

**AGENDA
MEETING OF THE
PLANNING COMMISSION OF THE
CITY OF SOUTH PASADENA
AMEDEE O. "DICK" RICHARDS, JR.
CITY COUNCIL CHAMBERS
1424 MISSION STREET
MONDAY, JUNE 22, 2015, 6:30 PM**

Kristin Morrish, Chair
Steven Dahl, Vice-Chair

COMMISSIONERS
Richard Tom, Secretary
Evan Davis, Commissioner
Anthony George, 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 ITEM	
<p>1. 2145 Hanscom Drive – (Hillside Development Permit – Legalize Walls and Spa)</p> <p>A request for a Hillside Development Permit for grading, existing retaining walls, a patio cover, and spa on hillside property located at 2145 Hanscom Drive and an adjacent parcel. The Assessor's Parcel Numbers are 5308-023-008 (undeveloped lot) and 5308-023-009 (developed lot).</p>	No Action Required
PUBLIC HEARINGS	RECOMMENDATION
<p>2. 203 Cedar Crest Avenue/204 Mockingbird Lane (Hillside Development Permit/Design Review New Duplex)</p> <p>The Planning Commission will consider a request for a Hillside Development Permit, a Variance, and Design Review to construct a new residential duplex consisting of 2,905 square feet of living area and 986 square feet of garage area on an 8,044 square foot undeveloped lot located at 203 Cedar Crest Avenue and 204 Mockingbird Lane. Unit 1 is proposed</p>	Approve

<p>to be accessed from Mockingbird Lane and consists of 1,155 square feet of living area on one level and 498 square feet of garage area in a basement level. Unit 2 is proposed to be accessed from Cedar Crest and consists of 1,750 square feet of living area and 488 square feet of garage area to be constructed within two levels above Unit 1. Approval of a variance from the Zoning Code requirement to provide a 10' step back for a downhill wall over 15' in height is requested as part of the project.</p>	
<p>3. 1400 Mission Street (Conditional Use Permit/Design Review-Single Family Addition)</p> <p>The Planning Commission will consider a request for approval of a Conditional Use permit and design review for the demolition of an existing 1,864 square foot automotive repair garage and convenience market and the construction of a new 2,316 square foot convenience market and trash enclosure at an existing automotive gasoline station located at 1400 Mission Street. The project includes a request for approval of the sale of beer and wine at the convenience market.</p>	<p>Approve</p>
<p>4. 2131 Hanscom Drive (Hillside Development Permit – New Single Family House)</p> <p>The Planning Commission will consider a request for approval to Construct 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 sandstone textured stucco finish, elements of wood siding and travertine marble tiles, tempered glass rails, and aluminum-framed windows. The project will require approximately 700 cubic yards of grading.</p>	<p>Continue to July 27, 2015</p>
<p>5. Downtown Project (Planned Development Permit Extension)</p> <p>The Planning Commission will consider to approve the demolition of a 11,950 square feet of building area (Citizen's Business Bank building and the former South Pasadena Nursery site). The proposed project would result in 22,379 square feet of retail uses, 8,390 square feet of restaurant uses, 5,179 square feet of bank uses, 3,593 to 6,543 square feet of office uses, and up to 60 dwelling units. A total of 427 parking spaces will be provided throughout the project area; this includes 89 spaces at the southwest corner of Hope Street and Mound Avenue, and 338 Spaces on various surface lots and in a 2-level, subterranean garage.</p> <p>The land use approvals for the Downtown Revitalization Project expire on 06/15/15. In accordance with South Pasadena Municipal Code 36.420.040(B)(1), the applicant filed a written request for an extension of time 10 days before the expiration date. The Planning Commission will consider the applicant's request for a 36 month extension.</p>	<p>Approve</p>

<p>6. 1553 Camino Lindo (Hillside Development Permit/Design Review – Single Family Demolition/New Single Family House</p> <p>The Planning Commission will consider demolishing a 2,850 square foot house for the construction of a new 4,955 square foot, two-story house, and a new rear-yard deck with in-ground swimming pool. The new home would have a two-car garage and a guest parking space next to it. The home would be designed in a “contemporary modern” style with flat metal roofs, orthogonal angles, and the use of smooth exterior plaster, elements of redwood siding, aluminum-framed windows, and a glass garage door that complements the modern aesthetic of the house. The project would involve 500 cubic yards of grading.</p>	<p>Approve</p>
<p>ADMINISTRATION</p>	
<p>7. Minutes of the Planning Commission’s special May 18, 2015 meeting</p>	<p>Approve</p>
<p>8. Comments from City Council Liaison 9. Comments from Planning Commissioners 10. Comments from Staff</p>	<p>Approve</p>
<p>ADJOURNMENT</p>	
<p>11. Adjourn to the Planning Commission meeting scheduled on July 27, 2015</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.

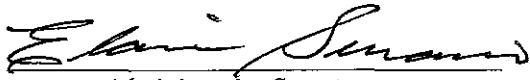
Regular meetings are broadcast live on Time-Warner Cable Channel 19 and are replayed for at least 24 hours following the meeting. A DVD of regularly scheduled meetings is available for check-out at the South Pasadena Public Library. DVD and CD copies of the meetings can be purchased from the Planning 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 6/16/15

Signature 
Administrative Secretary