



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

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

Tuesday, July 9, 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
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:
3 minutes.

PUBLIC HEARING**1. 728 Bonita Drive (Hillside Development Permit/Variance)**

The Planning Commission will consider an application for a Hillside Development Permit, The proposed project consists of constructing 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 flat and shed-style roofing. 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 applicant is proposing to have a 4'-5" front yard setback instead of the standard 10 feet for hillside properties. The variance is requested given the steep slope, height restrictions, and neighborhood compatibility. Four trees, one native and three non-native are proposed for removal and will be subject to approval replacement plantings through the Public Works Department.

Recommendation:

Approve

2. 1532 Indiana Avenue (Hillside Development Permit)

The Planning Commission will consider an application for a Hillside Development Permit for a proposed project, which consists of a 735 square foot addition to an existing 1,188 split-level single-family residence that was constructed in 1948. The existing two-car carport located in the front yard is proposed for demolition. The existing carport located in front of the house is proposed for demolition to accommodate a new 500 square foot two-car garage and an adjacent uncovered guest parking. New stairs will lead from the garage to the existing entry deck. The deck will be enlarged to wrap around a new 2nd story addition. The old driveway and stairs leading from the southwest frontage along Indiana Avenue will be demolished and new concrete steps will be installed to lead to a relocated front entry that ties in with the proposed new addition. Roof top decking will be located atop the new garage, and an additional terraced deck will be connect the garage structure to the house wrap-around deck.

Recommendation:

Approve

3. Ordinance Amending Division 36.410 Zoning Approvals or Disapprovals of Article 4 Zoning Code of Title 36 of the So. Pas. Municipal Code to Establish a Predevelopment Plan Review

The Planning Commission will consider an ordinance amending division 36.410 Zoning Approvals or Disapprovals of Article 4 Zoning Code of Title 36 of the South Pasadena Municipal Code to establish a Predevelopment Plan Review.

Recommendation:

Recommend approval to the City Council to establish a Predevelopment Plan Review.

ADMINISTRATION

- 4. Planning Commission Minutes (April 9, 2019)
- 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 August 13, 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.

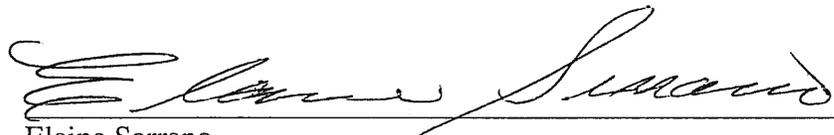
ACCOMMODATIONS



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.

7/9/19
Date


Elaine Serrano,
Administrative Secretary