



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

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

**Monday, March 25, 2019, at 8:00 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:** Dr. Richard D. Schneider, Council Liaison
- STAFF PRESENT:** David Bergman, Interim Director of Planning and Building  
Holly O. Whatley, Assistant City Attorney  
Darby Whipple, Senior Planner  
Edwar Sissi, Associate 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: 5 minutes.

**CONTINUED HEARING**

**1. 817 Orange Grove Place (Appeal)**

On October 4, 2018, the DRB denied a request made by Peter De Maria, Architect, to demolish an existing duplex with detached garage, and the construction of a new tri-plex comprising of approximately 5,000 square feet of living area on an approximate 10,000 square foot lot. Unit A, the front unit, was to consist of two stories and 2,319 square feet; Unit B was to be at ground level at the rear and be 1,187 square feet, and Unit C, was to be located above Unit B and be 1,471 square feet in size. The exterior materials of the modern style architecture were proposed to consist of stucco, metal standing seam roofing, frameless glass railing, and aluminum windows and patio doors. The existing structures were reviewed by the Cultural Heritage Commission (CHC), and they were cleared of any eligibility as a Historic Resource allowing the proposed demolition to continue through the regular entitlement process with the Design Review Board.

**Recommendation:**

Deny the Appeal and uphold the Design Review Board's decision.

**PUBLIC HEARINGS**

**2. 1337 Oak Hill Place (Hillside Development Permit)**

The Planning Commission will consider an application for a Hillside Development Permit, Design Review, and the adoption of a Negative Declaration for a new three-story single-family residence located in an established single-family residential neighborhood.

**Recommendation:**

Approve

**3. 191 Monterey Road (Tentative Tract Map)**

The Planning Commission will consider a request for Tentative Tract Map No. 71738 originally approved in 2012 in connection with an approved 9-unit condominium complex located at 191 Monterey Road. The proposed project is a request for Tentative Tract Map No. 71738 for subdivision of nine (9) condominium units; thereby, allowing the individual units to be sold separately. The 9-unit Mediterranean style architecture condominium complex is currently under construction at the base of a north-facing slope located at 191 Monterey Road.

**Recommendation:**

Approve

**4. Bank Street – Street Vacation**

The Planning Commission will consider a proposed project consisting of vacating Bank Street between Diamond Avenue and Fremont Avenue. The completion of the vacation will revert the public right of way back to the adjacent parcels, currently housing the South Pasadena High School campus, and owned by the South Pasadena School District. The additional vacated right-of-way will remove certain public restrictions, consequently enabling the South Pasadena School District to construct a proposed classroom building.

**Recommendation:**

Approve

**ADMINISTRATION**

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

**ADJOURNMENT**

**8. Adjourn to the regular Planning Commission meeting scheduled for April 22, 2019**

**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

3/21/19

Elaine Serrano,  
Administrative Secretary