

**AGENDA
MEETING OF THE
PLANNING COMMISSION OF THE
CITY OF SOUTH PASADENA
AMEDEE O. "DICK" RICHARDS, JR.
CITY COUNCIL CHAMBERS
1424 MISSION STREET
MONDAY, APRIL 25, 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. 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>Continue to May 23, 2016 Meeting</p>

<p>2. 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>3. 1008 – 1010 Mission Street (Report of Valet Parking Data/ Modify Parking Use Permit Approval)</p> <p>The Planning Commission will receive an update on the pilot valet parking operation adjacent to 1008 – 1010 Mission Street, and consider modification of the application to allow for the operation to continue for an additional 90 days past the April 28, 2016 expiration of the original approval.</p>	<p>Receive and File; Approve</p>
<p>4. 829 Rollin Street – (Hillside Development Permit/Design Review – Legalize Retaining Wall)</p> <p>The Planning Commission will consider an after-the-fact approval for excavation of a hillside area in the rear yard of a single family home at 829 Rollin Street. The owner is proposing to create an approximate 860 square foot flat area for back yard recreation. The new flat area would be surrounded by retaining walls to support the upper slope.</p>	<p>Approve</p>
<p>5. 883 Oneonta Drive (Hillside Development Permit/Design Review – New Single Family)</p> <p>The Planning Commission will consider the construction of a new 1,942 square foot single family home on a 5,564 square foot undeveloped lot located at 883 Oneonta Drive. The proposed residence includes a two-car garage (plus one guest space) on the first level, three bedrooms and living areas on the upper two levels, and balconies that face the street. The architect describes the home’s style as a “contemporary, sustainable design.” The project would involve approximately 630 cubic yards of grading on this up-sloped lot.</p>	<p>Approve</p>
<p>ADMINISTRATION</p>	
<p>6. Minutes of the Planning Commission’s February 22, 2016 meeting</p>	<p>Approve</p>
<p>7. Comments from City Council Liaison 8. Comments from Planning Commissioners</p>	

9. Comments from Staff	
ADJOURNMENT	
10. Adjourn to the Planning Commission meeting scheduled on May 23, 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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- 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.

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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 4/20/16

Signature *Elaine Suarez*
Administrative Secretary