



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

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

**Tuesday, May 14, 2019, 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:** 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.

**PUBLIC HEARINGS****1. 420 El Coronado (Project No. 2086-HDP) – Hillside Development Home Addition**

The Planning Commission will consider a Hillside Development Application for the following: The approximately 1,000 square foot 2<sup>nd</sup> floor suite – 2 bedrooms, bath and laundry, a 100 square foot addition to the garage and 430 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:***

- Approve
- Adopt Negative Declaration

**2. 1748 Camino Lindo (Project No. 2200-HDP) – Hillside Development Home Addition**

The Planning Commission will consider a Hillside Development Application for the following: The demolition of a 437 square foot outdoor pool deck, the demolition of a 103 square foot swimming pool, and the addition of 992 square feet to the existing 2,875 square foot single-story hillside home. The addition will primarily occur at two opposing wings of the single-family home. A single-story 532 square foot addition at the south wing will be constructed over the demolished swimming pool/deck area, and a new 489 square foot single-story addition will be constructed at the front of the home near the northern wing. The additions will accommodate a new master bedroom suite, and a new bed and bath. The applicant has stated that no trees are proposed for removal. Additionally, the applicant states that a total 53.7 cubic yards of soil will be excavated, and 64.7 cubic yards of soil will be used as fill. The property sits at the cul-de-sac end of Camino Lindo and has an average downslope of 34.8 percent. The existing single-family house was constructed in 1967 and contains an existing three covered parking garage. The lot size of the property is 49,374 square feet, and the project will increase the Floor Area Ratio (F.A.R.) from 5.6 percent to 7.8 percent, or 3,867 square feet.

***Recommendation:***

- Approve
- Adopt Negative Declaration

**3. 1935 Hanscom Drive (Project No. 2186-HDP) – Hillside Development Home Addition**

The Planning Commission will consider a Hillside Development Application for the following: The construction of a new 1,717 square foot, three level addition to an existing 1,516 square foot, three-level hillside home, along with a façade change. The existing three-level house was constructed in 2014 and is situated on a through-lot that down slopes to Peterson Avenue in the west. The property owner underwent a Lot Line Adjustment to combine both of her adjoining parcels, Lot Number 4 (APN: 5308-023-004) and Lot Number 5 (APN: 5308-023-005) into one unified Lot of 9,239 square feet. Lot number 5 currently contains the existing residence, and Lot Number 4 is currently vacant, and also a through-lot. The Lot Line Adjustment has received Ministerial approval by the City, and has been recorded by the County. The current Floor Area Ratio (F.A.R.) of the existing house on the previous uncombined Lot Number 5 (4,407 square feet), was 36 percent. The proposed total square footage of the house addition for the new combined and enlarged lot will be 3,233 square feet for a total F.A.R. of 35 percent, the allowable maximum. A proposed total of 160 cubic yards of soil will be excavated for the construction. The applicant is also proposing to change the architectural style of the existing from a traditional vernacular to a modern design with shed-style roofing, clearstory windows, smooth stucco, fiber-cement paneling, ledger stone cladding, and glass balcony railing. The project will also include a three-car garage. The project will terrace down the hillside from Hanscom Drive, and incorporate decks and terraced planter walls to reduce the scale and massing of the project. The addition will also require the removal of approximately five California Walnut trees on the formally vacant Lot Number 4. These tree removals will be subject to the approval of the Public Works Department, and possibly the Natural Resources and Environmental Commission.

***Recommendation:***

- Approve
- Adopt Negative Declaration

**4. Zoning Code Amendment (ZCA-No. 0061) – Pre Development Plan Review**

The Planning Commission will consider the initiation of a Zoning Code Amendment and Recommendation to the City Council to Amend Division 36.410, Zoning Approvals or Disapprovals of Article 4 Zoning Code of Title 6 of the South Pasadena Municipal Code to Establish a Predevelopment Plan Review.

***Recommendation:***

- Adopt Resolution declaring intention to amend the Zoning Code, Division Section 36.410.
- Adopt Resolution of Recommendation to City Council for adoption of Zoning Code amendment.

**ADMINISTRATION**

5. Planning Commission Minutes ( September 24, 2018 and March 25, 2019)
6. Comments from City Council Liaison
7. Comments from Planning Commissioners
8. Comments from Staff

**ADJOURNMENT**

9. Adjourn to the regular Planning Commission meeting scheduled for June 11, 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.

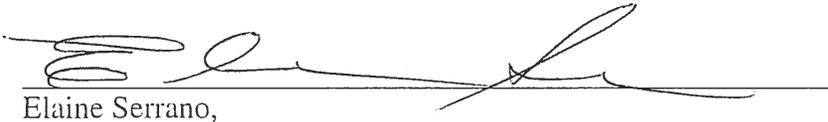
**ACCOMMODATIONS**

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.*

5/9/19  
Date



Elaine Serrano,  
Administrative Secretary