



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

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

Monday, October 23, 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:** Knarik Vizcarra, Interim 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.

CONTINUED HEARING

1. 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

PUBLIC HEARINGS

2. 2054 Fremont Avenue (Declaration of a Public Nuisance)

Adopt a Planning Commission resolution declaring the property at 2054 Fremont Avenue a public nuisance.

Recommendation:

Approve

3. 1412 El Centro Street (Conditional Use Permit Extension – Mixed Use Project)

The Planning Commission will consider an extension for an approved Conditional Use Permit (CUP) and Design Review to build a new mixed use project at the northeast corner of Exchange Lane and El Centro Street. The project was approved to consist of a 495 square foot retail space on the ground floor and a 5,704 square foot residential unit above with a total of 5 parking spaces for the development. A tentative parcel map was also approved to subdivide the one parcel into two condominiums; thereby allowing the retail space and residential unit to be sold individually. The applicant has actively working in plan check, however, due to unforeseen issues, the plan check application, therefore, planning approval expired on 8/23/17. The applicant has filed an application for an extension.

Recommendation:

Approve

4. 191 Monterey Road (Tentative Tract Map Extension – New Condominiums)

The Planning Commission will consider a request for a 12-month Time Extension on Tentative Tract Map No. 71738 that was originally approved by the Planning Commission on January 23, 2012 in conjunction with a new hillside development project of a 9-unit condominium project (Project No. 0663-DRX-CUP-HDP-TTM). The Tentative Tract Map was set to expire on February 7, 2016. The applicant submitted a time extension request for the Tentative Tract Map on December 23, 2015 (1885-EXT), which was approved on January 25, 2016 for 8 months (expiring on September 8, 2016). On December 23, 2016, the applicant again applied for a Planning extension (Project Case No. 1980-EXT) for the Tentative Tract Map, which was approved by the Planning Commission on January 23, 2017 for six months. The most recent extension expired on August 7, 2017. On September 18, 2017, the applicant again filed for an extension request of 12 months for the Tentative Tract Map due to extra time needed with addressing corrections from the Los Angeles County Department of Public Works.

Recommendation:

Approve

5. 804 Valley View Road (Hillside Development Permit/Design Review – New Single Family Residence)

The Planning Commission will consider a request to construct a new four bedroom single family residence on a vacant hillside lot with an average upslope of 38%. The proposed square footage of the house will be 3,125 square feet including an attached 430 square foot 2-car garage. The house will consist of three levels ascending up the slope with the ground level containing the garage and entry space, and the upper two floors containing living space. The house is designed in a modern style with smooth stucco, wood siding, extensive windows for light and air, and will include flat and shed-style roofing. The house will be composed of contemporary, simple forms that are grouped together as they ascend up the hillside in an effort to reduce the scale and massing of the project. The house will be sited upon a 7,500 square foot hillside parcel located in the RS Zoning District. The parcel frontage also contains a historic Arroyo stone retaining wall that will be retained and restored per the approval of the Cultural Heritage Commission Chairperson. The lot was formerly tied together with the lot directly west of the subject site of equal size, and has since been untied with the County Assessor and Recorder. A net total of 1,497 cubic yards of soil will be cut from the site and four trees are proposed for removal with 8 trees proposed as replacements subject to approval by the Public Works Department.

Recommendation:

Approve

6. 800 Valley View Road (Hillside Development Permit – New Single Family Residence)

The Planning Commission will consider a request to build a new four bedroom single family residence on a vacant hillside lot with an average upslope of 38%. The proposed square footage of the house will be 3,096 square feet including an attached 476 square foot 2-car garage. The house will consist of three levels ascending up the slope with the ground level containing the garage and entry space, and the upper two floors containing living space. The house is designed in a modern style with smooth stucco, wood siding, extensive windows for air and light, and will include flat and shed-style roofing.

The house will be composed of contemporary, simple forms that are grouped together as they ascend up the hillside in an effort to reduce the scale and massing of the project. The house will be sited upon a 7,500 square foot south-facing upsloping hillside parcel located in the RS Zoning District. The parcel frontage also contains an historic Arroyo stone retaining wall that will be retained and restored per the approval of the Cultural Heritage Commission Chairperson. The Arroyo stone retaining wall will be cut to accommodate a new driveway with the removed stones to be salvaged and reused in the restoration. The lot was formerly tied together with the lot directly east of the subject site of equal size, and has since been untied with the County Assessor and Recorder. A net total of 1,229 cubic yards of soil will be cut from the site and 14 trees are proposed for removal, three of which are dead and one living native Oak according to the Arborist’s Report. A total of 13 trees will be planted as mitigation replacements in addition to in-lieu replacement fees per the approval of the Public Works Department.

Recommendation:
Approve

ADMINISTRATION

- 7. Minutes of the regular Planning Commission September 25, 2017 meeting.**
- 8. Comments from City Council Liaison**
- 9. Comments from Planning Commissioners**
- 10. Comments from**

ADJOURNMENT

Adjourn to the special Planning Commission meeting scheduled for December 4, 2017

PUBLIC ACCESS TO PLANNING COMMISSION MEETING AGENDAS, DOCUMENTS DISTRIBUTED BEFORE A MEETING, AND BROADCASTING OF PLANNING COMMISSION MEETINGS

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- 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.

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.

10/18/17
Date

Elaine Serrano
Elaine Serrano,
Administrative Secretary