

**AGENDA
MEETING OF THE
PLANNING COMMISSION OF THE
CITY OF SOUTH PASADENA
AMEDEE O. "DICK" RICHARDS, JR.
CITY COUNCIL CHAMBERS
1424 MISSION STREET
MONDAY, OCTOBER 28, 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	
<p>PUBLIC COMMENTS</p> <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>	<p>RECOMMENDATION</p>
NEW BUSINESS	
<p>1. Holiday Meeting Schedule</p> <p>The Planning Commission will consider canceling the November 2013 and December 2013 regular meetings and schedule a special meeting in between.</p>	<p style="text-align: center;">Approve</p>
PUBLIC HEARINGS	RECOMMENDATION
<p>2. 1413 Lyndon (Conditional Use Permit – New Condominiums)</p> <p>The Planning Commission will consider a request for approval of a new 3-unit condominium complex with semi-subterranean garages and two guest parking spaces on site. The architectural style is Spanish Revival. The project is organized along a north-south axis with the vehicular access and circulation along the eastern side and the pedestrian circulation along the western side of the main structures. Each of the units would have a private patio.</p>	<p style="text-align: center;">Approve</p>

<p>3. 1678 Via del Rey (Hillside Development Permit – Single Family Addition)</p> <p>The Planning Commission will consider a request for approval to build a 1,166 square foot addition to a two-story, single family home located at 1678 Via Del Rey. The project would introduce a Craftsman architectural theme to the home.</p>	<p>Approve</p>
<p>4. 1974 Huntington Drive (Conditional Use Permit – New Condominiums)</p> <p>The Planning Commission will consider a request to demolish an existing four unit apartment building, and construction of three, two-story condominiums with subterranean parking in a Mediterranean style design. One unit would face Huntington Drive, and two units would be located at the rear of the property facing a courtyard. The rear two units would be 1,679 square feet and the front unit 1,853 square feet in size with garage and storage area located below each unit.</p>	<p>Approve</p>
<p>5. Zoning Code Amendment – Commercial General Zone Parking – Historic & Nonconforming Buildings</p> <p>The Planning Commission will consider whether the Zoning Code should be amended to change regulations, regarding parking regulations within the Commercial General (CG) Zoning District. The proposed ordinance would amend the following four areas of the Zoning Code of the code: 1) Parking requirement for historic buildings in the CG zone, 2) Regulations for sites considered nonconforming due to lack of current minimum parking requirement , 3)Shared parking regulations, and 3) Bicycle parking.</p>	<p>Recommend Adoption</p>
<p>DISCUSSION</p>	
<p>6. Consider Initiation of a Zoning Code Amendment regarding detached Garages</p> <p>It is recommended that the Planning Commission consider whether an amendment to the Zoning Code is warranted and review the issues to be considered. The amendment would consider eliminating the 5’-0” side and rear yard setback requirement for detached garages and carports. If the amendment is warranted, staff recommends that the Planning Commission adopt the attached Resolution of Intention and direct staff to prepare the amendments for consideration at a future meeting.</p>	<p>Consider Initiation</p>

ADMINISTRATION	
<p>7. Minutes of the Planning Commission's August 26, 2013 & September 23, 2013</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 special meeting during the month of December.</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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- City Website at: <http://www.ci.south-pasadena.ca.us/planning/agendasminutes.html>

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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 10/24/13

Signature *Elan Suarez*
Administrative Secretary