

PUBLIC NOTICE

CITY OF SOUTH PASADENA PLANNING COMMISSION PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the City of South Pasadena Planning Commission will hold a Public Hearing on **Tuesday, May 14, 2024, at 6:30 p.m.** to consider the following project:

Downtown Specific Plan Amendments and Zoning Text Amendments

– The Planning Commission will consider proposed amendments to the Downtown Specific Plan (DTSP) and the South Pasadena Municipal Code (SPMC) to implement the programs in the City's 2021-2029 (6th Cycle) Housing Element.

The Planning Commission will conduct a Public Hearing, take public testimony, close the Public Hearing, and consider recommending that the City Council make certain findings and:

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 projects that are all residential 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; and
2. 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, including those in the RM (Residential Medium Density) zone, 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, and clarifying the employee housing is allowed within existing single family residences located in the Residential Medium Density (RM) and Residential High Density (RH) zones.

The proposed Downtown Specific Plan and Zoning Text Amendments are being considered in support of the State's certification of the City's adopted 2021-2029 Housing Element.

Pursuant to Government Code Section 65759, the amendments are not subject to California Environmental Quality Act (CEQA) review beyond the Environmental Assessment previously completed for, and adopted in conjunction with, the City's adoption of the Housing Element on May 30, 2023.

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

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

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

The City of South Pasadena strongly encourages your participation. Participants can provide public comment live, in person or via written public comments. Written comments can be submitted in advance to PlanningComments@southpasadenaca.gov by 12:00 p.m. on Tuesday, May 14, 2024, to ensure adequate time to compile and post. Please provide the agenda item for the comments. All comments received will be distributed to the Planning Commission for consideration and will also be posted on the City's website prior to the meeting.

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

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