

**AGENDA  
MEETING OF THE  
PLANNING COMMISSION OF THE  
CITY OF SOUTH PASADENA  
AMEDEE O. "DICK" RICHARDS, JR.  
CITY COUNCIL CHAMBERS  
1424 MISSION STREET  
MONDAY, SEPTEMBER 23, 2013, 6:30 PM**

Anthony R. George, Chair  
Kristin Morrish, Vice-Chair

**COMMISSIONERS**  
Evan J. Davis, Secretary  
J. Stephen Felice, Commissioner  
Steven Friedman, Commissioner

Robert S. Joe, Council Liaison  
David Watkins, Director of Planning and Building  
Richard L. Adams II, City Attorney

<b>ROLL CALL and PLEDGE OF ALLEGIANCE</b>	
<p><b>PUBLIC COMMENTS</b></p> <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>	<p><b>RECOMMENDATION</b></p>
<p><b>PUBLIC HEARINGS</b></p> <p><b>1. 2014-2021 Housing Element</b></p> <p>The Planning Commission will discuss the draft General Plan Housing Element and draft Negative Declaration, which addresses, among other items, the existing housing needs of the City, the City's Regional Housing Needs assessment (RHNA), the constraints to the provision of housing, and the proposed goals, policies, and programs of the Housing Element for the planning period for years 2014 through 2021. At the conclusion of the public hearing, the Planning Commission will make a recommendation to the City Council, regarding the adoption of the Housing Element.</p>	<p><b>RECOMMENDATION</b></p> <p><b>Recommend Adoption</b></p>

NEW BUSINESS	RECOMMENDATION
<p><b>2. South Pasadena Municipal Code Amendment – Vacant Lot Maintenance</b></p> <p>The Planning Commission will discuss options for improving the appearance of vacant lots and make recommendations to the City Council on an amendment to the Municipal Code.</p>	<p><b>Discuss</b></p>
<p><b>3. 815 Fairview (Review of Parking Use Permit)</b></p> <p>The Planning Commission will review a Parking Use Permit to identify any issues related to the public parking at 815 Fairview Avenue. The original developer of the mixed use project was permitted to exceed the maximum height limit and maximum number of units provided there are 10 public parking spaces. The Planning Commission’s approval was subject to a condition that requires a review of the Parking Use Permit one year from the date of issuance of the Certificate of Occupancy. The purpose of this review is to address any issues that arise and resolve them.</p>	<p><b>Receive and File</b></p>
ADMINISTRATION	
<p><b>4. Minutes of the Planning Commission’s July 30, 2013</b></p> <p><b>5. Comments from City Council Liaison</b></p> <p><b>6. Comments from Planning Commissioners</b></p> <p><b>7. Comments from Staff</b></p>	<p><b>Approve</b></p>
ADJOURNMENT	
<p><b>8. Adjourn to the Commission meeting of October 28, 2013.</b></p>	<p><b>Adjourn</b></p>

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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 9/17/13

Signature *Elaine Stevens*  
Administrative Secretary