and thus are not subject to CEQA. Further, impacts associated with the adopted

Housing Element and rezoning actions contemplated therein, were analyzed in the Housing Element Environmental Assessment as required by Government Code Section 65759(a)(2), which was adopted in conjunction with the Housing Element on March 30, 2023, through Resolution 7817.

SECTION 4: GENERAL PLAN FINDINGS. South Pasadena Municipal Code (SPMC) Section 36.620.070(A) stipulates that a General Plan Amendment may be approved only if certain findings are met:

1. *The proposed amendment is internally consistent with the actions, goals, objectives, policies, and programs of the General Plan;*

The proposed General Plan Amendment is internally consistent with the actions, goals, objectives, policies, and programs of the 2021-2029 (6th Cycle) Housing Element that was adopted on May 30, 2023. Specifically, the project would support the following:

Housing Element Goal 3.0: *Provide opportunities to increase housing production.*

Housing Element Program 3.a: *Rezone and Redesignate Sites to Meet RHNA (“...Additional zoning capacity will be achieved through the adoption of the Downtown Specific Plan (DTSP) and the expansion of mixed-use areas along the City’s arterial corridors either through inclusion within the DTSP or through a zoning overlay district. Allowable densities within these mixed-use areas will be 70 du/ac...comparable Zoning Code revisions outside of the DTSP area will implement this program...”).*

The Housing Element is one of the elements required by State law. Adopting a General Plan Amendment that implements the policies and programs of the 2021-2029 Housing Element would make the documents internally consistent and would support the City’s goals to plan for more housing opportunities. Therefore, the Planning Commission can make this finding in support of the Project.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience or general welfare of the City;*

The General Plan Amendment would not be detrimental to the public interest, health, safety, convenience or general welfare of the City because it would achieve further consistency with the adopted 2021-2029 Housing Element, specifically the Housing Opportunity Overlay which would allow residential densities of up to 70 units per acre on certain parcels in the Ostrich Farm Mixed-Use Area as shown in Housing Element Figures A-3.a, A-3.b, and A-3.c; and the Huntington Drive Mixed Use Area as shown in Housing Element Figures A-3.d, A-3.e, A-3.f, A-3.g, and A-3.h, consistent with Housing Element

Program 3.a. The General Plan Amendment would complete the rezoning contemplated by current Housing Element Program 3.a Rezone and Redesignate Sites to Meet RHNA. Therefore, the Planning Commission can make this finding in support of the Project.

3. *If applicable, the site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated project.*

The General Plan Amendment would create the Housing Opportunity Overlay land use designation and would apply to specific parcels designated as Medium Intensity and High Intensity in the Ostrich Farm Mixed-Use Area and the Huntington Drive Mixed-Use Areas as described in the Housing Element. Parcels affected by this General Plan Amendment can be found in Exhibits B and C to the Resolution. This action is being taken to implement the policies and programs of the 2021-2029 Housing Element and to support the production of housing. Areas affected by the proposed General Plan Amendment are served by applicable utilities and have adequate site access. Any development that may occur would be subject to the City's development standards and review process, taking into account the unique aspects of specific development sites. As the proposed General Plan Amendment supports the adopted Housing Element, and as any future development would require separate approval including adherence to all development codes, the Planning Commission can make this finding.

As stated above, the Planning Commission can make all of the necessary findings listed in SPMC Chapter 36.620.070(A) to adopt the General Plan Amendment.

SECTION 5: ZONING TEXT AMENDMENT AND ZONING MAP AMENDMENT FINDINGS. South Pasadena Municipal Code (SPMC) Section 36.620.070(B) stipulates that a Zoning Text Amendment and Zoning Map Amendment may be approved if the following findings are met:

1. *Findings required for all Zoning Code/Map amendments;*
 - a. *The proposed amendment is consistent with the actions, goals, objectives, policies, and programs of the General Plan;*

The proposed Zoning Text Amendment is consistent with the actions, goals, objectives, policies, and programs of the 2021-2029 (6th Cycle) Housing Element that was adopted on May 30, 2023. Specifically, the Zoning Text Amendment would implement Housing Element Program 3.a (Rezone and Redesignate Sites to Meet RHNA). As the Housing Element is one of the General Plan elements required under state law, the proposed change in density for the applicable parcels would be consistent with the General Plan since the Housing Element is part of the General

Plan. The Project would also support the following additional General Plan policies and Housing Element Goals/Programs:

Housing Element Goal 3.0: *Provide opportunities to increase housing production.*

Housing Element Program 3.a: *Rezone and Redesignate Sites to Meet RHNA. (“...Additional zoning capacity will be achieved through the adoption of the Downtown Specific Plan (DTSP) and the expansion of mixed-use areas along the City’s arterial corridors either through inclusion within the DTSP or through a zoning overlay district. Allowable densities within these mixed-use areas will be 70 du/ac...comparable Zoning Code revisions outside of the DTSP area will implement this program...”).*

Given that the Zoning Text Amendment would implement Housing Element Goal 3.0 and Housing Element Program 3.a, the Planning Commission can make this finding in support of the Project.

- b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City;*

The Zoning Text Amendment would not be detrimental to the public interest, health, safety, convenience or general welfare of the City because it would increase internal consistency between the Housing Element, General Plan, and Zoning Ordinance, and supports the City’s goal to facilitate the production of housing. Therefore, the Planning Commission can make this finding.

- 2. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.*

The proposed Zoning Text Amendment is internally consistent with other applicable provisions of the Zoning Code. Any development slated for the Subject Parcels would be subject to the applicable development standards listed in the SPMC. Therefore, the Planning Commission can make this finding.

- 3. Additional finding for Zoning Map amendments. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects.*

The proposed Zoning Map Amendment would apply to certain Subject Parcels located in the Ostrich Farm Mixed-Use Area and Huntington Drive Mixed-Use Area. The Subject Parcels are located on public streets with suitable access that are served by required utilities. The Zoning Map

Amendment would create a Housing Opportunity Overlay Zone in areas where other parcels designated for mixed-use and higher residential densities are located or envisioned. Therefore, the Planning Commission can make this finding in support of the project.

The Planning Commission hereby makes all of the necessary findings listed in SPMC Chapter 36.620.070(B) to recommend the City Council adopt the Zone Text Amendment and Zoning Map Amendment.

SECTION 6: RECOMMENDATION. Based upon the foregoing, the Planning Commission recommends that the City Council:

- A. Adopt a Resolution to amend the General Plan and General Plan Land Use Map creating the Housing Opportunity (HO) Overlay land use designation; and
- B. Adopt an Ordinance to approve a Zoning Text Amendment and Zoning Map Amendment to implement the necessary changes to the SMPC consistent with the 2021-2029 Housing Element Housing Programs as set forth in Exhibit A of the Resolution creating the Housing Opportunity Overlay zone.

PASSED, APPROVED, AND ADOPTED on this 13th day of February, 2024.

Laura Dahl, Planning Commission Chair

ATTEST:

APPROVED AS TO FORM:

Mark Perez, Deputy City Clerk

David Snow, Assistant City Attorney

I HEREBY CERTIFY the foregoing Resolution No. 24-02 was duly adopted by the Planning Commission of the City of South Pasadena, California, at a regular meeting held on the 13th day of February, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Mark Perez, Deputy City Clerk

Exhibits:

- A. Draft General Plan Amendment (Exhibit A-1), Draft Ordinance (Exhibit A-2), and Redline Exhibit (Exhibit A-3).
- B. Ostrich Farm Mixed-Use Area
- C. Huntington Drive Mixed-Use Area

ATTACHMENT 2

EXHIBIT A TO RESOLUTION P.C. 24-02:

Exhibit A-1: General Plan Amendment

Exhibit A-2: Draft Ordinance

Exhibit A-3: Redlines

**RESOLUTION P.C. 24-02 EXHIBIT A-1
PROPOSED GENERAL PLAN AMENDMENT**

The General Plan Planning Designation Section (page 60) will be amended to include the following text changes, with the General Plan Land Use Map being updated accordingly. New text is delineated by red underline:

Medium Intensity: This land use classification permits attached housing types, such as courtyard housing, townhomes, bungalow court, and multiplexes, including single-family homes on smaller lots.

Scale: House-scale. Attached, semi-detached, and detached buildings.

Intensity: Max 30 units/acre and up to 70 units/acre in the Housing Opportunity Overlay.

Height: 1-3 stories. Taller buildings may be accommodated through State Density Bonus concessions and waivers.

High Intensity: This land use classification permits multi-family residential development. It is intended to identify and conserve existing concentrations of such development in the city. These areas are characterized by multi-story apartments and condominiums.

Scale: House-scale and some block-scale buildings. Attached, semi-detached, and detached buildings.

Intensity: Max 45 units/acre and up to 70 units/acre in the Housing Opportunity Overlay.

Height: 1-4 stories. Taller buildings may be accommodated through State Density Bonus concessions and waivers.

Housing Opportunity Overlay: This land use classification permits multi-family residential development and is applied to higher-density corridors and community centers where higher density projects are appropriate. Multi-story apartment and condominium developments are appropriate for this land use designation.

Scale: Medium to large scale multi-family buildings.

Intensity: Max 70 units/acre.

Height: 45 feet. Taller buildings may be accommodated through State Density Bonus concessions and waivers.

**RESOLUTION P.C. 24-02 EXHIBIT A-2
[DRAFT] CITY OF SOUTH PASADENA
ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, ADOPTING A ZONING TEXT AMENDMENT AND ZONING MAP AMENDMENT AMENDING SOUTH PASADENA MUNICIPAL CODE (SPMC) CHAPTER 36 (ZONING) RELATED TO INCREASED DENSITY AND ESTABLISHING THE HOUSING OPPORTUNITY OVERLAY ZONE, ALLOWING UP TO 70 DWELLING UNITS PER ACRE ON SELECTED PARCELS IN THE OSTRICH FARM MIXED-USE AREA AND THE HUNTINGTON DRIVE MIXED-USE AREA, CONSISTENT WITH THE ADOPTED 2021-2029 (6TH CYCLE) HOUSING ELEMENT

WHEREAS, Sections 65300 *et. seq.* of the California Government Code requires each city and county to adopt a comprehensive, long-term, General Plan for the physical development of land within its jurisdiction and Sphere of Influence; and

WHEREAS, Sections 65580 *et. seq.* of the California Government Code requires each city and county to periodically prepare and update its Housing Element in its General Plan. City of South Pasadena received the Regional Housing Needs Allocation (RHNA) numbers from the Southern California Association of Government in 2019 and started to updating the 2021-2029 (6th Cycle) Housing Element; and

WHEREAS, the City of South Pasadena was sued by Californians for Homeownership for non-compliance with State Law for failing to have adopted a compliant Housing Element by October 15, 2021 (*Californians for Homeownership v. City of South Pasadena*), LASC Case Nos. 22STCP01388 & 22STCP01161); and

WHEREAS, the City entered into a Settlement Agreement with Californians for Homeownership to resolve the lawsuit which was adopted by the Court Order as a Stipulated Judgment; and

WHEREAS, on May 30, 2023, the City Council adopted the Environmental Assessment (EA) prepared for the Housing Element and then adopted the Housing Element; and

WHEREAS, on February 13, 2024, the Planning Commission conducted a duly noticed Public Hearing to consider this proposal, and that after receiving the staff report, staff presentation, and public testimony, the Planning Commission, in a ___ vote, adopted Resolution P.C. 2024-02 recommending the City Council approve

the project and to adopt a Resolution amending the General Plan and to introduce an Ordinance amending the Zoning Code and Zoning Map to establish the Housing Opportunity Overlay zone; and

WHEREAS, on March 6, 2024, the City Council introduced and conducted a First Reading of this Ordinance at a duly noticed Public Hearing as prescribed by law, at which time staff and interested persons had an opportunity to, and did, testify either in support or opposition to this matter; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The facts set forth in the recitals of this Ordinance are true and correct.

SECTION 2: Based upon substantial evidence presented, including public testimony and written and oral staff reports, and the environmental documentation, the City Council finds:

- A. All necessary Public Hearings and opportunities for public testimony and comment have been conducted in compliance with applicable law;
- B. That the proposed Zoning Amendment complies with the Housing Goals and Programs found in the 2021-2029 (6th Cycle) Housing Element and updated General Plan.

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS. The City Council finds that pursuant to Government Code Section 65759, “[t]he California Environmental Quality Act, Division 13 (commencing with Section 21000) of the Public Resources Code, does not apply to any action necessary to bring its general plan or relevant mandatory elements of the plan into compliance with any court order or judgment under this article.” The proposed Zoning Text and Zoning Map Amendments (Project) are actions necessary to bring the City’s General Plan, Housing Element, and Zoning into conformance with the court order from the Californians for Homeownership litigation, and thus are not subject to CEQA. Further, impacts associated with the adopted Housing Element and rezoning actions contemplated therein, were analyzed in the Housing Element Environmental Assessment as required by Government Code Section 65759(a)(2), which was adopted in conjunction with the Housing Element on March 30, 2023, through Resolution 7817.

SECTION 4: ZONING AMENDMENT FINDINGS. South Pasadena Municipal Code (SPMC) Section 36.620.070(B) stipulates that Zoning Amendments and Zoning Map Amendments may be approved if the following findings are made:

1. *Findings required for all Zoning Code/Map amendments;*
 - a. *The proposed amendment is consistent with the actions, goals, objectives, policies, and programs of the General Plan;*

The proposed Zoning Text Amendment is consistent with the actions, goals, objectives, policies, and programs of the 2021-2029 (6th Cycle) Housing Element that was adopted on May 30, 2023. Specifically, the Zoning Text Amendment would implement Housing Element Program 3.a (Rezone and Redesignate Sites to Meet RHNA). As the Housing Element is one of the General Plan elements required under state law, the proposed change in density for the applicable parcels would be consistent with the General Plan since the Housing Element is part of the General Plan. The Project would also support the following Housing Element Goals/Programs:

Housing Element Goal 3.0: *Provide opportunities to increase housing production.*

Housing Element Program 3.a: *Rezone and Redesignate Sites to Meet RHNA. (“...Additional zoning capacity will be achieved through the adoption of the Downtown Specific Plan (DTSP) and the expansion of mixed-use areas along the City’s arterial corridors either through inclusion within the DTSP or through a zoning overlay district. Allowable densities within these mixed-use areas will be 70 du/ac...comparable Zoning Code revisions outside of the DTSP area will implement this program...”).*

Given that the Zoning Text Amendment would implement Housing Element Goal 3.0, Housing Element Program 3.a regarding affordable housing, the City Council can make this finding in support of the Project.

- b. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City*

The Zoning Text Amendment would not be detrimental to the public interest, health, safety, convenience or general welfare of the City because it would increase internal consistency between the Housing Element, General Plan, and Zoning Ordinance, and supports the City’s goal to facilitate the production of housing. Therefore, the City Council can make this finding.

- 2. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.*

The proposed Zoning Text Amendment is internally consistent with other applicable provisions of the Zoning Code. Any development slated for the Subject Parcels would be subject to the applicable development standards listed in the SPMC. Therefore, the City Council can make this finding.

- 3. Additional finding for Zoning Map amendments. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects.*

The proposed Zoning Map Amendment would apply to certain Subject Parcels located in the Ostrich Farm Mixed-Use Area and Huntington Drive Mixed-Use Area. The Subject Parcels are located on public streets with suitable access that are served by required utilities. The Zoning Map Amendment would create a Housing Opportunity Overlay Zone in areas where other parcels designated for mixed-use and higher residential densities are located or envisioned. Therefore, the City Council can make this finding in support of the project.

SECTION 5. The City Council hereby amends various sections of Chapter 36 (Zoning) of the City Code of the City of South Pasadena to incorporate the text and map changes set forth in Exhibit A, attached hereto and incorporated herein by reference, with all sections of Chapter 36 that have no amendments identified in Exhibit A remaining in effect without amendment.

SECTION 6. Severability. If any section subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, or contravened by reason of any preemptive legislation, the remaining sections and/or provisions of this Ordinance shall remain valid. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, regardless of the fact that any one or more section(s) or provision(s) may be declared invalid or unconstitutional or contravened via legislation.

SECTION 7. This Ordinance shall take effect thirty (30) days after its final passage, and within fifteen (15) days after its passage, the City Clerk of the City of South Pasadena shall certify to the passage and adoption of this ordinance and to its approval by the Mayor and City Council and shall cause the same to be published in a newspaper in the manner required by law.

PASSED, APPROVED AND ADOPTED ON this 20th day of March, 2024.

AYES:

NOES:

ABSENT:

ABSTAIN:

Evelyn G. Zneimer, Mayor

ATTEST:

APPROVED AS TO FORM:

Mark Perez, Deputy City Clerk

Roxanne Diaz, City Attorney

CITY OF SOUTH PASADENA
CITY CLERK'S DIVISION
CERTIFICATION OF ORDINANCE

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH PASADENA)

I, Mark Perez, Deputy City Clerk of the City of South Pasadena, do hereby certify that Ordinance No. _____, was duly and regularly approved and adopted at a Regular meeting of the City Council on this 20th day of March, 2024, by the following votes as the same appears on file and of record in the Office of the City Clerk.

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Perez
Deputy City Clerk

**RESOLUTION P.C. 24-02 EXHIBIT A-3
City of South Pasadena
Chapter 36 Zoning
Focused Amendments to Various Sections**

36.220.020 Purposes of Residential Zoning Districts.

C. RM (Residential Medium Density) district. The RM zoning district applies to areas appropriate for a variety of housing types. Typical residential land uses include single-family bungalow courts, courtyard housing, townhomes, duplexes, triplexes, multiplexes, and other attached dwellings on smaller lots. The allowable residential density ranges from 5.1 to 30 dwelling units per acre. Up to 70 dwelling units per acre are allowed for properties located within in the Housing Opportunity (HO) Overlay District. The RM zoning district is consistent with the Medium Density Neighborhood land use designation of the General Plan.

D. RH (Residential High Density) district. The RH zoning district is intended for areas appropriate for high density attached dwelling units, including courtyard housing, townhouses, condominiums, and apartments. The allowable residential density ranges from 30.1 to 45 dwelling units per acre. Up to 70 dwelling units per acre are allowed for properties located within in the Housing Opportunity (HO) Overlay District. The RH zoning district is consistent with the High Density Neighborhood land use designation of the General Plan.

36.220.040 Residential Zoning District General Development Standards.

TABLE 2-3. RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS				
	Requirement by Zoning District (1)			
Development Feature	RE	RS	RM	RH
Allowable density	Maximum of 3 du/acre	Maximum of 5 du/acre	5.1 to 30 du/acre (2)	30.1 to 45 du/acre (3)

Notes:

(1) Altos de Monterey exceptions. The standards and requirements for development within the Altos de Monterey (AM) overlay zoning district are different from those in this table; see SPMC [36.250.030](#).

(2) Up to 70 dwelling units per acre allowed for properties located within the HO Overlay District. See SMPC 36.220.050

(3) Up to 70 dwelling units per acre allowed for properties located within the HO Overlay District. See SMPC 36.220.050

36.250.050 Housing Opportunity (HO) Overlay District.

A. Purpose. The HO overlay district is intended to implement the City’s goals and objectives for higher intensity development in the RM and RH zones along certain corridors, consistent with the City’s Housing Element as adopted on May 30, 2023.

B. Applicability. The HO overlay district shall be applied on the Zoning Map to the areas shown as Housing Opportunity Overlay on the Land Use Map of the General Plan.

C. Allowable density. Maximum of 70 dwelling units per acre.

D. Allowable land uses and development standards. New land uses shall comply with all applicable requirements in Division 36.220 (Residential Zoning Districts) consistent with the Planning Designations outlined in the General Plan. The Residential Only standards found in Table 2-6 (Mixed-Use Overlay District Development Standards) of Section 36.230.050.D shall apply to multifamily residential development located within the HO Overlay District.

ATTACHMENT 3

EXHIBIT B to Resolution P.C. 24-02
(Ostrich Farm Mixed-Use Area Map)

Ostrich Farm Mixed-Use Area: Housing Opportunity Overlay Parcels

Affected Parcels by Zoning Classification

- Residential Medium Density (RM)
- Residential High Density (RH)
- Other Ostrich Farm Parcels

Zoning Label "XX-##"

- "XX" - Zoning Classification (e.g., "RH" for Residential High Density)
- "##" - Proposed Maximum Number of Dwelling Units Allowed per Acre



Zoning Map adopted on September 27, 2023.
Source: City of South Pasadena; January 17, 2024



ATTACHMENT 4

EXHIBIT C TO RESOLUTION P.C. 24-22

(Huntington Drive Mixed-Use Area Map)

Huntington Drive Mixed-Use Area: Housing Opportunity Overlay Parcels

Affected Parcels by Zoning Classification

- Residential Medium Density (RM)
- Residential High Density (RH)
- Other Huntington Drive Parcels

Zoning Label "XX-##"

- "XX" - Zoning Classification (e.g., "RH" for Residential High Density)
- "##" - Proposed Maximum Number of Dwelling Units Allowed per Acre



Zoning Map adopted on September 27, 2023.
Source: City of South Pasadena; January 17, 2024



ATTACHMENT 5

HOUSING OPPORTUNITY OVERLAY PARCEL LIST

AIN	Site Address	Zoning Classification	Existing Density (DU/Acre)	Proposed Density (DU/Acre)
5311001008	1007 ARROYO VERDE RD	Residential Medium Density	30	70
5311001020	116 MARMION WAY NO 1	Residential Medium Density	30	70
5311002050	116 MONTEREY RD	Residential High Density	45	70
5311002051	100 MONTEREY RD	Residential High Density	45	70
5311002056	115 MARMION WAY	Residential Medium Density	30	70
5311002057	109 MARMION WAY	Residential Medium Density	30	70
5311002059	124 MONTEREY RD NO 118	Residential High Density	45	70
5311002122	1035 ARROYO VERDE RD UNIT G	Residential Medium Density	30	70
5311002900	ADDRESS NOT AVAILABLE	Residential Medium Density	30	70
5311003026	ADDRESS NOT AVAILABLE	Residential High Density	45	70
5311003027	200 MONTEREY RD	Residential High Density	45	70
5311003028	194 MONTEREY RD UNIT A	Residential High Density	45	70
5311003030	190 MONTEREY RD	Residential High Density	45	70
5311003031	182 MONTEREY RD	Residential High Density	45	70
5311003033	178 MONTEREY RD	Residential High Density	45	70
5311003034	174 MONTEREY RD	Residential High Density	45	70
5311003035	170 MONTEREY RD	Residential High Density	45	70
5311003036	166 MONTEREY RD	Residential High Density	45	70
5311003037	164 MONTEREY RD	Residential High Density	45	70
5311003038	154 MONTEREY RD	Residential High Density	45	70
5311003039	150 MONTEREY RD	Residential High Density	45	70
5311003040	142 MONTEREY RD	Residential High Density	45	70
5311004018	254 MONTEREY RD	Residential High Density	45	70
5311004019	242 MONTEREY RD	Residential High Density	45	70
5311004020	236 MONTEREY RD	Residential High Density	45	70
5311004023	222 MONTEREY RD	Residential High Density	45	70
5311004026	202 MONTEREY RD	Residential High Density	45	70
5311004027	216 MONTEREY RD	Residential High Density	45	70
5311004030	230 MONTEREY RD A	Residential High Density	45	70
5311010006	201 MONTEREY RD	Residential Medium Density	30	70
5311010007	ADDRESS NOT AVAILABLE	Residential Medium Density	30	70
5311010008	237 MONTEREY RD	Residential Medium Density	30	70

5311010009	219 MONTEREY RD	Residential Medium Density	30	70
5311010010	ADDRESS NOT AVAILABLE	Residential Medium Density	30	70
5311010011	239 MONTEREY RD	Residential Medium Density	30	70
5311010012	ADDRESS NOT AVAILABLE	Residential Medium Density	30	70
5311010015	ADDRESS NOT AVAILABLE	Residential Medium Density	30	70
5311010016	245 MONTEREY RD	Residential Medium Density	30	70
5311010052	241 MONTEREY RD NO A	Residential Medium Density	30	70
5311010075	191 MONTEREY RD I	Residential Medium Density	30	30
5311012004	309 MONTEREY RD	Residential Medium Density	30	70
5311012018	265 MONTEREY RD	Residential Medium Density	30	70
5311012020	317 MONTEREY RD	Residential Medium Density	30	70
5311015028	155 MONTEREY RD	Residential Medium Density	30	70
5311015029	157 MONTEREY RD	Residential Medium Density	30	70
5311015030	163 MONTEREY RD	Residential Medium Density	30	70
5311015048	167 MONTEREY RD NO A	Residential Medium Density	30	70
5312002002	92 MONTEREY RD	Residential High Density	45	70
5312002003	90 MONTEREY RD	Residential High Density	45	70
5312002004	86 MONTEREY RD	Residential High Density	45	70
5312002005	ADDRESS NOT AVAILABLE	Residential High Density	45	70
5312002006	84 MONTEREY RD	Residential High Density	45	70
5312002007	ADDRESS NOT AVAILABLE	Residential High Density	45	70
5312002008	ADDRESS NOT AVAILABLE	Residential High Density	45	70
5312002009	ADDRESS NOT AVAILABLE	Residential High Density	45	70
5312002023	96 MONTEREY RD B	Residential High Density	45	70
5312002025	ADDRESS NOT AVAILABLE	Residential High Density	45	70
5313003039	640 ARROYO DR	Residential Medium Density	30	70
5313003040	648 ARROYO DR	Residential Medium Density	30	70
5313003041	654 ARROYO DR	Residential Medium Density	30	70
5313003042	660 ARROYO DR	Residential Medium Density	30	70
5313003045	664 ARROYO DR	Residential Medium Density	30	70
5313004018	501 MAGNOLIA ST	Residential Medium Density	30	70
5313004030	801 FOREST AVE	Residential Medium Density	30	70
5313004031	805 FOREST AVE	Residential Medium Density	30	70
5313004032	809 FOREST AVE	Residential Medium Density	30	70

5313004033	454 MISSION ST	Residential Medium Density	30	70
5313004034	444 MISSION ST	Residential Medium Density	30	70
5313004035	440 MISSION ST	Residential Medium Density	30	70
5313004036	430 MISSION ST	Residential Medium Density	30	70
5313004037	426 MISSION ST	Residential Medium Density	30	70
5313004038	422 MISSION ST	Residential Medium Density	30	70
5313004039	418 MISSION ST	Residential Medium Density	30	70
5313004040	408 MISSION ST	Residential Medium Density	30	70
5313004041	822 ARROYO DR	Residential Medium Density	30	70
5313004042	816 ARROYO DR	Residential Medium Density	30	70
5313004043	812 ARROYO DR	Residential Medium Density	30	70
5313004044	808 ARROYO DR	Residential Medium Density	30	70
5313004045	804 ARROYO DR	Residential Medium Density	30	70
5313004046	800 ARROYO DR	Residential Medium Density	30	70
5313004047	700 ARROYO DR	Residential Medium Density	30	70
5313004048	706 ARROYO DR	Residential Medium Density	30	70
5313004049	710 ARROYO DR	Residential Medium Density	30	70
5313004050	411 MAGNOLIA ST	Residential Medium Density	30	70
5313004051	421 MAGNOLIA ST	Residential Medium Density	30	70
5313004052	423 MAGNOLIA ST	Residential Medium Density	30	70
5313004053	427 1/2 MAGNOLIA ST	Residential Medium Density	30	70
5313009008	347 PASADENA AVE	Residential Medium Density	30	70
5313009009	349 PASADENA AVE	Residential Medium Density	30	70
5313009010	ADDRESS NOT AVAILABLE	Residential Medium Density	30	70
5313009011	355 PASADENA AVE	Residential Medium Density	30	70
5313009012	401 MISSION ST	Residential Medium Density	30	70
5313009013	403 MISSION ST	Residential Medium Density	30	70
5313009014	409 MISSION ST	Residential Medium Density	30	70
5313009015	361 PASADENA AVE	Residential Medium Density	30	70
5313009016	ADDRESS NOT AVAILABLE	Residential Medium Density	30	70
5313009017	413 MISSION ST	Residential Medium Density	30	70
5313009018	421 MISSION ST	Residential Medium Density	30	70
5313009019	915 INDIANA AVE	Residential Medium Density	30	70
5313009021	925 INDIANA AVE	Residential Medium Density	30	70

5313009022	418 EL CENTRO ST	Residential Medium Density	30	70
5313009023	929 INDIANA AVE	Residential Medium Density	30	70
5313009024	410 EL CENTRO ST	Residential Medium Density	30	70
5313009026	341 PASADENA AVE	Residential Medium Density	30	70
5313009027	339 PASADENA AVE	Residential Medium Density	30	70
5313009028	337 PASADENA AVE	Residential Medium Density	30	70
5313009029	350 EL CENTRO ST	Residential Medium Density	30	70
5313009030	352 EL CENTRO ST	Residential Medium Density	30	70
5313009031	356 EL CENTRO ST	Residential Medium Density	30	70
5313009032	343 PASADENA AVE	Residential Medium Density	30	70
5313009034	402 EL CENTRO ST UNIT 1	Residential Medium Density	30	70
5313010021	320 PASADENA AVE UNIT 1	Residential High Density	45	70
5313010047	1004 ARROYO DR	Residential High Density	45	70
5313010048	322 S PASADENA AVE	Residential High Density	45	70
5313010049	1000 ARROYO DR APT 000A	Residential High Density	45	70
5313010050	326 PASADENA AVE	Residential High Density	45	70
5313010051	328 PASADENA AVE	Residential High Density	45	70
5313010052	330 PASADENA AVE	Residential High Density	45	70
5313010053	332 PASADENA AVE	Residential High Density	45	70
5313010054	940 ARROYO DR	Residential High Density	45	70
5313010055	938 ARROYO DR	Residential High Density	45	70
5313010056	334 PASADENA AVE	Residential High Density	45	70
5313010057	934 ARROYO DR	Residential High Density	45	70
5313010058	336 PASADENA AVE	Residential High Density	45	70
5313010059	932 ARROYO DR APT 0005	Residential High Density	45	70
5313010060	340 PASADENA AVE	Residential High Density	45	70
5313010061	928 ARROYO DR	Residential High Density	45	70
5313010062	342 PASADENA AVE	Residential High Density	45	70
5313010063	916 ARROYO DR	Residential High Density	45	70
5313010064	350 PASADENA AVE	Residential High Density	45	70
5313010065	390 PASADENA AVE	Residential High Density	45	70
5313010068	900 ARROYO DR UNIT 1	Residential High Density	45	70
5313011001	316 PASADENA AVE	Residential High Density	45	70
5313011004	308 PASADENA AVE	Residential High Density	45	70

5313011008	1020 ARROYO DR	Residential High Density	<Null>	<Null>
5313011016	314 PASADENA AVE NO 1	Residential High Density	45	70
5313012001	331 PASADENA AVE	Residential Medium Density	30	70
5313012002	329 PASADENA AVE	Residential Medium Density	30	70
5313012003	325 PASADENA AVE	Residential Medium Density	30	70
5313012004	321 PASADENA AVE	Residential Medium Density	30	70
5313012005	317 PASADENA AVE	Residential Medium Density	30	70
5313012006	315 PASADENA AVE	Residential Medium Density	30	70
5313012010	314 HAWTHORNE ST	Residential Medium Density	30	70
5313012011	320 HAWTHORNE ST	Residential Medium Density	30	70
5313012012	ADDRESS NOT AVAILABLE	Residential Medium Density	30	70
5313012013	1027 DORAN ST	Residential Medium Density	30	70
5313012014	1029 DORAN ST	Residential Medium Density	30	70
5313012015	1031 DORAN ST	Residential Medium Density	30	70
5313012016	322 HAWTHORNE ST	Residential Medium Density	30	70
5313012017	324 HAWTHORNE ST	Residential Medium Density	30	70
5313012018	1025 DORAN ST	Residential Medium Density	30	70
5313012019	332 HAWTHORNE ST	Residential Medium Density	30	70
5313012020	334 HAWTHORNE ST	Residential Medium Density	30	70
5313012021	340 HAWTHORNE ST	Residential Medium Density	30	70
5313017009	319 HAWTHORNE ST	Residential High Density	45	70
5313017010	334 MONTEREY RD	Residential High Density	45	70
5313017011	344 MONTEREY RD	Residential High Density	45	70
5313017013	331 HAWTHORNE ST	Residential High Density	45	70
5313017014	333 HAWTHORNE ST	Residential High Density	45	70
5313017017	341 HAWTHORNE ST	Residential High Density	45	70
5313017019	345 HAWTHORNE ST	Residential High Density	45	70
5313017020	368 MONTEREY RD	Residential High Density	45	70
5313017021	ADDRESS NOT AVAILABLE	Residential High Density	45	70
5313017022	372 MONTEREY RD APT 1	Residential High Density	45	70
5313017023	372 MONTEREY RD APT 17	Residential High Density	45	70
5313017024	400 MONTEREY RD	Residential High Density	45	70
5313017025	406 MONTEREY RD	Residential High Density	45	70
5313017026	1105 INDIANA AVE	Residential High Density	45	70

5313017027	412 MONTEREY RD	Residential High Density	45	70
5313017028	424 MONTEREY RD	Residential High Density	45	70
5313017031	354 MONTEREY RD NO A	Residential High Density	45	70
5313017038	314 MONTEREY RD APT 0007	Residential High Density	45	70
5313017063	358 MONTEREY RD	Residential High Density	45	70
5313017067	337 HAWTHORNE ST	Residential High Density	45	70
5313017802	1101 INDIANA AVE	Residential High Density	45	70

AIN	Site Address	Zoning Classification	Existing Density (DU/Acre)	Proposed Density (DU/Acre)
5319004021	1407 FAIR OAKS AVE	Residential High Density	45	70
5319004022	1411 FAIR OAKS AVE	Residential High Density	45	70
5319004035	1415 FAIR OAKS AVE	Residential High Density	45	70
5319004036	1421 FAIR OAKS AVE	Residential High Density	45	70
5319004037	1425 FAIR OAKS AVE	Residential High Density	45	70
5319005021	1505 FAIR OAKS AVE	Residential High Density	45	70
5319005022	1509 FAIR OAKS AVE	Residential High Density	45	70
5319005023	1517 FAIR OAKS AVE	Residential High Density	45	70
5319005024	1525 FAIR OAKS AVE	Residential High Density	45	70
5319006005	1615 FAIR OAKS AVE	Residential High Density	45	70
5319006025	1540 LAUREL ST	Residential High Density	45	70
5319006027	1609 FAIR OAKS AVE	Residential High Density	45	70
5319006034	1515 OAK ST UNIT 25	Residential High Density	45	70
5319007001	1509 LAUREL ST	Residential High Density	45	70
5319007043	1520 SPRUCE ST NO 8	Residential High Density	45	70
5319007048	1715 FAIR OAKS AVE UNIT 1	Residential High Density	45	70
5319008009	1811 FAIR OAKS AVE	Residential High Density	45	70
5319008018	1801 FAIR OAKS AVE UNIT A	Residential High Density	45	70
5319018001	1171 HUNTINGTON DR A	Residential High Density	45	70
5319018002	1163 HUNTINGTON DR	Residential High Density	45	70
5319018004	1155 HUNTINGTON DR	Residential High Density	45	70
5319018005	1149 HUNTINGTON DR	Residential High Density	45	70
5319018006	1145 HUNTINGTON DR	Residential High Density	45	70
5319018011	1127 HUNTINGTON DR	Residential High Density	45	70
5319018012	1125 HUNTINGTON DR	Residential High Density	45	70
5319018013	1119 HUNTINGTON DR	Residential High Density	45	70
5319018015	1111 HUNTINGTON DR	Residential High Density	45	70
5319018016	1314 ALHAMBRA RD	Residential High Density	45	70
5319018017	1107 HUNTINGTON DR	Residential High Density	45	70
5319018018	1101 HUNTINGTON DR	Residential High Density	45	70
5319018019	1139 HUNTINGTON DR	Residential High Density	45	70
5319018020	1133 HUNTINGTON DR	Residential High Density	45	70

5319018022	1159 HUNTINGTON DR	NO 1	Residential High Density	45	70
5319018029	1115 HUNTINGTON DR	NO C	Residential High Density	45	70
5319019007	1313 HUNTINGTON DR		Residential High Density	45	70
5319019008	1305 HUNTINGTON DR		Residential High Density	45	70
5319019009	1301 HUNTINGTON DR		Residential High Density	45	70
5319019013	1247 HUNTINGTON DR		Residential High Density	45	70
5319019014	1243 HUNTINGTON DR		Residential High Density	45	70
5319019015	1237 HUNTINGTON DR		Residential High Density	45	70
5319019016	1231 HUNTINGTON DR		Residential High Density	45	70
5319019019	1219 HUNTINGTON DR		Residential High Density	45	70
5319019021	1207 HUNTINGTON DR		Residential High Density	45	70
5319019027	1263 HUNTINGTON DR		Residential High Density	45	70
5319019040	1227 HUNTINGTON DR	NO A	Residential High Density	45	70
5319019045	1223 HUNTINGTON DR	NO C	Residential High Density	45	45
5319019056	1211 HUNTINGTON DR	NO D	Residential High Density	45	70
5319019061	1201 HUNTINGTON DR		Residential High Density	45	70
5319019064	1253 HUNTINGTON DR	A	Residential High Density	45	70
5319020012	1308 HUNTINGTON DR		Residential Medium Density	30	70
5319020013	1300 PINE ST		Residential Medium Density	30	70
5319035002	1250 HUNTINGTON DR		Residential High Density	45	70
5319035003	1236 HUNTINGTON DR		Residential High Density	45	70
5319035012	1234 HUNTINGTON DR	NO 7	Residential High Density	45	70
5319035013	1230 HUNTINGTON DR		Residential High Density	45	70
5319035014	1226 HUNTINGTON DR		Residential High Density	45	70
5319035015	1240 1/2 HUNTINGTON DR		Residential High Density	45	70
5319036016	1216 HUNTINGTON DR		Residential High Density	45	70
5319036017	1210 HUNTINGTON DR		Residential High Density	45	70
5319036018	1206 HUNTINGTON DR		Residential High Density	45	70
5319036019	1200 HUNTINGTON DR		Residential High Density	45	70
5319036021	1220 HUNTINGTON DR	UNIT 2	Residential High Density	45	70
5319037001	1170 HUNTINGTON DR		Residential High Density	45	70
5319037002	1160 HUNTINGTON DR		Residential High Density	45	70
5319037003	1156 HUNTINGTON DR		Residential High Density	45	70
5319037004	1152 HUNTINGTON DR		Residential High Density	45	70

5319037005	1150 HUNTINGTON DR	Residential High Density	45	70
5319037006	1144 HUNTINGTON DR	Residential High Density	45	70
5319037007	1140 HUNTINGTON DR	Residential High Density	45	70
5319038001	1136 HUNTINGTON DR	Residential High Density	45	70
5319038008	1014 KENDALL AVE	Residential High Density	45	70
5319038018	1100 HUNTINGTON DR	Residential High Density	45	70
5319038020	1120 HUNTINGTON DR	Residential High Density	45	70
5319038022	1130 HUNTINGTON DR NO A	Residential High Density	45	70
5319038028	1128 HUNTINGTON DR A	Residential High Density	45	70
5320007019	1611 OAK ST	Residential High Density	45	70
5320007020	1600 FAIR OAKS AVE	Residential High Density	45	70
5320007021	1612 FAIR OAKS AVE	Residential High Density	45	70
5320007022	1616 FAIR OAKS AVE	Residential High Density	45	70
5320008024	1700 FAIR OAKS AVE	Residential High Density	45	70
5320008025	1714 FAIR OAKS AVE	Residential High Density	45	70
5320008026	1612 SPRUCE ST	Residential High Density	45	70
5320009005	1656 HUNTINGTON DR	Residential High Density	45	70
5320009006	1652 HUNTINGTON DR	Residential High Density	45	70
5320009008	1644 HUNTINGTON DR	Residential High Density	45	70
5320009010	1636 HUNTINGTON DR	Residential High Density	45	70
5320009015	1620 HUNTINGTON DR	Residential High Density	45	70
5320009017	1612 HUNTINGTON DR	Residential High Density	45	70
5320009022	1611 SPRUCE ST	Residential High Density	45	70
5320009024	1800 FAIR OAKS AVE	Residential High Density	45	70
5320009028	1628 HUNTINGTON DR	Residential High Density	45	70
5320010001	1631 HUNTINGTON DR	Residential High Density	45	70
5320010002	1637 HUNTINGTON DR	Residential High Density	45	70
5320010003	1645 HUNTINGTON DR	Residential High Density	45	70
5320010005	1901 MARENGO AVE	Residential High Density	45	70
5320011001	1601 HUNTINGTON DR	Residential High Density	45	70
5320011002	1912 PRIMROSE AVE	Residential High Density	45	70
5320011003	1611 HUNTINGTON DR	Residential High Density	45	70
5320011004	1619 HUNTINGTON DR	Residential High Density	45	70
5320017015	1908 MARENGO AVE	Residential Medium Density	30	70

5320018001	1731 HUNTINGTON DR	Residential Medium Density	30	70
5320018003	1721 HUNTINGTON DR	Residential Medium Density	30	70
5320018004	1717 HUNTINGTON DR	Residential Medium Density	30	70
5320018006	1709 HUNTINGTON DR	Residential Medium Density	30	70
5320018007	ADDRESS NOT AVAILABLE	Residential Medium Density	30	70
5320018024	ADDRESS NOT AVAILABLE	Residential Medium Density	30	70
5320018026	1907 LEMAN ST A	Residential Medium Density	30	70
5320020001	1827 HUNTINGTON DR	Residential Medium Density	30	70
5320020003	1811 HUNTINGTON DR	Residential Medium Density	30	70
5320020004	1809 HUNTINGTON DR APT 000G	Residential Medium Density	30	70
5320020006	1801 HUNTINGTON DR	Residential Medium Density	30	70
5320021003	1823 MILAN AVE	Residential Medium Density	30	70
5320021004	1744 HUNTINGTON DR	Residential Medium Density	30	70
5320021007	1740 HUNTINGTON DR	Residential Medium Density	30	70
5320021009	1730 HUNTINGTON DR	Residential Medium Density	30	70
5320021014	1718 HUNTINGTON DR	Residential Medium Density	30	70
5320021020	1814 MARENGO AVE	Residential Medium Density	30	70
5320021021	1700 HUNTINGTON DR	Residential Medium Density	30	70
5320021023	1708 HUNTINGTON DR	Residential Medium Density	30	70
5320021024	1720 HUNTINGTON DR	Residential Medium Density	30	70
5320021025	1724 HUNTINGTON DR	Residential Medium Density	30	70
5320031012	1922 HUNTINGTON DR	Residential Medium Density	30	70
5320031013	1916 HUNTINGTON DR	Residential Medium Density	30	70
5320031014	1910 HUNTINGTON DR	Residential Medium Density	30	70
5320031015	1900 HUNTINGTON DR APT 000B	Residential Medium Density	30	70
5321007018	1946 HUNTINGTON DR	Residential Medium Density	30	70
5321008016	1974 HUNTINGTON DR SOUTH	Residential Medium Density	30	70
5321008017	1825 WAYNE AVE	Residential Medium Density	30	70
5321008049	1962 HUNTINGTON DR	Residential Medium Density	30	70
5321011006	1822 WAYNE AVE	Residential Medium Density	30	70
5321011007	2008 HUNTINGTON DR	Residential Medium Density	30	70
5321011008	2012 HUNTINGTON DR NO 2	Residential Medium Density	30	70
5321012008	2044 HUNTINGTON DR	Residential Medium Density	30	70
5321012017	2036 HUNTINGTON DR	Residential Medium Density	30	70

5321012018	1822 CAMDEN AVE	Residential Medium Density	30	70
5321013001	1725 LA SENDA PL	Residential Medium Density	30	70
5321013002	1721 LA SENDA PL	Residential Medium Density	30	70
5321013003	1717 LA SENDA PL	Residential Medium Density	30	70
5321013004	1713 LA SENDA PL	Residential Medium Density	30	70
5321013005	1707 LA SENDA PL	Residential Medium Density	30	70
5321013006	1705 LA SENDA PL	Residential Medium Density	30	70
5321013007	1703 LA SENDA PL	Residential Medium Density	30	70
5321013009	2067 OAK ST	Residential Medium Density	30	70
5321013010	2065 OAK ST	Residential Medium Density	30	70
5321014001	ADDRESS NOT AVAILABLE	Residential Medium Density	30	70
5321014002	1749 LA SENDA PL	Residential Medium Density	30	70
5321014003	1745 LA SENDA PL	Residential Medium Density	30	70
5321014004	1741 LA SENDA PL	Residential Medium Density	30	70
5321014005	1737 LA SENDA PL	Residential Medium Density	30	70
5321014006	1733 LA SENDA PL	Residential Medium Density	30	70
5321014007	1731 LA SENDA PL	Residential Medium Density	30	70
5321014012	2070 HUNTINGTON DR	Residential Medium Density	30	70
5321014017	1806 COURT AVE	Residential Medium Density	30	70
5321014018	ADDRESS NOT AVAILABLE	Residential Medium Density	30	70
5321015005	2120 HUNTINGTON DR	Residential Medium Density	30	70
5321015006	2114 HUNTINGTON DR	Residential Medium Density	30	70
5321015007	2100 HUNTINGTON DR	Residential Medium Density	30	70
5321015008	1730 LA SENDA PL	Residential Medium Density	30	70
5321015009	1724 LA SENDA PL	Residential Medium Density	30	70
5321015010	1720 LA SENDA PL	Residential Medium Density	30	70
5321015011	1714 LA SENDA PL	Residential Medium Density	30	70
5321015012	1712 LA SENDA PL	Residential Medium Density	30	70
5321015013	1708 LA SENDA PL	Residential Medium Density	30	70
5321015014	1704 LA SENDA PL	Residential Medium Density	30	70
5321015015	1701 GARFIELD AVE	Residential Medium Density	30	70
5321015016	1707 GARFIELD AVE	Residential Medium Density	30	70
5321015017	1709 GARFIELD AVE	Residential Medium Density	30	70
5321015018	1713 GARFIELD AVE	Residential Medium Density	30	70

5321017003	2035 HUNTINGTON DR	Residential Medium Density	30	70
5321017004	2032 PINE ST	Residential Medium Density	30	70
5321017006	ADDRESS NOT AVAILABLE	Residential Medium Density	30	70
5321017008	2045 HUNTINGTON DR	Residential Medium Density	30	70
5321017009	2051 HUNTINGTON DR	Residential Medium Density	30	70
5321017010	2042 PINE ST	Residential Medium Density	30	70
5321017011	2046 PINE ST	Residential Medium Density	30	70
5321017013	2038 PINE ST	Residential Medium Density	30	70
5321018001	2100 PINE ST	Residential Medium Density	30	70
5321018002	2104 PINE ST	Residential Medium Density	30	70
5321018003	2108 PINE ST	Residential Medium Density	30	70
5321018004	2112 PINE ST	Residential Medium Density	30	70
5321018005	2122 PINE ST	Residential Medium Density	30	70
5321018006	2111 HUNTINGTON DR	Residential Medium Density	30	70
5321018007	1813 OLIVE AVE	Residential Medium Density	30	70
5321018008	1817 OLIVE AVE	Residential Medium Density	30	70
5321018009	1821 OLIVE AVE	Residential Medium Density	30	70
5321018010	1825 OLIVE AVE	Residential Medium Density	30	70
5321018011	2107 HUNTINGTON DR	Residential Medium Density	30	70
5321018012	2101 HUNTINGTON DR	Residential Medium Density	30	70
5321018013	2107 HUNTINGTON DR APT A	Residential Medium Density	30	70
5321018014	2107 HUNTINGTON DR UNIT B	Residential Medium Density	30	70
5321018015	2101 HUNTINGTON DR UNIT A	Residential Medium Density	30	70
5321018016	2107 HUNTINGTON DR UNIT C	Residential Medium Density	30	70
5321018017	2101 HUNTINGTON DR APT B	Residential Medium Density	30	70
5321018020	2105 HUNTINGTON DR A	Residential Medium Density	30	70
5321018025	2103 HUNTINGTON DR	Residential Medium Density	30	70
5321018026	2105 HUNTINGTON DR	Residential Medium Density	30	70
5321019012	2130 PINE ST	Residential Medium Density	30	70
5321019013	2136 PINE ST	Residential Medium Density	30	70
5321019014	1828 OLIVE AVE	Residential Medium Density	30	70
5321019015	1824 OLIVE AVE	Residential Medium Density	30	70
5321019016	1820 OLIVE AVE	Residential Medium Density	30	70
5321019017	1816 OLIVE AVE	Residential Medium Density	30	70

5321019018	1812 OLIVE AVE	Residential Medium Density	30	70
5321019019	1808 OLIVE AVE	Residential Medium Density	30	70
5321019020	1804 OLIVE AVE	Residential Medium Density	30	70
5321019021	1800 OLIVE AVE	Residential Medium Density	30	70



Planning Commission Agenda Report

ITEM NO. 14

DATE: February 13, 2024

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

PREPARED BY: Braulio M. Madrid, Associate Planner

SUBJECT: **Project No. 2579-CUP – A request for a Conditional Use Permit (CUP) for live entertainment for a concert venue, on-site sale and consumption of alcoholic beverages (Type-90 ABC license), and extended hours of operation at the east wing of the former school district building located at 1020 El Centro Street (APN: 5315-008-047). In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301, Class 1 and Section 15331, Class 31.**

Recommendation

It is recommended that the Planning Commission adopt a Resolution:

1. Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Class 1) and Section 15331 (Class 31).
2. Approving Project No. 2579-CUP (Conditional Use Permit) for live entertainment for a concert venue, on-site sale and consumption of alcoholic beverages (Type-90 ABC license), and extended hours of operation for property located at 1020 El Centro Street, subject to the recommended 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 building measures approximately 11,435 square feet with a surface parking lot. The site is comprised of a single parcel measuring approximately 82,762 square feet (approx. 1.9 acres). 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 commercial buildings to the north, the South Pasadena Public Library to the south, vacant commercial building and South Pasadena Unified School District (SPUSD) office to the east, and commercial and apartment buildings to the west.

The property is located within the Downtown Specific Plan (DTSP) area previously known as the Mission Street Specific Plan (MSSP) area. The subject site, specifically the former school building, 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. 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, identifying the construction of the school in 1928 under the address of 1030 El Centro Avenue, for the construction of the auditorium in 1931, and some additional permits in the 1940's/50's for classrooms.

On September 13, 2022, the subject site obtained approvals from the Planning Commission for Project No.2441/COA-DRX-DBR-AHR-CUP-TTM-SIGN-TRP, a mixed-use development using State density bonus law for 108 residential condominiums, of which 19 will be affordable units; approximately 22,032 square feet of food service and retail uses, and the adaptive reuse of the SPUSD former district office building for commercial uses. The scope of work for the subject building includes restoration of windows, removal of roof top mechanical equipment, installation of tile roof, removal of interior partition walls, necessary repairs, and building modifications in accordance with the current Building and Fire Department applicable codes.

Project Timeline

On May 16, 2023, the applicant, Sid The Cat, applied for a Conditional Use Permit (CUP) to allow live entertainment for a concert venue, the on-site sale and consumption of alcohol (Type 90 ABC License, sale of beer, wine, spirits at retail for consumption on the premises in a music entertainment facility), and for extended hours of operation.

On October 30, 2023, the newly adopted General Plan and Downtown Specific Plan (DTSP) became effective and rezoned certain properties in the City, including the subject property from Mission Street Specific Plan (MSSP) zoning district to DTSP.

On January 11, 2024, the CUP application was deemed complete after the applicant submitted the required supplemental information such as the noise study, business plan, and security plan. As such, the application has been reviewed in conformance with the DTSP and current General Plan.

On February 1, 2024, required noticing was sent out to properties within 300 ft. of the subject site and a Public Hearing Notice was published on February 2, 2024, in the *South Pasadena Review*.

Project Description

The applicant is requesting approval for a Conditional Use Permit (CUP) to allow the use of live entertainment, the on-site sale and consumption of alcohol, and extended hours of operation for a concert venue. The applicant is requesting to occupy a total of 5,484 sq. ft. (east wing) of the

former SPUSD building area and a 770 sq. ft. attached outdoor patio that will be enclosed per the ABC requirements (**Attachment 2 – Project Plans**). The applicant proposes to operate the facility as their administrative office during the daytime, while scheduling daily evening music-oriented shows that are focusing primarily on singer songwriters and indie rock. The applicant proposes to contain the live music performances in the auditorium, convert the adjacent southeast classroom into a bar, and connect the patio area adjacent to the auditorium for the use of the concert venue. At its peak, they anticipate to host over 350 shows per year, 7 days a week.

The applicant’s requested hours of operation are as followed (**Attachment 3 – Business Plan**):

- Weekly Office Hours: 7 am – 3 pm
- Load In & Soundchecks: 3 pm – 7 pm
- Show: 7 pm - 12:30 am
- Load Out: 12:30 am - 2 am
- Bar closes at 1:30 am
- Building closed at 2 am

The project site is located north of El Centro Street (**Attachment 4 – Site Photographs**). The building on the subject site has remained vacant.

Surrounding Land Use Characteristics

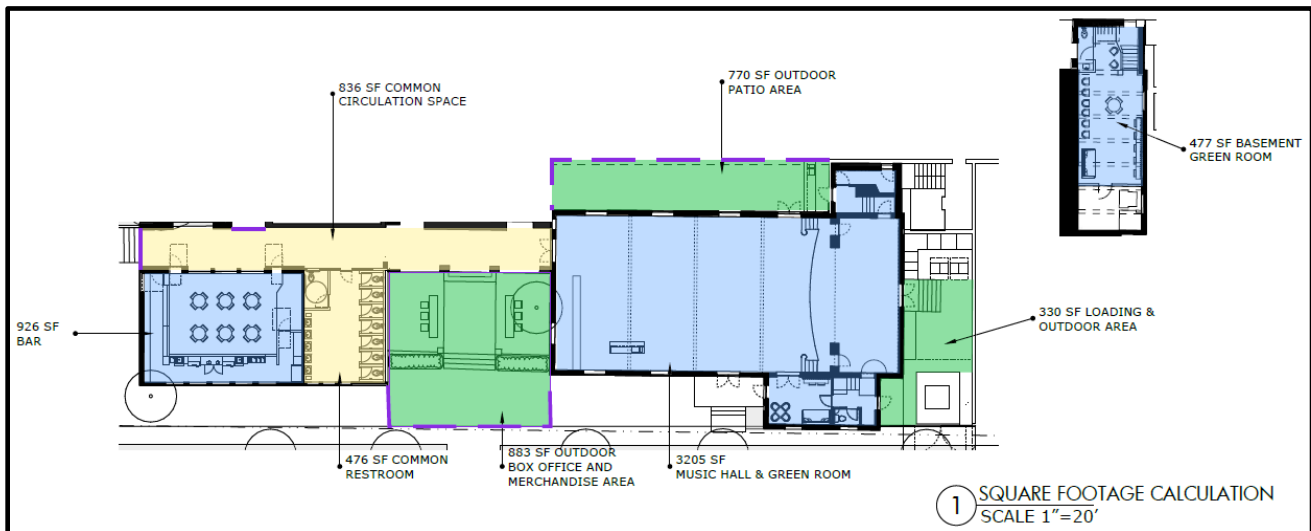
Direction	General Plan	Zoning	Existing Land Use
Subject Site	Mixed-use Core	DTSP – Mixed Use Core	Vacant Building
North	Mixed-use Core	DTSP – Mixed Use Core	Commercial Buildings
South	Civic	DTSP - Civic	South Pasadena Public Library
East	Mixed-use Core	DTSP – Mixed Use Core	Vacant Commercial Building and SPUSD Office
West	Mixed-use Core	DTSP – Mixed Use Core	Commercial and Apartment Buildings

An aerial image showing the location of the project site is provided in **Figure 1**. The proposed use is located at the east wing of 1020 El Centro Street (outlined in red). In **Figure 2**, it shows the floor plan with the designated area for the venue and bar.

Figure 1: Aerial View of Project Site



Figure 2: Tenant Space



Project Analysis

General Plan Consistency

The current General Plan land use designation of the site is Mixed-use Core. As such, review of the project will be considered under the General Plan (2023) and DTSP/ Mixed-Use Core zoning district. With that said, the proposed project is consistent with the following General Plan goals and policies:

2. Our Prosperous Community

Attract and retain high value, high-wage jobs within the creative sector, and diversify the local economy.

P2.1: Promote the establishment of a creative industry cluster in the City.

- *A2.1a - Build on existing presence of arts, cultural and entertainment clusters, and attract small- and medium-scale production/post-production studios (i.e. sound, film, and TV), architecture, graphic design, industrial design and multi-media firms, the likes of which some residents currently commute out of the City for.*
- *A2.1b - Brand and market South Pasadena as a hub of creative businesses.*
- *A2.1c - Engage with real estate brokers, landlords, property owners and developers to communicate South Pasadena's value proposition to the creative section and encourage marketing to creative business section tenants.*
- *A2.1d - Attract creative professional organizations related to the arts, media, design, or architecture to locate in the City to serve as professional network hubs and destinations.*

Understanding that South Pasadena is a largely built-out City, opportunities to increase the local tax base will rely on the strategic development of a few select sites and expanding South Pasadena's shopping and dining offerings to residents, workers, and visitors. Additionally, the City can use creative value capture tools to leverage new private development to help fund public investments.

P2.7: Strengthen and grow the City's retail offerings.

- *A2.7a - Create a retail and restaurant destination by attracting specialty stores and unique food and beverage places through targeted branding and engagement with desired businesses.*
- *A2.7c - Build on the City's cultural organizations to generate foot traffic on main corridors through regular programming, events, and branding.*

The proposed project supports the goals, policies, and actions of the General Plan by diversifying the local economy with a specialized commercial business, attract creative arts or media businesses, and encourage potential foot traffic on main corridor, Mission Street, through regular programming.

Zoning Code Compliance

The zoning for the site is DTSP/ Mixed-Use Core, which was intended for a *wide range of ground floor retail, cultural, entertainment, and office activity. Upper floors and the floor area behind shopfronts is flexible for a wide variety of office, lodging, or housing uses.* The proposed uses of live entertainment, on-site sale and consumption of alcohol, and the extended hours of operation conforms to the allowable uses within the Mixed-use Core Zone through the process of a Conditional Use Permit and is consistent with the applicable sections of the General Plan.

Conditional Use Permits are intended to allow for activities whose effect on a site and its surroundings can only be determined after the review of the configuration, design, location, and potential impacts of the proposed use and the suitability of the use to the site.

A CUP is required to authorize the proposed activity identified by the DTSP, Table C3.1 (Land Use Table) as being allowable in the applicable zoning district subject to the approval of a Conditional Use Permit.

In addition to the submitted business plan, the applicant has submitted a security plan that includes proposed installations of security cameras, security guards, and stanchions that will be used during scheduled events. **(Attachment 5 – Security Plan)**

Conditional Use Permit

Pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.060(D), the Planning Commission may grant a Conditional Use Permit (CUP) for any use listed in Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards) of Chapter 36 (Zoning) as requiring a CUP. Live entertainment, a Type-90 ABC license for the on-site sale and consumption of alcohol, and extended hours of operation are all subject to a CUP pursuant to the DTSP Table C3.1 (Land Use Table) and 36.230.030 Table 2-4, therefore, the request would require an approval from the Planning Commission.

Pursuant to Sections 36.350.040 and 36.410.060 of the SPMC, the following findings and considerations are required to be reviewed for a CUP and/or alcohol sale:

36.350.040 (Considerations for approval of a CUP for alcoholic beverage establishments)

1. Whether the proposed use will result in an undue concentration of establishments dispensing alcoholic beverages.
2. The distance of the proposed use from the following:
 - a. Residential uses;
 - b. Religious facilities, schools, libraries, public parks and playgrounds, and other similar uses; and
 - c. Other establishments dispensing alcoholic beverages.
3. Whether the noise levels generated by the operation of the establishment would exceed the level of background noise normally found in the area or would otherwise be intrusive.
4. Whether the signs and other advertising on the exterior of the premises would be compatible with the character of the area.

36.410.060 (Findings for CUP approval)

1. The proposed use is allowed with Conditional Use Permit or Administrative Use Permit approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code.
2. The proposed use is consistent with the General Plan and any applicable specific plan.

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.
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.
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.
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.

1. Distance of Other Uses

As mentioned previously, one of the considerations for reviewing a CUP application is the distance between the subject property and certain uses such as residential, religious facilities, schools, libraries, public parks and playgrounds, and other similar uses as well as other establishments dispensing alcoholic beverages. The concentration of establishments dispensing alcoholic beverages will be discussed section 4. **Table 1** below shows the distance between the subject property and the aforementioned uses.

Table 1: Distance Between Subject Property and Other Uses

Use/Business	Address	Approximate Distance
Multi-family Residential	1131 El Centro Street	100 feet
Religious Facility – Grace Brethren Church	920 Fremont Avenue	720 feet
SPUSD Office Building	1100 El Centro Street	70 feet
South Pasadena Library and Community Room	1100 Oxley Street and 1115 El Centro Street	150 feet
Orange Grove Park	815 Mission Street	1,330 feet
Colonial House Preschool	1124 Mission Street	420 feet
Multi-family Residential – Golden Oaks Apartments	1000 El Centro Street	280 feet

As shown in the Table above, the closest uses to the proposed business is the SPUSD office building with approximately 70 feet and a multi-family development located at 1131 El Centro Street approximately 100 feet away from the subject building, respectively.

The Municipal Code does not identify a minimum distance requirement between these uses, just that they are considered when reviewing the CUP applications. Additionally, it is important to note that the serving of alcohol will take place entirely within the designated east wing area of the site, including the enclosed patio area, as illustrated in the attached development plans. The live performances will be kept within the auditorium, and sound mitigation measures as

described in the noise study will alleviate any concerning issues regarding the live entertainment. Conditions of approval have been imposed to ensure the operation of the concert venue and the serving of alcohol remain in compliance with all applicable local and state codes. Thus, the approval of this CUP with the recommended conditions of approval will not create any undue hardship on the neighboring uses.

2. Parking

The subject property is approximately 600 feet from the Metro A Line Mission/Meridian Station. Per State law Assembly Bill (AB) 2097, a California law limits public agencies from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop, the applicant is required to only provide parking spaces equivalent to the number of employees per event. The applicant expects to have a maximum of 20 employees attending per event. On-site parking for the attendees is not required, however the operators will encourage their patrons to utilize public transit or ride share services when attending their events. Street parking and public parking will also be available.

In consideration of the future adjacent mixed-use project, the applicant has provided a table in their business plan, section 9, listing the available parking for the proposed use; before, during, and after the construction of the new mixed-use project. The property currently has 123 on-site parking spaces and plans to rent underutilized parking spaces (Mission Meridian Parking Structure) during the construction phases. As conditioned, the business will always maintain a minimum of one parking space per employee, in compliance with AB 2097.

3. Noise

The proposed use and potential noise levels have been tested through an acoustical testing and recommendations report prepared by Newson Brown Acoustics / RWDI USA LLC, a consultant retained by the applicant. **(Attachment 6 – Noise Study)**

As determined by the acoustic report dated December 6, 2023, the proposed use will require mitigation efforts to maintain the noise level under the maximum allowed dBA as determined by the City's General Plan. The noise study recommends the appropriate modifications to the existing building, including, but not limited to, replacements of doors, modification of the existing windows with the addition of a second pane of glass, and seal airtight any existing leaks or any gaps in the existing construction or abandoned openings like roof eaves, high level air vents, and all openings in the building envelope.

According to the recently adopted General Plan, Chapter 6: Our Healthy Community, noise levels such as the proposed use of a music venue (Auditoriums, Concert Hall, Amphitheater), is listed as Conditionally Acceptable within 70 dBA in Table B6.5.

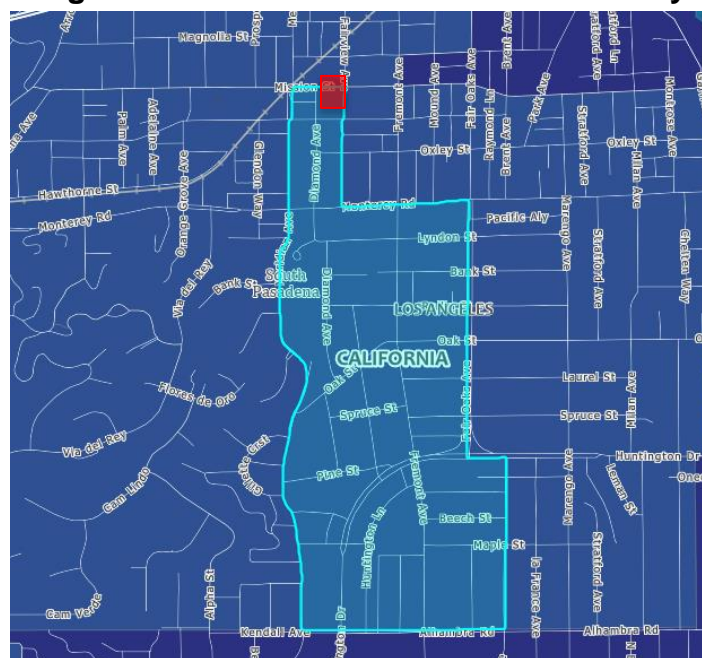
With the imposed conditions of approval, the applicant will be required to assess and implement all the listed sound mitigation measures in the report to ensure compliance with the General Plan, SPMC, Downtown Specific Plan, building code, and fire code, prior to the operation of the concert venue. The implementation of these sound reduction measures, and other

recommended conditions of approval will minimize the potential noise impact to nearby residential uses.

4. Undue Concentration

The California Department of Alcoholic Beverage Control (ABC) puts a limit on the number of on-site and off-site licenses it issues, based on the population of people within a given census tract. The proposed use is located within census tract 4807.04, as illustrated in **Figure 3**. The location of the concert venue within Census Tract 4807.04 is shown in Figure 3 in the red box.

Figure 3: Census - Tract 4807.04 Boundary



According to the ABC Licensing Reports, Census Tract 4807.04 currently holds five (5) active on-site licenses. **Table 2** lists businesses with an active alcohol license, derived from the ABC Licensing Report for the Census Tract 4807.04. However, as shown in the table below, the majority of them are Type-47 licenses (on-site sale and consumption of beer, wine, and spirits) which are ancillary licenses for restaurants.

Table 2: Active Alcohol Licenses in Census Tract 4807.04

Type	Business Name	Address
86 – Instructional Tasting License	Pavilions	1213 Fair Oaks Ave
47 – On-Sale General Eating Place	Griffins of Kinsale	1007 Mission Street
47 – On-Sale General Eating Place	Barkley Restaurant and Bar	1400 Huntington Drive

47 – On-Sale General Eating Place	ARO	1019 El Centro Street
58 – Caterer’s Permit	ARO	1019 El Centro Street
41 –On-Sale Beer and Wine – Eating Place	Communal	1009 El Centro Street
47 – On-Sale General Eating Place	Oak Tree Inn	1315 Fair Oaks Avenue
TOTAL:	Seven (7) On-Sale License Types	

That said, ABC authorizes a certain number of licenses to each census tract for both on-sale and off-sale licenses. In the case of Census Tract 4807.04, **Table 3** shows the number of on-sale and off-sale licenses authorized by ABC.

Table 3: Authorized Licenses by ABC in Census Tract 4807.04

Census Tract Population	On-sale Licenses Authorized	Off-sale Licenses Authorized
4,843	5	3

As shown in **Tables 2 & 3**, Census Tract 4807.04 has already the maximum concentration of on-site licenses. On-site licenses authorized in the subject census tract are five (5), and the number of active on-site licenses are five (5). ABC treats the proposed Type-90 On-Site General (Music Venue) license similar to a Type 20 – Off-sale Beer & wine, Type 21 – Off-sale General, Type 42 – On-sale Beer & Wine (Public Premises), and Type 48 – On-sale General (Public Premises). In the case of Types 20, 21, 42, 48, and 90, ABC requires that the local agency determine a public convenience or necessity (PCN) is established if the applicant’s premises is 1) located in a “high crime” area based on local crime statistics and/or 2) if the number of similar license types exceeds the limit set forth by state law (overconcentration)¹.

As such, the South Pasadena Police Department has reviewed the proposed use, and supports the issuance of the Type-90 ABC license with no objections. Conditions of approval from PD has been included to mitigate any potential issues and if approved, a PCN letter will be provided by the City.

5. Recommended Hours of Operation

Although the applicant has requested to operate the concert venue daily with proposed hours of operation as described in the business plan, staff has researched other alcohol related businesses in the immediate vicinity, such as Griffins of Kinsale and Aro Latin restaurants, who also have obtained a CUP for live entertainment and an ABC license. Griffins is allowed live music until 9:30 pm Sunday through Wednesday, and 11:30 am to 12:00 am Thursdays through Sundays. Aro Latin was permitted live music from 7:30 pm to 9:00 pm Wednesdays through Thursdays, and 10:00 pm to 12:00 am Fridays and Saturdays. Alcohol services are allowed

¹ Taken from Section 7 from ABC’s website here: <https://www.abc.ca.gov/abc-520/>

until closing due to the primary use of the restaurants.

Staff also took into consideration any sensitive and residential uses in the immediate area. Although the DTSP does not address limitations on hours of operation, the Zoning Code requires special consideration through the CUP process for businesses operating between 11:00 pm – 6:00 am. Thus, staff is recommending that the Commission should consider the revised hours of operation below:

- a. Hours for live entertainment are:
 - i. Sunday – Thursday 7:00 pm - 11:00 pm
 - ii. Friday and Saturday 7:00 pm – 12:00 am

- b. Hours of Alcoholic Beverage Services:
 - i. Sales are limited from 6:00 pm to one hour before the end of the show.

- c. The facility shall shut down all music and associated sound associated with the concert venue no later than:
 - i. 11:00 pm on Sundays – Thursday and,
 - ii. 12:00 am on Fridays and Saturdays.

- d. Only staff, security guards, and performers are allowed to remain in the facility after the end of the show, as conditioned, for loading or clean-up, not to exceed 2:00 am.

The staff's recommended hours of operation are included in the attached conditions of approval for Commission's consideration. The recommended hours will allow the applicant's reasonable use of the property while reducing potential negative impact to nearby residential areas.

6. Community Outreach

The applicant has conducted community outreach to obtain neighborhood support. The applicant had conversations with the South Pasadena residents, prominent business owners, and the Chamber of Commerce's Economic Development Committee (EDC). As a result, the applicant has received over 50 letters of support. A more detailed description of the applicant's outreach is described in the applicant's Neighborhood Outreach Efforts. **(Attachment 7 – Outreach Correspondence)**

7. Signage

A master sign program was approved as part of Project No. 2441 in September 2022. A master sign program is required for a new non-residential project with three (3) or more tenants. The Master Sign Program was required to ensure consistency for all new proposed commercial tenants. The proposed signage for this use will be submitted and reviewed by the Community Development Director. Any proposed signage inconsistent with the approved master sign program shall require the process of amending the existing sign program.

8. Departmental Review

The proposed CUP to establish a concert/music venue with live entertainment, on-site sale and consumption of alcohol (Type-90 license), and extended hours of operation are allowed uses in the land use tables through the application of the CUP process. The proposed project, a commercial use, is compatible with other existing commercial land uses within the vicinity, including restaurant and bars with live entertainment, and retail uses in the DTSP. No major alterations are proposed to the exterior of the building as a part of this Conditional Use Permit. Minor interior alterations will be required to mitigate any potential noise disruption and to be in compliance with building and fire codes. With the imposed conditions of approval, the design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land use in the vicinity in terms of aesthetics, character, and scale. Additionally, no alterations to the public right-of-way have been proposed as part of this application.

The applicant has submitted a business plan showing that adequate parking is provided for employees per event, in accordance with State law AB 2097 in addition to the attached security plan. The existing project site is adequate in size and has sufficient access to existing streets to accommodate the proposed use.

The South Pasadena Police Department, Fire Department, and Community Development Department Building Division have reviewed the proposed CUP submittal and have no objections to the proposed project. The recommended conditions of approval have been included for each department/division. Conditions of approval are included for appropriate sound mitigations, prohibiting loitering or smoking on the property, restricted hours of operation, and required training for employees who will serve alcohol to ensure that the on-site sale and consumption of alcohol would not be detrimental to the community.

Environmental Analysis

This project is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines. Section 15301, Class 1 – Existing Facilities. A Class 1 Categorical Exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, involving negligible or no expansion of existing use. And Section 15331, Class 31 – Historical Resource Restoration/ Rehabilitation, consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (SOI standards). The minor repairs and alterations necessary to accommodate the proposed use shall and will remain in compliance with SOI standards.

The project also does not involve any expansion or alteration to the size of the commercial building, and no significant environmental effects would result from this project. Thus, the use of the categorical exemptions is appropriate.

Staff Recommendation

Based on the above analysis, staff recommends that the Planning Commission adopt a Resolution:

1. Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 and Section 15331, Class 31.
2. Approving Project No. 2579-CUP (Conditional Use Permit) for live entertainment for a concert venue, the on-site sale and consumption of alcohol (Type-90 ABC License), and extended hours of operation located at 1020 El Centro Street, subject to the conditions of approval.

Alternatives to Consider

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

1. The Planning Commission can Approve the project as is or with modified condition(s) added or removed and provide findings; or
2. The Planning Commission can Continue the project, providing the applicant with clear recommendations to revise the proposal; or
3. The Planning Commission can Deny the project if it finds that the project does not meet the City's CUP requirements.

Public Notification of Agenda Item

A Public Hearing Notice was published on February 2, 2024, in the *South Pasadena Review*. Hearing notices were sent to all properties within a 300-foot radius on February 1, 2024. 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, and the posting of the same agenda and reports on the City's website.

Attachments

1. PC Resolution with Exhibit "A" - Conditions of Approval
2. Project Plans
3. Business Plan
4. Site Photographs
5. Security Plan
6. Noise Study
7. Outreach Correspondence
8. Letters of Support

ATTACHMENT 1

P.C. Resolution

P.C. RESOLUTION NO. 24 -

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA CONDITIONALLY APPROVING PROJECT NO. 2579-CUP FOR A CONDITIONAL USE PERMIT FOR LIVE ENTERTAINMENT FOR A CONCERT VENUE, ON-SITE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES (TYPE-90 ABC LICENSE), AND EXTENDED HOURS OF OPERATION AT THE EAST WING OF THE FORMER SCHOOL DISTRICT BUILDING LOCATED AT 1020 EL CENTRO STREET (APN: 5315-008-047). IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), THIS PROJECT QUALIFIES FOR A CATEGORICAL EXEMPTION UNDER SECTION 15301, CLASS 1 (EXISTING FACILITIES) AND SECTION 15331, CLASS 31 (HISTORICAL RESOURCE RESTORATION/REHABILITATION).

WHEREAS, on May 16, 2023, Sid The Cat (applicant), submitted a Conditional Use Permit (CUP) application requesting live entertainment for a concert venue, the on-site sale and consumption of alcohol (Type 90 ABC License, sale of beer, wine, spirits at retail for consumption on the premises in a music entertainment facility), and extended hours of operation located at 1020 El Centro Street (Assessor's Parcel Number: 5315-008-047); and

WHEREAS, on October 30, 2023, the newly adopted General Plan and Downtown Specific Plan (DTSP) became effective, including rezoning the subject property from Mission Street Specific Plan (MSSP) zoning district to DTSP; and

WHEREAS, on January 11, 2024, the CUP application was deemed complete after the applicant submitted required supplemental information such as noise study, business plan, and security plan. The application has been reviewed in conformance to the DTSP and current General Plan; and

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

WHEREAS, on February 1, 2024, 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 February 13, 2024; and

WHEREAS, on February 2, 2024, 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. 2579-CUP; and

WHEREAS, the South Pasadena Planning Commission held a duly noticed public hearing on February 13, 2024, 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. 2579-CUP and considered the proposed live entertainment for a concert venue, the on-site sale and consumption of alcohol (Type 90 ABC License), and extended hours of operation.

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

SECTION 1: ACKNOWLEDGEMENTS

The foregoing recitals are true and correct and are incorporated and made an operative part of this resolution.

SECTION 2: ENVIRONMENTAL REVIEW FINDING

The Planning Commission has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under two sections of the California Guidelines for Implementation of CEQA. Section 15301, Class 1 - Existing Facilities, consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of existing use. The project does not involve any expansion or demolition of the existing building or the surrounding public right-of-way. As such, no significant environmental effects would result from this project and the use of a categorical exemption is appropriate. Section 15331, Class 31 – Historical Resource Restoration/ Rehabilitation, consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (SOI standards). The minor repairs and alterations necessary to accommodate the proposed use shall and will remain in compliance with SOI standards.

SECTION 3: CONDITIONAL USE PERMIT FINDINGS

Based upon the entire record made available at the February 13, 2024 public hearing, including the public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission finds and determines 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 or approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code;**

The zoning for the site is DTSP/ Mixed-Use Core, which was intended for a wide range of ground floor retail, cultural, entertainment, and office activity. Upper floors and the floor area behind shopfronts are flexible for a wide variety of office, lodging, or housing uses. The proposed uses of live entertainment, on-site sale and consumption of alcoholic beverages, and the extended hours of operation conforms to the allowable uses within the Mixed-use Core Zone through the process of a Conditional Use Permit and is consistent with the Mixed-use Core land use designation in the General Plan.

Conditional Use Permits are intended to allow for activities whose effect on a site and its surroundings can only be determined after the review of the configuration, design, location, and potential impacts of the proposed use and the suitability of the use to the site. Upon such a review, the proposed project remains in compliance with the applicable zoning district and applicable provisions of the zoning code. As such, the approval of the Conditional Use Permit and the condition of approval to allow a new concert venue will promote the reuse of a vacant site with minimal impacts and alterations for the conversion of the existing auditorium. The necessary alterations will be limited to those requirements for noise mitigation and maintaining compliance with the Building and Fire code. The required minor alterations to accommodate the proposed use shall remain in compliance with the SOI Standards and will respect the integrity, configuration, and location of the existing site.

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

The current General Plan land use designation of the site is Mixed-use Core. As such, review of the project was considered under the General Plan (2023) and DTSP/ Mixed-Use Core zoning district. The proposed project is consistent with the following, applicable General Plan goals and policies:

Chapter 2. Our Prospering Community

Goal: Attract and retain high value, high-wage jobs within the creative sector, diversify the local economy, promote and support local businesses, and build the City's fiscal capacity to create and sustain public amenities and services, while maintaining South Pasadena's small-town character and quality of life.

Policy: P2.1: Promote the establishment of a creative industry cluster in the city.

1. A2.1a - Build on existing presence of arts, cultural and entertainment clusters, and attract small- and medium-scale production/post-production studios (i.e. sound, film, and TV), architecture, graphic design, industrial design and multi-media firms, the likes of which some residents currently commute out of the City for.
2. A2.1b - Brand and market South Pasadena as a hub of creative businesses.

3. A2.1c – Engage with real estate brokers, landlords, property owners, and developers to communicate South Pasadena’s value proposition to the creative section and encourage marketing to creative business section tenants.
4. A2.1d - Attract creative professional organizations related to the arts, media, design, or architecture to locate in the City to serve as professional network hubs and destinations.

Goal: Understanding that South Pasadena is a largely built-out City, opportunities to increase the local tax base will rely on the strategic development of a few select sites and expanding South Pasadena’s shopping and dining offerings to residents, workers, and visitors. Additionally, the City can use creative value capture tools to leverage new private development to help fund public investments.

Policy: P2.7: Strengthen and grow the City’s retail offerings.

1. A2.7a Create a retail and restaurant destination by attracting specialty stores and unique food and beverage places through targeted branding and engagement with desired businesses.
2. A2.7c Build on the City’s cultural organizations to generate foot traffic on main corridors through regular programming, events, and branding.

The proposed CUP supports the goals and policies of the General Plan by allowing the east wing of the building, previously used as the South Pasadena Unified School District (SPUSD) office, to be converted from an auditorium to a concert venue. The CUP is requesting to have live entertainment, a Type-90 ABC license for the sale and consumption of alcohol, and extended hours of operation, which would allow for the growth of local economic activity. The addition of an ABC license or extended hours for the concert venue will not substantially change the primary nature of the business, but will however, provide a new amenity to the surrounding community as it is the first time South Pasadena will consider a proposed concert venue.

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 establishment and recommended hours of operation for the proposed uses of live entertainment, on-site sale and consumption of alcohol, and extended hours are consistent with other similar businesses in the vicinity. The adopted DTSP identified Mixed-use Core Zone for buildings general use that are ground floor retail, cultural entertainment, and office activity.

As conditioned, the on-site sale and consumption of alcohol and extended hours of operation will be ancillary to the primary use of the concert venue. The recommended

hours of operation and conditions of approval are also imposed to ensure the proposed use is not detrimental to the health, safety, or general welfare of the general public. Conditions of approval are included for appropriate sound mitigations, prohibiting loitering or smoking on the property, restricted hours of operation, and required training for employees who will serve alcohol to ensure that the sale and consumption of alcohol would not be detrimental to the community. Additionally, the South Pasadena Police Department, Fire Department, and Community Development Department have reviewed the proposed CUP and had no objections to the proposed uses. The conditions of approval are included to ensure the project meets all applicable local and state regulations and the project would not have a detrimental impact to the neighborhood.

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.

Approval of the Conditional Use Permit, as conditioned, would not be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the City. Conditions of approval are included for appropriate sound mitigations, prohibiting loitering, or smoking on the property, restricted hours of operation, and required training for employees who will serve alcohol to ensure that the on-site sale and consumption of alcohol would not be detrimental to the community. Additionally, the applicant and operator have provided a business and security plan to further regulate the proposed activity and ensure the general welfare of the City. No addition or expansion to the existing building has been proposed as part of the CUP. Therefore, the proposed use would not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

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.

The proposed request for live entertainment, on-site sale and consumption of alcohol (Type-90 license), and extended hours of operation does not involve any expansion to the size of the existing building or any roadway modifications. The applicant has submitted a business plan showing that adequate parking is provided for employees per event, in accordance with State law AB 2097. Therefore, the project site is adequate in size and has sufficient access to existing streets to accommodate the proposed use.

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 Conditional Use Permit to establish a concert venue and associated operations is an allowed use in the land use table through the application of the CUP process. The proposed project, a commercial use, is compatible with other existing commercial land uses within the vicinity, including restaurant and bars with live entertainment, and retail uses in the DTSP. No alterations are proposed to the exterior of the building as a part of this Conditional Use Permit. Minor interior alterations will be required to mitigate any potential noise disruption and to be in compliance with building and fire codes. With the imposed conditions of approval, the design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land use in the vicinity in terms of aesthetics, character, and scale.

SECTION 4: 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, 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 5: DETERMINATION

Based upon the findings outlined in Sections 2 through 3 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby conditionally approves Project No. 2579-CUP for live entertainment for a concert venue, the on-site sale and consumption of alcoholic beverages (Type 90 ABC License), and extended hours of operation for a building located at 1020 El Centro Street, subject to the Conditions of Approval attached hereto as Exhibit "A."

SECTION 6: APPEALS

Any interested person may appeal against 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 an appropriate appeal fee, no later than (15) days, following the date of the Planning Commission's final action.

SECTION 7: 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 February 2024.

PASSED, APPROVED, AND ADOPTED this 13th day of February 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Laura Dahl, Planning Commission Chair

ATTEST:

Amitabh Barthakur, Secretary to the Planning Commission

EXHIBIT “A”

Conditions of Approval

EXHIBIT "A"
CONDITIONS OF APPROVAL
PROJECT NO. 2579-CUP
1020 El Centro Street (APN: 5315-008-047)

The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Planning Commission on February 13, 2024:

1. **Conditional Use Permit (CUP)** to allow live entertainment for a concert venue, on-site consumption and sale of alcoholic beverages (Type-90 ABC license), and extended hours of operation located at the east wing of the previous school district building at 1020 El Centro Street.

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:

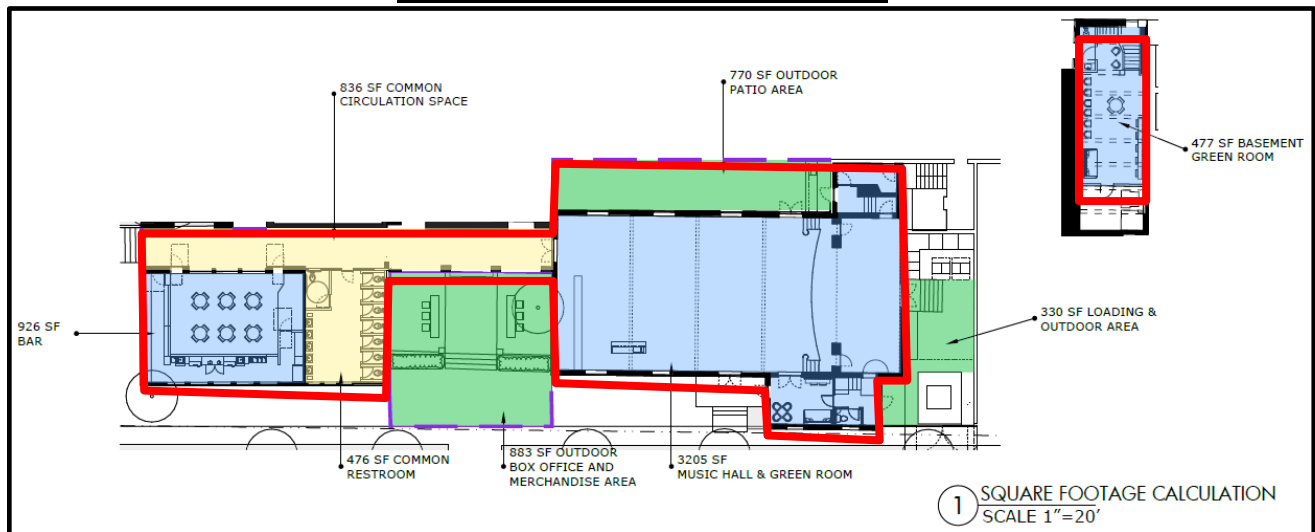
- P1. Approval by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the project.
- P2. This approval and all rights hereunder shall terminate within twelve (12) months of the effective date of their approval 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 on-site ABC license (Type 90 ABC License) shall be acquired from the California Department of Alcoholic Beverage Control (ABC), otherwise the alcohol entitlement shall terminate within twelve (12) months from the effective date of the approval.
- P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, ABC, and any other government entity shall be complied with.
- P5. 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.
- P6. The applicant and each successor in interest to the property which is the subject of this project approval (collectively referred to herein as the "applicant"), 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.

- P7. The construction site and the surrounding area shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. 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.
- P8. Compliance with the City's Performance Standards of Section 36.300.110, which also include the Noise Standards (Chapter 19A), of the South Pasadena Municipal Code (SPMC) shall be adhered to at all times, unless conditionally modified by this CUP.
- P9. Hours for live entertainment are:
 - i. Sunday – Thursday 7:00 pm - 11:00 pm
 - ii. Friday – Saturday 7:00 pm – 12:00 am
- P10. Hours of Alcohol Service: the sale of alcohol is limited from 6:00 pm to one hour before the end of the show.
- P11. The facility shall shut down all music and associated sound at the concert venue no later than 11:00 pm on Sundays – Thursdays and 12:00 am on Fridays and Saturdays.
- P12. Only staff, security guards, and performers are allowed to remain in the facility for loading and clean-up, not to exceed 2:00 am.
- P13. Modification of hours of operation shall require review and approval from the Planning Commission.
- P14. All entertainment shall be conducted within a wholly enclosed building. There shall be no live entertainment in the outdoor patio area.
- P15. There shall be no amplified sound permitted in the patio area.
- P16. The facility's primary purpose shall be to operate as a Concert/Music Venue.
- P17. Operation of the bar (Hours of Alcohol Service) during non-event hours shall be prohibited, unless modified herein.
- P18. In addition to the concert venue, the ancillary bar service is permitted during private events or functions that are not open to the general public and within the permitted hours of allowed bar service as conditioned, with or without live performances.
- P19. The business shall not be an adult business as defined by the SPMC Section 36.350.030.
- P20. A minimum of one (1) sign shall be placed per exit, cautioning patrons to be considerate of neighbors once leaving the establishment. Signage wording and size must be reviewed and approved by the Community Development Department prior to placement.
- P21. A "No Alcohol beyond this point" shall be posted at the concert venue exits. Signage wording and size must be reviewed and approved by the Community Development Department prior to placement.
- P22. The applicant shall install sound reducing measures per acoustical report prepared by Newson & Brown Acoustics LLC dated December 6, 2023. Soundproofing methods must be reviewed and approved by the Planning and Building Divisions and installed with appropriate permits. Failure to satisfy this condition will result in the re-review of this CUP before the Planning Commission hearing to consider revocation of the CUP approval.
- P23. The minimum required number of on-site parking spaces shall be determined by the number of employees per event, in compliance with State law Assembly Bill (AB) 2097.
- P24. Any proposed signage shall be submitted for review and approval by the Community

Development Department prior to installation.

- P25. Alcohol shall be opened or served for the customer at the time of purchase to prevent off-site consumption. Sale of alcohol for off-site consumption shall be prohibited.
- P26. Drinking alcoholic beverages shall not be permitted in the loading area or public right-of-way. The management or business operators shall be responsible for posting appropriate signage.
- P27. The consumption of alcohol shall be permitted only within the venue and the 770 sq. ft. associated patio area, west of the auditorium, as outlined in red in Figure 1 below.

Figure 1: Concert Venue Floor Plan



- P28. In compliance with ABC requirements, the business shall install the necessary stanchions prior to the serving of alcohol.
- P29. As required by the ABC Department to maintain the Type-90 license, a music venue license holder must keep records at the licensed premises to show compliance with the Business and Professional Code Division 9, Chapter 3, Article 7 Section 23552(c)(2)(B). These records shall be made available at any time at the request of the City Manager or Chief of Police.
- P30. No advertising for alcoholic beverages may be displayed in store windows or exterior of building.
- P31. All alcohol cases/displays shall be located in such a manner to prevent “grab-and-run” thefts. The sales cases/displays shall be located in sight of the sales counter at all times, if possible.
- P32. Employees who will be engaged in the sale of alcohol must complete the California Department of Alcoholic Beverage Control’s mandated training, as well as the store’s internal training on the sale of alcoholic beverages.
- P33. As described in the security plan, a minimum of four (4) security guards shall be present one (1) hour before the show begins, during the show hours, and one (1) hour after the show ends.
- P34. Installation of security cameras shall comply with the approved security plan. A system shall be installed and operating at all times to monitor the interior, entrances, exits, and exterior areas, in front and around the premises. Recordings shall be maintained for a

- minimum period of 30 days and are intended for use by the South Pasadena Police Department.
- P35. The new installation of mechanical equipment shall be screened from the public right-of-way in accordance with 36.300.080 for Mechanical Equipment.
- P36. The hours of construction shall be limited to the following: 8:00 am and 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.
- P37. During construction, the clearing, grading, earth moving, or excavation operations that cause excessive fugitive dust emissions shall be controlled by regular water or other dust preventive measures using the following procedures:
- a. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day.
 - b. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
 - c. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust; and
 - d. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.
- P38. The construction plan shall show that all lighting on the site will be directed downward and shielded to prevent off-lighting on adjacent properties.
- P39. The new installation of new exterior lighting shall be in accordance with 36.300.090 for Outdoor Lighting.
- P40. A construction sign with contact information for the contractor shall be clearly posted on-site during construction.
- P41. Any proposed revision to the approved plans shall require review and approval by the Community Development Department prior to construction. The Community Development Department may refer the proposed revision to the Planning Commission, Cultural Heritage Commission, Planning Commission Chair, or Cultural Heritage Commission Chair for approval.
- P42. Any individuals discovered loitering on the property shall immediately be informed to leave the premises by the property owner, applicant/tenant (Sid The Cat), or on-site security guards. Should the owner/tenant/security guards fail to abate the problems, the South Pasadena Police Department and/or other enforcement agencies reserve the right to take appropriate enforcement actions to abate the problem, and the permit/alcohol licenses may be subject to revocation.
- P43. Exterior Noise levels recorded from any property line shall not exceed the maximum allowed 15 dBA above the ambient as measured, as required by the South Pasadena Noise Ord. 1582.
- P44. Interior noise levels shall not exceed 100 dBA, as it was the sound level used to conduct the noise study and provide recommendations for sound mitigations.
- P45. Doors and windows shall be closed during live performances for sounds mitigations.
- P46. Subsequent sound report and sound reduction measures may be required by the City, if the proposed use creates a noise nuisance, as determined by the City of South Pasadena.

POLICE DEPARTMENT:

- PD1. Signage prohibiting smoking shall be posted throughout the event space and adjacent public right-of way.
- PD2. The business owners and patrons shall comply with the City's smoking ordinance regulations of the SPMC, Article V. Smoking - Prohibited. Sections 17.50 through 17.58-8.
- PD3. All security guards hired for the venue shall be licensed through the California Department of Consumers Affairs, Bureau of Security and Investigative Services.
- PD4. The city shall require the review of the conditional use permit (CUP) with the Planning Commission when six (6) verified calls for service are made with the Police Department. A verified call shall be a call for services that result with a verified report of the business operating outside of the conditions of approval or the SPMC, disruption the peace, or proof of poor business practices.

BUILDING DIVISION:

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. The second sheet of building 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.
- B3. Plans prepared in compliance with the current Building Code shall be submitted to the Building Division for review prior to permit issuance.
- B4. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- B5. The proposed alteration shall be designed and constructed to comply with the current California Building Code with Los Angeles County Amendments. The provisions of the California Historical Building Code may be used in specific design elements for the purposes of preserving the integrity of the qualified historical buildings or properties.
- B6. 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.
- B7. When new non-historical lighting and space conditioning system components, devices, appliances and equipment are installed, they shall comply with the requirements in the California Energy Code, except where the historical significance or charter-defining features are threatened.

- B8. The provisions of the California Energy Code shall not apply to qualified historical buildings. Lighting in qualified historic buildings shall comply with the applicable requirements in section 140.6(a)3Q.
- B9. A separate address required. An application to assign address and unit numbers shall be filed with the Public Works Department prior to plan check submittal.
- B10. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B11. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B12. All State of California disability access regulations for accessibility shall be complied with.
- B13. Summary of Accessibility Upgrades for Commercial Projects shall be completed and the completed form shall be copied on the plans The form can be found at the following link <https://www.dropbox.com/s/4xkjyn5fhggpotk/Accessibility%20Upgrade%20Summary%20Form.pdf?dl=0>
- B14. Approval is required from the Los Angeles County Health Department for food handling and/or storage.
- B15. Separate application and plan review is required for Electrical plans.
- B16. Separate application and plan review is required for Mechanical plans.
- B17. Separate application and plan review is required for Plumbing plans.
- B18. Proposed conversion of the existing auditorium with chairs into a music hall withstanding spaces and repurposing the utility basement for stage production will increase the total occupant load of the building per Table 1004.5 and Section 1004.2 of the Building Code. Any increase of occupant load will trigger the analysis for means of egress compliance with Chapter 10 of the Building Code and may require the system to be retrofitted so that the required minimum egress width is maintained.
- B19. Proposed conversion of the existing interior and exterior courtyard/patio into an occupiable space for use of retail, bar, or other related purposes will increase the total occupant load of the building per Section 1004.7 of the Building Code. Any increase of occupant load will trigger the analysis for means of egress compliance with Chapter 10 of the Building Code and may require the system to be retrofitted so that the required minimum egress width is maintained. New elements like bar counters or other similar fixtures shall not be installed to obstruct or reduce the required clearance for egress.
- B20. Any increase of occupant load will also trigger the analysis for determining minimum quantities of plumbing fixtures set forth in Chapter 4 of the California Plumbing Code (CPC). In addition, accessible plumbing fixtures shall be provided. Directional signs are required to direct occupants to accessible toilet facilities if not all toilet facilities are accessible per Section 11B-216.8 of the Building Code.

- B21. Where a circulation path directly connects a performance area to an assembly seating area, an accessible route shall directly connect the assembly seating area with the performance area. An accessible route shall be provided from performance areas to ancillary areas or facilities used by performers unless exempted by Section 11B-206.2.3 Exceptions 1 through 7 of the Building Code.
- B22. The proposed ticket office, retail space, bars or similar spaces in the exterior area shall be connected to an accessible route per Section 11B-206.2.4 of the Building Code.
- B23. Project shall comply with the Cal Green Non-Residential mandatory requirements.
- B24. 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.
- B25. A separate permit is required for Fire Sprinklers.

FIRE DEPARTMENT:

- FD1. All construction must comply with all appropriate fire protection installation standards as adopted by the South Pasadena Fire Department.
- FD2. Shall comply with all current 2022 adopted California Building Code, California Fire Code, NFPA's and South Pasadena Municipal Code. Requirements are based on occupancy classification.
- FD3. The applicant shall provide the occupancy type and list all deferred applicable submittals on the plans.
- FD4. Fire Sprinkler Required. Approved automatic sprinkler systems in new buildings and shall be provided in the locations described in Sections 903.2.1 through 903.2.12.
- FD5. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
- FD6. Water Supply Test. The fire code official shall be notified prior to the water supply test. The water supply test shall be witnessed by the fire code official and approved documentation of the test shall be provided to the fire code official prior to the final approval of the water supply system.
- FD7. Fire Alarm required. Submit plans to the 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 provided.
- FD8. 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. of NFPA 72.

- FD9. Exit. Exits shall comply with Sections 1022 through 1027 and the applicable requirements of Sections 1003 through 1015. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge. Exit shall be continuous from the point of entry into the exit to the exit discharge.
- FD10. Fire Lanes shall be identified and provided on the plans at time of submittal.
- FD11. 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.
- FD12. 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 lifesaving 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).
- FD13. Portable Fire extinguishers. Structures under construction, alteration or demolition shall be provide with no less one approved portable fire extinguisher in accordance with Section 905 of the California Fire Code 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)
- FD14. Where required. Portables fire extinguishers shall be installed in all the following locations: 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.
- FD15. Fire Alarm and 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.
- FD16. 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.

ATTACHMENT 2

Project Plans

ABBREVIATIONS

&	AND	E.W.C.	ELECTRIC WATER COOLER	OPP.	OPPOSITE
<	ANGLE	EXST.	EXISTING	PRCST.	PRE-CAST
@	AT	EXPO.	EXPOSED	PL.	PLATE
C I	CENTERLINE	EXP.	EXPANSION	P.LAM.	PLASTIC LAMINATE
∅	DIAMETER	EXT.	EXTERIOR	PLAS.	PLASTER
#	NUMBER	E.C.P.	EXTERIOR CEMENT PLASTER	PLYWD	PLYWOOD
(E)	EXISTING	F.A.	FIRE ALARM	PR.	PAIR
ACOUS	ACOUSTICAL	F.B.	FLAT BAR	PT.	POINT
A.D.	AREA DRAIN	F.D.	FLOOR DRAIN	P.T.D	PAPER TOWEL DISPENSER
ADJ.	ADJUSTABLE	FDN.	FOUNDATION	P.T.D/R	COMBINATION PAPER TOWEL
A.F.F.	ABOVE FINISHED FLOOR	F.E.	FIRE EXTINGUISHER	PTN.	PARTITION
AGGR.	AGGREGATE	F.E.C.	FIRE EXTINGUISHER CABINET	P.T.R.	PAPER TOWEL RECEPTACLE
AL.	ALUMINUM	F.F.	FINISH FLOOR	Q.T.R.	QUARRY TILE RISER
APPROX.	APPROXIMATE	F.H.C.	FIRE HOSE CABINET	RAD.	RADIUS
ARCH.	ARCHITECTURAL	FIN. FL.	FINISH FLOOR	R.D.	ROOF DRAIN
ASB.	ASBESTOS	F.G	FINISH GRADE	REF.	REFERENCE
ASPH.	ASPHALT	FLASH.	FLASHING	REFR.	REFRIGERATOR
BD.	BOARD	FLUOR.	FLUORESCENT	RGTR.	REGISTER
BITUM.	BITUMINOUS	F.O.C.	FACE OF CONCRETE	REINF.	REINFORCED
BLDG.	BUILDING	F.O.F.	FACE OF FINISH	REQ.	REQUIRED
BLK.	BLOCK	F.O.S.	FACE OF STUD	RESIL.	RESILIENT
BLKG.	BLOCKING	FPRF.	FIREPROOF	RM.	ROOM
BM.	BEAM	F.S.	FULL SIZE	R.O.	ROUGH OPENING
BOT.	BOTTOM	FT.	FOOT OR FEET	RWD.	REDWOOD
BR	BEDROOM	FTG.	FOOTING	R.W.L.	RAIN WATER LEADER
CAB.	CABINET	FURR.	FURRING	S.	SOUTH
C.B.	CATCH BASIN	FUT.	FUTURE	S.C.	SOLID CORE
C.B.O.	CHOSEN BY OWNER	GA.	GAUGE	S.C.D.	SEAT COVER DISPENSER
CEM.	CEMENT	GALV.	GALVANIZED	SCHED.	SCHEDULE
CER.	CERAMIC	G.B.	GRAB BAR	S.D.	SOAP DISPENSER
C.I.	CAST IRON	GL.	GLASS	SECT.	SECTION
C.G.	CORNER GUARD	GND.	GROUND	SH.	SHelf
CLG.	CEILING	GR.	GRADE	SHR.	SHOWER
CLKG.	CAULKING	GYP.	GYPSUM	SHT.	SHEET
CLO.	CLOSET	H.B.	HOSE BIBB	SIM.	SIMILAR
CLR.	CLEAR	H.C.	HOLLOW CORE	S.N.D.	SANITARY NAPKIN DISPENSER
C.O.	CASED OPENING	HDWD.	HARDWOOD	S.N.R.	SANITARY NAPKIN RECEPTACLE
COL.	COLUMN	HDWE.	HARDWARE	SPEC.	SPECIFICATION
CONC.	CONCRETE	H.M.	HOLLOW METAL	SQ.	SQUARE
CONN.	CONNECTION	HORIZ.	HORIZONTAL	S.ST.	STAINLESS STEEL
CONSTR.	CONSTRUCTION	HR.	HOUR	S.SK.	SERVICE SINK
CONT.	CONTINUOUS	HGT.	HEIGHT	STA.	STATION
CORR.	CORRIDOR	I.D.	INSIDE DIAMETER (DIM.)	STD.	STANDARD
CRZ.	CRITICAL ROOT ZONE	INSUL.	INSULATION	STL.	STEEL
CTSK.	COUNTERSUNK	INT.	INTERIOR	STOR.	STORAGE
CNTR.	COUNTER	Jan.	JANITOR	STR.	STRUCTURAL
CTR.	CENTER	JT.	JOINT	SUSP.	SUSPENDED
DBL.	DOUBLE	KIT.	KITCHEN	SYS.	SYMMETRICAL
DEPT.	DEPARTMENT	LAB.	LABORATORY	T	TEMPERED GLAZING
D.F.	DRINKING FOUNTAIN	LAM.	LAMINATE	TRD.	TREAD
DET.	DETAIL	LAV.	LAVATORY	T.B.	TOWEL BAR
DIA.	DIAMETER	LKR.	LOCKER	T.C.	TOP OF CURB
DIM.	DIMENSION	LT.	LIGHT	TEL.	TELEPHONE
DISP.	DISPENSER	LTWT.	LIGHTWEIGHT	TER.	TERRAZZO
DN.	DOWN	MAX.	MAXIMUM	T. & G.	TONGUE AND GROOVE
D.O.	DOOR OPENING	M.C.	MEDICINE	THK.	THICK
DR.	DOOR	MECH.	MECHANICAL	T.I.	TENANT IMPROVEMENT
DWR.	DRAWER	MEMB.	MEMBRANE	T.P.	TOP OF PAVEMENT
DS.	DOWNSPOUT	MET.	METAL	T.P.D.	TOILET PAPER DISPENSER
D.S.P.	DRY STANDPIPE	MFR.	MANUFACTURER	T.S.	TOP OF SHEATHING
DWG.	DRAWING	MH.	MANHOLE	T.V.	TELEVISION
E.	EAST	MIN.	MINIMUM	T.O.W.	TOP OF WALL
EA.	EACH	MIR.	MIRROR	TYP.	TYPICAL
E.J.	EXPANSION JOINT	MISC.	MISCELLANEOUS	UNF.	UNFINISHED
EL.	ELEVATION	M.O.	MASONRY OPENING	U.O.N.	UNLESS OTHERWISE NOTED
ELEC.	ELECTRICAL	MTD.	MOUNTED	UR.	URINAL
ELEV.	ELEVATOR	MUL.	MULLION	VERT.	VERTICAL
EMER.	EMERGENCY	N.	NORTH	VEST.	VESTIBULE
ENCL.	ENCLOSURE	N.I.C.	NOT IN CONTRACT	W.	WEST
E.P.	ELECTRICAL PANEL	NO. or #	NUMBER	W/	WITH
EQ.	EQUAL	NOM.	NOMINAL	W.C.	WATER CLOSET
EQPT.	EQUIPMENT	N.T.S.	NOT TO SCALE	WD.	WOOD
		O.A.	OVERALL	W/O	WITHOUT
		OBS.	OBSURE	WP	WATERPROOF
		O.C.	ON CENTER	WSCT.	WAINSCOT
		O.D.	OUTSIDE DIAMETER	WT.	WEIGHT
		OFF.	OFFICE		
		OPNG.	OPENING		

SHEET SCHEDULE

ARCHITECTURAL	
A0.00	TITLE PAGE
A1.00	EXISTING PLAN
A1.10	PROPOSED PLAN
A1.20	PROPOSED AUDITORIUM PLAN
A1.30	PROPOSED BAR PLAN

Scope of Work

Sid The Cat's project is the conversion of a classroom and auditorium in the historic 1020 El Centro school building into a bar and live music venue. Tenant improvements include new flooring, finishes, and interior lighting throughout, as well, as the renovation of the auditorium basement to become a green room. A load in ramp for equipment is being added at the rear of the auditorium stage. The auditorium will have new acoustic paneling and curtains, lighting and sound equipment. Both spaces will have updated HVAC systems.

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PROJECT INFO

REVISION DATE

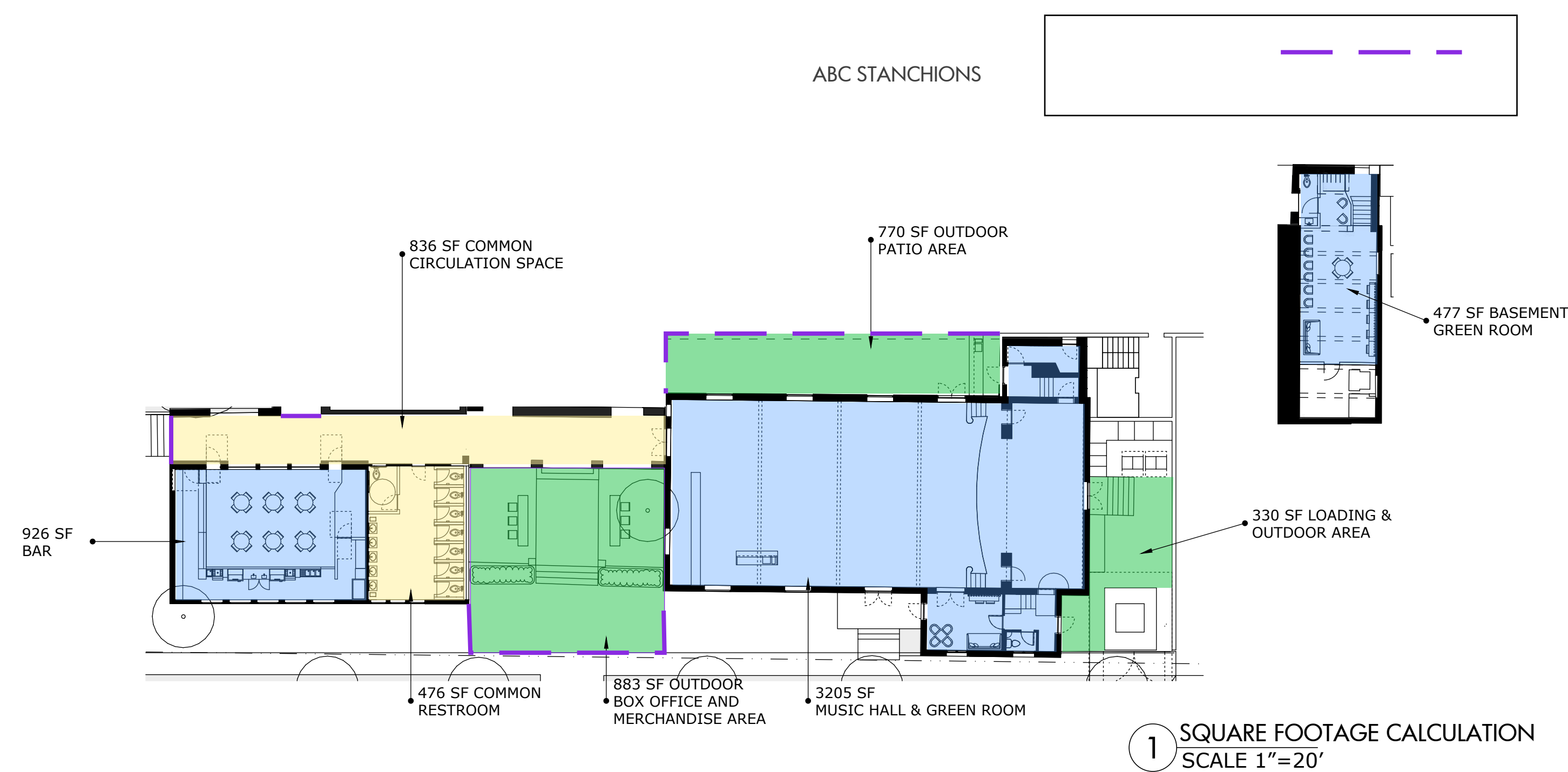
**Sid The Cat,
1020 EL CENTRO ST,
SOUTH PASADENA,
91030**

SCALE

ISSUE DATE

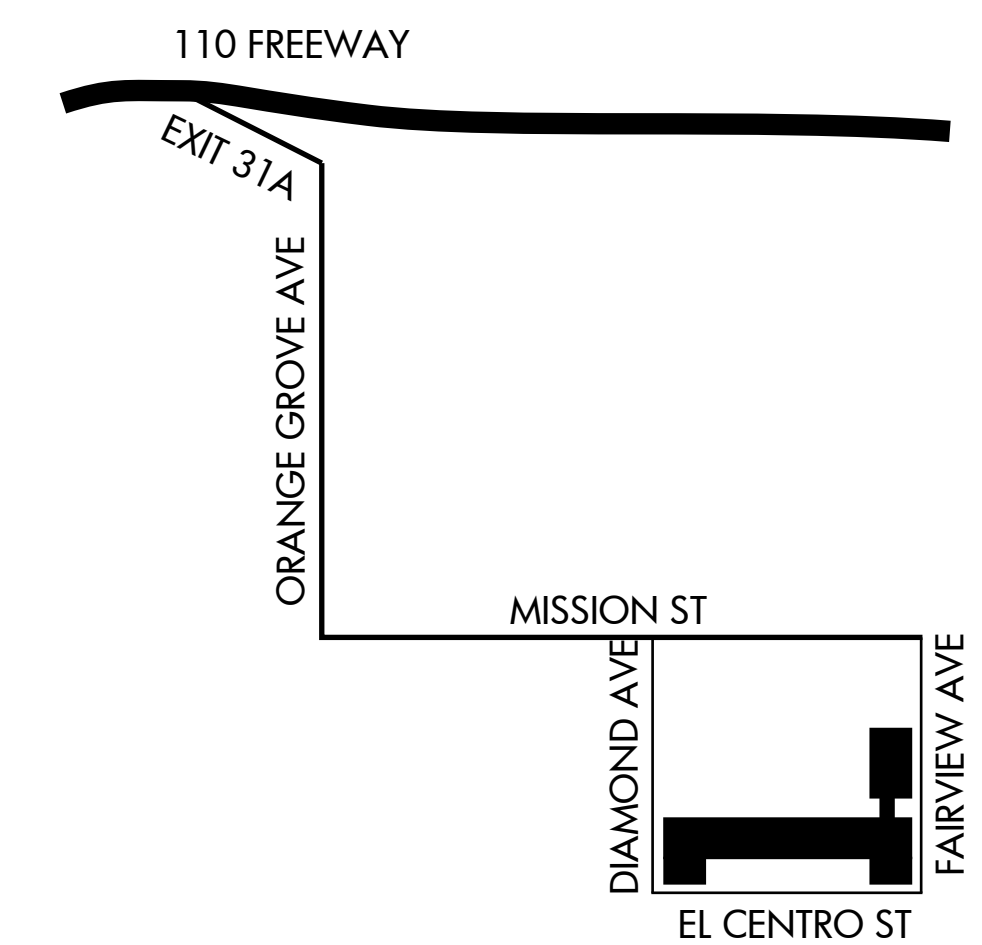
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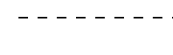
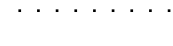


CONTRACTOR'S NOTES

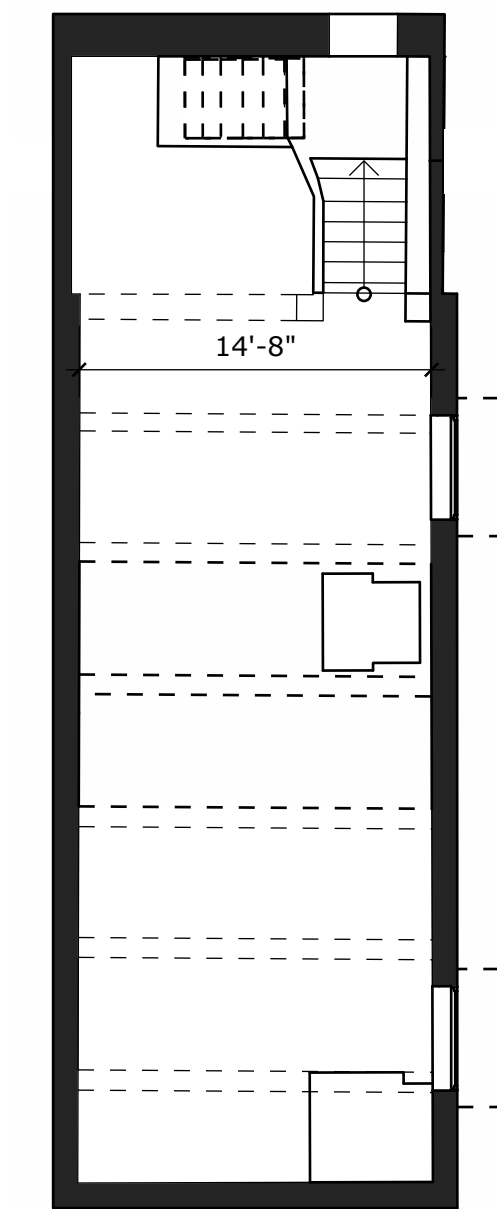
1. CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE AND BUILDING CONDITIONS PRIOR TO SUBMITTING PROPOSAL. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE INTEGRITY AND WORKING ORDER OF ALL PREEXISTING INSTALLED MEP AND ARCHITECTURAL SYSTEMS AS PART OF THEIR CONTRACT.
2. FOR REFERENCE ONLY INDICATES WORK THAT HAS BEEN COMPLETED UNDER A SEPARATE PERMIT. IT IS INCLUDED IN THIS SET OF DRAWINGS FOR INFORMATIONAL AND REFERENTIAL PURPOSES ONLY. CONTRACTOR TO FIELD VERIFY ALL EXISTING, PRE-INSTALLED WORK THAT RELATES TO NEW SCOPE OF WORK.



VICINITY MAP
NOT TO SCALE

-  EXISTING WALL
-  PROPOSED WALL
-  REMOVED WALL
-  ABOVE

EXISTING PLAN



2 EXISTING BASEMENT PLAN

REVISION DATE

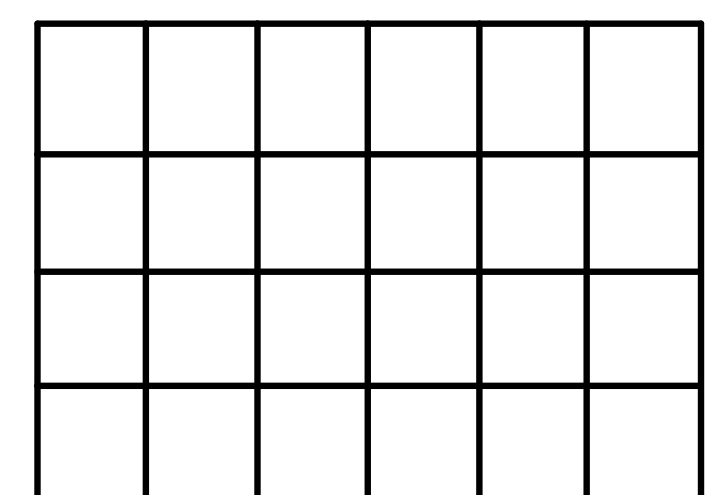
Sid The Cat,
1020 EL CENTRO ST,
SOUTH PASADENA,
91030

1/8" = 1'-0"

SCALE

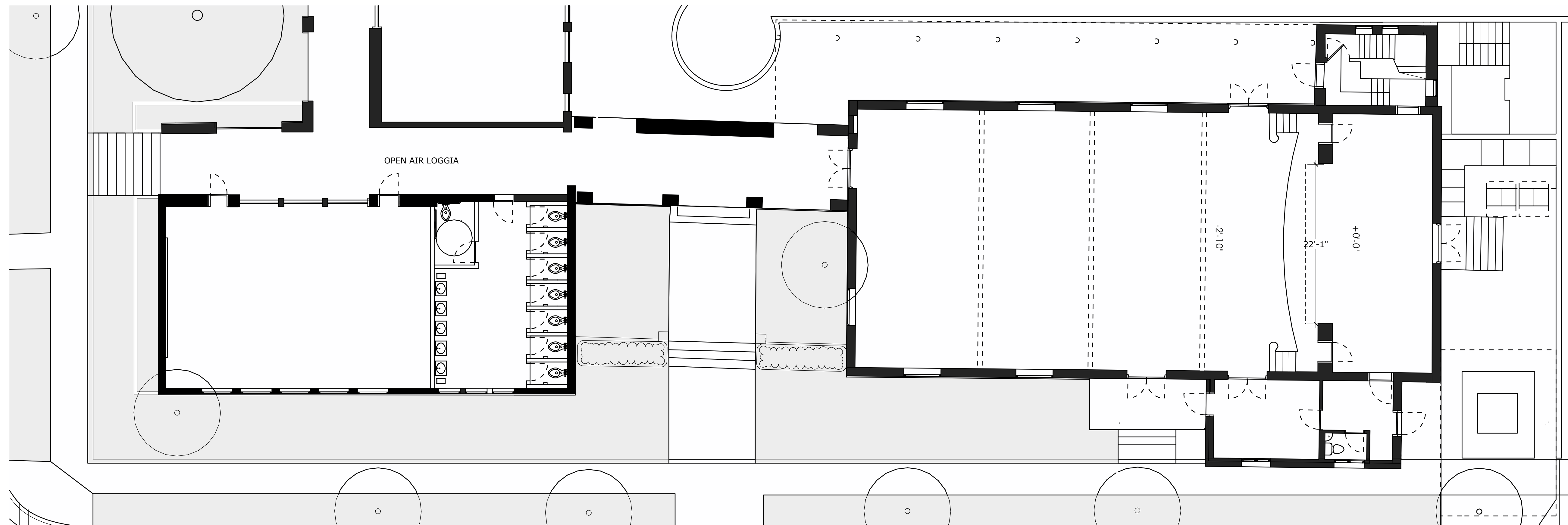
ISSUE DATE

PLOT DATE



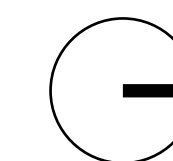
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EL CENTRO ST.



FAIRVIEW AVE.

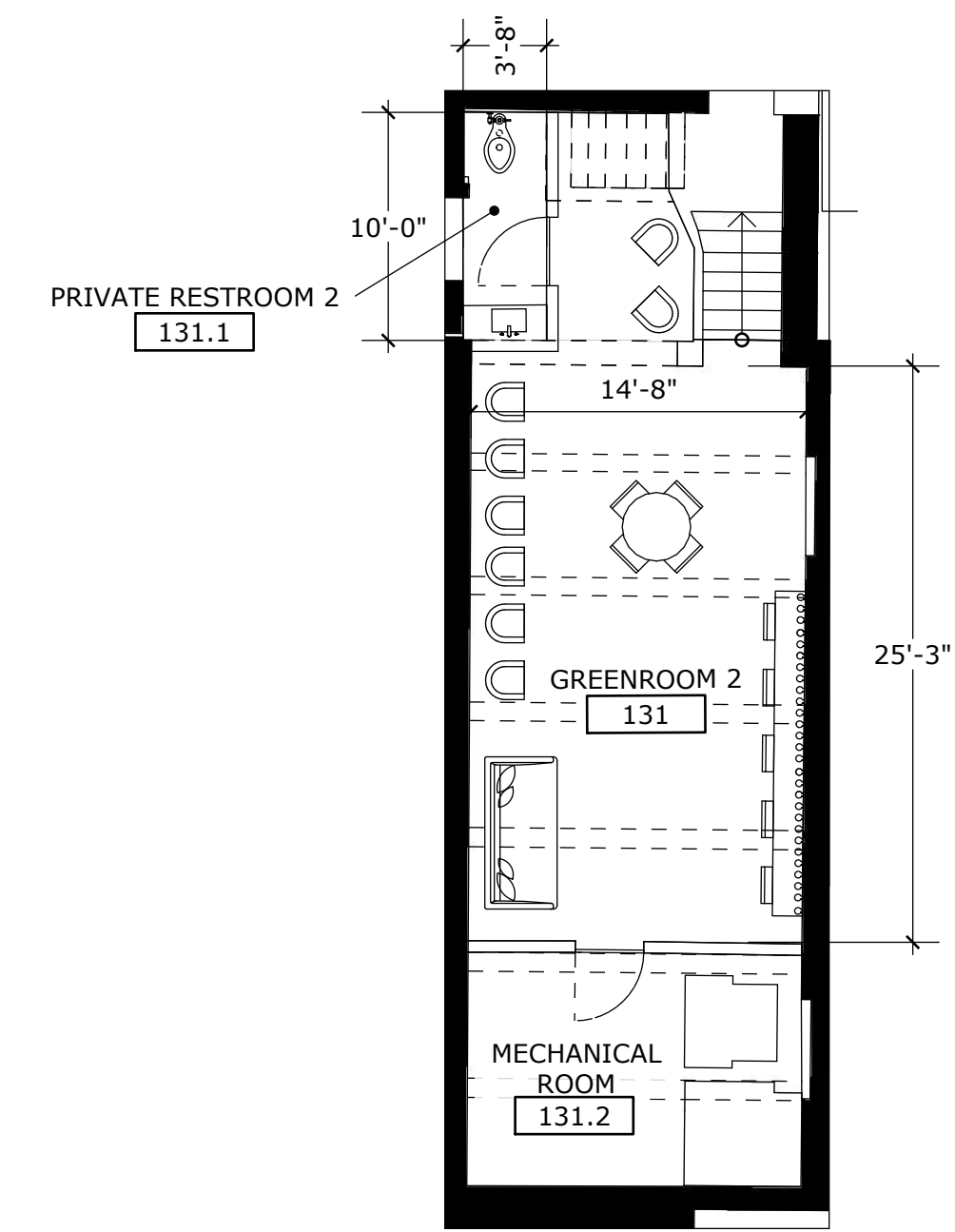
1 EXISTING PLAN



Scope of Work

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Note: All exterior lighting to be permitted separately under School Hall shell.



2 BASEMENT GREEN ROOM PROPOSED PLAN

REVISION DATE

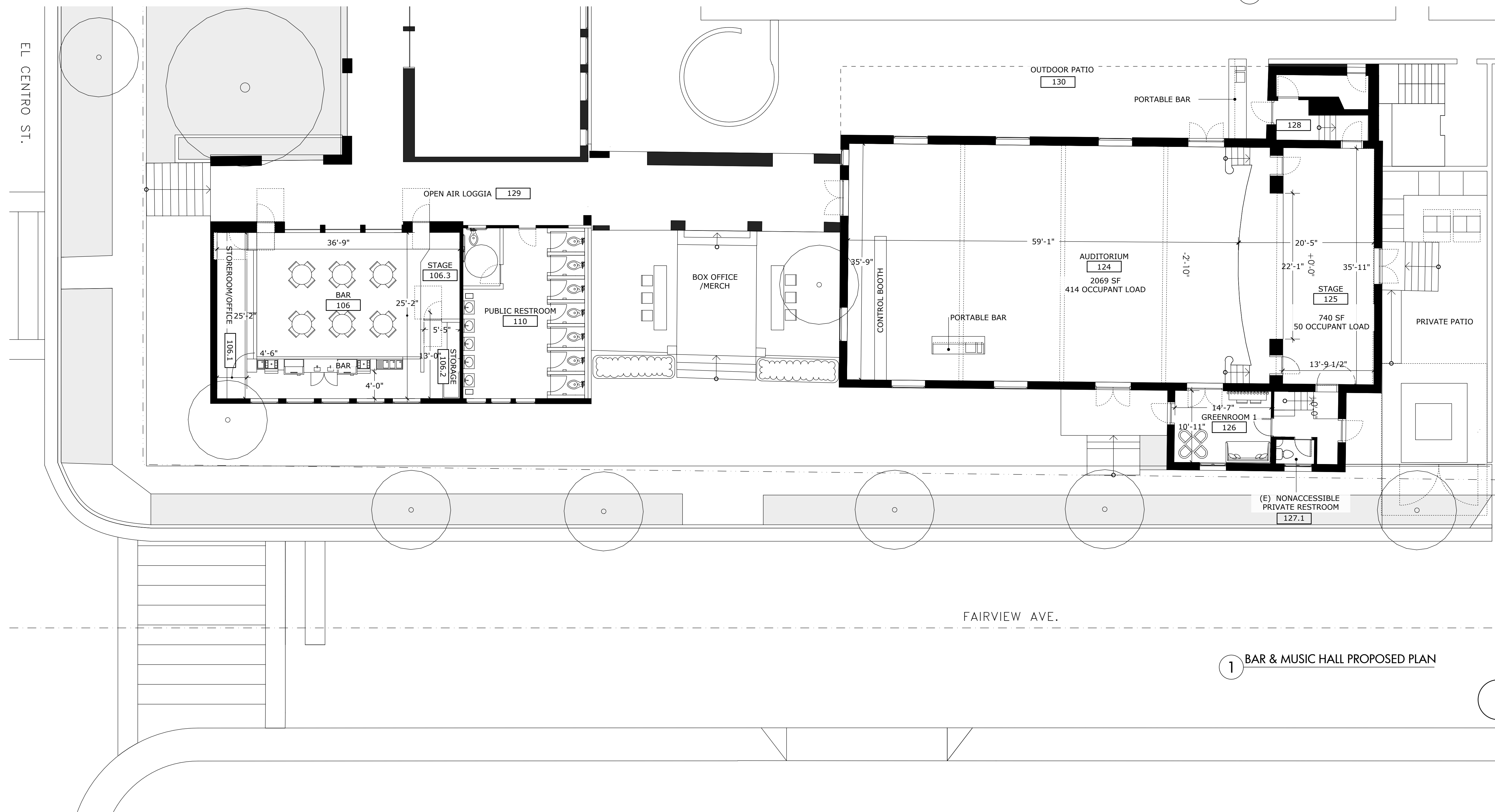
**Sid The Cat,
 1020 EL CENTRO ST,
 SOUTH PASADENA,
 91030**

1/8" = 1'-0"
 SCALE

ISSUE DATE

PLOT DATE

**A
 1.10**



1 BAR & MUSIC HALL PROPOSED PLAN

- EXISTING WALL
- PROPOSED WALL
- REMOVED WALL
- ABOVE

MUSIC HALL &
BASEMENT GREEN
ROOM PLAN -
PROPOSED

REVISION DATE

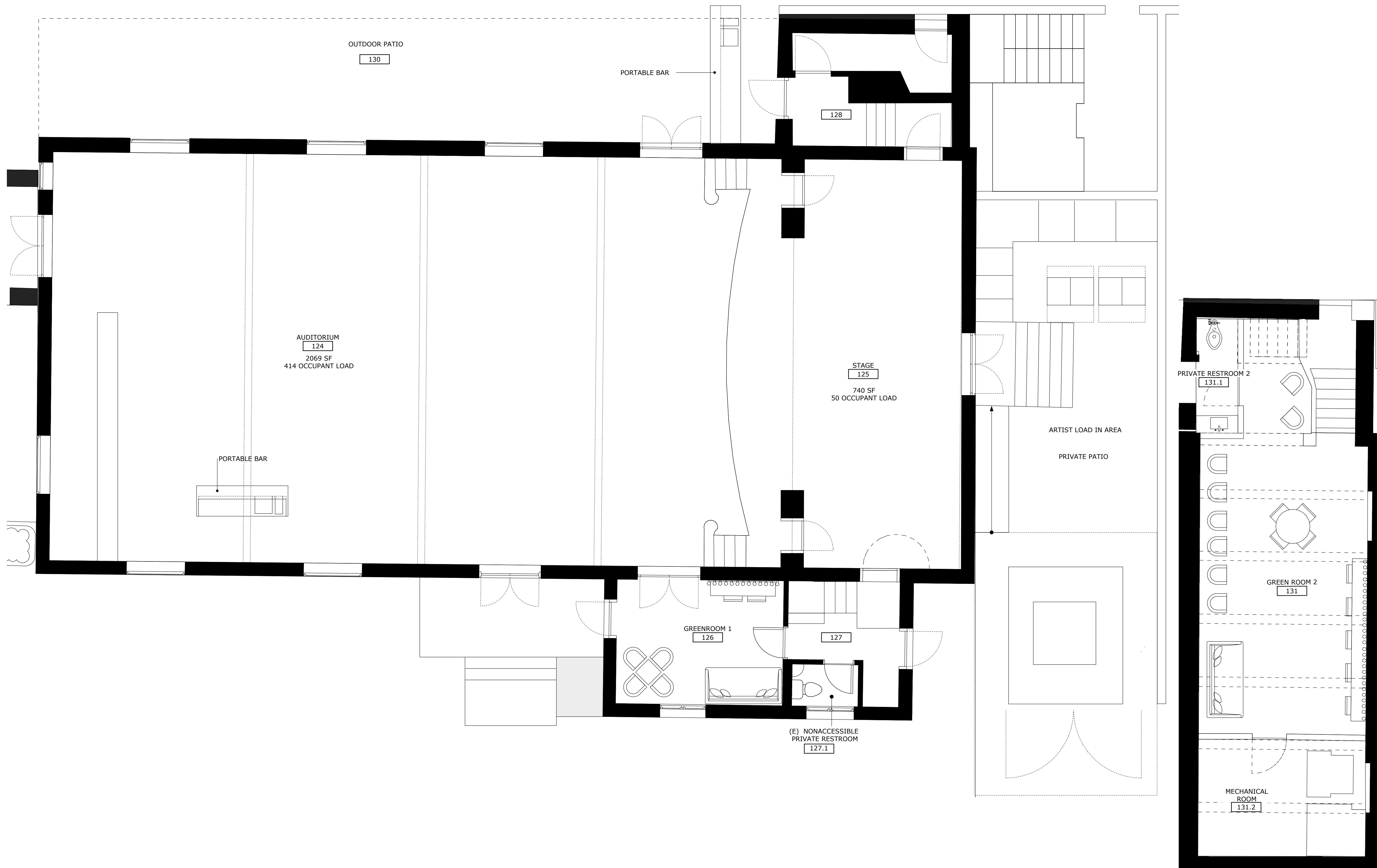
Sid The Cat,
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SOUTH PASADENA,
91030

1/4" = 1'-0"
SCALE

ISSUE DATE

PLOT DATE

A
1.20



1 BAR & MUSIC HALL PROPOSED PLAN

2 BASEMENT GREEN ROOM PROPOSED PLAN

- EXISTING WALL
- PROPOSED WALL
- REMOVED WALL
- ABOVE

**BAR PLAN -
PROPOSED**

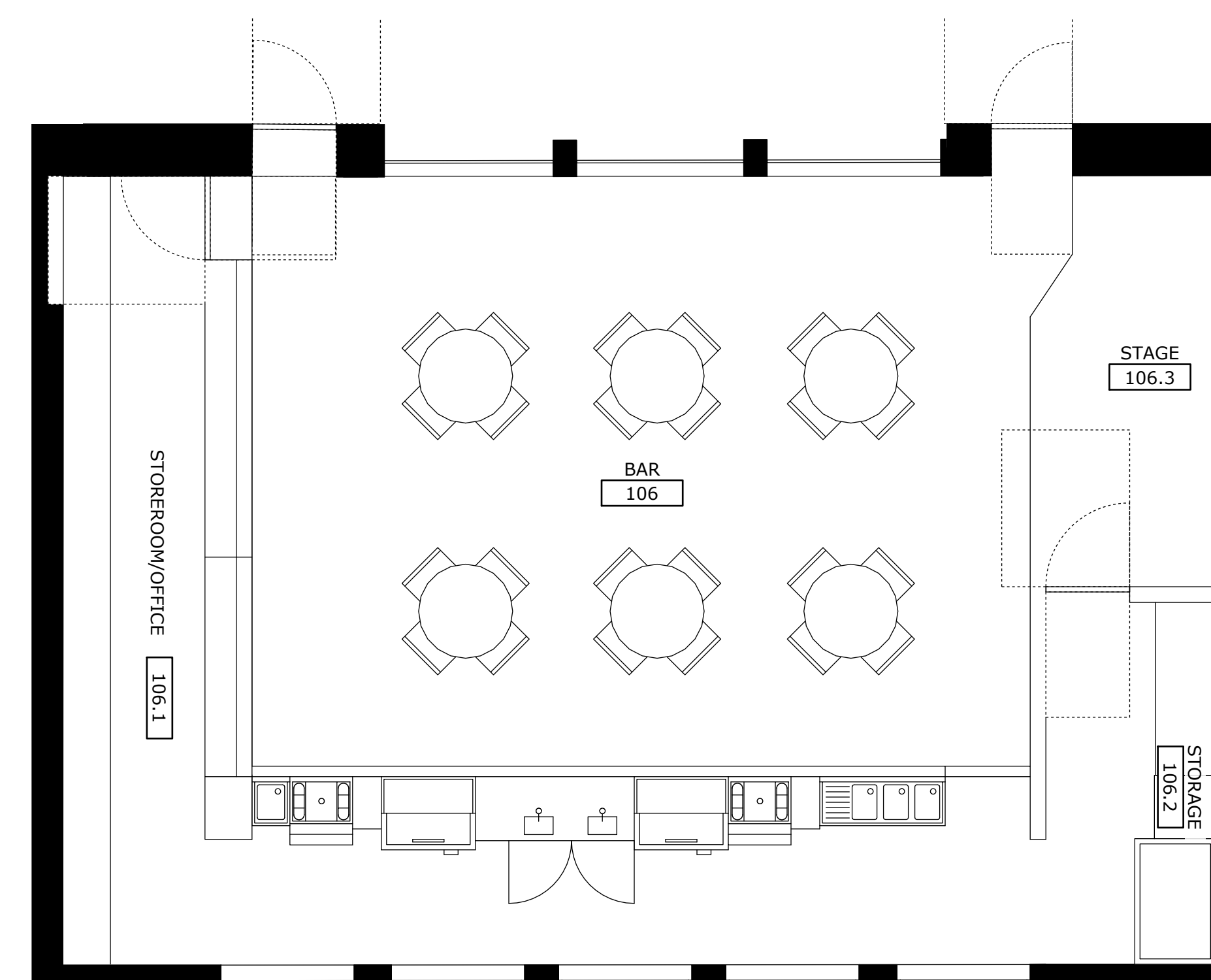
REVISION DATE

**Sid The Cat,
1020 EL CENTRO ST,
SOUTH PASADENA,
91030**

**1/4" = 1'-0"
SCALE**

ISSUE DATE

PLOT DATE



1 BAR PROPOSED PLAN

A
1.30

ATTACHMENT 3

Business Plan



Music Venue Business Plan

1. Business Concept

- Sid The Cat will present concerts on a nightly basis in the 1020 El Centro Auditorium space. We will bring world-class talent to the neighborhood focusing primarily on singer song-writers and indie rock. There will be a natural ramp up period after opening but we anticipate shows nightly.
 - **28-30 shows per month**
 - **350+ shows per year**
- The bar's purpose is to serve our world-class all ages music venue. It does not exist without the live room with stage and sound. The venue & bar will be designed in homage to key historic points/eras in the history of El Centro Elementary and the South Pasadena School District Facilities. It will be a space that celebrates and facilitates live music, record releases, music and neighborhood history.
- 70% of our patrons are between the ages of 24 - 42, The menu will be curated with care and adjusted accordingly depending on the type of artists we bring in, mindful of age demographics and taste preferences.

2. Vision and Mission

- We envision a hospitable world-class venue with neighborhood bar that will celebrate art, and the community of musicians and music fans of South Pasadena and beyond.
- Our mission is to provide top-notch events and hospitality to our patrons.

3. Business Goals

- Our goal is to create a neighborhood venue and bar where our neighbors, friends and the music community can come together any given night to connect with each other and experience the best live music happening in Los Angeles County.
- Our bar revenue is necessary to facilitate our overall business and fund nightly cultural events with care.
- Our business will bring worldwide recognition to South Pasadena, with a goal of increasing Downtown South Pasadena activity, revenue and patronage to surrounding businesses.

4. License and Permits

- We've applied for the Type 90 Liquor License, it's approved pending our CUP.
 - Authorizes the sale of beer, wine, and distilled spirits at retail for consumption on the premises in a music entertainment facility, as defined in [BPC § 23550](#). Sale, service, and consumption of alcoholic beverages are limited to the time period



Music Venue Business Plan

from two hours before a live performance until one hour after the live performance. Minors are allowed on the premises. For further information regarding this license type, please see [BPC §§ 23550, 23552](#). This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.

- We will be issued the Type 90 ABC license and will serve alcoholic drinks to the patrons who are verified age 21+ using a colored wristband system. The colored wristband will be used in addition to the ticket wristband. Our security and bartenders will be trained to identify patrons 21+ or underage. We will offer a nice selection of non-alcoholic beverages for those underage and non-drinkers. There will be complimentary water stations available to all patrons.
- We've applied for and will maintain an active business license for the City of South Pasadena.

5. Location

- We will use the South East building of 1020 El Centro as our permanent bar required by the Type 90 ABC license. In addition, we have 2 licensed portable bars (68) that are listed in the attached layout. One permitted inside the live room and the other in the adjacent patio. The patio will be enclosed using Planter Barriers with tall plants so the barriers are clearly defined. **(See Exhibit A)**

6. Facilities and Layout

- Taking cues from the original 1930's design and later in the 70's when the school was decommissioned, the aesthetic will honor the building's history as well as key contributors of the space such as Lucile Lloyd. Lucile was an American muralist, illustrator, and decorative painter that was crucial in the Arroyo Seco region for her murals and architectural contributions.
- The layout of the bar in the South East classroom building is positioned to facilitate the best live music venue experience and the smoothest flow of customers throughout the space. We will create an ideal environment for listening to every genre of music.
- The layout will utilize historic elements from the property including existing doors, cabinets, and other remnants left from the school's archives.

7. Occupancy

- The expected occupancy for the auditorium is 469 based on 2,942 SF of auditorium and green-room support space and 740 SF of stage. The maximum occupancy for the bar is 60 with 911 SF of space.



Music Venue Business Plan

8. Staffing

- We will hire hospitable and talented, RBS certified bartenders and bar-backs to run the bar in the venue. We expect to add 25 - 40 new jobs in the neighborhood including security guards, box office and production staff.
 - 1 Bar Manager
 - 3 Venue Managers
 - 6 - 8 Bartenders
 - 2 Bar-Backs
 - 2 - 4 Production Crew
 - 4 - 6 Security Guards
 - 6 - 8 Box Office personnel
 - 2 Porters

We expect to have a maximum of 20 employees onsite during business hours for shows.

8. Hours of Operation

- We are planning to book events every night of the week and possibly back to back events throughout the day on the weekends.
- Alcohol is planned to be sold up until one hour after the end of live music as defined by the type 90 liquor license.
- A typical schedule would look as follows:
 - Weekly Office Hours: 7am - 3pm
 - Load In & Soundchecks: 3pm - 7pm
 - Show: 7pm - 12:30am
 - Load Out: 12:30am - 2 am
 - Bar closes at 1:30am
 - Building closed at 2am

9. Parking

Parking for the proposed live entertainment use has also been carefully considered. According to Assembly Bill 65863.2(d) the venue is within one half mile of transit and does not require parking notwithstanding an event center shall provide parking, as required by local ordinance, for employees and other workers. Parking for the venue will initially utilize the adjacent 123 space parking lot, and in the future will use the planned Fairview Court subterranean parking structure. During construction of Fairview Court, the underutilized Mission Meridian structure would be used. We have provided more



Music Venue Business Plan

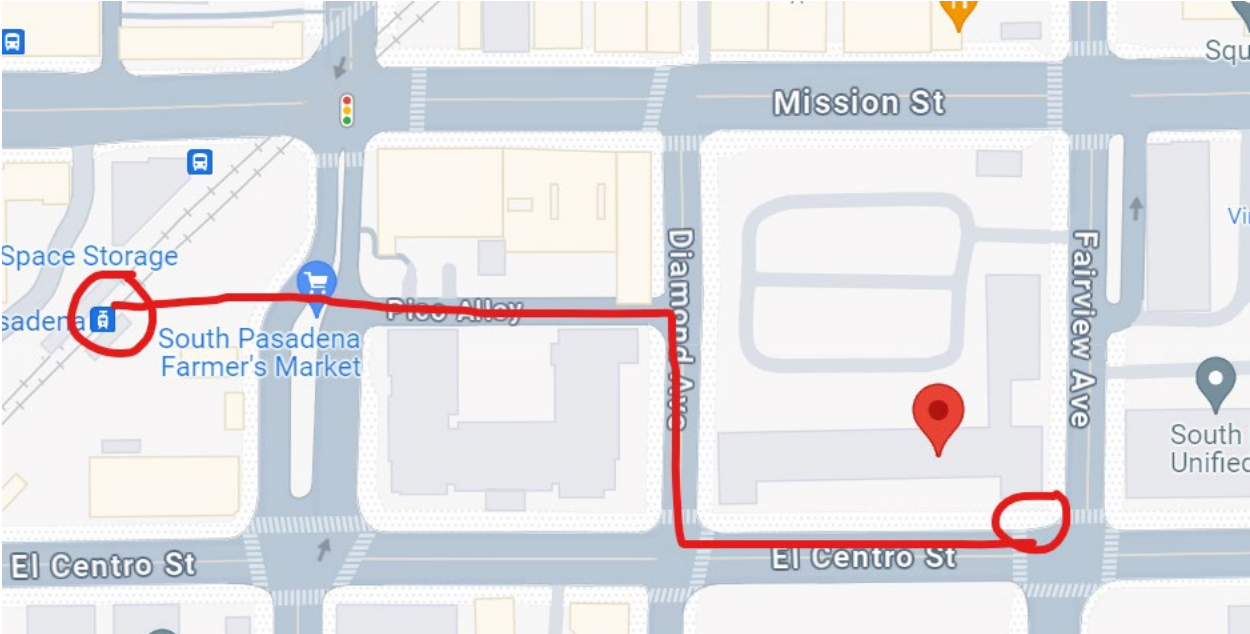
than the recommended parking for the opening of the venue. When the Fairview Court parking structure becomes operational, 50 spaces will be provided for all tenants of School Hall. Any additional required parking will utilize street parking off El Centro Street or the public parking structure at Mission/Meridian. Sid The Cat is encouraged that patrons use public transit when attending their events, such as the events they have held at the Masonic Lodge in South Pasadena. As this venue is less than a quarter mile from the South Pasadena light rail station and near several bus routes, they will have an even greater utilization of public transit. A ride share area will be designated.

Required Parking

	Number of spaces total School Hall	Number of spaces Sid The Cat
AB 2097 65863.2(d) Required Parking: parking for employees and other workers	N/A	20
Provided before construction of mixed use project	123 spaces available for all School Hall	34 spaces (28% of total) Sid The Cat
Provided during construction of mixed- use project	rent 50 spaces in under-utilized Mission Meridian	14 spaces (28% of total) Sid The Cat
Provided after construction of mixed use project- through reciprocal easement	50 spaces for all SH	14 spaces (28% of total) Sid The Cat + street parking



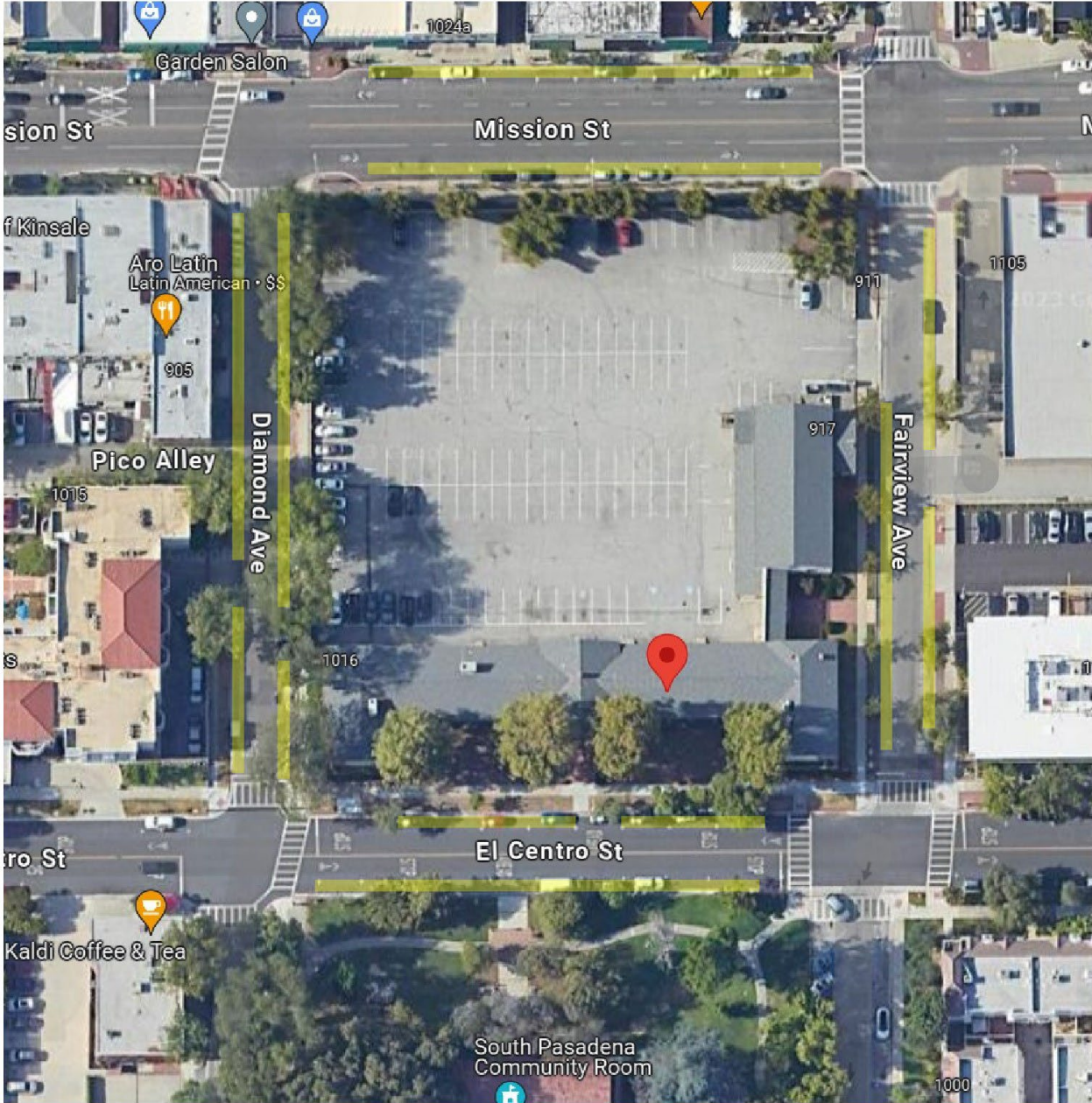
Music Venue Business Plan



Sid The Cat is located 0.2 miles from the South Pasadena Metro stop.



Music Venue Business Plan



Street parking available where highlighted.

Exhibit A



ATTACHMENT 4

Site Photographs

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GANGI ARCHITECTS
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CUP application for SID THE
CAT, LLC @ 1020 El Centro
Street

SUMMARY

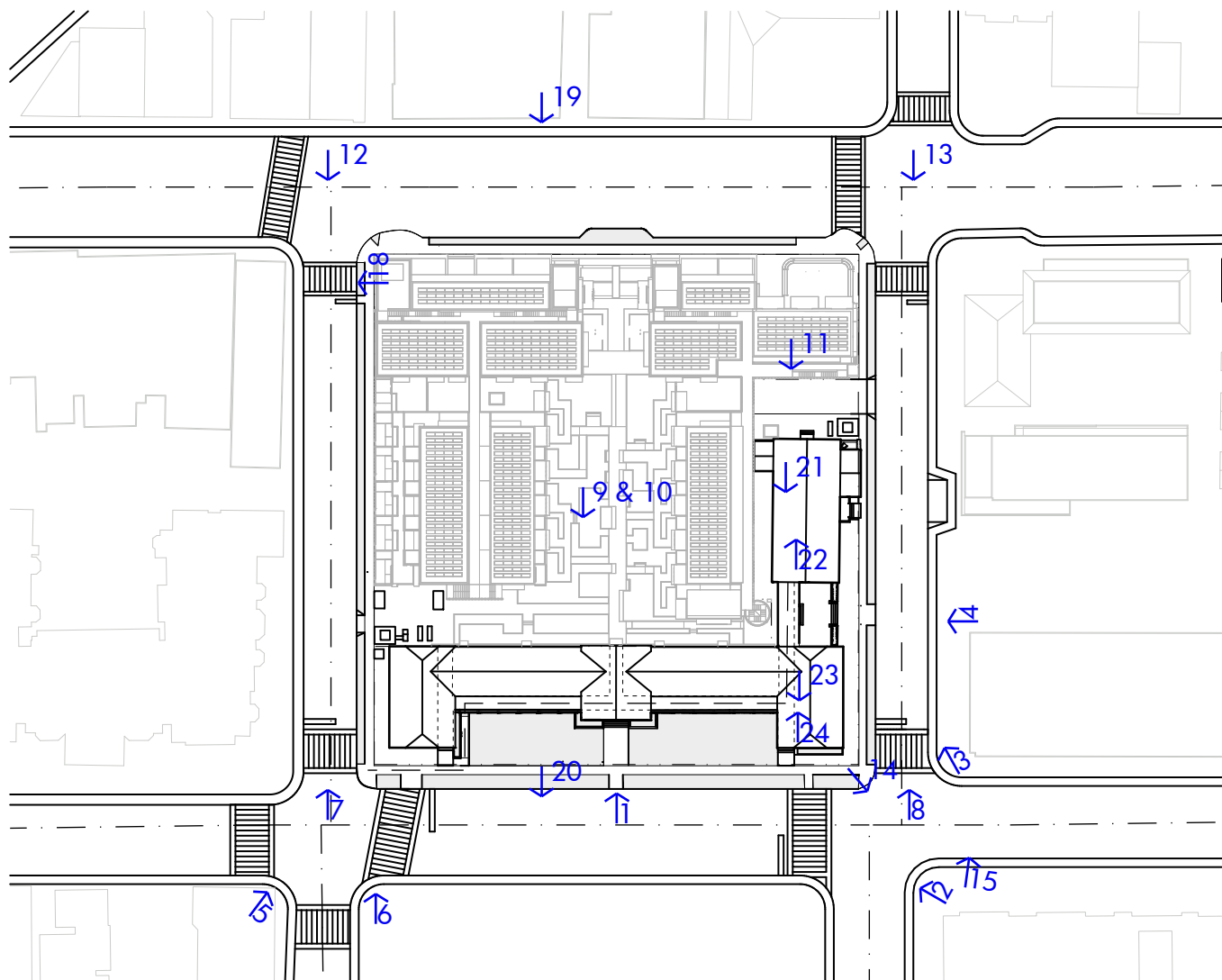
SITE PLAN PHOTO
KEY FOR CUP

PROGRESS DRAWING

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1)1020 EL CENTRO NORTH ELEVATION



2)1020 EL CENTRO NORTH ELEVATION

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3) 1020 EL CENTRO WEST ELEVATION



4) 1020 EL CENTRO WEST ELEVATION



5) 1020 EL CENTRO WEST ELEVATION

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5) 1020 EL CENTRO @ DIAMOND EAST ELEVATION



6) 1020 EL CENTRO @ DIAMOND EAST ELEVATION

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7) DIAMOND AVE @ EL CENTRO STREET



8) FAIRVIEW AVE @ EL CENTRO STREET

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9) SOUTH ELEVATION FROM MISSION STREET



10) SOUTH ELEVATION FROM MISSION STREET

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11) SOUTH ELEVATION FROM FAIRVIEW

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CAT, LLC @ 1020 El Centro
Street



12) DIAMOND AVE @ MISSION STREET



13) FAIRVIEW AVE @ MISSION STREET

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14) ADJACENT BUILDING @ EL CENTRO & FAIRVIEW



15) ADJACENT BUILDING @ EL CENTRO & FAIRVIEW

14 - 54

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Street



16) ADJACENT BUILDING @ EL CENTRO & DIAMOND



17) ADJACENT BUILDING @ EL CENTRO & DIAMOND

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18) ADJACENT BUILDING @ DIAMOND & MISSION

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CUP application for SID THE
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19) ADJACENT BUILDING @ MISSION

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Street



20) ADJACENT BUILDING @ EL CENTRO

PROGRESS DRAWING
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CUP application for SID THE
CAT, LLC @ 1020 El Centro
Street



21) AUDITORIUM INTERIOR



22) AUDITORIUM INTERIOR

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CAT, LLC @ 1020 El Centro
Street



23) BAR INTERIOR



24) BAR INTERIOR

PROGRESS DRAWING
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09.01.2023

ATTACHMENT 5

Security Plan



Music Venue Security Plan

SECURITY REPORT

1. Type of Events

- Sid the Cat primarily books live music, comedy, live podcasts, film screenings and special events. We pride ourselves in creating an environment where artists feel comfortable and cared for and where fans come to respectfully support the artists and music community.

2. Security Team

- Our security team will be led by the venue management team. They will all be certified unarmed guards with their BSIS Guard Card for proof. We will have a lead guard who will be the point person to communicate with local law enforcement and medical personnel for any conflict or emergency.

3. Security Team Communication Plan

- Our security team will utilize state of art radios to communicate for all purposes: breaks, shift changes, emergency, conflict and control.
 - Every guard and staff personnel will have a list of key emergency contacts
 - Fire, Police, Medical, Etc.

4. Security Uniforms and Identification

- Every guard will be easily identified with uniforms that clearly state they are security. They will always be positioned at key access points.
- All guards will carry BSIS Guard Cards for proof of qualifications.

5. Ticketing Policy and Enforcement

- Guards will be trained to enforce ticket policies and handle ticket holders with the utmost respect. They will not only intervene in conflict or violations of ticket policies, they will also de-escalate any situation that can lead to bigger issues.

6. Alcohol Controls

- The guards will be positioned to monitor patrons and their consumption of alcohol. We have a zero tolerance for drunkenness and will not allow them to stay on site. The guards will understand the boundaries of our license and will enforce it accordingly. In



Music Venue Security Plan

addition our security cameras will assist in the safety and security of the patrons and their behaviors.

7. Entry Points and Access Points

- While the entire property has several entry/access points, our patrons will enter on Fairview (Lines will queue up north towards Mission St. This will be the main point of entry for the venue. Guards will check ID's at the entrance and others will guard and communicate with guests where the main entrance is. Guards will be properly trained to identify real IDs. All entry points will be clearly identified.

8. Prohibited Items

- No outside food or drink (including alcoholic beverages).
- No backpacks or large bags. No bags exceeding 12"x12". Bags below this size will be subject to search.
- No tailgating of any kind.
- No overnight parking.
- No firearms or weapons (such as tasers or expandable batons).
- No cameras with detachable or extended lenses.
- No forms of camera stands (including monopods).
- No selfie sticks.
- No audio/video recording devices.
- No GoPros.
- No drones.
- No laser pointers or glow sticks.
- No umbrellas
- No chairs.
- No fireworks or other incendiary items.

Music Venue Security Plan

Music Venue Security Plan

Security Plan

- 4 Guards will arrive 1 hour before the scheduled event door time and be released 1 hour after event ends
- They are certified with guard cards and trained to de-escalate conflicts.
- They will understand credentials and be trained to enforce access respectfully.
- They will be trained to identify patrons that are under age and 21+





**Music Venue Security
Plan**



Example of stanchions to be used.

ATTACHMENT 6

Noise Study

Sid The Cat, 1020 El Centro Street, South Pasadena, CA 91030

DECEMBER 06, 2023

Sid The Cat

ACOUSTICAL TESTING AND RECOMMENDATIONS



This report documents RWDI/Newson Brown Acoustics' visit to the proposed Sid The Cat Music Venue, South Pasadena, in support of the CUP application associated with music performance at the venue. Contained herein, the methodology, measurement results, acoustical analysis along with recommendations for acoustical improvements with respect to local noise ordinance.

For any clarifications please contact the undersigned.

Newson Brown Acoustics / RWDI USA LLC



Ian D Bromilow
Senior Technical Director
(917) 216 8286
ian.bromilow@rwdi.com



Ian Boorer
Principal Acoustician

1 INTRODUCTION

Newson Brown Acoustics/RWDI was retained by Sid The Cat, to investigate acoustical conditions at their proposed Music Venue space, located at 1020 El Centro Street, South Pasadena. It is understood that this information is required in order to support a Conditional Use Permit application for the new venue.

Our scope included the measurement of sound isolation performance of the existing building and an extended-period environmental noise survey. This information was used, along with acoustical calculation of sound propagation to nearby residential buildings to assess the need for acoustical improvements of the existing building in order to reduce noise impacts to the neighborhood. The proposed venue is a former school auditorium.

The general layout of the site is per the Google Earth image shown below, the existing auditorium building is highlighted in red. Nearby residential buildings are shown blue. The nearest of these to the existing building is at around 200-foot straight-line distance, at the corner of El Centro Street and Fairview Avenue. The basic floorplan is shown in Fig 1.2



Figure 1.1: Site Layout Showing Nearby Residential Buildings

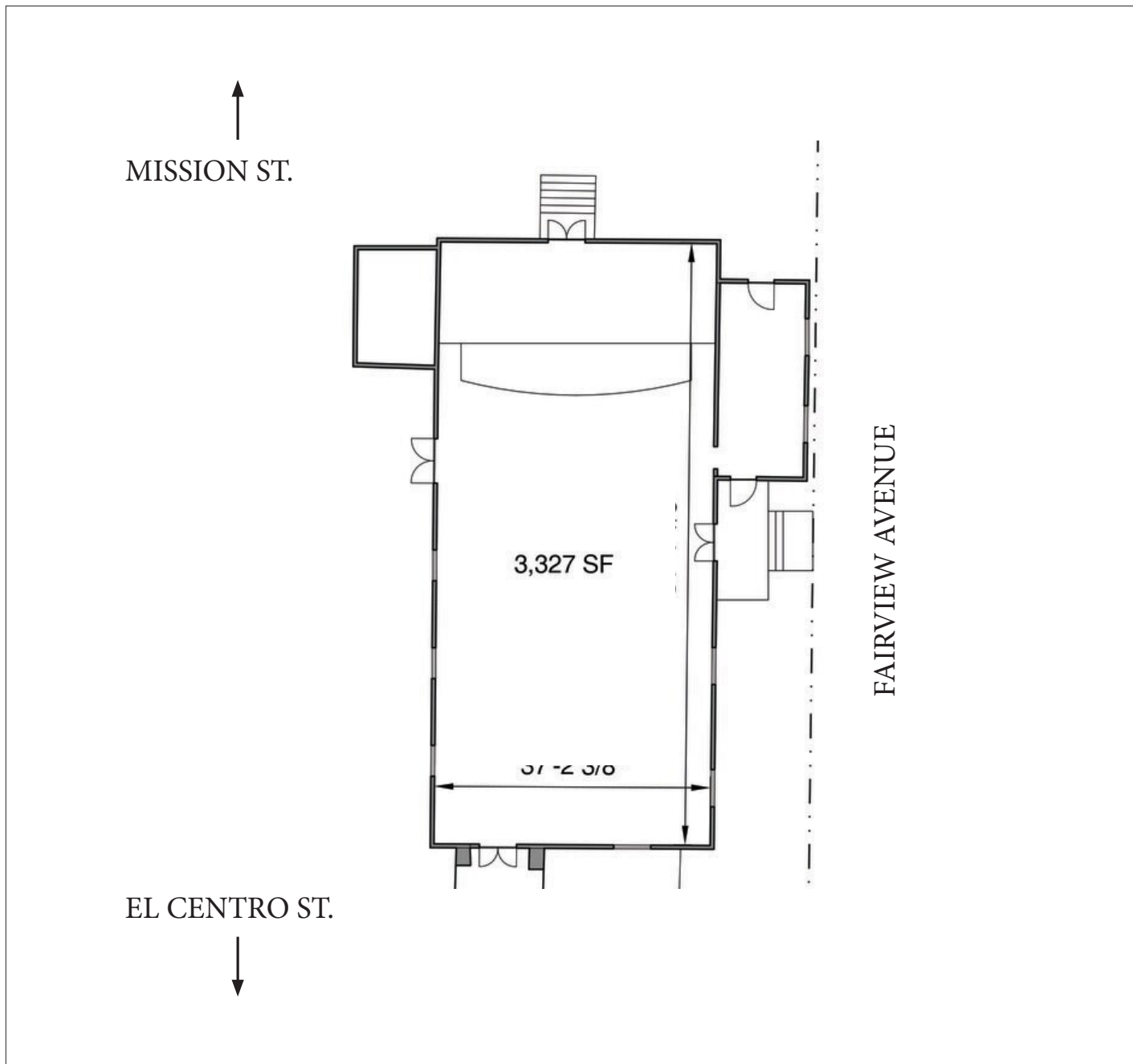


Figure 1.2: General Layout Floorplan

2 MEASUREMENTS

2.1 SOUND ISOLATION MEASUREMENTS

RWDI personnel visited the site at 1020 El Centro Street, South Pasadena, CA between the hours of 9.30 am and 12.00 pm on November 07, 2023. Weather conditions were generally fine with only light breeze and no discernible wind gusts.

Sound isolation measurements were undertaken generally in accordance with ASTM Standard Test Method E336-9. This involved generating a high level of pink noise through several loudspeakers, within the existing auditorium and measuring the resulting internal and external noise levels to determine the extent of sound leakage. This was undertaken at locations as shown in Fig 2.1. Noise egress measurements were taken between 3 and 6-ft from the external facade unless otherwise noted.

The internal sound level was set at around 100 dBA. Two subwoofers were used to produce sufficient low frequency sound energy with respect to external environmental background noise levels so as to allow a sufficient signal to noise ratio for measurements. In addition to calculation of an objective acoustical value, observations of acoustical phenomena such as leaks, holes and flanking conditions were made.

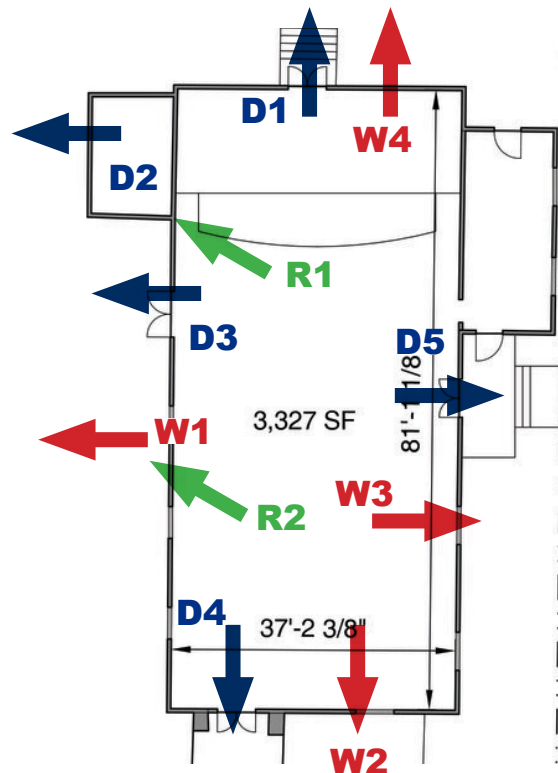


Figure 2.1 - Plan Showing Sound Isolation Measurements at Doors (D), Windows (W) and Roof (R) Locations

The sound reduction performance of primary existing building elements such as walls, windows, doors and the roof was calculated. Observations were also made of in-field construction conditions such as at doors, and other factors that might have an effect on the overall degree of sound isolation being provided. Levels of sound isolation are reported, along with prevailing background noise levels, observations and recommendations for acoustical improvements in Sec. 4.



Figure 2.1a - Exterior Noise Egress Measurements



Figure 2.1b - Exterior Noise Egress Measurements

2.2 CONTINUOUS NOISE SURVEY

A continuous noise monitor was set up to record noise levels over a three-day period including a weekend. Noise levels were measured at roof level just above a low-roof area adjacent to the existing auditorium. The purpose of this survey was to allow predictions of noise egress to be made, and comparison provided with respect to local noise ordinance. The microphone continuously measured ambient environmental noise levels at the position shown in Fig 2.2.



Figure 2.2 - Position of Continuous Noise Monitor

A number of noise parameters were measured:

- L_{Aeq} Equivalent Continuous Noise Level, a time-weighted average of the sound pressure level. We measured both hourly averages, and 5 minute averages.
- L_{A90} The A-weighted noise level exceeded for 90% of the measurement period, widely accepted to be indicative of the prevailing background noise level.
- L_{A1} The noise level exceeded for 1% of the measurement period, widely accepted to be indicative of the maximum noise level from short-term events.
- L_{Amax} Maximum noise level events, occurring intermittently over the measurement period.

The results are shown in Section 4.

3 CRITERIA

We have assessed the level of noise egress with respect to satisfying the requirements of the City of South Pasadena which to our understanding includes:

- The new 'Downtown Specific Plan' as adopted on September 27, 2023; and
- South Pasadena Noise Regulation Chapter 19A.

3.1 SUBJECTIVE RESPONSE TO NOISE

Response to noise is subjective and affected by many factors, both acoustic and non-acoustic. One of the factors which is frequently considered when assessing the impact of noise is the margin by which it exceeds the prevailing background noise level in the absence of any new noise source. This is a common indicator that many local noise ordinances adopt as policy.

3.2 SOUTH PASADENA NOISE REGULATION: CHAPTER 19A

Outside of the Downtown Specific Plan we draw your attention to the following parts from the South Pasadena Noise Regulation that might apply here:

Extracts from CHAPTER 19A - Noise Regulation:

- *"Article (1) - General Provisions*
(q) SOUND AMPLIFYING EQUIPMENT. "Sound amplifying equipment" means any machine or device for the amplification of the human voice, music, or any other sound. "Sound amplifying equipment" shall not include standard automobile radios when used and heard only by the occupants of the vehicle in which the automobile radio is installed. "Sound amplifying equipment," as used in this chapter, shall not include warning devices on authorized emergency vehicles or horns or other warning devices on any vehicle used only for traffic safety purposes."
- *"19A.21 Regulations.*
The commercial and noncommercial use of sound amplifying equipment shall be subject to the following regulations:
(a) The only sound permitted shall be either music or human speech, or both.
(b) The operation of sound amplifying equipment shall only occur between the hours of ten am. and four p.m. each day except on Sundays and legal holidays. No operation of sound amplifying equipment for commercial purposes shall be permitted on Sundays or legal holidays. The operation of sound amplifying equipment for noncommercial purposes on Sundays and legal holidays shall only occur between the hours of ten am. and three p.m.
(c) No sound emanating from sound amplifying equipment shall exceed fifteen dBA above the ambient as measured at any property line.
(d) Notwithstanding the provisions of subsection (c) of this section, sound amplifying equipment shall not be operated within two hundred feet of churches, schools, hospitals, or city or county buildings.
(e) In any event, the volume of sound shall be so controlled that it will not be unreasonably loud, raucous, jarring, disturbing, or a nuisance to reasonable persons of normal sensitiveness within the area of audibility. (Ord. No. 1582.)"

- " 19A.23 Noise, prohibition of.
 - (a) *It is unlawful for any person within the city to make, continue or cause to be made or continued, or suffer or permit to be made, or continued, any noise of such loud, unusual, unnecessary, penetrating, raucous or boisterous nature or intensity as to unreasonably disturb, annoy, injure, interfere with, or endanger, the comfort, repose, health, peace, safety or welfare, of a person of normal sensitivity residing in the area.*
 - (b) *The standards which shall be considered and objectively applied in determining whether a violation of this section has occurred or is occurring shall include:*
 - (1) *The volume of the noise;*
 - (2) *The pitch of the noise;*
 - (3) *The intensity of the noise;*
 - (4) *The duration of the noise;*
 - (5) *The frequency of the noise;*
 - (6) *The wave length or octave band of the noise;*
 - (7) *Whether the noise is typical or atypical of the area;*
 - (8) *Whether the origin of the noise is natural or unnatural; controllable or uncontrollable;*
 - (9) *The relation of the intensity of the noise to the background or ambient volume;*
 - (10) *The proximity of the source of the noise to other persons or properties;*
 - (11) *The proximity of the source of the noise to residential facilities;*
 - (12) *The nature and zoning of the area within which the noise emanates and to which it projects;*
 - (13) *The density of the habitation of the area of the noise;*
 - (14) *The time of day or night during which the noise occurs;*
 - (15) *Whether the noise is recurrent, intermittent or constant;*
 - (16) *Whether the noise is produced by commercial or noncommercial activities;*
 - (17) *Whether the noise is artificially or electronically amplified;*
 - (18) *Whether the source of the noise could easily be relocated, muffled or modified without expense or loss of convenience or effect, so as to reduce its intensity with regard to adjoining properties;*
 - (19) *Whether the noise depreciates the values of other properties in the area; and*
 - (20) *Whether the noise is a mere convenience to the person responsible therefor without apparent social value, as*

opposed to a noise relating to a reasonable use of his property or the exercise of constitutional rights. (Ord. No. 1582.)

- ***"19A.26 Loud party.***
It is unlawful for any person or persons to make or continue or cause to be made or continued any unnecessary, loud or unusual noise which injures the peace, quiet, comfort or repose or endangers the health and safety of any reasonable person of normal sensitivity residing in the area due to a party or gathering at a premises.

It is our experience that the most onerous conditions in these kinds of assessment normally take precedence. For example, in 19A.21 Regulations, Regulation (c) seems more lenient than Regulation (e). For an intruding noise to not be a nuisance it should not be audible to the listeners. Audibility is defined in relation to the background noise level at the time of the noise occurrence. For inaudibility of music type noise sources, the noise of interest would need to be limited to around 15 dB below ambient noise levels at a listener position. However, per Regulation (c) it is possible that the property line at nearby residential is an open window for example. In this case, music limited to 15 dB above ambient levels might be deemed a nuisance and therefore in breach of ordinance.

For the purposes of this study, we have assessed in relation to both Regulation (c) which states a maximum of 15 dBA above the ambient noise levels measured at the property line of nearest residential buildings per Figure 1.1, and 'nuisance' or problematic criteria. This is assessed in Sec 5.

4 RESULTS

4.1 SOUND ISOLATION

The measured sound isolation between the existing auditorium and external areas, including at the roof is shown on the following floor plan. Noise Isolation Class (NIC) results have been calculated, the NIC value is a weighted average of frequencies between 100 and 5000 Hz and these values are shown below. It should be noted that using NIC it is not possible to assess sound frequencies of less than 100 Hz, however for the purposes of comparing noise egress levels to published noise criteria which is in terms of A-weighted noise level, it should be considered suitable.

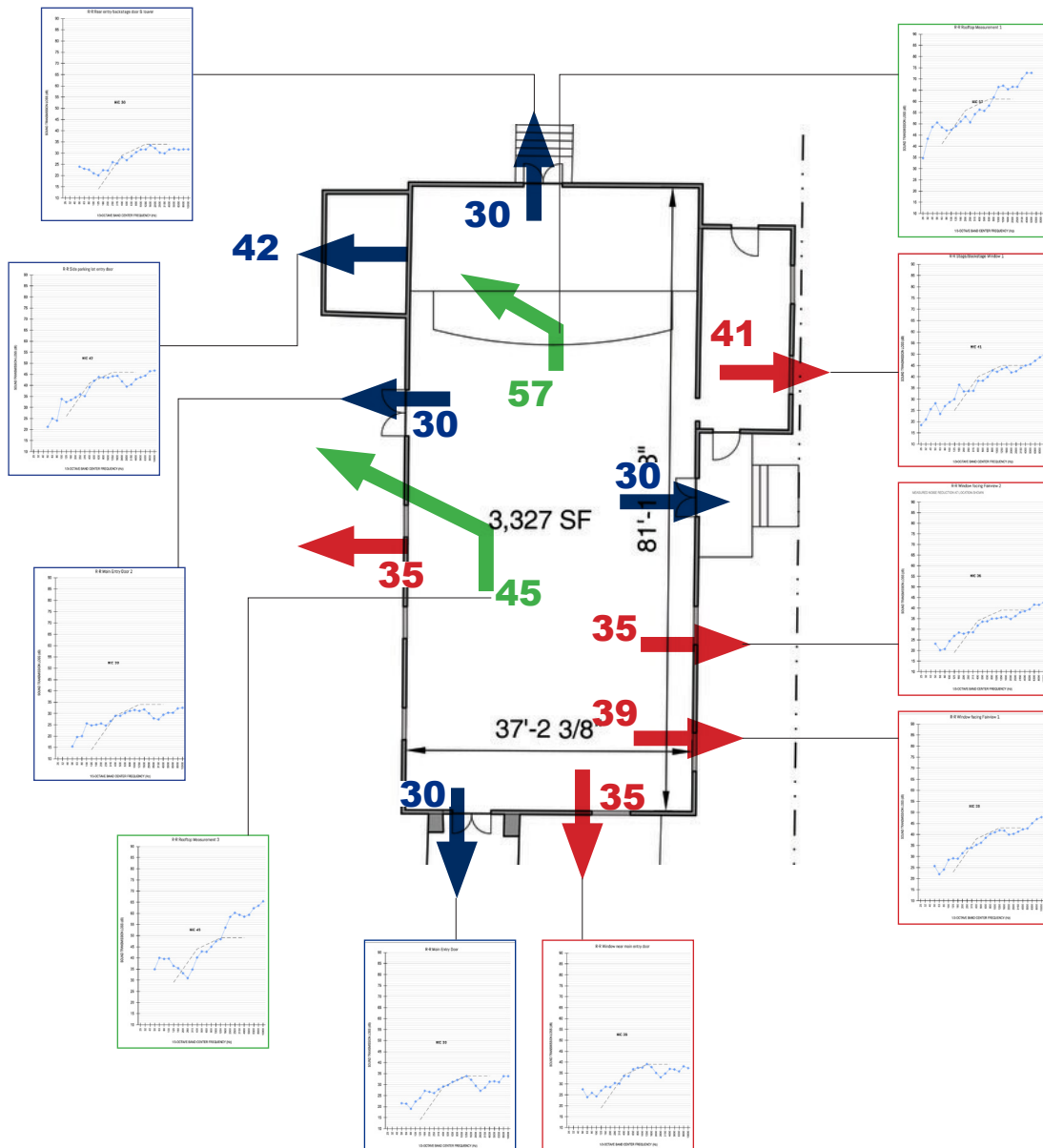


Figure 4.1 - Plan Showing Sound Isolation Results in terms of NIC.

4.2 SOUND ISOLATION OBSERVATIONS

COMMENTS ON RESULTS

The measured values of sound isolation (NIC) are generally low but not out of the ordinary for this type of construction, which we understand to be wood frame / stucco walls, single pane windows, non-gasketed wood doors and wood membrane roof.

It should be noted that generally, the overall sound isolation performance is limited by the minimum values of measured sound isolation, which can be seen to be around NIC 30. This is because a construction will generally only perform at the sound isolation value of its weakest element.

SITE OBSERVATIONS (ALSO SEE FIG 4.2)

General weaknesses in terms of sound isolation of the building envelope were noted as follows:

- At the roof eaves sound leakage was noted in a number of locations where grout had fallen away over the years, to leave potential air gaps/paths between the interior and exterior.
- The roof also exhibited a dip in sound isolation at 250 Hz, likely to be caused by resonance within the roof construction. See our recommendations for the proposed roof.
- Doors were noted to be generally lightweight and non-gasketed, in some instances light could be seen from one side to the other.
- High level air vents at the north and south walls were noted to be significant sound paths.
- Low level air vents were noted to be less significant in terms of noise egress but still noticeable.
- It should be noted that given the overall acoustical weakness of the existing building envelope there could be additional acoustically weak elements that were not readily identifiable during testing due to these being 'masked' by weaker elements radiating greater levels of noise.



Figure 4.2 - Observed Site Conditions Noted As Being Sound Paths For Noise Egress

4.3 AMBIENT NOISE LEVELS (CONTINUOUS NOISE SURVEY)

Ambient noise conditions were measured over the period 11/7/23 - 11/11/23 at a position considered to be representative of the ambient noise levels generally experienced at nearby residential buildings. This was verified by taking additional noise measurements during a walk of the neighborhood at the time of the survey.

The extended period measurements are shown in Fig 4.3.

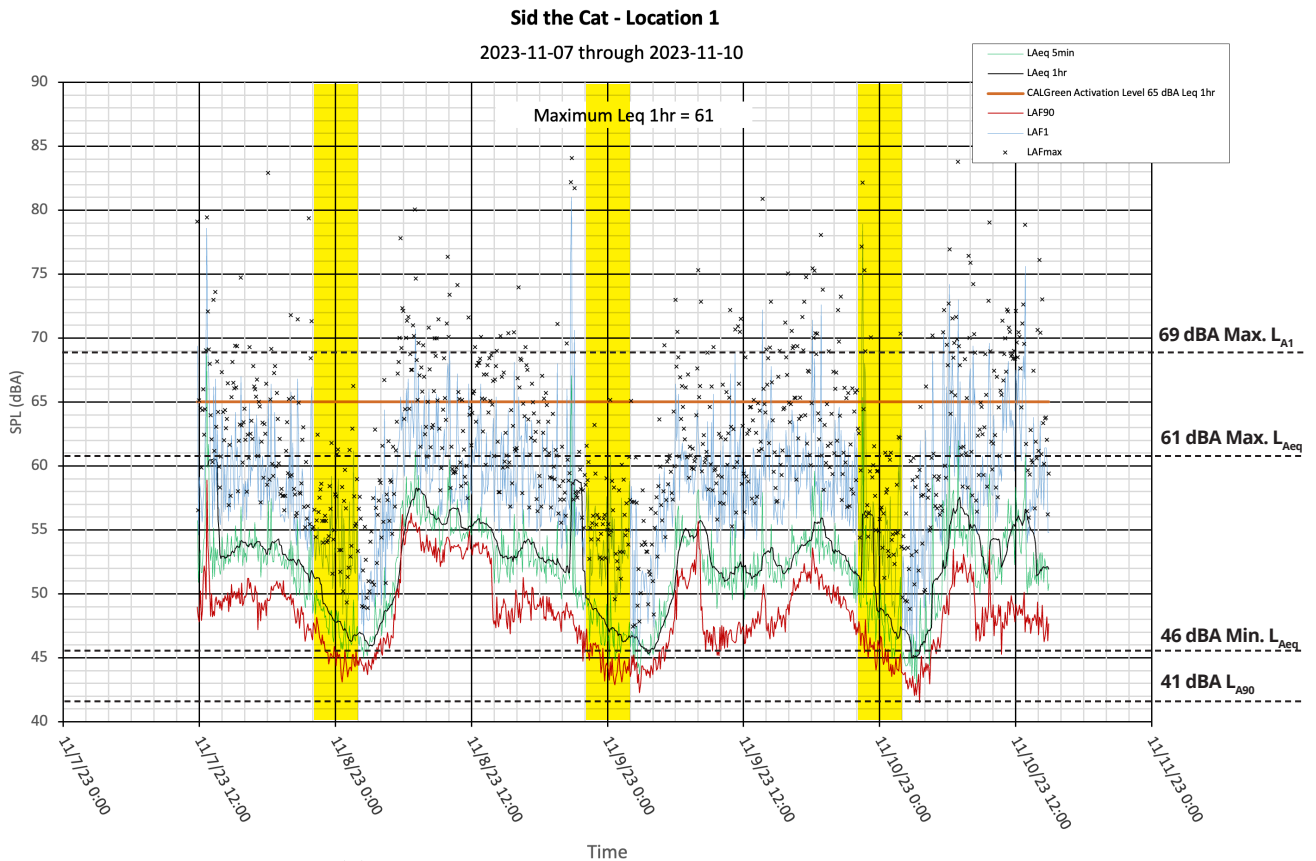


Figure 4.3 - Noise Monitor Results (12pm 11/17 - 2pm 11/10)

Key takeaways from this dataset:

- Minimum measured ambient noise level $L_{A90} = 41$ dBA - this is subjectively quiet for an urban environment.
- During the hours 10pm - 2am it can be seen that there are very few instances of intermittent noise and during this time period is when the minimum levels of ambient noise were measured.
- Hourly L_{Aeq} levels are around 61 dBA or less at all times. This shows markedly low ambient noise levels on a day-to-day basis.

5 ASSESSMENT

In order to assess compliance with noise ordinance, the noise criterion needs to be established with respect to the extended noise survey results, taking into account the sound isolation performance of the building envelope and sound levels at a typical music event.

5.1 NOISE CRITERION

Per South Pasadena Noise Regulation Chapter 19: *(c) No sound emanating from sound amplifying equipment shall exceed fifteen dBA above the ambient as measured at any property line.*

On this basis, and with reference to minimum measured ambient noise measurements, the target noise criterion at the nearest residential property line = 41 dBA + 15 dBA = **56 dBA**



Figure 5.1 - Nearest Noise Sensitive Residential Receiver @ 200-ft

5.2 ATTENUATION DUE TO DISTANCE

Sound pressure levels diminish with distance as sound energy radiates outwards in a spherical manner.

The nearest residential building is at around 200-feet from the building envelope of the proposed venue, with direct line-of-sight. Assuming a point source, this separation distance equates to around 35 dB attenuation. Realistically, given the size of the radiating walls and roof of the venue, and ground reflection, this is likely to be around **23 dB attenuation at 200-feet.**



5.3 TYPICAL EVENT SOUND LEVELS

Most modern music events produce average internal sound levels in the region of 90 - 95 dBA with peaks of up to 100 - 103 dBA. We understand that the sound system proposed at the venue is by L'Acoustics, which can very easily produce these sound levels.

5.4 ASSESSMENT WITH RESPECT TO 57 dBA NOISE CRITERION

Assuming internal sound levels at the venue of ~ 103 dBA, the predicted noise level at the nearest residential building is as follows:

Internal Source Level:	103 dBA
Measured sound isolation performance:	NIC 30 (~ 30 dBA attenuation)
Distance Attenuation:	~ 23 dBA
Noise Level at Property Line of nearest Residential Building:	= 103 - 30 - 23 = 50 dBA

This shows compliance with the noise criterion described in Chapter 19 (c). However Chapter 19A.23 (a) also states:

" 19A.23 Noise, prohibition of.

(a) It is unlawful for any person within the city to make, continue or cause to be made or continued, or suffer or permit to be made, or continued, any noise of such loud, unusual, unnecessary, penetrating, raucous or boisterous nature or intensity as to unreasonably disturb, annoy, injure, interfere with, or endanger, the comfort, repose, health, peace, safety or welfare, of a person of normal sensitivity residing in the area.

5.5 ASSESSMENT WITH RESPECT TO LIKELIHOOD OF PROBLEMATIC NOISE

South Pasadena City Noise Regulations do not state explicitly what deems a noise to be a nuisance, or how to assess this directly. Realistically however, for a noise to not be of concern then usually it should not be audible when a listener is inside their dwelling.

Generally, for a noise to not be audible, it is required to be 10 dB less than the existing ambient noise level at the time of the subject noise. If the subject noise is intermittent in nature or has rhythmic elements (such as music) then this margin increases to 15 dB. In this instance, the noise criterion would be calculated as follows:

Measured minimum noise level:	41 dBA
For inaudibility of music:	~ -15 dBA
Noise criterion:	26 dBA

That said, for a noise to be deemed problematic it is usually assessed assuming occupants are inside dwellings which is the condition that has been assumed in this assessment.

A typical domestic window when open provides a degree of acoustical attenuation of around 10 dB.

When applied to this criterion:

Attenuation provided by an open window:	~ 10 dBA
Additional Attenuation Required	= 50 - 27 - 10 = 13 dBA

6 DISCUSSION

As referenced in 3.2, it can be seen that assessment with respect to South Pasadena Noise Regulations satisfies one condition but carries the risk of potentially being deemed problematic.

Per 5.5, it has been calculated that in order to reduce this risk based on internal residential noise levels, an additional acoustical attenuation of 13 dBA is required.

Referring to the results below and bearing in mind that a construction will tend to perform at the isolation performance of its weakest element, it makes sense to address the areas that tested at minimum values to target the recommended 13 dB increase in sound isolation performance.

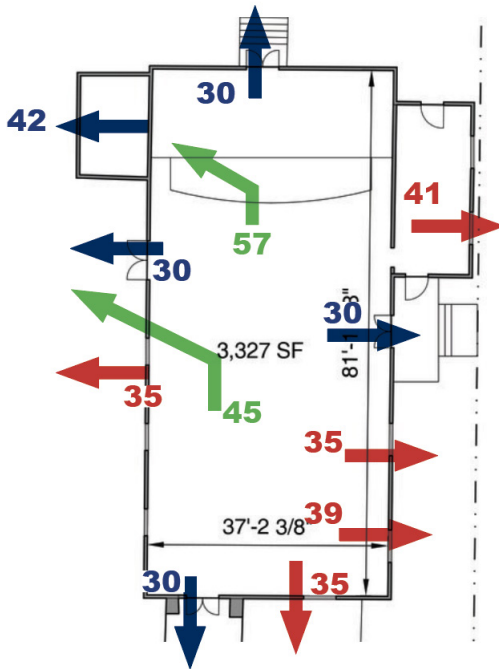


Figure 6.1 - Sound Isolation Results

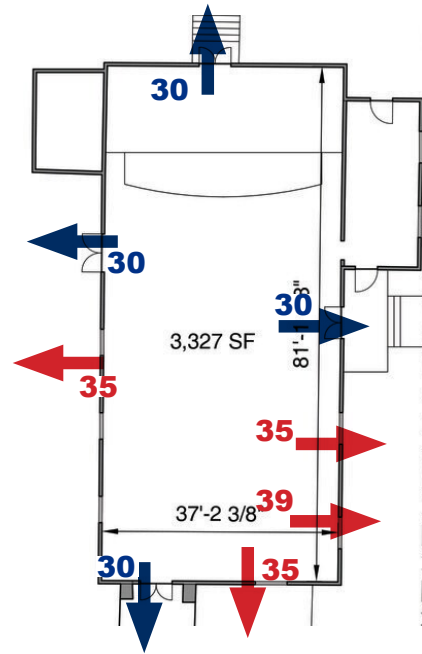


Figure 6.2 - Areas for Sound Isolation Improvement

It can be seen that the areas primarily targeted for improvement are the doors and windows that form the only barrier between the sound source and the exterior.

When doors are open then there will be an acoustical weakness introduced, albeit temporarily, while the door is being used. It may be prudent to consider entry/exit vestibules at main entry/exit points to the proposed venue.

7 IMPROVEMENTS

7.1 DOORS

In order to achieve a 13 dB increase in sound isolation for the doors (that all tested at NIC 30) we recommend selecting doors rated at minimum, STC 52. Furthermore, these doors should only be of pre-hung type, which are only manufactured by Noise Barriers or IAC. However, Noise Barriers produce a better performing STC 52 door for this type of application.

Further information can be found at <https://www.noisebarriers.com/quietswing-architectural-doors#specs>.

Noise Barriers doors are available through Tyler Adams of Acousthetics, (310) 600-7579.

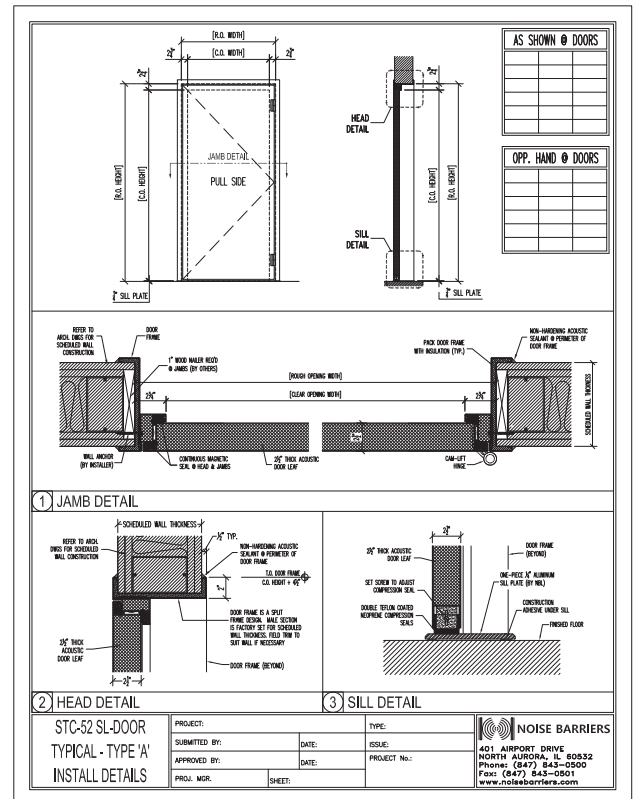
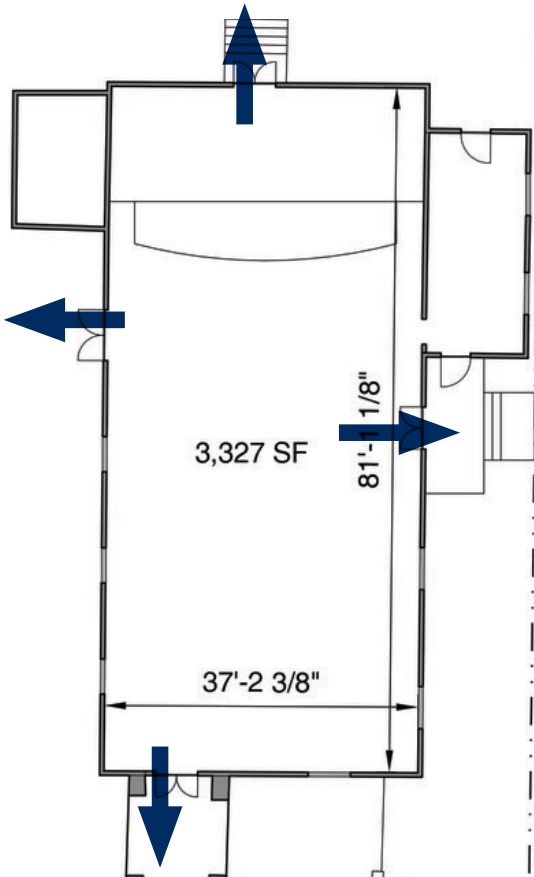


Figure 7.1 - Doors Recommended for STC 52 Upgrade

7.2 WINDOWS

In order to achieve a 13 dB increase in sound isolation for the existing windows, we recommend the addition of a second pane of glass / secondary glazing. See Figure 7.2 for a typical acoustical detail. The selected glass thickness should be 5/8-3/4" thick, and the cavity between the new and existing piece of glass maximized, minimum dimension 6-inches.

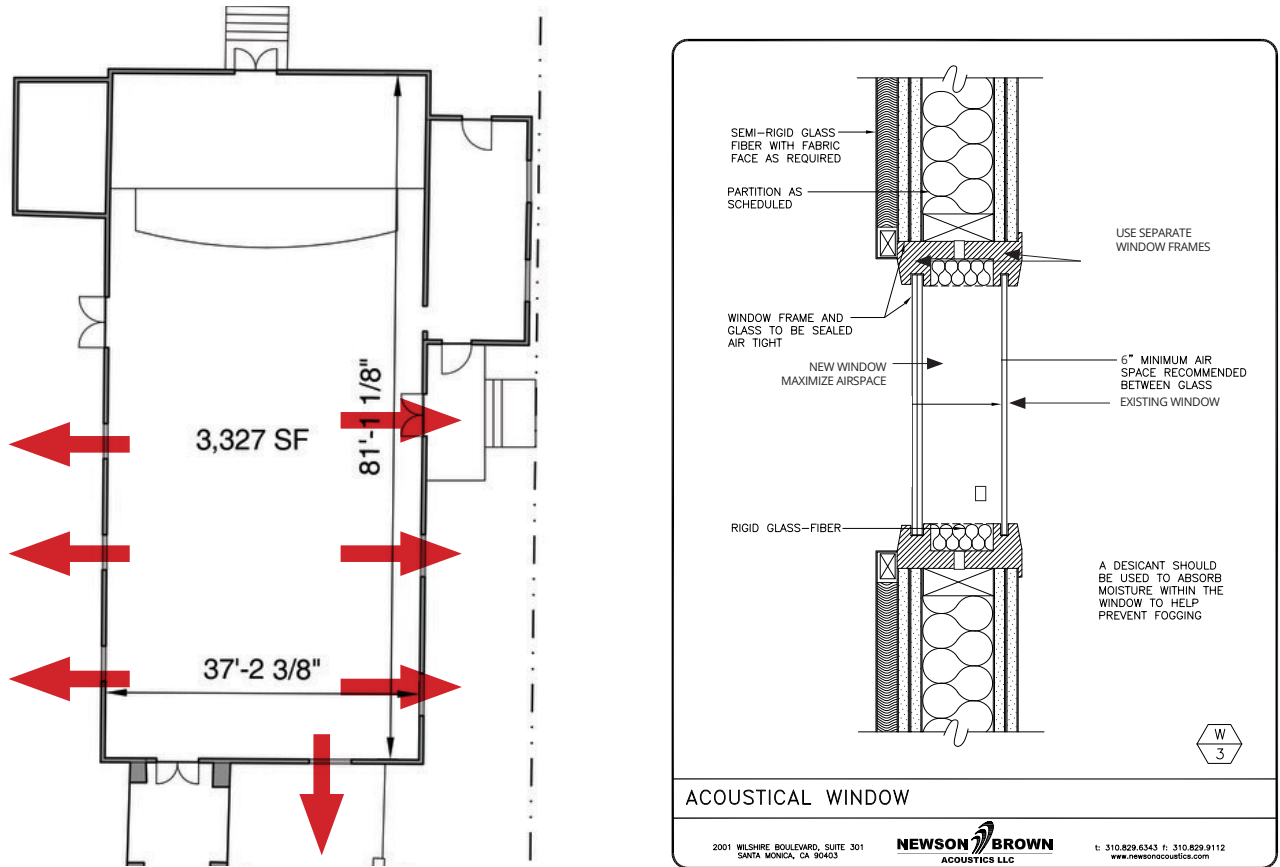
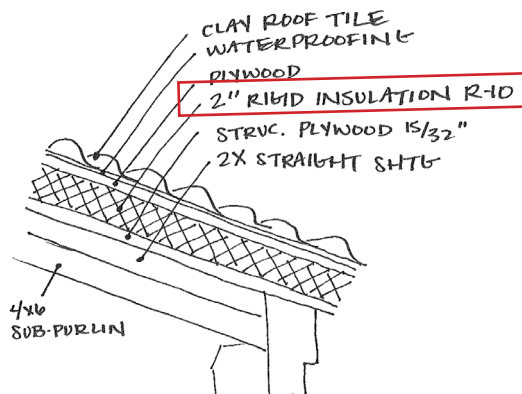


Figure 7.2 - Windows Recommended for Acoustical Upgrade Per Detail W-3

7.3 OTHER GENERAL IMPROVEMENTS/ CAVEATS

- In addition to doors and windows, it is recommended that the envelope of the existing auditorium is checked for leaks and any gaps in the existing construction or abandoned/disused openings, and if possible, these be sealed airtight. For example, at the roof eaves where it was noted that grout was old and had fallen away in places. Heavy and flexible sealant products should be used in favor of expanding foam or other more lightweight sealant types. Larger openings such as the high-level air vents at North and South walls, should be completely sealed (if possible) using at minimum, 4 layers of cement board with fiber insulation infill. If these are required for airflow, then silencers of at least 7ft length would be required. We can advise more specifically on this in due course if required.
- All openings in the building envelope should be addressed including those necessary for HVAC/movement of air. It would be prudent to budget for duct silencers to be included in both supply and return air paths. We can provide further information regarding this in due course.
- After implementing the improvements detailed above it is possible that further weaknesses in the building envelope become apparent. This may include the other non-upgraded doors and existing stucco finished exterior walls / roof construction, in addition to HVAC openings. If further sound isolation improvements are deemed necessary then these areas could be addressed in a similar manner.
- Care must be taken when mounting speakers within the venue to avoid structure borne sound transmission into the building framing, which could then get re-radiated to the exterior via structural (as opposed to airborne) acoustical pathways. Resilient mounting methods should be used to help avoid this, for example using spring hangers for line array hangs, and mounting subs on isolation pads.
- We understand that a new roof is proposed and we received the following description from Gangi Architects. It would be beneficial acoustically, if the proposed rigid insulation could be exchanged for an un-faced mineral/stone wool type. Inclusion of a fiber insulation helps to reduce resonances within the roof structure and as a result would improve the sound isolation. We recommend this be explored if at all possible, particularly it would be beneficial in terms of mitigating the resonance (NIC 45 result) as identified in measurements.



- It should be noted that there is no specific requirement to limit low-frequency sound within the regulations and direct assessment of this is beyond the scope of our work.

8 SUMMARY

- RWDI / Newson Brown Acoustics have undertaken acoustical testing at 1020 El Centro Street, South Pasadena and provided recommendations as to sound isolation improvements.
- A number of weaknesses in the building envelope were identified, including existing windows / doors and specific guidance has been provided to mitigate this.
- After implementing improvements it is possible that further weaknesses in the building envelope become apparent. This may include the existing stucco finished exterior walls and/or roof construction, in addition to HVAC openings. If further sound isolation improvements are deemed necessary then these areas would need to be addressed separately.
- Care must also be taken when mounting speakers within the venue to avoid structure borne sound transmission into the building framing, which could then get re-radiated to the exterior. Resilient mounting methods should be used, for hangs and ground-stacked subs.

9 STATEMENT OF LIMITATIONS

- This report was prepared by RWDI USA, LLC ("RWDI") for Sid The Cat ("Client"). The findings and conclusions presented in this report have been prepared for the Client and are specific to the project described herein ("Project"). The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared. Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client during the final stages of the project to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.
- The conclusions and recommendations contained in this report have also been made for the specific purpose(s) set out herein. Should the Client or any other third party utilize the report and/or implement the conclusions and recommendations contained therein for any other purpose or project without the involvement of RWDI, the Client or such third party assumes any and all risk of any and all consequences arising from such use and RWDI accepts no responsibility for any liability, loss, or damage of any kind suffered by Client or any other third party arising therefrom.
- It is imperative that the Client and/or any party relying on the conclusions and recommendations in this report carefully review the stated assumptions contained herein and to understand the different factors which may impact the conclusions and recommendations provided.

ATTACHMENT 7

Outreach Correspondence



Neighborhood Outreach Efforts

Sid The Cat has been active in seeking out neighborhood support for their music venue project at 1020 El Centro Ave in South Pasadena, CA. Realtor of the project, Matt Gangi did initial research by talking with key members of the community and taking meetings with influential groups in the city. Based on his findings he approached Sid The Cat with the opportunity to use the eastern wing of the 1020 El Centro Ave (Auditorium and Southeast classroom).

Since we began the project, we have taken several steps to share about our project and get support from the neighbors of South Pasadena. We have been talking with South Pasadena residents and collecting letters of support. We have received overwhelming enthusiasm and have collected 50 letters of support (see link below) thus far. We have personally met with prominent business owners: Karan (Aro and Radhika), Robert and Samara (South Pasadena Vintage), Robin (Golden Oaks) to name a few. We had a successful meeting with the Chamber of Commerce's Economic Development Committee (EDC) and they gave us 100% of their support. We have received word that many of our supporters are interested in attending our upcoming hearing, as well.

We've reached out to several local businesses, and we sent out mailer notification regarding our liquor license to every business and resident within 500 ft of the venue address. One resident reached out in opposition, and immediately rescinded when we met with them in the neighborhood. In addition to sending a mailer, we met with several business owners as well as the Chamber of Commerce Economic Development Committee and we were welcomed with enthusiasm and support. Matt Gangi introduced us to several prominent members of the community, and they recommended others to connect with such as Ed Donnelly, Chief Solinsky, Lissa Reynolds, Dean Serwin, Wally Neiber to name a few. We also talked with several families in the neighborhood and have collected 52 signed letters of support. The supporters see the value of Sid The Cat as a neighborhood hub for the artist community and a safe place for the youth. They have also stated that it'll bring more business revenue and entertainment to South Pasadena.

In addition, we have discussed helping the Chamber with the weekly farmer's market, art walks and South Pasadena Vintage with programming live music at their flea markets. We recently hosted several successful events at the South Pasadena Masonic Lodge on Fair Oaks with world-class artists such as Haley Heynderickx, Maria Taylor, and Shannon Lay.

ATTACHMENT 8

Letters of Support

Please click on the link below to access the letters of support.

<https://www.southpasadenaca.gov/home/showdocument?id=34373&t=638430102210812374>