

**AGENDA  
MEETING OF THE  
PLANNING COMMISSION OF THE  
CITY OF SOUTH PASADENA  
AMEDEE O. "DICK" RICHARDS, JR.  
CITY COUNCIL CHAMBERS  
1424 MISSION STREET  
MONDAY, JUNE 23, 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

<b>ROLL CALL and PLEDGE OF ALLEGIANCE</b>	
<p><b>PUBLIC COMMENTS</b></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><b>Note:</b> Public input will also be taken during all agenda items. Time allotted per speaker: 3 minutes.</p>	<p style="text-align: center;"><b>RECOMMENDATION</b></p>
<p><b>CONTINUED HEARINGS</b></p> <p><b>1. 1701 Hill Drive (Hillside Development Permit/Design Review Modification – New Single Family Residence)</b></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 style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>Approve</b></p>

PUBLIC HEARINGS	RECOMMENDATION
<p><b>2. 1627 Via Del Rey (Hillside Development Permit/Design Review – Single Family Residence Addition)</b></p> <p>The Planning Commission will consider a request for Hillside Development Permit and Design Review for an 833 square foot two-story addition to the back of an existing 1780 square foot single family house, and a 56 square foot entry at the front. The proposal also includes façade changes consisting of removal brick elements, and installation of new vinyl windows with trim. All other exterior materials will match the existing.</p>	<p><b>Approve</b></p>
<p><b>3. 1713 Las Palmitas (Variance – New Single Family Addition)</b></p> <p>The Planning Commission will consider a request for two Variances and Design Review for a new single family home at 1713 Las Palmitas. This 7,576 square foot lot was the site of a house fire that significantly damaged the existing 1,852 square foot two-story house, requiring that it be demolished. The proposed house would also be two stories, but larger at 2,606 square feet with an attached two-car garage located at the front. The two requested variances are for, 1) front setback requirement for <i>second floor</i> (required: 40 feet from front of the property line; proposed: 25 feet from property line to match previous house) and 2) rear yard setback (required: 25 ft; proposed: 20’6”).</p>	<p><b>Approve</b></p>
<p><b>4. Zoning Code Amendment – Detached Garages</b></p> <p>The Planning Commission will consider amending the Zoning Code to reduce the setback requirements for detached garages and carports from 5’-0” to 3’-0”. The City Council previously considered an amendment for a reduced setback of 2’-0”, but Council members had concerns about the property owners’ ability to maintain the garage along the property line sides at two feet. The Planning Commission will now consider three feet instead of two. The amendments will also allow encroachments for architectural features such as eaves, ways to prevent drainage on to neighbors’ property, and ways to control design and massing of detached garages that are close to the property side and rear lines.</p>	<p><b>Approve</b></p>
<p><b>5. Zoning Code Amendment – Appeals/Call Up Procedure</b></p> <p>The Planning Commission will consider amending the Zoning Code to revise Section 36.610.020 to allow two members of the City Council, Planning Commission or Design Review Board to request in writing that their respective body review a decision that may be appealed to that body. The Planning Commission’s action will be a recommendation to the City Council.</p> <p><i>*The Zoning Code currently allows the City Council, Cultural Heritage Commission and the Design Review Board to request a review of a decision that can be appealed to the appropriate review authority.</i></p>	<p><b>Approve</b></p>

<b>ADMINISTRATION</b>	
6. Minutes of the Planning Commission's April 28, 2014 meeting.	Approve
7. Comments from City Council Liaison 8. Comments from Planning Commissioners 9. Comments from Staff	Approve
<b>ADJOURNMENT</b>	
10. Adjourn to the special Commission meeting on July 28, 2014	Adjourn

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

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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 6/18/14

Signature *Elaine Serrano*  
Administrative Secretary