



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

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

**Monday, February 26, 2018, 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:** Richard Tom, Commissioner, Janet Braun, Secretary,  
Vice-Chair Kelly Koldus, and Chair Steven Dahl
- COUNCIL LIAISON:** Marina Khubesrian, MD
- STAFF PRESENT:** David Watkins, Director of Planning and Building  
Holly O. Whatley, Assistant City Attorney  
Knarik Vizcarra, Interim Senior Planner  
Edwar Sissi, Assistant Planner  
Marlon Ramirez, Community Improvement Coordinator
- 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.

**PUBLIC HEARINGS****1. 1854 Hanscom Drive (Declaration of a Public Nuisance)**

The Planning Commission will consider a request to approve a Planning Commission resolution setting a public hearing to declare the property at 1854 Hanscom Drive a public nuisance.

**Recommendation:**

Approve

**2. 424 Fair Oaks Avenue (Conditional Use Permit/Administrative Use Permit – Twoheys Alcohol and Outdoor Dining)**

The Planning Commission will consider a request of approval for a Conditional Use Permit and Administrative Use Permit for the sale and serving of alcohol in conjunction with the establishment of a full-service restaurant, Twohey's, and its proposed outdoor dining space. The applicant is also proposing for extended operating hours with the restaurant operations having planned operating hours of 7 am to 11 pm Sunday through Thursday, and 7am to 12 midnight Friday and Saturday. The bar portion of the restaurant will have planned operating hours within the operating hours of the restaurant, with a closing time of 12 midnight most evenings. The design for the façade changes are pending, and will be subject to review by the Design Review Board. The proposed project will be located in an existing free-standing commercial building located at the northern end of the existing multi-tenant retail center along Fair Oaks Avenue.

**Recommendation:**

Approve

**3. 2084 Hanscom Drive (Hillside Development Permit – Legalizing Retaining Walls)**

The Planning Commission will consider the owner's "after-the-fact" approval for excavation and construction of retaining walls built without permits on a hillside property. The proposal also includes the removal of unpermitted retaining walls built in the public right-of-way.

**Recommendation:**

Continue

**4. 833 Braewood Court (Hillside Development Permit/Design Review – New Single Family Residence)**

The Planning Commission will consider a request to construct a new 4-bedroom single-family residence on a vacant hillside lot with an average slope of 29.75%. The house will be modern in design with Japanese and Mid-Century design influences including broad surfaces of wood siding and smooth plaster, exposed roof beams, clearstory windows, gable roofing, gable-end windows, and balconies with cable-guard railing. The house is located in the Braewood Estates private tract development, and is also located in the RS, Residential Low Density Zoning District.

**Recommendation:**

Approve

**5. 1929 Huntinton Drive (Conditional Use Permit/Administrative Use Permit – Restaurant over 20 % of Multi-tenant Retail, Alcohol, and Outdoor Dining)**

The Planning Commission will consider a request of approval for a Conditional Use Permit and Administrative Use Permit for the on-site sale and consumption of alcohol in conjunction with the establishment of a full-service restaurant, Cookshack, and its proposed outdoor dining space. A Conditional Use Permit is also required for a restaurant that exceeds 20% of the multi-tenant retail portion of the mixed-use building in which the restaurant is proposed.

**Recommendation:**

Approve

**6. 1737 Camino Lindo (Hillside Development Permit/Design Review – Single Family Addition)**

The Planning Commission will consider a request to demolish and reconstruct a 896 square feet of the eastern wing of the house and the attached two-car garage. The project also includes a 363 square foot addition to the first floor, a 124 square foot second floor covered balcony, and extension of an existing pool deck which would involve construction of two new retaining walls. Roofing material is proposed to be replaced with lightweight concrete tile. Additional, exterior materials include new stone veneer, stucco, and vinyl windows to match the existing.

**Recommendation:**

Approve

**7. 420 El Coronado Street (Hillside Development Permit/Design Review – Single Family Addition; Retaining Walls)**

The Planning Commission will consider a request for a Hillside Development Permit and Design Review for a proposed project that consists of an 850 square foot master suite, fourth bedroom and laundry area on the second floor, a 200 square foot addition to the garage and 600 square foot pool house (attached to the garage with surrounding deck. A new infinity pool is also proposed along with supporting retaining walls on the downslope. No trees are proposed to be removed as part of this project. The entire house is proposed to be re-roofed with asphalt shingles as part of the project. Other exterior material include stucco, vinyl windows and metal railings.

**Recommendation:**

Continue

**8. Planning Commission Reorganization (No Report)**

The Planning Commission will consider its annual reorganization to select a Chair, Vice-Chair and Secretary.

**ADMINISTRATION**

- 9. Minutes of the Planning Commission special December 4, 2017 and regular January 22, 2018 meeting.**
- 10. Comments from City Council Liaison**
- 11. Comments from Planning Commissioners**
- 12. Comments from Staff**

**ADJOURNMENT**

**Adjourn to the regular Planning Commission meeting scheduled for March 26, 2018**

**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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### 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.*

*2/28/18*  
Date

  
Elaine Serrano,  
Administrative Secretary