



**CITY OF SOUTH PASADENA
PLANNING COMMISSION**

**AGENDA
REGULAR MEETING
TUESDAY, MAY 14, 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 Lisa Padilla
- ROLL CALL:** Chair Lisa Padilla
Vice-Chair Amitabh Barthakur
Commissioner Jason Claypool
Commissioner Laura Dahl
Commissioner Mark Gallatin
- COUNCIL LIAISON:** Mayor Pro Tem Jack Donovan

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)**

PRESENTATION

2. **Commission Analysis Revisit – City Manager’s Office**

CONSENT CALENDAR ITEMS

3. **Minutes from the Special Joint Meeting with Design Review Board of September 20, 2023**
4. **Minutes from the Regular Meeting of November 14, 2023**
5. **Minutes from the Regular Meeting of December 12, 2023**
6. **Minutes from the Regular Meeting of January 9, 2024**

PUBLIC HEARING – CONTINUED ITEM

7. **Project No. 2461-HDP/DRX/VAR** – A request for a Hillside Development Permit (HDP) and Design Review Permit (DRX) for a 234-square-foot first-story addition and a 605-square-foot second-story addition, to an existing 1,990-square-foot single-family dwelling located at 2089 Hanscom Drive (APN: 5308-022-010). The project includes a raised deck, a one-car garage, and a carport. The request also includes a Variance (VAR) for a fence, located within the front yard setback, exceeding three (3) feet in height. 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 continue this item to a future meeting date to be determined.

PUBLIC HEARING

8. **Project No. CUP24-0002**– A request for a Conditional Use Permit (CUP) for the off-sale of beer, wine, and distilled spirits (Type 21 ABC license) for a proposed supermarket (Trader Joe’s) located at 1129 Fair Oaks Avenue (APN: 5315-004-084). 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).
2. Approve Project No. CUP24-0002, subject to the recommended conditions of approval.

9. **Proposed Zoning Text and Downtown Specific Plan (DTSP) Amendments** – The Planning Commission will consider proposed amendments to the South Pasadena Municipal Code, Zoning Code and the DTSP to implement the programs in the City’s 2021-2029 (6th Cycle) Housing Element. Pursuant to Government Code Section 65759, the amendments are not subject to 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. Adopt a Resolution to amend certain text portions of the Downtown Specific Plan to implement the 2021-2029 Housing Element including revisions to incorporate a twenty dwelling unit per acre minimum density for Housing Element inventory sites, clarify that 100% residential projects are permitted in the Downtown Specific Plan area, require certain mixed use projects to include a minimum of fifty percent residential square footage, and provide additional incentives for projects that include at least twenty percent of the residential units reserved for lower income households including exemption from public art requirements.
2. Adopt a Resolution to make the required findings in Government Code Section 65583.2(g).

- 3. Adopt an Ordinance to approve Zoning Text Amendments to implement the 2021-2029 Housing Element including revisions to establish a minimum density of twenty dwelling units per acre for sites on the Housing Element inventory (Housing Element Table VI-50), including those in the RM (Residential Medium) zone, provide additional incentives for projects that include at least twenty percent of the residential units reserved for lower income households, and clarifying that employee housing is allowed within existing single family residences located in the Residential Medium (RM) and Residential High (RH) zones.

10. Proposed Zoning Text Amendment – The Planning Commission will consider proposed amendment to the South Pasadena Municipal Code Chapter 36 (Zoning Code) related to temporary signs and signs on public property. In accordance with the California Environmental Quality Act (CEQA), this project is exempt from environmental review under CEQA pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

Recommendation:

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

- 1. Adopt a Resolution amending Chapter 36 (Zoning Code) of the South Pasadena Municipal Code related to temporary signs and signs on public property.
- 2. Finding the project exempt from California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

DISCUSSION

11. 2024 Annual Commission Report

Recommendation:

Discuss and approve 2024 Annual Commission Report.

ADMINISTRATION

12. Comments from City Council Liaison

13. Comments from Planning Commissioners

14. Comments from Staff

ADJOURNMENT

15. Adjourn to the Regular Planning Commission meeting scheduled for June 11, 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.

5/9/2024

Date

Robert (Dean) Flores, Senior Planner