

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

Steven Dahl, Chair
Richard Tom, Vice-Chair
Kristin Morrish, Secretary

COMMISSIONERS
Janet Braun, Commissioner
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>	
PRESENTATION	
<p>1. Landscape Lighting & Maintenance District</p>	
PUBLIC HEARINGS	
<p>2. 1426 Bank Street (Tentative Parcel Map – New Condominiums)</p> <p>The Planning Commission will consider a request made by EGL Associates to subdivide an existing parcel in order to create a tentative parcel map on property located at 1426 Bank Street. The proposal would convert three (3) previously approved dwelling units into condominiums; thereby, allowing the individual units to be sold individually.</p>	Continue
<p>3. 289 St. Albans Avenue (Hillside Development Permit/Design Review – Single Family Addition)</p> <p>The Planning Commission will consider a proposal to convert an existing carport into a garage with an extended roof over the home’s front entrance,</p>	Approve

replace existing metal guard rails along the driveway bridge with new metal rails, replace a wooden privacy fence with a new wooden fence, and enclose the opening under a bridge by replacing wood lattice with a stucco wall on the north elevation. An Administrative Modification will be needed to allow a small adjustment of parking spaces dimensions that are 18'-6" (length) by 19'-0" (width) instead of the 20' by 20' minimum requirement within a garage.	
4. Zoning Code Amendment – Second Units/Accessory Dwelling Units The Planning Commission will consider a recommendation to the City Council on a proposed amendment to Zoning Code Section 36.350.200 and Section 36.700.020 to revise the regulations for Accessory Dwelling Units. The City Council will be requested to adopt this as an urgency ordinance to ensure an effective date by January 1, 2017.	Recommend Adoption
NEW BUSINESS	
5. Appointments to General Plan/Mission Street Specific Plan Update Advisory Committee	Appoint
ADMINISTRATION	
6. Minutes of the Planning Commission’s October 24, 2016 meeting	Approve
7. Comments from City Council Liaison 8. Comments from Planning Commissioners 9. Comments from Staff	
ADJOURNMENT	
10. Adjourn to the regular Planning Commission meeting scheduled for January 23, 2017.	

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 11/22/16

Signature 
Administrative Secretary