

**AGENDA  
MEETING OF THE  
PLANNING COMMISSION OF THE  
CITY OF SOUTH PASADENA  
AMEDEE O. "DICK" RICHARDS, JR.  
CITY COUNCIL CHAMBERS  
1424 MISSION STREET  
MONDAY, JULY 27, 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

<b>ROLL CALL and PLEDGE OF ALLEGIANCE</b>	
<b>PUBLIC COMMENTS</b>	<b>RECOMMENDATION</b>
<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>	
<b>PUBLIC HEARINGS</b>	<b>RECOMMENDATION</b>
<p><b>1. 143 Pasadena Avenue - (Conditional Use Permit - Light Manufacturing Use)</b></p> <p>The Planning Commission will consider a request for a Conditional Use Permit to establish and operate a stained glass manufacturing business within an 8,263 square foot space at 143 Pasadena Avenue. The proposed floor plan would include a 1,967 s.f. office and administrative space near the front entrance, a 3,448 square foot manufacturing space in the middle, and a 2,828 square foot warehouse in the back. The business would employ 21 people at the proposed location. The primary business activities involve designing and manufacturing stained glass windows. The business would use five electric "fusing" kilns for heating the stained glass.</p>	<p><b>Approve</b></p>

<p><b>2. 2131 Hanscom Drive (Hillside Development Permit/Design Review- New Single Family Residence)</b></p> <p>The Planning Commission will consider a request for approval to Construct a new 1,800 square foot single family home on a 5,430 square foot undeveloped lot located at 2131 Hanscom Drive. The proposed home includes a two-car garage (plus one open guest space) at the street level, living areas and a terrace at the middle level, and three bedrooms with a balcony on the third level. The architecture is a modern, contemporary style with a sandstone textured stucco finish, elements of wood siding and travertine marble tiles, tempered glass rails, and aluminum-framed windows. The project will require approximately 700 cubic yards of grading.</p>	<p style="text-align: center;"><b>Approve</b></p>
<p><b>3. 700 La Portada (Conditional Use Permit Modification - Telecom)</b></p> <p>The Planning Commission will consider a request to install 3 new panel antennas, 3 remote radio head units, remove 3 existing remote radio head units, and install new equipment in an existing equipment cabinet at ground level at the water tower located at 700 La Portada.</p>	<p style="text-align: center;"><b>Approve</b></p>
<p><b>4. 1499 Huntington Drive (Conditional Use Permit Modification – Telecom Relocation)</b></p> <p>The Planning Commission will consider a request to install a new GPS antenna, and another antenna, as well as replace two existing antennas and remote radio head units on the roof of an existing office building located at 1499 Huntington Drive.</p>	<p style="text-align: center;"><b>Approve</b></p>
<b>CONTINUED ITEMS</b>	
<p><b>5. 1553 Camino Lindo – (Hillside Development Permit/Design Review – Single Family Residence Demolition/ New Single Family Residence)</b></p> <p>The Planning Commission will consider demolishing a 2,850 square foot house for the construction of a new 4,955 square foot, two-story house, and a new rear-yard deck with in-ground swimming pool. The new home would have a two-car garage and a guest parking space next to it. The home would be designed in a “contemporary modern” style with flat metal roofs, orthogonal angles, and the use of smooth exterior plaster, elements of redwood siding, aluminum-framed windows, and a glass garage door that complements the modern aesthetic of the house. The project would involve 500 cubic yards of grading.</p>	<p style="text-align: center;"><b>Continue to August 24, 2015</b></p>
<p><b>6. 203 Cedar Crest Avenue – (Hillside Development Permit/Design Review – New Duplex)</b></p> <p>The Planning Commission will consider a request for a Hillside Development Permit, a Variance, and Design Review to construct a new residential duplex consisting of 2, 05 square feet of living area and 986 square feet of garage area on an 8,044 square foot undeveloped lot located at 203 Cedar Crest Avenue and 204 Mockingbird Lane. Unit 1 is proposed</p>	<p style="text-align: center;"><b>Approve</b></p>

<p>to be accessed from Mockingbird Lane and consists of 1,155 square feet of living area on one level and 498 square feet of garage area in a basement level. Unit 2 is proposed to be accessed from Cedar Crest and consists of 1,550 square feet of living area and 488 square feet of garage area to be constructed within two levels above Unit 1. Approval of a variance from the Zoning Code requirement to provide a 10' step back for a downhill wall over 15' in height is requested as part of the project.</p>	
<b>NEW BUSINESS</b>	
<p><b>7. General Plan/Mission Street Specific Plan Update – Appointment to Planning Commission Subcommittee</b></p> <p>The Planning Commission will consider a replacement for former Commissioner Friedman for the General Plan/Mission Street Specific Plan Update Subcommittee (No report).</p>	<b>Appoint Member</b>
<b>ADMINISTRATION</b>	
<p><b>8. Minutes of the Planning Commission’s June 22, 2015 meeting</b></p>	<b>Approve</b>
<p><b>9. Comments from City Council Liaison</b> <b>10. Comments from Planning Commissioners</b> <b>11. Comments from Staff</b></p>	<b>Approve</b>
<b>ADJOURNMENT</b>	
<p><b>12. Adjourn to the Planning Commission meeting scheduled on August 24, 2015</b></p>	

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

Prior to meetings, the agendas are available at the following locations:

- 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>

Individuals can be placed on an email notification list to receive forthcoming agendas by calling the Planning and Building Department at 626-403-7220.

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.

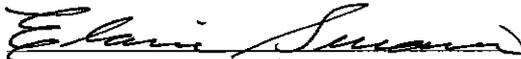
Regular meetings are broadcast live on Time-Warner Cable Channel 19 and are replayed for at least 24 hours following the meeting. A DVD of regularly scheduled meetings is available for check-out at the South Pasadena Public Library. DVD and CD copies of the meetings can be purchased from the Planning 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 7/20/15

Signature   
Administrative Secretary