



**CITY OF SOUTH PASADENA
PLANNING COMMISSION REGULAR MEETING AGENDA**

**Amedee O. "Dick" Richards, Jr. Council Chamber
1424 Mission Street, South Pasadena, CA 91030**

Monday, September 25, 2017, at 6:30 p.m.

*In order to address the Planning Commission, please complete a Public Comment Card.
Time allotted per speaker is three minutes.*

- CALL TO ORDER:** Chair Steven Dahl
- ROLL CALL:** Kristin Morrish, Commissioner, Richard Tom,
Commissioner, Janet Braun, Secretary,
Vice-Chair Kelly Koldus. and Chair Steven Dahl
- COUNCIL LIAISON:** Marina Khubesrian, MD
- STAFF PRESENT:** John Mayer, Senior Planner
Holly O. Whatley, Assistant City Attorney
Marlon Ramirez, Community Improvement Coordinator
Edwar Sissi, Assistant Planner
- PLEDGE OF ALLEGIANCE:** Chair Steven Dahl

PUBLIC COMMENTS AND SUGGESTIONS

(Time limit is three minutes per person)

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.

Note: Public input will also be taken during all agenda items. Time allotted per speaker: 3 minutes.

NEW BUSINESS

1. 2054 Fremont Avenue (Schedule Public hearing to Declare Public Nuisance

Adopt a Planning Commission resolution setting a public hearing to declare the property at 2054 Fremont Avenue a public nuisance.

Recommendation:

Approve

PUBLIC HEARINGS

2. 356 Camino del Cielo (Hillside Development Permit/Design Review – Single Family Addition

The Planning Commission will consider a request to construct a new 290 square foot rear balcony terrace attached at the existing second floor level along with an interior remodel. The project involves a façade change with new windows and doors, removal of the half wood siding, and the application of a new smooth stucco finish. The existing entry portico will be removed for a simple modern recessed entry and a new street-facing garage door will be installed.

Recommendation:

Approve

3. 1605 Hill Drive (Hillside Development Permit/Design Review Extension – New Single Family Addition

The Planning Commission will consider a request to extend planning approvals for a Hillside Development Permit (1685-HDP-DRX). The approval was for the demolition of an existing single-family house constructed in 1949, and the construction of a new two-story single-family residence on the same lot. The applicant obtained building permits for the new residence, but has been unable to commence construction due to issues pertaining to the installation of a new sewer lateral and obtaining sewer easements through private downhill properties. The new sewer lateral and sewer easements have recently been completed, and demolition of the existing house has commenced under valid permits. The permits to construct the new residence expired on August 31, 2017, while the original planning approval expired on March 12, 2015, unless a Building Permit was obtained. The applicant will need to resubmit their architectural plans for Plan Check to ensure compliance with the recent change in the Building Codes.

Recommendation:

Approve

4. 1701 & 1703 Hill Drive (Hillside Development Permit Extension – New Single Family Addition)

The Planning Commission will consider a request to extend planning approvals for a Hillside Development Permit to build a home at 1701 Hill Drive (corner of Hill Drive and Warwick Place) involving a 4,026 square foot structure with a contemporary style and a simple hip-shaped roof line and a home at 1703 Hill Drive involving a 3,413 square foot structure on a 10,752 square foot lot (the “project”). The applicant is requesting an 8 month extension to complete a list of pending items required by the Public Works Department.

Recommendation:

Approve

DISCUSSION

5. Draft Planning Commission Annual Report

The Planning Commission will review the annual Planning Commission report to the City Council.

Recommendation:

Discuss

ADMINISTRATION

- 6. Minutes of the regular Planning Commission August 28, 2017 meeting.
- 7. Comments from City Council Liaison
- 8. Comments from Planning Commissioners
- 9. Comments from

ADJOURNMENT

Adjourn to the regular Planning Commission meeting scheduled for October 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



The City of South Pasadena wishes to make all of its public meetings accessible to the public. Meeting facilities are accessible to persons with disabilities. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Hearing assistive devices are available in the Council Chamber. Notification at least 48 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 City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City's website as required by law.

9/20/17
Date

Elaine Serrano
Elaine Serrano,
Administrative Secretary