

**AGENDA  
MEETING OF THE  
PLANNING COMMISSION OF THE  
CITY OF SOUTH PASADENA  
AMEDEE O. "DICK" RICHARDS, JR.  
CITY COUNCIL CHAMBERS  
1424 MISSION STREET  
MONDAY, JULY 28, 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

<b>ROLL CALL and PLEDGE OF ALLEGIANCE</b>	
<b>PUBLIC COMMENTS</b>	<b>RECOMMENDATION</b>
<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><b>Note:</b> Public input will also be taken during all agenda items. Time allotted per speaker: 3 minutes.</p>	
<b>PUBLIC HEARINGS</b>	<b>RECOMMENDATION</b>
<p><b>1. 1007 Mission Street (Conditional Use Permit – 6 Month Review)</b></p> <p>The City of South Pasadena hereby gives notice that the Planning Commission will perform a 6-month review of the operations at the <i>Griffins of Kinsale</i>, a restaurant with a bar area, since the February 2014 review. The purpose of this evaluation is to consider the extent to which the conditions of approval have been adhered to and whether to revise the previously approved conditions for the related Conditional Use Permit.</p>	<p><b>Revise Conditions of Approval</b></p>

<p><b>2. 1119 Fair Oaks Avenue (Alcohol Conditional Use Permit Modification - Grassroots)</b></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 25 customers, and end by 10 pm.</p>	<p><b>Continue to the special meeting on 8/7/14</b></p>
<p><b>3. 291 St. Albans (Hillside Development Permit/Design Review – Single Family Residence)</b></p> <p>The applicant proposes to convert 845 square feet of crawl space under the main living areas into a master bedroom with bathroom, a family room, and a new 96 square foot stairway/entrance. The conversion from the basement use to living space would occur within the walls of the existing house. The project involves new window openings and a new door on the north (front) elevation, and new window openings, and a new balcony with a metal spiral staircase on the rear side of the house. All new windows will be aluminum framed.</p>	<p><b>Approve</b></p>
<p><b>4. 191 Monterey Road (Conditional Use Permit/Hillside Development Permit – New Multi-Family)</b></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><b>Continue to the special meeting on 8/7/14</b></p>
<p><b>5. 2131 Hanscom Drive ( Hillside Development Permit – New Single Family Residence)</b></p> <p>Construction of a new 1,800 square foot single family home on a 5,430 square foot undeveloped lot located at 2131 Hanscom Drive. The proposed home includes a two-car garage (plus one open guest space) at the street level, living areas and a terrace at the middle level, and three bedrooms with a balcony on the third level. The architecture is a modern, contemporary style with a cement plaster finish, aluminum-framed windows, tempered glass rails, and a portion of engineered wood siding. The project will be graded and constructed simultaneously with the three adjacent properties that were previously approved for development on</p>	<p><b>Pulled from the agenda</b></p>

<p>April 23, 2012. The total amount of grading for the four lots will involve approximately 3,300 cubic yards of grading.</p>	
<p><b>6. 1515 Garfield Avenue ( Conditional Use Permit Modification – Child Care Center with Traffic Study)</b></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><b>Continue to the special meeting on 8/7/14</b></p>
<b>DISCUSSION</b>	
<p><b>7. Status Report – 820 Mission Street ( Abbot Labs)</b></p>	<p><b>Review and File</b></p>
<b>ADMINISTRATION</b>	
<p><b>8. Minutes of the Planning Commission’s June 23, 2014 meeting.</b></p>	<p><b>Approve</b></p>
<p><b>9. Comments from City Council Liaison</b> <b>10. Comments from Planning Commissioners</b> <b>11. Comments from Staff</b></p>	<p><b>Approve</b></p>
<b>ADJOURNMENT</b>	
<p><b>12. Adjourn to the special meeting on August 7, 2014</b></p>	<p><b>Adjourn</b></p>

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- City Website at: <http://www.ci.south-pasadena.ca.us/planning/agendasminutes.html>

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edee 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.*

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**Date** \_\_\_\_\_

**Signature** \_\_\_\_\_

*Administrative Secretary*