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Ad ID:

Ad Desc.: GP-ZTA-ZMA

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, February 13, 2024, at 6:30 p.m. to consider the following project:

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 Planning Commission will conduct a Public Hearing, take public testimony, close the Public Hearing, and consider 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; and
2. Adoption of an Ordinance to approve a Zoning Text Amendment and Zoning Map Amendment to implement the necessary changes to the SPMC creating the Housing Opportunity (HO) Overlay zone, consistent with the 2021-2029 Housing Element Housing Programs.

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 Californians for Homeownership's litigation regarding the City's housing element adoption. Thus, pursuant to Government Code Section 65759, the amendments are not subject to 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, February 13, 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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