

-REVISED-

**AGENDA
MEETING OF THE
PLANNING COMMISSION OF THE
CITY OF SOUTH PASADENA
AMEDEE O. "DICK" RICHARDS, JR.
CITY COUNCIL CHAMBERS
1424 MISSION STREET
MONDAY, JULY 22, 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>	
CONTINUED HEARINGS	RECOMMENDATION
<p>1. 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>	Recommend Adoption
PUBLIC HEARINGS	RECOMMENDATION
<p>2. 606 Fair Oaks Avenue – (Conditional Use Permit Modification Beer/Wine)</p> <p>The Planning Commission will consider a request to modify an existing Conditional Use Permit to allow for on-site consumption of distilled spirits at the Bristol Farms café during tastings and seminars., as well as the distribution of distilled spirits for catering events.</p>	Approve

<p>3. 2045 Ashbourne Drive (Variance – Single Family Addition)</p> <p>The Planning Commission will consider a request to construct an 858 square foot addition to an existing house, a new 200 square foot pool cabana, and rebuild an existing two car garagean addition to an existing single family house as well as a rebuild of an existing garage. Three variances are sought for this project. The first is to locate the attached garage in front of the house as the Zoning Code requires that an attached garage be set back 10 feet from the front of the main structure; the existing detached garage proposed to be demolished is located in front of the house. The second and third variances are to allow encroachment into the required front and side setback requirements for the new garage and addition between the garage and the existing house. The location of the new garage is the same as the existing garage.</p>	<p>Approve</p>
<p>4. Zoning Code Amendment – Community Gardens</p> <p>The Planning Commission will consider whether the Zoning Code should be amended to remove development and operational standards for the establishment of community gardens on vacant privately owned property in the City. The Zoning Code would continue to allow community gardens in all zoning districts, provided a Conditional Use Permit is first obtained. The proposed changes would modify some of the regulations and establishes new requirements for groups that control the operation of remove certain regulations for community gardens and adds requirements for groups that control the operation of community gardens. The Planning Commission’s recommendation regarding this Zoning Code amendment will be forwarded to the City Council.</p>	<p>Continue to August 26, 2013</p>
<p>5. Zoning Code Amendment – Mobile Food Vendors</p> <p>The Planning Commission will consider proposed Zoning Code amendments, which would regulate for mobile food trucks that park and operate on private property. The amendments would establish regulations for the operation of mobile food vending trucks on private property, and requires administrative approval from the Director of Planning and Building provided certain findings can be made. The mobile food vending business would be considered a temporary use, or a short-term activity that occurs on private property. Section 36.410.050 of the Zoning Code establishes procedures for similar temporary uses such as parking lot sales, sidewalk sales, special events, etc. Those temporary uses require a Temporary Use Permit (TUP). The review and decision on a TUP is handled administratively with the Planning and Building Director. The Zoning Code amendments establish application requirements and performance standards for mobile food vendors.</p>	<p>Recommend Adoption</p>

NEW BUSINESS	RECOMMENDATION
<p>6. Zoning Code Amendment Initiation – Commercial General Zone Parking – Historic & Nonconforming Buildings</p> <p>The Planning Commission will discuss adopting a resolution of intent to initiate Zoning Code Amendment ZCA-0032 that would revise parking requirements for historic buildings and buildings with legal nonconforming parking in the Commercial General (CG) Zoning District and provide staff with input and feedback on the proposed amendments.</p>	<p>Discuss</p>
ADMINISTRATION	
<p>7. Minutes of the Planning Commission’s June 24, 2013 meeting.</p> <p>8. Comments from City Council Liaison</p> <p>9. Comments from Planning Commissioners</p> <p>10. Comments from Staff</p>	<p>Approve</p>
ADJOURNMENT	
<p>11. Adjourn to the Commission meeting of August 26, 2013.</p>	<p>Adjourn</p>

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

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- 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>

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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 7/18/13

Signature *Elaine Suano*
Administrative Secretary