



**City of South Pasadena
Planning and Community
Development Department**

Memo

Date: May 12, 2020

To: Chair and Members of the Planning Commission

From: Joanna Hankamer, Planning and Community Development Director

Prepared By: Malinda Lim, Associate Planner

Re: May 12, 2020 Planning Commission Meeting Item No. 3 – Revisions to Staff Report for 713 Flores de Oro (Project No. 2109-HDP/DRX)

Below are revisions to the staff report:

1. The existing home is a one-story dwelling, not a two-story dwelling as stated in the staff report.
2. On Table 2: AM Zone Development Standards, the front setback proposed would comply to the 7' required setback and take advantage of the allowed two (2) feet projection into the required setback. Please see the revised Table 2 below.

Table 2: AM Zone Development Standards

	Allowed/Required	Existing	Proposed
Setbacks (Each lot in this zone has its own specific setbacks)	Front: 7 feet (Variance, 1970) Rear: 25 feet Sides: 5 feet	Front: 7 feet Rear: 60 feet West: 28 feet East: 40 feet	Front: 3 -7 feet, with 2' projection into the setback* Rear: 50 feet West: 3 feet East: No Change
Maximum Height	25 feet 6 inches	22 feet	No Change
Lot Coverage	40%	25%	27%
Floor Area Ratio	0.35	0.10	0.12
Required Covered Parking	2 spaces	2 spaces, carport (existing)	No Change
Required Guest Parking	1 uncovered	1 uncovered (existing)	No Change

*Allowed 2' projection into setback.