



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

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

Monday, October 22, 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 Bergman, Interim Director of Planning and Building
Holly O. Whatley, Assistant City Attorney
Edwar Sissi, Associate Planner
Darby Whipple, Senior 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. 728 Bonita Drive (Hillside Development Permit/Variance – New Single Family Residence)**

The Planning Commission will consider approval for a Hillside Development Permit and a Variance the construction of 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 will be 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 requirement, the project would sit much lower at the street level 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:

Continue

2. 325 Camino Verde (Hillside Development Permit – New Single Family Residence)

The Planning Commission will consider approval for a Hillside Development Permit, which consists of the demolition of an existing 1,582 square foot one-story single-family residence constructed in 1965. In addition to the replacement of the structure with a new 4,620 square foot two-story single-family house with a detached 595 square foot detached accessory structure/pool house, a 400 square foot two-car attached garage will not be visible from the street, and a 490 square foot rear yard pool. 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 portico, a symmetrical façade, shallow roof eaves with a classical cornice profile, a hipped clay

s-tile roof, and fiberglass windows. The house will be rectangular in form and will be finished in stucco with a stone cladding base. The project will also involve the construction of a new 490 square foot rectangular pool next to the bonus room/pool house at the rear yard. The Cultural Heritage Commission has reviewed and determined that the existing house 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

3. 1800 Via Del Rey (Hillside Development Permit – New Single Family Addition and Façade Change)

The Planning Commission will consider approval for a Hillside Development Permit, regarding a proposal for a new single family addition, which consists of a 1,430 square foot addition to an existing 1,850 single-story, single-family residence that was constructed in 1969. A detailed breakdown of the square footage includes the following: the demolition of 12 square feet on the existing ground floor, the addition of 187 square feet on the first floor, and the addition of a new 1,242 square foot second floor. All together, the first floor proposal is at 2,025 square feet and the new second floor will be 1,242 square feet. The total FAR will grow from 11% to 19% with a lot coverage that increases from 13.42% to 15.35% for the 17,307 square foot parcel. The subject site is a hillside lot with an average slope of 36% and is located in the Altos De Monterey Overlay (AM) Zoning District. The project scope also involves a façade change from the existing nondescript Stylized Ranch home with tile roofing and partial brick cladding façade. The proposed façade change includes a new modern material palette of gray standing seam metal roofing, smooth stucco walls, gray cement-board paneling, and horizontal wood siding. The new second floor addition will primarily be within the existing footprint of the first floor and will comply with the required front setback of second story additions. A new rear-facing balcony will extend from the new second story master bedroom and also serve as a patio cover for the ground floor. All new windows and doors are proposed to complement the new modern façade change. Additionally, the project will involve the removal of the existing impermeable concrete driveway and replacement with concrete pavement inserted into a permeable grid of turf area. The existing rear yard pool is proposed to be filled and no trees are proposed for removal.

Recommendation:

Approve

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

The Planning Commission will consider an application for a Hillside Development Permit and the adoption of a Negative Declaration. The applicant (Jimmy Shouyi Lee of T.J. Build) submitted plans to demolish an existing single-family residence and the construction of a new two-story single-family home atop the existing foundation located in a single-family residential neighborhood at 1435 Oak Crest Ave. South Pasadena, CA 91030 (APN: 5311-009-027). The proposed project consists of demolishing 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 designed will have 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%.

Recommendation:

Approve

PUBLIC HEARING

5. 1005-1007 Fair Oaks Avenue (Conditional Use Permit/Administrative Use Permit – New Restaurant)

The Planning Commission will consider approval for a Conditional Use Permit and Administrative Use Permit for the relocation of an existing food service establishment from their current location (710 Fair Oaks Ave.) to the subject building site. The applicant is proposing to serve alcohol, operate under extended hours, and provide an enhanced outdoor dining area. The serving of alcohol and operating with extended hours require a Conditional Use Permit (CUP). The proposed outdoor dining area will require an Administrative Use Permit. The use of the approximately 5,000 square foot building as a restaurant is changing from previous retail sales use, and no square footage additions are proposed. The building is located in the CG zone and is included in the City's Inventory of Historic Resources thus the project will not trigger new parking requirements. The design modifications have been reviewed prior to the Cultural Heritage Commission under separate permit. The applicant will submit a signage proposal, also under separate permit review. The applicant has obtained their ABC Liquor License on File with Planning. Mamma's Brick Oven Restaurant is proposing to operate under these hours for the restaurant: Monday through Thursday 10:30am through 10pm; and Friday and Sunday: 7am through 1am.

Recommendation:

Approve

6. 325 Oaklawn Avenue (Appeal to approve an Administrative Modification 8ft. Wall)

The Planning Commission will consider an appeal of the Planning Director's decision to approve the Administrative Modification for an eight (8) foot wall at 325 Oaklawn Ave, South Pasadena, CA 91030.

On 8/15/18, the Director of the Planning and Building Department APPROVED the Administrative Modification subject to the conditions of approval and any other applicable regulations. On February 16, 2018, the property owners submitted a request to replace an existing wooden fence with a concrete wall atop an existing retaining wall; the wall would extend the full length of the west property for 90 feet and would exceed the six-foot height limit (maximum eight feet) as measured from the adjacent grade. The difference in grade from on each side of the proposed fence is less than 2 feet. The concrete wall would have a troweled finish to match existing walls along Fremont Avenue. On 8/29/18, Brandon Fox filed an appeal to the Director's approval.

Recommendation:

Deny Appeal and Uphold
Administrative Modifications

ADMINISTRATION

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

ADJORNMENT

Adjourn to the special Planning Commission meeting scheduled during the month of November 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



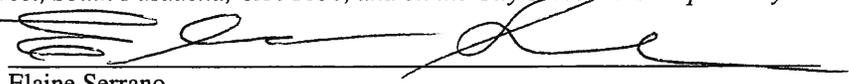
The City of South Pasadena wishes to make all of its public meetings accessible to the public. Meeting facilities are accessible to persons with disabilities. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230. Upon request, this 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.

10/18/18

Date


Elaine Serrano,
Administrative Secretary