

**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 23, 2015, 6:30 PM**

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

COMMISSIONERS
Evan J. Davis, Secretary
Steven Dahl, Commissioner
Richard Tom, 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>	
NEW BUSINESS	
<p>1. Planning Commission Reorganization</p> <p>The Planning Commission will consider its annual reorganization to select a Chair, Vice-Chair and Secretary.</p>	
CONTINUED HEARINGS	RECOMMENDATION
<p>2. 815 Mission Street – (Conditional Use Permit Modification-Telecom)</p> <p>A request for a Conditional Use Permit Modification and Design Review approval, to replace an existing unmanned telecommunication facility. The proposal includes the replacement of an existing 26" diameter AT&T and light pole including interior antenna with a 36" diameter light pole to accommodate proposed six larger AT&T panel antennas to be located inside the pole. The height of the new pole will remain the same as the existing at 70'.</p>	Continue

<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 style="text-align: center;">Approve</p>
<p>PUBLIC HEARINGS</p>	<p style="text-align: center;">RECOMMENDATION</p>
<p>4. 2145 Hanscom Drive (Hillside Development Permit – Legalize Walls and Spa)</p> <p>The Planning Commission will consider A request for a Hillside Development Permit for grading, existing retaining walls, a patio cover, and spa on hillside property located at 2145 Hanscom Drive and an adjacent parcel. The Assessor’s Parcel Numbers are 5308-023-008 (undeveloped lot) and 5308-023-009 (developed lot).</p>	<p style="text-align: center;">Approve</p>
<p>5. 1200 Fair Oaks Avenue (Conditional Use Permit – Hydrogen Fueling Station)</p> <p>The Planning Commission will consider A modification to a Conditional Use Permit that would allow the installation of a hydrogen fuel cell dispensing facility at the Arco gas station at 1200 Fair Oaks Avenue. The facility would have an above ground hydrogen tank and associated mechanical equipment which would be enclosed within a concrete block wall behind the service station building. The facility will have a dispensing pump at the northeastern side of the lot.</p>	<p style="text-align: center;">Approve</p>
<p>6. 813 La Bellorita (Hillside Development Permit/Design Review - Single Family Addition)</p> <p>The Planning Commission will consider a request to build a 1,496 square foot addition to a single family home at 813 La Bellorita. The project would introduce a “Mediterranean Revival” style to a “Mansard Style” home that was built in the mid 1960’s.</p>	<p style="text-align: center;">Approve</p>

<p>7. 815 Bank Street (Hillside Development Permit – Single Family Addition)</p> <p>The Planning Commission will consider a request to construct a 754 square foot upper level addition, a 47.32 square foot lower level addition, a 90.60 square foot upper level deck, and a 204.50 square foot lower level deck on an existing single family residence located at 815 Bank Street.</p>	<p>Approve</p>
<p>8. 875 Flores De Oro (Hillside Development Permit/Design Review – Single Family Addition)</p> <p>The Planning Commission will consider a request for a remodel and 140 square foot expansion to an existing front entry of a single family residence located at 875 Flores de Oro.</p>	<p>Approve</p>
<p>9. Zoning Code Amendment – Call-Ups/Appeals</p> <p>The City Council will consider an amendment to the Zoning Code that would revise Section 36.610.020 to allow a member of the City Council, Planning Commission, or Design Review Board to request that their respective body, by majority vote, review a decision that may be appealed to that body. The proposed amendment to Section 36.610.040 will allow an appeal of a code enforcement decision by the Director of Planning and Building only by a person who is subject to the enforcement action or proposed enforcement regarding whether a code violation exists on that person's property.</p>	<p>Approve</p>
<p>ADMINISTRATION</p>	
<p>10. Minutes of the Planning Commission’s December 15, 2015 meeting</p>	<p>Approve</p>
<p>11. Comments from City Council Liaison 12. Comments from Planning Commissioners 13. Comments from Staff</p>	<p>Approve</p>
<p>ADJOURNMENT</p>	
<p>14. Adjourn to the regular Commission meeting scheduled on March 23, 2015</p>	

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- 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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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 2/15/15

Signature 
Administrative Secretary