

**AGENDA
MEETING OF THE
PLANNING COMMISSION OF THE
CITY OF SOUTH PASADENA
AMEDEE O. "DICK" RICHARDS, JR.
CITY COUNCIL CHAMBERS
1424 MISSION STREET
MONDAY, MARCH 28, 2016, 6:30 PM**

Steven Dahl, Chair
Evan Davis, Vice-Chair

COMMISSIONERS
Kristin Morrish, Secretary
Kelly Koldus, Commissioner
Richard Tom, Commissioner

Marina Khubesrian, MD, 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 HEARINGS	
<p>1. 1008-1010 Mission Street (Valet Parking - Parking Use Permit - Resolution Approving Project)</p> <p>The Planning Commission will adopt a resolution for the approval of the Parking Use Permit to allow valet parking for a six week period adjacent to 1008 -1010 Mission Street. This application was approved by minute action at the February 22, 2016 Planning Commission meeting. Additionally, the Commission will hear a report of the valet parking operations underway adjacent to 1008 – 1010 Mission Street.</p>	<p style="text-align: center;">Adopt Resolution; Receive and File Report</p>

<p>2. 2131 Hanscom Drive (Hillside Development Permit – Deputy Inspector Condition of Approval)</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 style="text-align: center;">Approve</p>
<p>3. 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 style="text-align: center;">Recommend City Council Adoption</p>
<p>PUBLIC HEARINGS</p>	
<p>4. 1327 Indiana Avenue – (Hillside Development Permit/Design Review – New Single Family Residence)</p> <p>The Planning Commission will consider a request to construct a new 2,353 square foot single family home on a 6,780 square foot undeveloped lot located at 1327 Indiana Avenue. The proposed residence includes a two-car garage (plus one guest space), one bedroom, and laundry on the first level, two additional bedrooms and living areas on the upper two levels, and decks that face the street. The architect describes the home’s style as a modern style. The project would involve approximately 1,883 cubic yards of grading on this up-sloped lot.</p>	<p style="text-align: center;">Approve</p>
<p>5. 820 Mission Street (Planned Development Permit Modification – Setbacks)</p> <p>The Planning Commission will consider a request for a modification to a Planned Development Permit that would allow a five foot side yard setback instead of a seven foot side yard setback for a 3-story townhouse in a mixed use/multi-family project located at 820 Mission Street, South Pasadena CA.</p>	<p style="text-align: center;">Approve</p>
<p>ADMINISTRATION</p>	
<p>6. Minutes of the Planning Commission’s January 25, 2016 meeting</p>	<p style="text-align: center;">Approve</p>

7. Comments from City Council Liaison 8. Comments from Planning Commissioners 9. Comments from Staff	
ADJOURNMENT	
10. Adjourn to the Planning Commission meeting scheduled on April 25, 2016	

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.

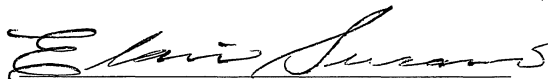
Regular meetings are broadcast live on Time-Warner Cable Channel 19 and are replayed for at least 24 hours following the meeting. A DVD of regularly scheduled meetings is available for check-out at the South Pasadena Public Library. DVD and CD copies of the meetings can be purchased from the Planning 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 3/22/16

Signature 
Administrative Secretary