

AGENDA
MEETING OF THE
PLANNING COMMISSION OF THE
CITY OF SOUTH PASADENA
AMEDEE O. "DICK" RICHARDS, JR.
CITY COUNCIL CHAMBERS
1424 MISSION STREET
MONDAY, FEBRUARY 24, 2014, 6:30 PM

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

COMMISSIONERS
 Evan J. Davis, Secretary
 Steven Dahl, Commissioner
 Steven Friedman, Commissioner

Robert S. Joe, Council Liaison
 David Watkins, Director of Planning and Building
 Ivy M. Tsai, Deputy 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. 1413 Lyndon Street (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>Approve</p>
PUBLIC HEARINGS	RECOMMENDATION
<p>2. 1009 ½ Fair Oaks Avenue (Conditional Use Permit Modification – Cooking School)</p> <p>The Planning Commission will consider a request for a Conditional Use Permit Modification to expand the operating hours, and increase the</p>	<p>Approve</p>

<p>maximum number of classes allowed per week for the existing cooking studio that was established in October 2013. The requested hours of operation are 9 am to 9 pm, 7 days a week to accommodate additional classes to be offered. New classes would include, but are not limited to, kids cooking camp during winter, spring, and summer break, and office team building exercises. All class sizes would still be limited to twelve persons per session. Overall, the proposal would allow for a maximum of ten classes during the week (2 per day) and six classes on weekends (3 per day).</p>	
<p>3. 4931 Harriman Avenue (Hillside Development Permit/Administrative Use Permit/Design Review – New Single Family Residence)</p> <p>The Planning Commission will consider a proposal to construct a 1,330 square foot single family house on a 3,750 square foot side-sloping lot. The proposed structure will be two levels. The lower level would consist of the two-car tandem garage (for which an Administrative Use Permit is required), as well as a covered outdoor area. The upper (main) level would consist of the two-bedroom house. Exterior materials for the proposed house include stone veneer, stucco, wooden slats and aluminum framed windows. The proposal includes removal of two trees (non-oak).</p>	<p>Approve</p>
<p>4. 1605 Hill Drive (Hillside Development Permit/Design Review – New Single Family Residence)</p> <p>The Planning Commission will consider a proposal to demolish and existing single family home and construct a new 3,963 square foot, two-story, contemporary style single family home with an attached two-car garage on a 23,290 square foot lot. The proposed house will be located on a flat area of the property where the existing house is sited. Minimal grading is required for the project. Exterior materials for the proposed home include smooth stucco, prefinished corrugated metal siding, and aluminum framed windows.</p>	<p>Approve</p>
<p>5. 2009 Hanscom Drive (Hillside Development Permit/Design Review – Addition to Single Family Residence)</p> <p>The Planning Commission will consider a proposal to build a 313 square foot addition to the rear and side of an existing 1,600 square foot home and a new two-car garage at 2009 Hanscom Drive.</p>	<p>Approve</p>
<p>6. 803 Fremont Avenue (Conditional Use Permit Modification – Art Studio)</p> <p>A request by Margaret Harris to operate an art studio on the second floor of a music studio. The first floor will continue to operate as a music studio with 3 sound-insulating teaching rooms; the second floor would be used as an art studio and art instruction to children. The proposed project is in the Mission Street Specific Plan and requires a Conditional Use Permit.</p>	<p>Approve</p>

<p>7. Zoning Code Amendment – Detached Garages</p> <p>The Planning Commission will consider amending the Zoning Code to allow a two foot side and rear yard setback for detached garages and carports provided that certain requirements are met.</p>	<p>Approve</p>
<p>DISCUSSION</p>	
<p>8. Planning Commission Reorganization</p> <p>The Planning Commission will consider its annual reorganization to select a Chair, Vice-Chair and Secretary.</p>	<p>Discuss</p>
<p>ADMINISTRATION</p>	
<p>9. Minutes of the Planning Commission’s January 27, 2013 meeting</p>	<p>Approve</p>
<p>10. Comments from City Council Liaison 11. Comments from Planning Commissioners 12. Comments from Staff</p>	<p>Approve</p>
<p>ADJOURNMENT</p>	
<p>13. Adjourn to the regular Commission meeting On March 24, 2014</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.

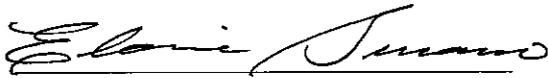
Regular meetings are broadcast live on Time-Warner Cable Channel 19 and are replayed for at least 24 hours following the meeting. A DVD of regularly scheduled meetings is available for check-out at the South Pasadena Public Library. DVD and CD copies of the meetings can be purchased from the Planning 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 2/19/14

Signature 
Administrative Secretary