

**AGENDA
SPECIAL MEETING OF THE
PLANNING COMMISSION OF THE
CITY OF SOUTH PASADENA
AMEDEE O. "DICK" RICHARDS, JR.
CITY COUNCIL CHAMBERS
1424 MISSION STREET
THURSDAY, AUGUST 7, 2014, 6:30 PM**

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

COMMISSIONERS
Evan J. Davis, Secretary
Steven Dahl, Commissioner
Steven Friedman, Commissioner

Robert S. Joe, Council Liaison
David Watkins, Director of Planning and Building
Ivy M. Tsai, Deputy 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>	
NEW HEARINGS	RECOMMENDATION
<p>1. 1119 Fair Oaks Avenue (Alcohol Conditional Use Permit Modification - Grassroots)</p> <p>A request to allow wine tasting classes after store closing hours at Grassroots Restaurant and Market, located within the Vons Shopping Center. The classes would take place up to twice a month with a duration of 3 hours per class, accommodate up to 30 customers, and end by 10 pm.</p>	Approve

<p>2. 191 Monterey Road (Conditional Use Permit/Hillside Development Permit – New Multi-Family)</p> <p>A proposal to build a new 9-unit condominium complex at the base of a north-facing slope on a vacant lot located at 191 Monterey Road. The building would have Mediterranean style architecture. The units would be set on top of a subterranean garage that provides 18 parking spaces reserved for the homeowners, 5 parking spaces reserved for guests, and three bicycle racks. The project includes 3,395 cubic yards of grading. The nine (9) dwelling units will be condominiums; whereby, the individual units will be sold separately. The project also requires the removal of 3 native species trees (oak trees) and 13 significant trees. A condition of approval would require that the developer replace those trees with 47 trees (24" box size) and that 18 of those trees be native species.</p>	<p style="text-align: center;">Approve</p>
<p>3. 1515 Garfield Avenue (Conditional Use Permit Modification – Child Care Center with Traffic Study)</p> <p>On January 27, 2014, the South Pasadena Planning Commission approved a request by Kids Klub Child Development Centers to run a child care operation for school-aged children who are in kindergarten through the ninth grade. The program would run from 7:30am – 9:00 am and from 4:30 pm to 6:00 pm from Monday to Friday. Maximum number of students would be 70 children during the regular school year and 120 children when regular school is not in session. The child care operation would take place in the 1,550 square foot “Whitmore Youth Room” in the Oneonta Congregational Church. The applicant is requesting to use the 1,378 square foot “Oakview Room” instead of the 576 square foot modular building at the north end of the site. That modular building will not be used for this child care activity.</p>	<p style="text-align: center;">Approve</p>
<p>ADMINISTRATION</p>	
<p>4. Comments from City Council Liaison 5. Comments from Planning Commissioners 6. Comments from Staff</p>	<p style="text-align: center;">Approve</p>
<p>ADJOURNMENT</p>	
<p>7. Adjourn to the regular Commission meeting on August 25, 2014</p>	<p style="text-align: center;">Adjourn</p>

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

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

8/4/14

Signature



Administrative Secretary