

**AGENDA
MEETING OF THE
PLANNING COMMISSION OF THE
CITY OF SOUTH PASADENA
AMEDEE O. "DICK" RICHARDS, JR.
CITY COUNCIL CHAMBERS
1424 MISSION STREET
MONDAY, JANUARY 26, 2015, 6:30 PM**

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

COMMISSIONERS
Evan J. Davis, Secretary
Steven Dahl, Commissioner

Robert S. Joe, Council Liaison
David Watkins, Director of Planning and Building
Holly O. Whatley, Assistant 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. 249 Mockingbird Lane – (Hillside Development Permit/Variance/ Design Review – New Single Family Residence)</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 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) 15' hillside articulation rule.</p>	<p>Approve</p>

<p>2. 815 Mission Street – (Conditional Use Permit Modification-Telecom)</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&T and light pole including interior antenna with a 36” diameter light pole to accommodate proposed six larger AT&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>Approve</p>
<p>PUBLIC HEARINGS</p>	<p>RECOMMENDATION</p>
<p>3. 1974 Huntington Drive (Tentative Parcel Map – New Condos)</p> <p>The Planning Commission will consider a request to subdivide an existing 10,559 square foot parcel in order to create a tentative parcel map on property located at 1974 Huntington Street. The proposal would create a legal parcel for the development of three condominium residential dwelling units allowing the units to be sold individually.</p>	<p>Approve</p>
<p>4. 1007 Mission Street (Conditional Use Permit - 6 Month Review)</p> <p>The Planning Commission will evaluate the operation of the <i>Griffins of Kinsale</i>, a restaurant with a bar area, since approval of the Conditional Use Permit Modification in February 2013. The modification was to allow live music and further extend the hours of operation. The purpose of this evaluation is to consider the extent to which the conditions of approval have been adhered to and consider whether to extend the CUP Mod as previously approved or revise the conditions.</p>	<p>Approve</p>
<p>DISCUSSION</p>	<p>RECOMMENDATION</p>
<p>5. 1515 Garfield Avenue (Kid’s Klub Noise)</p> <p>The Planning Commission will review progress towards addressing noise complaints from the Kids Klub day care facility.</p>	<p>Discuss</p>
<p>6. Strategic Plan Update – Items for City Council Consideration, Appoint PC Delegate</p> <p>The Planning Commission will provide “big-picture items” for the City Council to consider for the Strategic Planning annual work plan and designate a liaison to attend the Community Forum.</p>	<p>Discuss & Appoint</p>

ADMINISTRATION	
7. Minutes of the Planning Commission's September 22, 2014 and October 27, 2014 meetings	Approve
8. Comments from City Council Liaison 9. Comments from Planning Commissioners 10. Comments from Staff	Approve
ADJOURNMENT	
11. Adjourn to the regular Commission meeting scheduled on February 23, 2015	

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>

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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.

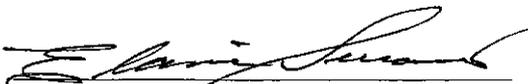
Regular meetings are broadcast live on Time-Warner Cable Channel 19 and are replayed for at least 24 hours following the meeting. A DVD of regularly scheduled meetings is available for check-out at the South Pasadena Public Library. DVD and CD copies of the meetings can be purchased from the Planning 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 1/20/15

Signature 
Administrative Secretary