

**AGENDA
MEETING OF THE
PLANNING COMMISSION OF THE
CITY OF SOUTH PASADENA
AMEDEE O. "DICK" RICHARDS, JR.
CITY COUNCIL CHAMBERS
1424 MISSION STREET
MONDAY, FEBRUARY 22, 2016, 6:30 PM**

Kristin Morrish, Chair
Steven Dahl, Vice-Chair

COMMISSIONERS
Richard Tom, Secretary
Evan Davis, Commissioner
Kelly M. Koldus, Commissioner

Marina Khubesrian, MD, Council Liaison
David Watkins, Director of Planning and Building
Holly O. Whatley, Assistant City Attorney

NEW BUSINESS	
1. Call to Order	
2. Administration of Oath of Office to newly appointed Commissioner Kelly M. Koldus	
3. ROLL CALL and PLEDGE OF ALLEGIANCE	
PUBLIC COMMENTS	RECOMMENDATION
<p>4. 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	
<p>5. 2131 Hanscom Drive (Hillside Development Permit - Deputy Inspector Condition of Approvals)</p> <p>The Planning Commission will clarify for the record whether a deputy inspector is required for the construction of a 1,800 square foot home at 2131 Hanscom Drive. A deputy inspector would be retained to monitor the project's construction work and ensure it complies with the Southwest Monterey Hills Construction regulations and other conditions of approval. The Planning Commission will also discuss specifications about the funds to be deposited for inspector services.</p>	<p>Continue to March 28, 2016</p>

<p>6. Zoning Code Amendment/Mission Street Specific Plan Amendment – Valet Parking</p> <p>The Planning Commission will consider amendments to the Zoning Code and the Mission Street Specific Plan to provide standards and requirements for valet parking, which the Zoning Code currently lacks. The amendments include a requirement that decisions on valet parking requests are made by the Planning Commission at a public hearing.</p>	<p>Recommend City Council Adoption</p>
<p>PUBLIC HEARINGS</p>	
<p>7. 1019 Mission Street – (Conditional Use Permit Modification – Three Month Review)</p> <p>The Planning Commission will conduct a 3-month review of the operations at the <i>ARO</i>, a restaurant with a bar area, since the granting of a modification to allow for live music in October 2015. The purpose of this evaluation is to consider the extent to which the conditions of approval for the Conditional Use Permit (CUP) and Administrative Use Permit (AUP) have been adhered to and whether there is a need to revise the previously approved conditions.</p>	<p>Adopt Resolution Amending Conditions of Approval</p>
<p>8. 1008/1010 Mission Street (Call for Review – Denial of Valet Parking Permit)</p> <p>The Planning Commission will review a decision to deny a request for a Parking Use Permit to allow valet parking for Crossings Restaurant, located at 1008 – 1010 Mission Street. The request was to allow operation of valet parking until April 30, 2016. Valet Parking would begin operating at 6 pm and end at closing time for the restaurant that varies between midnight and 1 am. Three on street parking spaces would be utilized for the operation. The cars would be parked at designated tandem spaces located at the Mission Meridian Village parking garage located off Meridian Ave, just north of Mission St.</p>	<p>Uphold Denial</p>
<p>NEW BUSINESS</p>	
<p>9. Planning Commission Reorganization</p> <p>The Planning Commission will consider its annual reorganization to select a chair, vice-chair and a secretary.</p>	
<p>10. General Plan/Mission Street Specific Plan Update – Appointment to PC Subcommittee The Planning Commission will review and confirm committee appointments.</p>	

ADMINISTRATION	
11. Minutes of the Planning Commission’s December 10, 2015 meeting	Approve
12. Comments from City Council Liaison 13. Comments from Planning Commissioners 14. Comments from Staff	
ADJOURNMENT	
15. Adjourn to the Planning Commission meeting scheduled on March 28, 2016	

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

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- South Pasadena Public Library, 1100 Oxley Street;
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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 2/17/16

Signature 
Administrative Secretary