

**AGENDA
MEETING OF THE
PLANNING COMMISSION OF THE
CITY OF SOUTH PASADENA
AMEDEE O. "DICK" RICHARDS, JR.
CITY COUNCIL CHAMBERS
1424 MISSION STREET
MONDAY, JUNE 24, 2013, 6:30 PM**

Anthony R. George, Chair
Kristin Morrish, Vice-Chair

COMMISSIONERS
Evan J. Davis, Secretary
J. Stephen Felice, Commissioner
Steven Friedman, Commissioner

Robert S. Joe, Council Liaison
David Watkins, Director of Planning and Building
Richard L. Adams II, City Attorney

ROLL CALL and PLEDGE OF ALLEGIANCE	
PUBLIC COMMENTS	RECOMMENDATION
<p>Time reserved for those in the audience who wish to address the Planning Commission on items not on the agenda and within the subject-matter jurisdiction of the Planning Commission. The audience should be aware that the Planning Commission may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on a future agenda.</p> <p>Note: Public input will also be taken during all agenda items. Time allotted per speaker: 3 minutes.</p>	
DISCUSSION	RECOMMENDATION
<p>1. Public Workshop – 2014 – 2021 Housing Element</p> <p>The Planning Commission will conduct a public workshop for the City’s 5th Cycle Draft 2014-2021 General Plan Housing Element Update (Housing Element Update.) The purpose of the workshop is to:</p> <ol style="list-style-type: none"> 1. Introduce and provide background information to the Planning Commission and the public on the Housing Element Update. 2. To provide an opportunity for the public to provide input on the Housing Element Update policies and programs. 3. To provide an opportunity for the Planning Commission to provide direction to staff on Housing Element Update policies and programs. 	<p>Discuss</p>

CONTINUED HEARINGS	RECOMMENDATION
<p>2. Zoning Code Amendment – Eliminate Conditional Use Permit for Multi-Family</p> <p>The Planning Commission will consider amending the Zoning Code. The Zoning Code currently requires approval of a Conditional Use Permit (CUP) for the development of multi-family housing in the Residential Medium Density (RM) and Residential High Density (RH) zoning districts. The proposed amendment to the Zoning Code would eliminate the requirement for a CUP and allow these uses “by-right.”</p>	<p>Recommend Adoption</p>
<p>3. Zoning Code Amendment – Density Bonus Update</p> <p>The Planning Commission will consider amending the Zoning Code to revise density bonus regulations in order to comply with California’s state law, and to eliminate the requirement for approval of a conditional use permit in order to grant a density bonus.</p>	<p>Recommend Adoption</p>
PUBLIC HEARINGS	RECOMMENDATION
<p>4. 803 Fremont Avenue – (Conditional Use Permit - Studio)</p> <p>A request by Manuel and Gyllian Lozano to establish a music studio in a 1,630 square foot historic house. The studio will feature 6 sound-insulating teaching rooms, a music library for instructors, and a lobby area. Lessons will be held between 2:00 PM and 9:00 PM (Monday through Friday and 9:00 AM to 4:00 PM on Saturdays. The proposed project is in the Mission Street Specific Plan and requires a Conditional Use Permit.</p>	<p>Approve</p>
<p>5. 1499 Huntington Drive. (Conditional Use Permit – Telecom – Sprint)</p> <p>A request for approval of a Conditional Use Permit Modification and Design Review to replace an existing dual pole antenna, add six remote radio head units (RRH) and retrofit the existing equipment cabinet with new equipment. The new antenna will be placed at the northeast corner of the existing screen wall located on the roof of the building located at 1499 Huntington Drive. The top of the new antenna will not exceed the height of the screen wall, and all new antennas will painted to match the existing antenna. Proposed Remote Radio Head installations and equipment upgrades will be done behind the screen wall, thus, will not be visible from the street.</p>	<p>Approve</p>
<p>6. 1019 Mission Street – (Conditional Use Permit - Bar in Restaurant, Hours, Outdoor Dining)</p> <p>A request for a Conditional Use Permit to operate a bar in conjunction with and within a proposed Latin restaurant call “ARO” and to operate with extended hours. The proposed hours are: Sunday through Wednesday 11 am to midnight, and Thursday through Saturday 11 am</p>	<p>Approve</p>

<p>to 2 am. No live music is proposed. The request includes an Administrative Use Permit for outdoor dining along Diamond Ave and Mission Street. The proposed outdoor dining hours are until 11 a.m. to 10:30 p.m. Sunday through Thursday, and 11 a.m. to 12 a.m. Friday and Saturday.</p>	
<p>7. 1009 ½ Fair Oaks Avenue (Conditional Use Permit – Parking Use Permit – Cooking School)</p> <p>A request for a Conditional Use Permit and Parking Use Permit to operate a cooking studio with supplemental off-site parking. The proposed use consists of classes of up to 12 students in an 850 square foot space. Each class would be 3 hours long with a maximum seven classes per week. One class would be held nightly Wednesday through Friday from 6 pm to 9 pm, and two classes daily on the weekends beginning at 2 pm on Saturdays and 1 pm on Sundays.</p>	<p>Approve</p>
<p>ADMINISTRATION</p>	
<p>8. Minutes of the Planning Commission’s May 20, 2013 meeting.</p> <p>9. Comments from City Council Liaison</p> <p>10. Comments from Planning Commissioners</p> <p>11. Comments from Staff</p>	<p>Approve</p>
<p>ADJOURNMENT</p>	
<p>12. Adjourn to the Commission meeting of July 22, 2013.</p>	<p>Adjourn</p>

PUBLIC ACCESS TO PLANNING COMMISSION MEETING AGENDAS, DOCUMENTS DISTRIBUTED BEFORE A MEETING, AND BROADCASTING OF PLANNING COMMISSION MEETINGS

Prior to meetings, the agendas are available at the following locations:

- South Pasadena Public Library, 1100 Oxley Street;
- Planning and Building Department, 1414 Mission Street; and on the
- City Website at: <http://www.ci.south-pasadena.ca.us/planning/agendasminutes.html>

Individuals can be placed on an email notification list to receive forthcoming agendas by calling the Planning and Building Department at 626-403-7220.

Any disclosable public records related to an open session item appearing on a regular meeting agenda and distributed by the City of South Pasadena to all or a majority of the legislative body fewer than 72 hours prior to that meeting are available for public inspection at the Planning and Building Department, located at City Hall, 1414 Mission Street prior to the meeting. During the meeting, these documents will be included as part of the “Counter Copy” of the agenda packet kept in the Amedee O. “Dick” Richards, Jr., Council Chambers at 1424 Mission Street. Documents distributed during the meeting will be available following the meeting at the Planning and Building Department.

Regular meetings are broadcast live on Time-Warner Cable Channel 19 and are replayed for at least 24 hours following the meeting. A DVD of regularly scheduled meetings is available for check-out at the South Pasadena Public Library. DVD and CD copies of the meetings can be purchased from the Planning and Building Department.

Accommodations

Meeting facilities are accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Planning and Building Department at (626) 403-7220. Hearing assistive devices are available in the Council Chambers. Notification at least 72 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 the City Hall at 1414 Mission Street, South Pasadena, CA 91030, as required by law.*

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, California as required by law.

Date 6/19/13

Signature *Elaine Swans*
Administrative Secretary