

**AGENDA
MEETING OF THE
PLANNING COMMISSION OF THE
CITY OF SOUTH PASADENA
AMEDEE O. "DICK" RICHARDS, JR.
CITY COUNCIL CHAMBERS
1424 MISSION STREET
MONDAY, SEPTEMBER 22, 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
Holly O. Whatley, Assistant 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>	
PUBLIC HEARINGS	RECOMMENDATION
<p>1. 1413 Lyndon Street (Tentative Parcel Map/ Condominium Map)</p> <p>The Planning Commission will consider a request made by EGL Associates to subdivide an existing 9,696 square foot (0.22 acre) parcel in order to create a tentative parcel map on the property located at 1413 Lyndon Street. The proposal would convert three (3) previously approved dwelling units into condominiums; thereby, allowing the individual units to be sold individually.</p>	Approve
<p>2. 1019 Mission Street – (Conditional Use Permit – 6 Month Review)</p> <p>The Planning Commission will perform a 6-month review of the operations at the <i>ARO</i>, a restaurant with a bar area since its opening. The purpose of this evaluation is to consider the extent to which the conditions of approval for the Conditional Use Permit and Administrative Use Permit have been adhered to and whether there is a need to revise the previously approved conditions.</p>	Receive and File

<p>3. 249 Mockingbird Lane – (Hillside Development Permit/Variance/ Design Review – New Single Family Residence)</p> <p>The Planning Commission will consider a request for a Hillside Development Permit, Variances, and Design Review to construct a new 2,669 square foot, two- level single family home on a 6,674 square foot undeveloped lot located at 249 Mockingbird Lane. The proposed home includes a two-car garage with a roof deck above as well as living areas at the street level. The lower level consists of three bedrooms including a master. Decks are proposed at both levels along the east elevation. The architecture is a modern, contemporary style with a steel troweled stucco exterior, aluminum-framed windows and doors, steel guardrails, and a standing seam metal roof. The lot also includes retaining walls remaining from the Raymond Hotel site which the applicant will strengthen and protect as part of the project, as reviewed and deemed appropriate by the Cultural Heritage Commission. Three variances are also requested as part of the project: 1) front setback 2) rear setback and 3) 10’/15’ hillside articulation rule.</p>	<p>Approve</p>
<p>4. 700 La Portada– (Conditional Use Permit/Design Review – Telecommunications Facility)</p> <p>The Planning Commission will consider a request for a Conditional Use Permit, and Design Review to add a total of eight cellular panel antennas, four R.R.U.’s, and four GPS antennas to supplement existing cellular panel antennas mounted on the City water tank. The affected elevations are the south, north, and west. Three new radio equipment cabinet, two U.L. listed battery cabinet and one new U.L listed emergency generator with fuel storage are also proposed on the ground, directly to the east of existing equipment cabinets that belong to other carriers. All new antennas and equipment cabinets will be painted to match the existing.</p>	<p>Approve</p>
<p>DISCUSSION</p>	
<p>5. Call-Up Procedure – Options</p> <p>It is recommended that the Planning Commission provide staff with direction for drafting an ordinance to revise the Zoning Code’s procedure for calling decisions for review.</p>	<p>Discuss</p>
<p>ADMINISTRATION</p>	
<p>6. Minutes of the Planning Commission’s August 7, 2014 special meeting</p>	<p>Approve</p>
<p>7. Comments from City Council Liaison 8. Comments from Planning Commissioners 9. Comments from Staff</p>	<p>Approve</p>

ADJOURNMENT	
10. Adjourn to the regular Commission meeting On October 27, 2014	Adjourn

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.

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 9/17/14

Signature *Elaine Serrano*
Administrative Secretary