

**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 23, 2017 6:30 PM**

Steven Dahl, Chair  
Richard Tom, Vice-Chair  
Kristin Morrish, Secretary

**COMMISSIONERS**  
Janet Braun, Commissioner  
Kelly Koldus, Commissioner

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

<b>ROLL CALL and PLEDGE OF ALLEGIANCE</b>	
<b>PUBLIC COMMENTS</b>	<b>RECOMMENDATION</b>
<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><b>Note:</b> Public input will also be taken during all agenda items. Time allotted per speaker: 3 minutes.</p>	
<b>CONTINUED ITEM</b>	<b>RECOMMENDATION</b>
<p><b>1A. 1426 Bank Street – (Tentative Parcel Map – New Condominiums)</b></p> <p>The Planning Commission will consider a request made by EGL Associates to subdivide an existing parcel in order to create a tentative parcel map on property located at 1426 Bank Street. The proposal would convert three (3) previously approved dwelling units into condominiums; thereby, allowing the individual units to be sold individually.</p>	<b>Continue</b>
<b>PUBLIC HEARINGS</b>	
<p><b>1. 220 Pasadena Avenue (Conditional Use Permit – Yoga Studio)</b></p> <p>The Planning Commission will consider a request for approval to operate a 5,000 square foot yoga studio with ancillary yoga related retail sales within an existing building. The yoga studio will require the use of 25 parking spaces within an existing parking lot located adjacent to the building. The Applicant proposes that the yoga studio operate seven days</p>	<b>Approve</b>

<p>a week between the hours of 6:00 a.m. to 8:15 p.m. Monday through Thursday; 6:00 a.m. to 6:30 p.m. Friday, and 7:00 a.m. to 3:30 p.m. Saturday and Sunday.</p>	
<p><b>2. 337 Pasadena Avenue (Variance – Legalize Fence/Wall)</b></p> <p>The Planning Commission will consider a request for a variance to exceed the three foot height limit for a wall in the street side setback area. A variance would be needed to allow a six foot tall wall to remain within the street side setback of a corner lot located at 337 Pasadena Avenue.</p>	<p><b>Deny</b></p>
<p><b>3. 1746 Hanscom Drive (Appeal – Design Review Board Approval of New Single Family Residence)</b></p> <p>The Planning Commission will consider an appeal of a Design Review Board decision that approved a new 2,332 square foot two-story, modern style house with an attached carport. The project involves demolition of a Spanish Colonial Revival style house constructed in 1930 and the removal of 20 protected trees.</p>	<p><b>Deny Appeal</b> <b>Uphold Design Review Board Decision</b></p>
<p><b>4. 1750 Hanscom Drive (Appeal – Design review Board Approval of New Single Family Residence)</b></p> <p>The Planning Commission will consider an appeal of a Design Review Board decision that approved a new 2,278 square foot one-story, modern style house with an attached carport. The project involves demolition of a Craftsman style house constructed circa 1934 and the removal of 13 protected trees.</p>	<p><b>Deny Appeal</b> <b>Uphold Design Review Board Decision</b></p>
<p><b>5. 815 Bank Street (Hillside Development Permit/Design Review Modification – Single Family Addition)</b></p> <p>The Planning Commission will consider a request to modify a previously approved Hillside Development Permit. The modification request involves: a re-design of the second floor addition which would be 787 square feet instead of 754 square feet, a conversion of the garage into a carport to accommodate tandem guest parking in driveway, and omission of the 90.60 second level patio, the 47.32 square foot lower level addition, and the 204.5 square foot lower level deck.</p>	<p><b>Approve</b></p>
<p><b>6. 191 Monterey Road (Extension Tentative Tract Map – New Condominiums)</b></p> <p>The Planning Commission will consider a request for a 12 month extension for the approval of Tentative Tract Map No. 71738 in order to obtain Public Works Department approval of the civil engineering plans.</p>	<p><b>Approve</b></p>

<p><b>7. 1701 and 1703 Hill Drive (Hillside Development Permit Extension – New Single Family Additions)</b></p> <p>The Planning Commission will consider a request for a 6 month time extension for a Hillside Development Permit what would allow construction of a new 4,026 square foot home at 1701 Hill Drive and a new 3,413 square foot home at 1703 Hill Drive. The additional time would allow the new property owners (Hill Dr. Properties, LLC) to complete requirements of the Public Works Department including the relocation of a Southern California Edison pole.</p>	<p><b>Approve</b></p>
<p><b>NEW BUSINESS</b></p>	
<p><b>8. 2017 Planning Commission Calendar</b></p> <p>It is recommended that the Planning Commission cancel and reschedule the meetings of April 24, 2017 and schedule a special meeting for the November and December meetings in 2017</p>	<p><b>Schedule Special Meetings</b></p>
<p><b>ADMINISTRATION</b></p>	
<p><b>9. Minutes of the Planning Commission November 30, 2016 meeting</b></p>	<p><b>Approve</b></p>
<p><b>10. Comments from City Council Liaison</b> <b>11. Comments from Planning Commissioners</b> <b>12. Comments from Staff</b></p>	
<p><b>ADJOURNMENT</b></p>	
<p><b>13. Adjourn to a regular Planning Commission meeting scheduled for February 27, 2016.</b></p>	

**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 1/18/17

Signature   
Administrative Secretary