

AGENDA
****SPECIAL MEETING****
OF THE PLANNING COMMISSION
OF THE CITY OF SOUTH PASADENA
AMEDEE O. "DICK" RICHARDS, JR.
CITY COUNCIL CHAMBERS
1424 MISSION STREET
TUESDAY, APRIL 29, 2012, 6:30 PM

Steven Friedman, Chair
Anthony R. George, Vice-Chair

COMMISSIONERS
Kristin Morrish, Secretary
Evan J. Davis, Commissioner
J. Stephen Felice, 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. Downtown Project (Planned Development Permit Extension)</p> <p>On 05/21/08, the City Council approved the Downtown Revitalization Project. Due to circumstances beyond the control of the City's Redevelopment Agency and the developer, construction plans could not be submitted for "plan check" within the last 3 annual deadlines. The new developer (Genton Property Group) entered into an Exclusive Negotiation Agreement (ENA) with the City of South Pasadena on September 7, 2011. A request for a fourth extension is needed at this time so that Genton Property Group may continue work on fulfilling the terms of their ENA for the Downtown Revitalization Project. If approved, the requested extension would allow the developer an additional 36 months to submit plans to plan check.</p>	<p>Approve</p>

PUBLIC HEARINGS	RECOMMENDATION
<p>2. 820 Mission Street (Abbott Labs – Planned Development Permit, Parking Use Permit, Design Review, and Tentative Tract Map Mixed Use)</p> <p>A request for to demolish all but one 3-story structure in order to build a mixed-use, multi-family residential development that includes 38 residential units and 3,585 square feet of office space. Specifically, the development consists of the construction of a new office building at Mission Street (with one residential unit above) designed in a brick vernacular style; construction of a new 15-unit townhome cluster with office fronting Mission Street, built on a “podium” above a one-level subterranean parking garage; conversion of the existing 3-story industrial building (in the middle of the lot) into 6-residential units; and construction of 13 townhome units (towards the rear side of the lot) designed in the Spanish Colonial Revival style. open space amenities include a 6,389 square foot park, a 3,868 square foot paseo, and a 2,527 square foot roof-top terrace above the existing 3-story building. There would be 97 parking spaces (76 reserved for residents; 21 available for offices and guests to share). The applicant is requesting to subdivide five (5) parcels of land into 38 residential condominiums and three (3) commercial condominiums on property located at 820 Mission Street in the Mission Street Specific Plan.</p>	<p style="text-align: center;">Approve</p>
<p>3. 500 Alta Vista (Hillside Development Permit - Deck)</p> <p>A request to construct a 454 square foot roof deck at the northeast corner of the existing house with a walkway leading from the hillside at the rear of the property. Proposed exterior materials include redwood guardrail and posts with cable railings.</p>	<p style="text-align: center;">Approve</p>
<p>4. Rollin/Flores de Oro/Via del Rey Zoning Map Determination</p> <p>A request for the Planning Commission to consider and make a determination on an interpretation made by the Planning and Building Director regarding the General Plan Land Use Policy Map and Zoning Map designations of these five residential properties:</p> <ol style="list-style-type: none"> 1. 801 Rollin Street (vacant lot) 2. 803 Rollin Street (existing single-family house) 3. 805 Rollin Street (existing single-family house) 4. 872 Flores de Oro (existing single-family house) 5. 1350 Via del Rey (existing single-family house) 	<p style="text-align: center;">Approve</p>
<p>5. 1685 Camino Lindo (Hillside Development Permit/Design Review Single Family Addition)</p> <p>To construct a 238 square foot single story addition and an 18 square foot second story addition to an existing 2,153 sq. ft. two story house on a 12,294 sq. ft. hillside lot. A 160 sq. ft. patio cover is proposed on the front elevation of the house with a 978 sq. ft. wood deck, which is</p>	<p style="text-align: center;">Approve</p>

<p>located in the rear elevation. The 238 sq. ft. single story addition will consist of two additions; a 153 sq. ft. addition that will consist of adding a hallway that would expand a master bathroom and a 74 sq. ft. addition to expand two bedrooms. The 18 sq. ft. second story addition will consist of addition a closet. The proposed exterior materials will match the existing.</p>	
<p>6. 440 Camino Verde (Hillside Development Permit/Design Review – Single Family Addition)</p> <p>A request to construct a 150 sq. ft. second story addition to an existing 2,042 sq. ft. two story house on a 28,080 sq. ft. hillside lot. The façade of the house will be altered to a contemporary design. The new second story addition is located in the rear of the property. The addition will also have a contemporary design. The addition will consist of adding a new reading room area with a closet, to the master bedroom. A 113 sq. ft. deck is also proposed on the rear elevation. The proposed exterior materials will match the existing. The addition and deck, in the rear will consist of the new cedar siding.</p>	<p>Approve</p>
<p>ADMINISTRATION</p>	
<p>7. Minutes of the Planning Commission’s April 23, 2012 meeting</p> <p>8. Comments from City Council Liaison</p> <p>9. Comments from Planning Commissioners</p> <p>10. Comments from Staff</p>	
<p>ADJOURNMENT</p>	
<p>11. Adjourn to the Commission meeting of June 25, 2012.</p>	<p>Adjourn</p>

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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>

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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 5/23/12

Signature *Elaine Serrano*
Administrative Secretary