

**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 24, 2011, 6:30 PM**

J. Stephen Felice, Chair
Vijay Sehgal, Vice-Chair

COMMISSIONERS
Richard Tom, Secretary
Steve Friedman
Anthony George

Richard D. Schneider, Council Liaison
David Watkins, Director of Planning and Building
Richard L. Adams II, City Attorney

ROLL CALL and PLEDGE OF ALLEGIANCE	
PUBLIC COMMENTS	
<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: 5 minutes.</p>	
DISCUSSION	RECOMMENDATION
<p>1. Comment/Recommendations on Fire Code Amendments</p> <p>A request to review and recommend appropriate changes to the Fire Code.</p>	<p style="text-align: center;">Review and Make Recommendations</p>
CONTINUED HEARINGS	RECOMMENDATION
<p>2. 191 Monterey Road (Hillside Development Permit/Conditional Use Permit/Tract Map/Design Review – New Condos)</p> <p>A proposal to construct nine (9) town homes, ranging from 1,230 square feet to 1,940 square feet, on undeveloped property zoned for multi-family use. The total proposed floor area is 14,671 square feet on a 29,267 square foot lot, yielding a floor area ratio of .50. The project complies with the parking requirements for a multi-family residential development. The applicant is providing subterranean parking for the town homes including 5 guest parking spaces all underground. The proposed architecture is described as Mediterranean style.</p>	<p style="text-align: center;">Staff will Pull this Item</p>

<p>3. 334 Camino Verde (Hillside Development Permit/Design Review – Single Family Addition)</p> <p>A request for approval of a Hillside Development Permit and Design Review to construct a 471 square foot addition to the first floor and a 1,063 square foot addition to the second floor of an existing 2,593 square foot single-story house on a 18,430 square foot lot. The proposed addition will complement the existing architectural style and features stucco siding, aluminum windows, and hot-mopped roofing. The addition creates two new bedrooms on the first floor and an office, gym, and storage room on the second floor. Approximately 24 cubic yards of earth movement is required for the project.</p>	<p>Approve</p>
<p>4. 736 Mission – ARCO gas station (Conditional Use Permit-Minimart/ 24 Hour Operation/Beer)</p> <p>A request for modification to an existing Conditional Use Permit, and Design Review to add a 518 square foot addition to the rear of an existing gas station building, façade improvements, and new signage; and to make the following changes to the operation of the gas station: 1) Remove the existing vehicle repair/smog check operation and replace with a convenience store, including beer and wine sales, 2) Change the permitted hours of operation from the existing 6:00 a.m.-10:00 p.m. to 6:00 a.m.-midnight.</p>	<p>Approve</p>
<p>5. 1128 Huntington Drive (Conditional Use Permit and Design Review - Three New Condos)</p> <p>A request for approval of a Conditional Use Permit and Design Review approval to build three new detached dwelling units on a 9,540 square foot lot located at 1128 Huntington Drive. The proposed architectural style is Spanish Revival. Unit sizes range from 1,410 to 1,429 square feet, with two covered parking spaces per unit. Two guest parking spaces are also provided.</p>	<p>Continue to February 28, 2011</p>
<p>6. 255 Hillside Road (Variance – Wall/Gate in Front Yard)</p> <p>A request for variance to allow a 6’ high wall and gate within a required front yard. (The Zoning Code limit is 3’.)</p>	<p>Continue to March 28, 2011</p>
<p>PUBLIC HEARINGS</p>	<p>RECOMMENDATION</p>
<p>7. 805 Fair Oaks Avenue (Alcohol CUP – Full Bar; Outdoor Dining)</p> <p>A modification to an existing Conditional Use Permit to permit the sale of distilled liquor in an existing restaurant which currently sells beer and wine. No exterior changes are proposed to the building as part of this project, and the size of the restaurant building will not change. A bar, with nine barstools, will be added to the restaurant. The closing time will change from midnight to 1:00 a.m. on Friday and Saturday nights.</p>	<p>Approve</p>

<p>8. 89 Monterey Road (Hillside Development Permit/Design Review – Single Family Addition)</p> <p>A request for approval of a Hillside Development Permit and Design Review to construct a 928 square foot two level addition to an existing 1,082 square foot one level house on an 6,790 square foot hillside lot. The proposal consists of a 566 square foot addition and a 288 square foot deck to the first level, and the construction of a 362 square foot addition with a 185 square foot deck creating a new lower level. The addition will be toward the north of the existing house (toward Monterey Rd). The applicants are also proposing an addition to the existing carport along Short Way to provide the required third parking space. The two variances requested for the carport are for: 1) the maximum height permitted for an accessory structure and 2) the restriction on the height of a downhill building wall for hillside properties.</p>	<p style="text-align: center;">Approve</p>
<p>9. 940 Lohman Lane (Telecom Conditional Use Permit – Modification)</p> <p>A request for approval of a modification of the Conditions of Approval for the Conditional Use Permit approved by the Planning Commission on July 26, 2010. Instead of providing landscaping to screen the existing fence surrounding the cell site, the applicant is proposing the payment of a fee towards the cost of the design and implementation of the proposed Rim of the Valley Trail.</p>	<p style="text-align: center;">Approve</p>
<p>10. 1313 Brunswick Avenue (Hillside Development Permit/Design Review – Single Family Addition)</p> <p>A proposal to construct a 492 square foot single story addition to an existing 2,269 square foot two story house on a 27,517 square foot hillside lot. The addition is proposed on a previously graded portion of the property. All exterior materials for the proposed addition will match those of the existing house which are smooth plaster, two piece clay tile roofing, and steel framed windows.</p>	<p style="text-align: center;">Approve</p>
<p>NEW BUSINESS</p>	<p style="text-align: center;">RECOMMENDATION</p>
<p>11. Clarification/Interpretation of Design Guidelines – Mediterranean Style</p>	<p style="text-align: center;">Discuss and provide direction to staff</p>
<p>ADMINISTRATION</p>	
<p>12. Minutes of the Planning Commission’s December 6, 2010 meeting 13. Comments from City Council Liaison 14. Comments from Planning Commissioners 15. Comments from Staff</p>	<p style="text-align: center;">Approve</p>

ADJOURNMENT	
16. Adjourn to the Commission meeting of February 28, 2011.	Adjourn

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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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 1/19/10

Signature *Elaine Serrano*
Administrative Secretary