

**AGENDA
MEETING OF THE
PLANNING COMMISSION OF THE
CITY OF SOUTH PASADENA
AMEDEE O. "DICK" RICHARDS, JR.
CITY COUNCIL CHAMBERS
1424 MISSION STREET
MONDAY, MARCH 25, 2013, 6:30 PM**

Anthony R. George, Chair
Kristin Morrish, Vice-Chair

COMMISSIONERS
Evan J. Davis, Secretary
J. Stephen Felice, Commissioner
Steven Friedman, Commissioner

Robert S. Joe, Council Liaison
David Watkins, Director of Planning and Building
Richard L. Adams II, City Attorney

ROLL CALL and PLEDGE OF ALLEGIANCE	
PUBLIC COMMENTS	RECOMMENDATION
<p>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.</p> <p>Note: Public input will also be taken during all agenda items. Time allotted per speaker: 3 minutes.</p>	
CONTINUED HEARINGS	RECOMMENDATION
<p>1. 1915 Illinois Avenue (Design Review/Variance – New Single Family Residence)</p> <p>A proposal to construct a new 1,495 square foot three level, contemporary style single family home with an attached two-car garage and one-car carport on a 4,240 square foot vacant lot. One variance is requested for this project to allow the proposed attached garage to be located in front of the house as the Zoning Code requires that an attached garage be set back 10 feet from the main structure. The lot on which the project is proposed is located in the Southwest Monterey Hills area of the City.</p> <p>Since the first Planning Commission review of this project on February 25, 2013, the proposed home has been reduced in size (from 1,710 square feet), negating the need for an FAR variance.</p>	Approve

PUBLIC HEARINGS	RECOMMENDATION
<p>2. 191 Monterey Road (Multi-family Conditional Use Permit Extension)</p> <p>A proposal to extend the approvals for a new 9-unit condominium complex at 191 Monterey Road. The Planning Commission previously approved this project's Conditional Use Permit, Hillside Development Permit, and Design Review. The effective date of the approval was February 7, 2012. According to the Zoning Code, the approval remains valid for 12 months unless construction plans are submitted to plan check within that time and the requisite plan check fees are paid. The applicant did not submit construction plans within that 12 month time frame due to an unexpected delay with the review of a soils report. Tom Nott's request for an additional 12 months will allow the architect additional time to prepare the necessary construction plans.</p>	<p>Approve</p>
<p>3. Zoning Code Amendment - Second Dwelling Units (AB 1866)</p> <p>A proposed ordinance to amend the Zoning Code to allow Second Dwelling Units to be reviewed without discretionary review, as required by Government Code Section 65852.2.</p>	<p>Recommend Adoption</p>
<p>NEW BUSINESS</p>	
<p>4. Recommendations to City Council (Hedge Height Regulations)</p> <p>A request to review the current height limitations for hedges within the front yard setback.</p>	<p>Discuss and Recommend</p>
<p>5. Rescheduling of May meeting (Holiday)</p> <p>The Planning Commission will consider rescheduling the May 27, 2013 meeting to May 20, 2013, May 23, 2013 or May 30, 2013.</p>	<p>Reschedule Meeting</p>
<p>ADMINISTRATION</p>	
<p>6. Minutes of the Planning Commission's January 28, 2013 and the February 25, 2013 meetings.</p> <p>7. Comments from City Council Liaison</p> <p>8. Comments from Planning Commissioners</p> <p>9. Comments from Staff</p>	<p>Approve</p>
<p>ADJOURNMENT</p>	
<p>10. Adjourn to the Commission meeting of April 22, 2013.</p>	<p>Adjourn</p>

PUBLIC ACCESS TO PLANNING COMMISSION MEETING AGENDAS, DOCUMENTS DISTRIBUTED BEFORE A MEETING, AND BROADCASTING OF PLANNING COMMISSION MEETINGS

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- 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.

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Accommodations

Meeting facilities are accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Planning and Building Department at (626) 403-7220. Hearing assistive devices are available in the Council Chambers. Notification at least 72 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 the City Hall at 1414 Mission Street, South Pasadena, CA 91030, as required by law.*

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, California as required by law.

Date _____

Signature _____

Administrative Secretary