

**AGENDA  
MEETING OF THE  
PLANNING COMMISSION OF THE  
CITY OF SOUTH PASADENA  
AMEDEE O. "DICK" RICHARDS, JR.  
CITY COUNCIL CHAMBERS  
1424 MISSION STREET  
MONDAY, OCTOBER 27, 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  
Holly O. Whatley, Assistant 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>NEW BUSINESS</b>	
<p><b>1. Holiday Meeting Schedule</b></p> <p>The Planning Commission will consider canceling the November 2014 and December 2014 regular meetings and schedule a special meeting in between.</p>	
<b>CONTINUED HEARINGS</b>	<b>RECOMMENDATION</b>
<p><b>2. 249 Mockingbird Lane – (Hillside Development Permit/Variance/ Design Review – New Single Family Residence)</b></p> <p>The Planning Commission will consider a request for a Hillside Development Permit, Variances, and Design Review to construct a new 2,669 square foot, two- level single family home on a 6,674 square foot undeveloped lot located at 249 Mockingbird Lane. The proposed home includes a two-car garage with a roof deck above as well as living areas at the street level. The lower level consists of three bedrooms including</p>	<b>Continue</b>

<p>a master. Decks are proposed at both levels along the east elevation. The architecture is a modern, contemporary style with a steel troweled stucco exterior, aluminum-framed windows and doors, steel guardrails, and a standing seam metal roof. The lot also includes retaining walls remaining from the Raymond Hotel site which the applicant will strengthen and protect as part of the project, as reviewed and deemed appropriate by the Cultural Heritage Commission. Three variances are also requested as part of the project: 1) front setback 2) rear setback and 3) 10'/15' hillside articulation rule.</p>	
<p><b>PUBLIC HEARINGS</b></p>	<p><b>RECOMMENDATION</b></p>
<p><b>3. 820 Mission Street (Planned Development Permit Modification)</b></p> <p>The Planning Commission will consider a request to modify an existing Planned Development Permit (PDP) allowing the applicant to exceed the temporary sign limitations of the Mission Street Specific Plan (MSSP) related to a new mixed use project at 820 Mission Street. The MSSP has a limit of one sales advertisement sign (maximum 12 square feet) that can be displayed for 6 months or until units are sold. The applicant is requesting additional, larger advertisement signs that would be displayed from November 2014 until June 2017. The signs include: four (4) windows signs not to exceed 24 feet wide by 5.6 feet tall, up to four (4) flag poles with flags made of a canvas material, a 32 square foot banner attached to a wooden structure, and two 32 square foot signs attached to the new brick building.</p>	<p><b>Approve</b></p>
<p><b>4. 1416 El Centro Street (Conditional Use Permit - 1 year review)</b></p> <p>The Planning Commission will conduct a one-year review of the Conditional Use Permit granted to operate a birthing center and hold related parenting and birthing classes. The purpose of the review is to determine whether the conditions of approval have been adhered to, and consider whether additional conditions are required based on the operation of the business within initial 12 month period.</p>	<p><b>Receive &amp; File Report; Adopt Resolution Approving Revised Conditions</b></p>
<p><b>5. 815 Mission Street (Conditional Use Permit Modification – Telecom)</b></p> <p>A request for a Conditional Use Permit Modification and Design Review approval, to replace an existing unmanned telecommunication facility. The proposal includes the replacement of an existing 26" diameter AT&amp;T and light pole including interior antenna with a 36" diameter light pole to accommodate proposed six larger AT&amp;T panel antennas to be located inside the pole. The height of the new pole will remain the same as the existing at 70'.</p>	<p><b>Approve</b></p>

<p><b>6. 821 Orange Grove Place (Appeal – Design Review Board Approval)</b></p> <p>The Planning Commission will consider the appeal of a Design Review Board decision to approve a 3,101 square foot two-story contemporary style single family house with a 657 square foot detached garage.</p>	<p><b>Uphold DRB Decision; Approve New House</b></p>
<p><b>7. Zoning Code Amendment – Call-Up Procedures &amp; Appeals</b></p> <p>The Planning Commission’s will consider a recommendation to the City Council. The proposed amendment to the Zoning Code would revise Section 36.610.020 to allow two members of the City Council, Planning Commission or Design Review Board to request in writing that their respective body review a decision that may be appealed to that body. The proposed amendment to Section 36.610.040 will allow an appeal of a code enforcement decision by the Director of Planning and Building only by a person who is subject to the enforcement action or proposed enforcement regarding whether a code violation exists on that person's property.</p>	<p><b>Approve</b></p>
<p><b>DISCUSSION</b></p>	
<p><b>8. Planning Commission Annual Report</b></p> <p>The Planning Commission will review the annual report update.</p>	<p><b>Discuss</b></p>
<p><b>ADMINISTRATION</b></p>	
<p><b>9. Minutes of the Planning Commission’s August 25, 2014 meeting</b></p>	<p><b>Approve</b></p>
<p><b>10. Comments from City Council Liaison</b> <b>11. Comments from Planning Commissioners</b> <b>12. Comments from Staff</b></p>	<p><b>Approve</b></p>
<p><b>ADJOURNMENT</b></p>	
<p><b>13. Adjourn to the special holiday meeting to be determined.</b></p>	<p><b>Adjourn</b></p>

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**Accommodations**

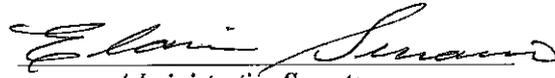
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*I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, California as required by law.*

Date

10/22/14

Signature

  
Administrative Secretary