

**AGENDA  
MEETING OF THE  
PLANNING COMMISSION OF THE  
CITY OF SOUTH PASADENA  
AMEDEE O. "DICK" RICHARDS, JR.  
CITY COUNCIL CHAMBERS  
1424 MISSION STREET  
MONDAY, AUGUST 24, 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	
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><b>Note:</b> Public input will also be taken during all agenda items. Time allotted per speaker: 3 minutes.</p>	
CONTINUED ITEM	
<p><b>1. 1553 Camino Lindo – (Hillside Development Permit/Design Review - Single Family 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><b>Approve</b></p>

<p><b>2. 203 Cedar Crest Avenue/204 Mockingbird Lane (Hillside Development Permit/Design Review/Variance - 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 2,475 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 to be accessed from Mockingbird Lane and consists of 1,175 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 1,300 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>	<p style="text-align: center;"><b>Approve</b></p>
<p><b>PUBLIC HEARINGS</b></p>	<p><b>RECOMMENDATION</b></p>
<p><b>3. 191 Monterey Road (Planning - Extension)</b></p> <p>The Planning Commission will consider a request to extend the approvals for a 9-unit condominium complex at 191 Monterey Road. The Planning Commission previously approved this project's Hillside Development Permit and Design Review; the effective approval date was August 22, 2014. According to the Zoning Code, this approval is valid for 12 months unless construction plans are submitted to plan check within that time and the requested plan check fees are paid. The applicant did not submit construction plans within that 12 month time frame. Mr. Nott's requested an additional 12 months to allow the architect additional time to prepare the necessary construction plans.</p>	<p style="text-align: center;"><b>Approve</b></p>
<p><b>4. 1233 Brunswick Avenue (Design Review/Variance – Single Family Addition)</b></p> <p>The Planning Commission will consider a request for Design Review and Variance approval for a 1,060 square foot two-story addition to the rear of an existing 1,322 square foot two story single-family home on a 6,827 lot. A variance is required for the new 400 square foot attached two-car garage proposed at the front of the house. A variance is needed as the Zoning Code requires that attached garages be set back at least 10 feet from the front of the house. The project also consists of proposed façade changes. Proposed exterior materials consist of stucco siding, some wood cladding on the north elevation, vinyl windows, and veneer stone.</p>	<p style="text-align: center;"><b>No Action</b></p>
<p><b>ADMINISTRATION</b></p>	
<p><b>5. Minutes of the Planning Commission's July 27, 2015 meeting</b></p>	<p style="text-align: center;"><b>Approve</b></p>

6. Comments from City Council Liaison 7. Comments from Planning Commissioners 8. Comments from Staff	
<b>ADJOURNMENT</b>	
9. Adjourn to the Planning Commission meeting scheduled on September 28, 2015	

**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>

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 8/18/15

Signature   
Administrative Secretary

