

**AGENDA
MEETING OF THE
PLANNING COMMISSION OF THE
CITY OF SOUTH PASADENA
AMEDEE O. "DICK" RICHARDS, JR.
CITY COUNCIL CHAMBERS
1424 MISSION STREET
MONDAY, AUGUST 26, 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 – Community Gardens</p> <p>The Planning Commission will consider whether the Zoning Code should be amended 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 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 style="text-align: center;">Recommend Adoption</p>

PUBLIC HEARINGS	RECOMMENDATION
<p>2. 1128 Huntington Dr. – (Tentative Parcel Map – Condos Air Space)</p> <p>The Planning Commission will consider a request to approve the subdivision of an existing 9,542 square foot (0.22 acre) parcel in order to create a tentative parcel map for a property located at 1128 Huntington Drive. The proposal would convert three (3) previously approved dwelling units in to condominiums; thereby, allowing the individual units to be sold separately. The Planning Commission will evaluate the subdivision’s compliance with the adopted City standards, and the appropriateness of the proposed subdivision design. Upon approval of the Tentative Map, the applicant will be required to fulfill certain conditions of approval before the final map is approved by the City Council and ultimately recorded in the office of the Los Angeles County Recorder.</p>	<p>Approve</p>
DISCUSSION	RECOMMENDATION
<p>3. Hillside Grading Alternatives</p> <p>It is recommended that the Planning Commission direct the standing subcommittee on hillside grading to research grading techniques that could be incorporated into the Zoning Code as guidelines for hillside development. A set of guidelines could be an effective way to achieve greater protection of the City’s natural slopes by providing an array of flexible solutions that respond to the challenging topography of the City’s undeveloped hillside lots.</p>	<p>Discuss and Direct</p>
NEW BUSINESS	RECOMMENDATION
<p>4. Zoning Code Amendment Initiation – Minimum Setbacks for Detached Accessory Structures</p> <p>The Planning Commission will consider initiating a Zoning Code Amendment to eliminate the 5’-0” side and rear yard setback requirement for detached garages and direct staff to draft a recommendation to the City Council.</p>	<p>Discuss and Direct</p>
ADMINISTRATION	
<p>5. Minutes of the Planning Commission’s June 24, 2013 and July 30, 2013 meeting.</p> <p>6. Comments from City Council Liaison</p> <p>7. Comments from Planning Commissioners</p> <p>8. Comments from Staff</p>	<p>Approve</p>

ADJOURNMENT	
9. Adjourn to the Commission meeting of September 23, 2013.	Adjourn

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 8/20/13

Signature *Elaine Serrano*
Administrative Secretary