

**AGENDA
MEETING OF THE
PLANNING COMMISSION OF THE
CITY OF SOUTH PASADENA
AMEDEE O. "DICK" RICHARDS, JR.
CITY COUNCIL CHAMBERS
1424 MISSION STREET
MONDAY, MARCH 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. 820 Mission Street (Abbott Labs – Time Extension)</p> <p>The Planning Commission will consider a request to approve a 12-month extension to submit plans to plan check for a previously approved mixed use project on a 1.9 acre site that was previously occupied by Abbott Laboratories. Project approvals expire on June 15, 2014, unless the</p>	<p>Approve</p>

<p>applicant submits construction plans and pay the requisite fees by that time. Due to expenses related to project complexities and time spent working with multiple financial partners and equity sources, the applicant is requesting an additional 12 months to submit all of the construction drawings for the project.</p>	
<p>3. 1701 Hill Drive (Hillside Development Permit/Design Review Modification – New Single Family Residence)</p> <p>The Planning Commission will consider a request to re-design a previously approved single family home for a vacant lot located at 1701 Hill Drive. The home would be rotated so that it is perpendicular to Hill Drive. The size of the home would be reduced from 4,100 s.f. to 4,026 s.f. The Planning Commission previously adopted a Negative Declaration and approved the original Hillside Development Permit on January 28, 2013.</p>	<p>Approve</p>
<p>DISCUSSION</p>	
<p>4. Rescheduling of May Meeting (Holiday)</p> <p>The Planning Commission will consider rescheduling the May 26, 2014 meeting to May 22, 2014, May 28, 2014 or May 29, 2014.</p>	<p>Discuss</p>
<p>ADMINISTRATION</p>	
<p>5. Minutes of the Planning Commission’s January 27, 2014 meeting. The minutes for the February 24, 2014 meeting will be continued to the next regularly scheduled meeting on April 28, 2014.</p>	<p>Approve</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>
<p>ADJOURNMENT</p>	
<p>9. Adjourn to the regular Commission meeting on April 28, 2014</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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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.

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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 3/18/14

Signature 
Administrative Secretary