

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

Kristin Morrish, Chair
Steven Dahl, Vice-Chair

COMMISSIONERS
Richard Tom, Secretary
Evan Davis, Commissioner
Anthony George, 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	
<p>PUBLIC COMMENTS</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>Note: Public input will also be taken during all agenda items. Time allotted per speaker: 3 minutes.</p>	<p style="text-align: center;">RECOMMENDATION</p>
<p>NEW BUSINESS</p> <p>1. Reschedule of May Meeting (Holiday)</p> <p>The Planning Commission will consider rescheduling the May 25, 2015 meeting to May 18, 2015, May 27, 2015 or May 28, 2015.</p>	<p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">Reschedule Meeting</p>
<p>CONTINUED HEARINGS</p> <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 74'.</p>	<p style="text-align: center;">Approve</p>

<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 2,419 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 four bedrooms and three bathrooms and a deck. The upper level consists of a living room, kitchen, dining room, powder room, garage and reflecting pool. The architecture is a modern, contemporary style with building exterior treatment proposed to consist of wood siding around the middle portion of the structure and steel troweled stucco finish on the easterly and westerly portions of the structure. Roof materials will consist of fiberglass shingles on the hip roof, an elastomeric roof deck system over the garage, and torch down roofing by GAF over the easterly portion of the structure. The project site 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>4. 2145 Hanscom Drive – (Hillside Development Permit – Legalize Walls and Spa)</p> <p>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>PUBLIC HEARINGS</p>	<p style="text-align: center;">RECOMMENDATION</p>
<p>5. 306 Los Alisos (Hillside Development Permit/Design Review – Single Family Addition)</p> <p>The Planning Commission will consider a request to construct a 326 square foot lower level bedroom addition to an existing single family residence located at 306 Los Alisos Street.</p>	<p style="text-align: center;">Approve</p>
<p>6. 1214 Kolle Street (Hillside Development Permit/Design Review - Single Family Addition)</p> <p>The Planning Commission will consider a request for a Hillside Development Permit and Design Review to demolish a 1,235 square foot, Ranch-style home and construct a new 2,709 square foot, two-story home with an attached 2-car garage. The architectural style of new two-story home would have a Modern style including two angled roof lines, metal framed windows, and a combination of vertical red wood siding and a smooth stucco finish.</p>	<p style="text-align: center;">Approve</p>

<p>7. 1499 Huntington Drive (Conditional Use Permit Modification – Telecom Relocation)</p> <p>The Planning Commission will consider a request to relocate three existing panel antennae and install three new panel antennae and remote radio head units on the roof of an existing office building located at 1499 Huntington Drive.</p>	<p>Approve</p>
<p>8. 2130 Huntington Drive (Conditional Use Permit/Telecom)</p> <p>The Planning Commission will consider a request to remove three existing panel antennae and install three new panel antennae and remote radio head units, to install new equipment within an existing screening device, and to add a new equipment cabinet on the roof of an existing office building located at 2130 Huntington Drive.</p>	<p>Approve</p>
<p>ADMINISTRATION</p>	
<p>9. Minutes of the Planning Commission’s January 26, 2015 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 scheduled on April 27, 2015</p>	

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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 3/17/15

Signature 
Administrative Secretary