

**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 28, 2013, 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

<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: 5 minutes.</p>	
<b>PUBLIC HEARING</b>	<b>RECOMMENDATION</b>
<p><b>1. 801 Rollin Street (General Plan Amendment/Zoning Map Change)</b></p> <p>A request for approval of an amendment to the General Plan Map to designate a 15,075 square foot, vacant hillside lot with the property address of 801 Rollin Street as Low Density Residential (currently Altos De Monterey Residential), and an amendment to the City's Zoning Map to rezone that property from Altos De Monterey to Residential Single Family. The proposed land use designation, Residential Low Density, would be congruent with the existing adjacent Residential Low Density properties.</p>	<p><b>Approve</b></p>

<p><b>2. 700 La Portada (Wireless Telecommunications Facility - Conditional Use Permit)</b></p> <p>A request for approval of a Conditional Use Permit, and Design Review approval to replace 5 existing panel antennas with 3 panel antennas, and replace an existing equipment cabinet at ground level. All new antennas and equipment cabinets will be painted to match the existing.</p>	<p>Approve</p>
<p><b>3. 1007 Mission Street (Conditional Use Permit Modification – Live Music)</b></p> <p>A request to modify an existing Conditional Use Permit to allow live music, and extend the hours of operation of a restaurant with a bar area located at 1007 Mission Street. The live music is proposed 7 days a week and the proposed hours of operation are 11:30 am to 1 am Sunday through Tuesday, and 11 am to 2 am Wednesday through Saturday. The proposed end time for the live music is midnight.</p>	<p>Approve</p>
<p><b>4. Zoning Code Amendment – Land Use Permit Requirements in Business Park Zone, Parking Regulations in Commercial Zoning Districts, and Revisions to Definitions for Net Floor Area and Extended Business Hours)</b></p> <p>A request for approval to amend the Zoning Code. The Planning Commission will consider whether the Zoning Code should be amended to change regulations, regarding parking and land use permits.</p>	<p>Approve</p>
<p><b>5. 1701 &amp; 1703 Hill Drive (Hillside Development Permit/Design Review New Single Family Residence)</b></p> <p>A request for approval for the construction of a new 4,100 square foot home on a 16,093 square foot down-sloped lot at 1701 Hill Drive, and a new 3,413 square foot home on a 10,811 square foot down-slope lot at 1703 Hill Drive. The new homes are contemporary in style and each one will have 2 covered parking spaces and 2 guest spaces on each lot. The properties are located at the intersection of Hill Drive and Warwick Avenue in the Southwest Monterey Hills area of the City.</p>	<p>Approve</p>
<p><b>6. 1935 Hanscom Drive (Hillside Development Permit/ Design Review New Single Family Residence – Expired Permits)</b></p> <p>A request for a Hillside Development Permit to complete an unfinished construction project at 1935 Hanscom Drive. On June 7, 2004, the Planning Commission approved the original Hillside Development Permit for the construction of a new 1,563 square foot tri-level residence on a 4,472 square foot hillside property. No changes have been made to the original design of the home.</p>	<p>Approve</p>

<b>NEW BUSINESS</b>	
<p><b>7. Appointment to Ad Hoc Mobile Food Vendor Policy Advisory Committee</b></p> <p>The Planning Commission will consider selecting a Commissioner for the Ad Hoc Mobile Food Vendor Committee.</p>	<b>Appoint</b>
<p><b>8. Appointment to a Planning Commission General Plan Update Ad Hoc Committee</b></p> <p>The Planning Commission will consider selecting a Commissioner for the General Plan Ad Hoc Committee to work on updating the General Plan.</p>	<b>Appoint</b>
<b>ADMINISTRATION</b>	
<p><b>9. Minutes of the Planning Commission's December 03, 2012 meeting</b></p> <p><b>10. Comments from City Council Liaison</b></p> <p><b>11. Comments from Planning Commissioners</b></p> <p><b>12. Comments from Staff</b></p>	<b>Approve</b>
<b>ADJOURNMENT</b>	
<p><b>13. Adjourn to the Commission meeting of February 25, 2013.</b></p>	<b>Adjourn</b>

**PUBLIC ACCESS TO PLANNING COMMISSION MEETING AGENDAS, DOCUMENTS DISTRIBUTED BEFORE A MEETING, AND BROADCASTING OF PLANNING COMMISSION MEETINGS**

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- 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 1/23/13

Signature *Elaine M. Anderson*  
Administrative Secretary