

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

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>	
CONTINUED HEARINGS	
<p>1. 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</p>	<p>Approve</p>

<p>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>2. 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>Approve</p>
<p>PUBLIC HEARINGS</p>	<p>RECOMMENDATION</p>
<p>3. 614-616 Fairview Avenue & 1102 Magnolia Avenue (Lot Line Adjustment/Variance – Single Family Lot)</p> <p>The Planning Commission will consider a request to adjust a lot line between two properties he owns. A small lot undeveloped lot that is 1,200 square feet in size and identified as Assessor Parcel Number 5315-011-037 would increase to 3,033 square feet. The southern property line of that lot would shift further south in order to include an existing two unit apartment building at 614-616 Fairview Avenue. The lot line adjustment would allow the Fairview building and a house at 1102 Magnolia Avenue to have its own lots. The lot line adjustment also requires a variance because the size of the resultant parcels does not meet the minimum lot size requirement of 10,000 square feet. The resultant lot size at 614-616 Fairview Avenue would be approximately 3,033 square feet and lot size at 1102 Magnolia Avenue would be 5,096 square feet.</p>	<p>Approve</p>
<p>4. 1672 Via Del Rey (Hillside Development Permit/Design Review - Single Family Addition)</p> <p>The Planning Commission will consider a request to build a 1,350 square foot addition to an existing two-story house. The addition would involve a 404 square foot addition to the first floor and a 946 square foot addition to the second floor. The lot size is 18,835 square feet in</p>	<p>Approve</p>

<p>area. The project does not require grading of a slope. The project would involve architectural enhancements such as ledger stone and wood siding for this ranch style home.</p>	
<p>5. 1008-1010 Mission Street (Conditional Use Permit Modification – Expanded Hours of Operation)</p> <p>The Planning Commission will consider a proposal to modify the original Conditional Use Permit granted on March 26, 2012 to operate a restaurant with bar areas with operating hours of 5:30 pm to midnight at Crossings Restaurant. The requested modifications relate to the hours of operation. The proposed hours of operation are 5 pm to 12 am Sunday through Thursday, 5 pm to 1 am Fridays and Saturdays, and an opening time of 10 am on Saturdays and Sundays for brunch service. No changes are being proposed to the floor plans or operation of this establishment.</p>	<p>Approve</p>
<p>6. 1019 Mission Street (Conditional Use Permit – 6 month review)</p> <p>The Planning Commission will perform a 6-month review of the operations at the <i>ARO</i>, a restaurant with a bar area since its opening. The purpose of this evaluation is to consider the extent to which the conditions of approval for the Conditional Use Permit and Administrative Use Permit have been adhered to and whether there is a need to revise the previously approved conditions.</p>	<p>Review & Approve</p>
<p>ADMINISTRATION</p>	
<p>7. Minutes of the Planning Commission’s January, 26, 2015, February 23, 2015, March 23, 2015 meetings</p>	<p>Approve</p>
<p>8. Comments from City Council Liaison 9. Comments from Planning Commissioners 10. Comments from Staff</p>	<p>Approve</p>
<p>ADJOURNMENT</p>	
<p>11. Adjourn to the special Commission meeting scheduled on May 18, 2015</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

4/22/15

Signature

Elaine Suarez
Administrative Secretary