



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

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

Monday, August 27, 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
Darby Whipple, Senior 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.

CONTINUED HEARING**1. 2121, 2123 & 2127 Hanscom Drive (Hillside Development Permit/Design Review – New Single Family Residences)**

The Planning Commission will consider adoption of a Mitigated Negative Declaration and three applications for Hillside Development Permit and Design Review to construct 1) a 1,235 square foot residence at 2121 Hanscom Drive, 2) a 1,333 square foot residence at 2123 Hanscom Drive; and 3) a 1,761 square foot residence at 2127 Hanscom Drive. Each residence will have a two-car garage.

Recommendation:

Approve

PUBLIC HEARING**2. 191 Monterey Road (Tentative Tract Map Extension – New Condominiums)**

The Planning Commission will consider a Tentative Tract Map 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 condominium project entitlements were set to expire in February of 2013, but they were extended for 12 months by the Planning Commission on March 25, 2013. The applicant missed the April 9th 2014 expiration of the condominium entitlements, and thus they expired. On May 19, 2014, the applicant resubmitted the 9-unit condominium project for a new HDP approval (Project No. 1717-HDP-DRX). At that time the Tentative Tract Map remained valid due to automatic extensions granted by State law. At the time of the second submittal of the HDP approval, the Zoning Code had changed that no longer required a Conditional Use Permit (CUP) for multi-family projects. The second HDP submittal was approved by the Planning Commission on August 7, 2014. 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 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 applicant submitted a time extension request for the Tentative Tract Map on September 18, 2017 (2047-EXT), which was approved on October 23, 2017 for 12 months. The most recent extension expired on August 7, 2018. On July 10, 2018,

the applicant again filed for an extension request of 6 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

3. 325 Camino Verde (Hillside Development Permit/Design Review – New Single Family Residence)

The proposed project consists of demolishing an existing 1,582 square foot one-story single-family residence constructed in 1965 and replacing the structure with a new 5,215 square foot two-story single-family house with a 400 square foot two-car attached garage, not visible from the street. A breakdown of the proposed house square footages are as follows: the first floor will be 2,236 square feet; the second floor will be 2,384 square feet; and the detached bonus room/pool house will be 595 square feet. The proposed house is traditionally designed in a Mediterranean style with a central front entry vestibule, a symmetrical façade, shallow roof eaves with a classical cornice profile, a hipped clay s-tile roof, and fiberglass windows. The house will be composed of simple geometric forms and will be finished in stucco with a stone cladding base. The proposed bonus room/pool house, composed of the same style and materials as the main residence, will be detached and connected to the house through a patio terrace uphill from the street, however, this accessory building will still sit lower in height than the house which itself does not exceed the height limits of Altos de Monterey. The project will also involve the construction of a new rectangular pool next to the bonus room/pool house at the rear yard.

Recommendation:

Approve

4. 1435 Oak Crest Avenue (Hillside Development Permit/Design Review/Variance – New Single Family Residence)

The Planning Commission will consider a request for approval to demolish an existing 1,543 square foot two-story single-family residence constructed in 1952 and replacing the structure with a new 2,628 square foot three-story house atop the existing foundation. The house will be designed in a modern style with simple geometries and finishes of wood siding, and cement plaster, along with fiberglass windows by Milgard. The house will incorporate shed and flat roofs, exterior balconies at the rear and front, and a new attached two-car garage. The parcel is rectangular in shape and slopes down from its frontage along Oak Crest Avenue with an average slope of 38%. No soil is planned for excavation as the applicant is proposing to retain and utilize the existing retaining walls and foundation of the existing house. The proposed demolition of the house was reviewed by the Cultural Heritage Commission (CHC) per the City's Historic Preservation Ordinance. The CHC has determined that the property is not an Historic Resource, and the project may proceed with the demolition pursuant to the approval of the Hillside Development Permit by the Planning Commission.

Recommendation:

Approve

ADMINISTRATION

5. Comments from City Council Liaison
6. Comments from Planning Commissioners
7. Comments from Staff

ADJOURNMENT

Adjourn to the regular Planning Commission meeting scheduled for September 24, 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.

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.

_____ Date

_____ Elaine Serrano,
Administrative Secretary

