

**AGENDA
MEETING OF THE
PLANNING COMMISSION OF THE
CITY OF SOUTH PASADENA
AMEDEE O. "DICK" RICHARDS, JR.
CITY COUNCIL CHAMBERS
1424 MISSION STREET
MONDAY, JUNE 27, 2016, 6:30 PM**

Steven Dahl, Chair
Evan Davis, Vice-Chair

COMMISSIONERS
Kristin Morrish, Secretary
Kelly Koldus, Commissioner
Richard Tom, Commissioner

Marina Khubesrian, MD, 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. 1100 Fair Oaks Avenue (Conditional Use Permit – Convert to Multi-tenant Building)</p> <p>The Planning Commission will consider a request for a Conditional Use Permit to convert the existing 6,605 square foot single tenant commercial space into a 3-unit, multi-tenant commercial space. The proposed make-up of the three uses are: two food-retail uses, and one retail, office space, or pet grooming. Exterior alterations included with this project were approved by the Cultural Heritage Commission at a special meeting on May 12, 2016.</p>	<p>Approve</p>

<p>2. 1100 Fair Oaks Avenue (Conditional Use Permit – Restaurant > 20% in Multi-Tenant, Beer/Wine)</p> <p>The Planning Commission will consider a request for a Conditional Use Permit to: 1) establish a restaurant, Blaze Pizza, in a commercial space that exceeds 20% of the total square footage in a multi-tenant building; and, 2) allow for the sale of beer and wine for on-site consumption. Additionally, the proposal includes a request for an Administrative Use Permit to allow for outdoor dining (facing Fair Oaks Ave).</p>	<p>Approve</p>
<p>PUBLIC HEARING</p>	
<p>3. 1302 El Cerrito Circle (Hillside Development Permit/Design Review – Replacement Garage and Patio)</p> <p>The Planning Commission will consider a request to demolish an existing garage and replace it with a new 496 s.f. garage with a patio above. The patio will be covered with a wood trellis supported by 12 inch round columns with plaster finish. The trellis will be stained to match the existing house. The proposed garage and patio will be visible from the west side of the property which faces Meridian Ave. No changes are proposed to the existing house.</p>	<p>Approve</p>
<p>4. 889 Braewood Court (Hillside Development Permit/Design Review – Single Family Addition)</p> <p>The Planning Commission will consider a request to Construct a two story 367 square foot addition to the rear of the existing two story house along with a 180 square foot second floor deck. Façade changes are also proposed at the side and rear of the house to introduce a more modern element to the house.</p>	<p>Approve</p>
<p>NEW BUSINESS</p>	
<p>5. General Plan/Mission Street Specific Plan Update Request for Proposals</p> <p>The Planning Commission will review the Request for Proposals (RFP) for updating the General Plan and Mission Street Specific Plan</p>	<p>Recommend City Council Approve RFP for Distribution</p>
<p>ADMINISTRATION</p>	
<p>6. Minutes of the Planning Commission’s April 25, 2016 meeting</p>	<p>Approve</p>
<p>7. Comments from City Council Liaison</p>	
<p>8. Comments from Planning Commissioners</p>	

9. Comments from Staff	
ADJOURNMENT	
10. Adjourn to the Planning Commission meeting scheduled on June 27, 2016	

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>

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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.

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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 6/23/16

Signature *Elaine Surran*
Administrative Secretary