



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

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

Monday, July 23, 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 Kelly M. Koldus
- ROLL CALL:** Steven, Dahl, Commissioner, John Lesak, Commissioner, Richard Tom, Secretary, Janet Braun, Vice-Chair, and Kelly M. Koldus, Chair
- COUNCIL LIAISON:** Marina Khubesrian, MD
- STAFF PRESENT:** David Watkins, Director of Planning and Building
Holly O. Whatley, Assistant City Attorney
Edwar Sissi, Assistant Planner
Debby Linn, Contract Planner
- PLEDGE OF ALLEGIANCE:** Chair Kelly M. Koldus

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 HEARING**1. 728 Bonita Drive (Hillside Development Permit/Design Review/Variance – New Single Family Residence)**

The Planning Commission will consider a request to construct a new 3-bedroom single-family residence on a vacant hillside lot with an average downslope of 49%. The proposed square footage of the house is 2,190 square feet with an additional 431 square feet for an attached 2-car garage. The house will consist of two levels that descend down the slope from the street with the garage, front entry, kitchen and living room areas located at the street level, and lower level containing the private living spaces. The house is designed in a modern style with cement plaster finish, wood siding, and split gable or shed-style roofing. The volumes of the house are grouped together into simple interconnected forms as they descend the hillside in an effort to reduce the scale and massing of the project. The proposed house also incorporates two levels of outdoor decks that will allow the residents to take advantage of the outdoor environment at the down sloping rear yard. The house will be sited upon a 6,286 square foot hillside parcel located in the RS zoning district with a proposed net total of 968.72 cubic yards of soil slated for removal. The applicant is proposing to have a 4'-5" front yard setback instead of the standard 10 feet for hillside properties. The variance is required given the steep slope, height restrictions, and neighborhood compatibility. The average front yard setback of the neighborhood is 3'-5" and if the applicant were to comply with the 10-foot setback, the project would sit much lower at the street than other properties within the area and it will require extensive shoring and high retaining walls given the sensitive nature of the steep hillside parcel. Four trees, one native and three non-native are slated for removal and will be subject to approval replacement plantings through the Public Works Department.

Recommendation:

Approve

2. 713 Flores De Oro (Hillside Development Permit/Design Review – Pool and Deck)

The project consists of filling an existing 672 square foot front yard lap pool with soil excavated from the rear yard for a new rear yard 610 square foot jelly bean-shaped recreational pool. The project also involves the construction of a new rear yard deck of 625 square feet, new small deck at the west of the house of 44 square feet, and an extension to an existing west-facing deck to 37 square feet. The cut required for the new pool will be approximately 133 cubic yards, and this cut will be used to fill the existing pool as an equal exchange. The new pool will be nestled into the contours of the rear hillside slope, and it will include an elevated circular spa, a terraced walkway and pool deck stemming from the rear of the house, and a waterfall edge that overlooks the hill below. The new pool will also have a circular planter with a low-growing California-native bush for screening of the pool walls. The new pool

will not be more than five feet deep, and the waterfall edge design with incorporated terraced planter bed will not exceed the wall height of 6 feet. The new large deck will stem from the southeast of the existing home and open out on the rear sloping hillside. This deck will also have a sinuous edge that follows the contours of the site. The structural underpinnings of the large deck will not be approximately four feet in height, whereas the maximum allowed is 6 feet. All the decks will have a wooden plank decking surface and a glass guardrail. The new pool will have a blue tiled finish along the exterior down-sloping walls, and a circular viewport within the pool as an added amenity. No trees are proposed for removal.

Recommendation:

Approve

3. 1100 Fair Oaks Avenue (Conditional Use Permit Modification – Conditions of Approval)

The Planning Commission will consider a modification to two conditions of approval of Project No. 1902-CUP which was approved by the City on August 11, 2016. Project No. 1902-CUP conditionally permitted the creation of three commercial tenant suites at the subject site for restaurant, office, or retail use; permitted a restaurant in one tenant suite; permitted a second restaurant in another tenant suite provided the second restaurant had differing peak hours of operation from the first restaurant; and required that any second restaurant use obtain approval of a conditional use permit supported by a study confirming that the restaurant would have dissimilar evening peak hours of operation from the of Project No. 1902-CUP to allow for a second restaurant at the subject site which would have overlapping peak hours of operation with those of the first restaurant.

Recommendation:

Approve

4. 1100 Fair Oaks Avenue (Conditional Use Permit – Restaurant – 25% in Multi-Tenant)

The Planning Commission will consider a request for approval of a conditional use permit to operate a BurgerIm restaurant in an approximately a 1,643 square foot suite located within an existing 6,605 square foot multi-tenant building located at 1100 Fair Oaks Avenue (project site) which would exceed 20% of the total square footage of the multi-tenant building. The project site contains a total of 19 parking spaces which would provide parking for all uses at the project site.

Recommendation:

Approve

ADMINISTRATION

5. Minutes of the Planning Commission regular June 25, 2018 meeting.
6. Comments from City Council Liaison
7. Comments from Planning Commissioners
8. Comments from Staff

ADJOURNMENT

Adjourn to the regular Planning Commission meeting scheduled for August 27, 2018

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.

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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.

Date

7/19/18

Elaine Serrano,
Administrative Secretary