



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

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

Monday, December 4, 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

2. 800 Valley View Road (Hillside Development Permit/Design Review – 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 3,100 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.

Recommendation:

Approve

PUBLIC HEARINGS

3. 303 Pasadena Avenue (Alcohol Conditional Use Permit – Existing Restaurant)

The Planning Commission will consider a request for approval of a Conditional Use Permit, and Administrative Use Permit to allow the sale and dispensing of beer and wine for on-site consumption and outdoor dining at Cos and Pi, an existing full-service restaurant. Hours of operation would be 8 am to 10 pm, Tuesday through Sunday.

Recommendation:

Approve

4. 1426 Bank Street (Tentative Parcel Map– New Condominiums)

The proposed project is for the subdivision of a 9,752 square foot parcel into three parcels for the purposes of an approved three-unit condominium project. The Tentative Parcel Map number is 74132. The three-unit condominium project was approved by the Design Review Board at their January 7, 2016 meeting. Unit A will be the front unit, and will consist of a partial subterranean two-car garage, and two living levels above. Unit B and Unit C will be attached to each other and be located behind Unit A. Unit B and C will also each have a partial subterranean two-car garage with two living levels located above. Each unit will total 1,596 square feet of living area and include a 22 square foot covered porch. The project is located in the Residential Medium Density (RM) zone. The condominium project will be designed in the Craftsman style and consist of wood shingle siding, wood lap siding, composition roof shingles, and wood windows. The Tentative Parcel Map is to allow the condominium units to be sold to individual buyers as real property.

Recommendation:

Approve

5. 1017 South Fair Oaks Avenue (Conditional Use Permit/Design Review – Takeout Restaurant)

The Planning Commission will consider an application for a Conditional Use Permit for a proposed project consisting of occupying a vacant storefront in the Commercial General Zone of an existing multi-tenant commercial building into a Domino’s Pizza Store (Store #7773). The existing multi-tenant building is located on Fair Oaks Avenue directly abutting the northern wall of the Rialto Theatre. The proposed Domino’s Pizza Store will occupy the southern vacant unit of the 2-unit multi-tenant building. The northern storefront space is currently occupied by Ai Japanese Restaurant. The total size of the existing multi-tenant building is 4,002 gross square feet and the Domino’s Pizza Store will occupy an approximate 1,295 gross square foot unit. The total size of the multi-tenant property is 8,911 square feet, with parking in the rear made accessible by the Edison Lane alleyway.

Recommendation:

Approve

6. 1302 El Cerrito Circle (Hillside Development Permit – New Garage)

The Planning Commission will consider a request for a Hillside Development Permit and Design Review to demolish an existing garage and replace it with a new 526 square foot garage with a patio above. The patio will be covered with a wood trellis supported by 12 inch round columns with a 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.

Recommendation:

Approve

7. 1446 Oak Crest (Hillside Development Permit/Design Review – Single Family Addition)

The Planning Commission will consider a request for Design Review and a Hillside Development Permit approval and the adoption of a Negative Declaration to construct a rear first and second floor addition along with a façade change to an existing two-story hillside home located in a single-family residential neighborhood at 1446 Oak Crest Avenue, South Pasadena, CA 91030.

Recommendation:

Approve

8. 1019-1023 Fair Oaks Avenue and 1011 Fair Oaks Ave (Rialto Conditional Use Permit – Theater/Auditorium)

The Planning Commission will consider a request for a Conditional Use Permit to utilize the Rialto theater as a theater/auditorium for church services/public assembly/special events. The request would accommodate a maximum of 700 people at one time. The space at 1011 Fair Oaks Ave would be used as a theater/auditorium for children’s programming during church services and special events.

Exterior alterations are not included as part of this project and will be reviewed separately by the Cultural Heritage Commission.

Recommendation:

Approve

ADMINISTRATION

- 9. Minutes of the regular Planning Commission October 23, 2017 meeting.
- 10. Comments from City Council Liaison
- 11. Comments from Planning Commissioners
- 12. Comments from

ADJOURNMENT

Adjourn to the regular Planning Commission meeting scheduled for January 22, 2017

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>

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.

11/30/17
Date


Elaine Serrano,
Administrative Secretary