



Community Development  
Department

# Memo

DATE: February 13, 2024  
TO: Planning Commission  
FROM: Robert (Dean) Flores, Senior Planner  
RE: Additional Documents, Item No. 13  
General Plan Update, Zone Text Amendment, Zone Map  
Amendment

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The attached written comment was received by 12:00 p.m. on February 13, 2024.

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**From:** Josh Albrektson  
**Sent:** Tuesday, February 13, 2024 10:57 AM  
**To:** PlanningComments  
**Subject:** Item 13 public comment

**CAUTION:** This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

You are doing this rezoning today because your staff believed the stipulated judgment didn't apply to them. The words in the judgment were very clear. The City of South Pasadena is required to adopt the zoning in the 5th Housing Element. So the past 8 months spent on the general plan and downtown specific plan was a complete waste of time.

But your staff today is presenting something that still is in violation of the stipulated judgment. They are intentionally not including the Ace Hardware complex at 110 DU/Acre and they are excluding 3 properties in the Ostrich farm.

Why are they excluding these 3 properties??? It is because they are owned by a developer who wants to build housing and if they are rezoned at 70 DU/acre he might actually propose a project at that density. But not only that, in the official adopted Housing Element in response to Victor Tang your staff, Alison Becker, specifically stated his property would be zoned at 70 DU/Acre. (See attached pictures)

You will be required to rezone these properties as required by the judgment. It will either happen today when staff says they screwed up or it will be in a month after they have pissed off Californians for Homeownership more.

In pretending that the Ostrich Farm and Huntington Drive Mixed Use zones didn't exist for the past 8 months, your staff has pissed off Californians for Homeownership making it much more likely that South Pasadena will be hit with a different lawsuit. They also recently lied in their recent meetings with HCD and tried to backtrack on the commitments made to raise the height limit.

You guys had a working group meeting to look over the objective design guidelines written up by your staff. Members Lesak and Swanborn stated that the open space requirements meant that almost any building cannot be built. The planner from SCAG said that South Pasadenas open space requirement is the highest she has ever seen.

From the SCAG Planner, 1:05:23

[https://www.spectrumstream.com/streaming/south\\_pasadena\\_pc/2023\\_09\\_20.cfm](https://www.spectrumstream.com/streaming/south_pasadena_pc/2023_09_20.cfm)

Did the staff change anything about it??? Nope.

The current staff does everything possible to be sure housing cannot be built in South Pasadena and it has repeatedly gotten South Pasadena in trouble. And as I am sure you guys have figured out, you cannot always trust them when they tell you something. Jason Claypool, as a multifamily developer I really hope you talk to Alison Becker about if a project is feasible with an inclusionary housing ordinance of 7.5% Very low And 7.5% Low (HCD is probably going to make them change that). Or if you can build a project at 70 DU/acre under 45 feet as staff has repeatedly stated. It is because your staff believes these things to be true and repeatedly says it to people who are smart enough to know they are not that you keep getting in trouble.

Attached are two pictures. Quite frequently when I send e-mails with pictures the staff doesn't include the pictures. The pictures are the response to Victor Tangs letter in the Housing Element where is stated his site would be 70 DU/Acre and the other is the part where the 3 properties on monterey blvd is not included.

**Victor Tang (March 5, 2023)**

Hi Angelica,

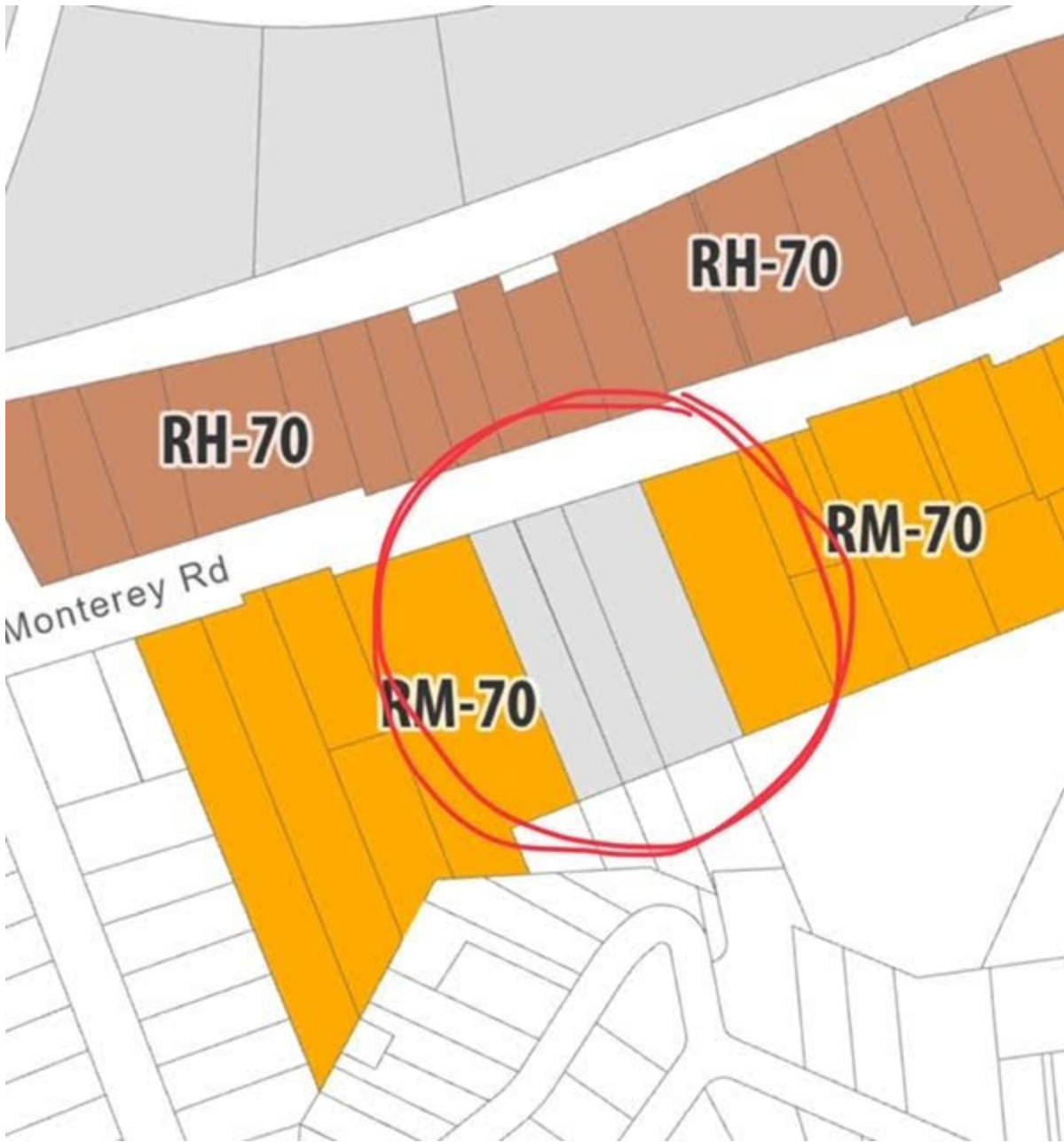
This is Victor Tang, the developer for 181, 185, 187 Monterey Road with 1.25ac land and site #3 in city's site inventory. Our site is vacant and ready for development.

In the special joint meeting on 2/15/2023, Housing Element consultant Mr. Grant Henninger had proposed an Extended Ostrich Farm Zone with 70u/ac density that included Monterey Road. It had the support of planning commission members as Monterey road was wide with all the utilities available. However this zone was not implemented in the latest Housing Element Draft.

Although we have submitted a development plan for 8 market rate units, we are interested in a new development for 50-80 units including low income housing. Current Housing Element's density for our site is 30u/ac. We need a higher density (probably 50u/ac) for a new development to be financially feasible. If the city can give our site a higher density, we can withdraw existing 8-unit plan and the city can count additional RHNA from our site.

Best regards,  
Victor Tang,

- **How addressed:** Site 3 is included in the Ostrich Farm mixed-use area as shown in Figure A-3.b (Page A1-15). This area will allow for densities of up to 70 du/ac. While this site could yield significantly more units once rezoned, the City currently has an application in for this site which indicates that the property owner intends to construction eight (8) above-moderate income units on the site. Therefore, the Housing Element reflects the current development application submitted by the property owner. The property owner will have the option to submit a new development application for a greater number of units once the site has been rezoned. If the property owner chooses to do that in the future, it will increase the City's housing buffer beyond what is included in the Housing Element.



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Josh Albrektson MD  
Neuroradiologist by night  
Crime fighter by day



Community Development  
Department

# Memo

DATE: February 13, 2024  
TO: Planning Commission  
FROM: Braulio M. Madrid, Associate Planner  
RE: Additional Documents, Item No. 14  
Project No. 2579-CUP – 1020 El Centro St.

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The attached written comments were received by 12:00 p.m. on February 13, 2024.

**From:** [Ed Donnelly](#)  
**To:** [PlanningComments](#)  
**Subject:** 2/13/24 Planning Commission Meeting - Agenda Item #14  
**Date:** Monday, February 12, 2024

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**CAUTION:** This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Commissioners,

I would like to voice my strong support for the Sid the Cat Auditorium in the former SPUSD building. As a member of the community with a long career in music, I welcome bringing MORE art and MORE music to South Pas.

South Pasadena has a well established reputation as a home for independent music through the long running Eclectic Music Festival and is the perfect community to host a new music venue. Along with the nationally renowned singer-songwriters that perform at Wine & Song and the stellar jazz every Sunday at The Barkley, Sid the Cat will add a new dimension to our thriving music scene.

A night out to enjoy music usually includes a stop for dinner or drinks ahead of time. With great restaurants all in walking distance of the venue, this will be a prime economic driver for local businesses week after week. There is a distinct void in the San Gabriel Valley, music venues a few and far between and do not attract the same level of talent as a typical Sid the Cat show. Brandon and Kyle at Sid the Cat have an impeccable reputation as music curators. They do not promote shows that are just tired tribute acts or run of the mill schlock. They work with the best and brightest independent artists of all ages to present quality concert experiences. This is unusual and has garnered them the respect of the music community here in the Los Angeles area and throughout the region.

I encourage you to approve the Conditional Use Permit for this project.

I will be glad to save you a spot at the front of the line for the first of many shows right here in our hometown.

Ed Donnelly  
1935 Edgewood Dr  
South Pasadena, CA 91030

**From:** [Tucker Nelson](#)  
**To:** [PlanningComments](#)  
**Subject:** Public Comment for the Planning Meeting on Feb 13, 2024 Sunday  
**Date:** February 11, 2024

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Please forward this public comment email to the commissioners before the February 13, 2024 meeting.

Dear All,

This concerns the proposed entertainment venue on El Centro Street. In general, I agree with it and feel that it will be good for the city. My comments are meant to be helpful rather than discouraging.

I thought of this after I sent my other email.

At the end of the concert, I would like some method for encouraging people to leave in a steady trickle or in small groups rather than all at once. One large group will inevitably make noise, both at the venue and along the streets to the Gold Line station or the Mission/Meridian parking garage.

Right now there are stores in the area and along the routes. In the future, there will be three residential buildings. One behind the venue, one across the street, and one next to the Gold Line station.

This may be why the venue managers wanted to serve alcohol for an hour after the end of the concert. However, I feel that the 1:30 am cut-off time for the alcohol sales is too late. I trust your judgement in setting alcohol times and determining a method to prevent the attendees from leaving all at the same time. I certainly don't envy you.

Sincerely,

Tucker Nelson



**From:** [Tucker Nelson](#)  
**To:** [PlanningComments](#)  
**Subject:** Public Comment for Planning Meeting on Feb 13, 2024  
**Date:** Sunday, February 11, 2024

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Please forward this public comment email to the commissioners before the February 13, 2024 meeting.

Dear All,

This concerns the proposed entertainment venue on El Centro Street. In general, I agree with it and feel that it will be good for the city. My comments are meant to be helpful rather than discouraging.

I feel that the 1:30 am cut-off time for the alcohol sales is too late. I trust your judgement is setting the alcohol sales times.

On the drawings, the proposed main entrance to the venue uses the existing steps without adding a ramp. Also, there is no provision for a person going from the stage to the auditorium floor except by the existing steps. I want to assume these ADA details will be addressed in future drawings and are not part of the final plans.

I am concerned about noise leaking out of the auditorium and am glad that it appears to be addressed. I wish the proposed bar area had also been measured for noise leakage as that area can also become noisy. I hope that you apply a requirement that the noise be measured all around the buildings during the first concerts to make sure the noise-proofing worked, and to see if additional steps need to be taken.

I hope they discourage people from standing outside the building having conversations. With South Pasadena's quiet nights, these groups can have the potential to become loud enough to become bothersome.

Sincerely,

Tucker Nelson