

**AGENDA**  
**SPECIAL MEETING OF THE**  
**PLANNING COMMISSION OF THE**  
**CITY OF SOUTH PASADENA**  
**AMEDEE O. "DICK" RICHARDS, JR.**  
**CITY COUNCIL CHAMBERS**  
**1424 MISSION STREET**  
**THURSDAY, DECEMBER 10, 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>	
<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 HEARING</b>	
<p><b>1. 1024 Glendon Court (Variance/Administrative Use Permit/Design Review – Single Family Addition)</b></p> <p>The Planning Commission will consider a proposal to add 237 square feet of living space to an existing 788 square foot single-family home. The project involves bringing parking into compliance with a new 385 square foot two-vehicle, tandem parking garage. An administrative use permit and two variances are sought for this project. The administrative use permit is to allow a tandem-style garage (one parking space behind the other). Tandem parking spaces within the single family zone may count towards the minimum parking requirement provided that an administrative use permit is obtained. The first variance is to locate the attached garage in front of the house as the Zoning Code requires that an attached garage be set back 10 feet from the front of the main structure. The second variance is for the garage encroachment into the required front yard setback of 15 feet; the required front yard setback for the proposed project is 4 feet.</p>	<p><b>Approve</b></p>

<b>CONTINUED HEARINGS</b>	
<p><b>2. 1200 Fair Oaks Avenue (Conditional Use Permit Modification – Hydrogen Fueling Station)</b></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 gas station located at 1200 Fair Oaks Avenue. The facility would have an above ground hydrogen tank located behind the service station building along with associated mechanical equipment and enclosed within a concrete block wall on the southern side of the lot. The facility will also have a dispensing pump at the southwestern side of the lot.</p>	<p><b>Approve</b></p>
<p><b>3. 1412 El Centro Street (Conditional Use Permit/Tentative Parcel Map/Design Review – New Mixed Use)</b></p> <p>The Planning Commission will consider a proposal to build a new mixed use project at the northeast corner of Exchange Lane and El Centro Street. The ground floor space would feature a 495 s.f. coffee shop. Two (2) parking spaces would be located behind the commercial space (accessible from Exchange Lane). A private three (3) car garage would be provided for the 5,704 square foot residential unit above the coffee shop. The project will involve approximately 800 cubic yards of dirt for the construction of a 1,780 square foot basement. The building’s “modern style” architecture features a combination of redwood siding, a cement plaster finish, and aluminum-framed windows. The proposal would also subdivide the one parcel in to two condominiums; thereby allowing the coffee shop and residential unit to be sold individually.</p>	<p><b>Approve</b></p>
<b>PUBLIC HEARINGS</b>	
<p><b>4. 2131 Hanscom Drive (Hillside Development Permit – Deputy Inspector Condition of Approval)</b></p> <p>The Planning Commission will clarify for the record whether a deputy inspector is required for the construction of a 1,800 square foot home at 2131 Hanscom Drive. A deputy inspector would be retained to monitor the project’s construction activities and ensure they comply with the Southwest Monterey Hills Construction regulations and other conditions of approval. The Planning Commission will also discuss specifications about the funds to be deposited for inspector services.</p>	<p><b>Continue to January 25, 2016</b></p>
<p><b>5. 1513 Indiana Avenue (Hillside Development Permit/Design Review – New Single Family Residence)</b></p> <p>The Planning Commission will consider a proposal to construct a new three level, 2,997 square foot single-family residence on a vacant 9,518 square foot lot downslope hillside lot. Proposed exterior materials include standing seam metal roof, aluminum windows, stucco exterior, and horizontal cable railing system for the decks at the rear of the house.</p>	<p><b>Approve</b></p>

<p><b>6. 1502 Indiana Avenue (Hillside Development Permit/Design Review – New Single Family Residence)</b></p> <p>The Planning Commission will consider a proposing to construct a new three level, 2,460 square foot single-family residence on a vacant 7,145 square foot lot upslope lot. Proposed exterior materials include aluminum windows, stucco exterior and wood exterior, as well as a combination of horizontal cable, and glass railing systems for the decks.</p>	<p><b>Approve</b></p>
<p><b>7. 1506 Indiana Avenue (Hillside Development Permit/Design Review – New Single Family Residence)</b></p> <p>The Planning Commission will consider a proposal to demolish an existing single family residence and construct a new three level, 2,599 square foot single-family residence on a 7,420 square foot, upslope lot. Proposed exterior materials include aluminum windows, stucco exterior and wood exterior, as well as a combination of horizontal cable, and glass railing systems for the decks.</p>	<p><b>Approve</b></p>
<p><b>8. Zoning Code Amendment - Medical Marijuana</b></p> <p>The Planning Commission will consider an action to recommend that the City Council prohibit the cultivation of marijuana throughout the City via a proposed amendment to Zoning Code Section 36.350.240.</p>	<p><b>Recommend Approval</b></p>
<p><b>ADMINISTRATION</b></p>	
<p><b>9. Minutes of the Planning Commission’s October 26, 2015 meeting</b></p>	<p><b>Approve</b></p>
<p><b>10. Comments from City Council Liaison</b> <b>11. Comments from Planning Commissioners</b> <b>12. Comments from Staff</b></p>	
<p><b>ADJOURNMENT</b></p>	
<p><b>13. Adjourn to the regular scheduled meeting on January 25, 2016.</b></p>	<p><b>Adjourn</b></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 12/3/15

Signature   
Administrative Secretary