

**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 22, 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>	
<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>PUBLIC HEARINGS</b>	<b>RECOMMENDATION</b>
<p><b>1. 2130 Huntington Drive (Amended CUP - Telecom)</b></p> <p>A request for approval of a Conditional Use Permit Modification and Design Review to replace 6 existing panel antennas with 3 new panel antennas on an existing three story office building. This project was previously approved however the proposed Fiber Reinforced Plastic screen to be installed on the parapet wall was found to be structurally unsafe, so the applicant is requesting a design change. The proposal includes extending an existing parapet wall eastward with a Fiber Reinforced Plastic screen and installing all proposal antennas panel antennas behind the screen wall. The antennas would not be visible from the street. The proposed screen wall would be painted to match the existing building.</p>	<p><b>Approve</b></p>

<p><b>2. 1416 El Centro Street (Conditional Use Permit – Midwife/Birthing Center)</b></p>	<p><b>Approve</b></p>
<p>A request for approval for a Conditional Use Permit to allow the establishment of a birth center (clinic) with extended hours of operation, and classes relating to parenting and birthing. Normal hours of operation for the center are from 9 am and 6 pm Monday through Friday. Proposed parenting/birthing related class hours would vary in time and duration. Proposed classes would meet anywhere from 1.5 to 3 hours between 10 am and 9 pm on weekdays and between 10 am and 5 pm on weekends with a maximum of 14 classes per month. Each class would have a maximum of 12 students. Permission to operate outside normal operating hours (6 am to 11 pm) is requested due to the nature of the use as there is no guarantee what time expecting mothers would need to be admitted to the center. Patient stays would not exceed a 24 hour period.</p>	
<p><b>3. 716 Fair Oaks Avenue (Conditional Use Permit Modification Façade)</b></p>	<p><b>Approve</b></p>
<p>A request for approval of a modification for an existing Conditional Use Permit and Design Review approved on April 23, 2012 to allow for design changes to the front elevation of the McDonald’s restaurant. The proposed changes include the use of tile instead of stucco for the front façade, and using aluminum and glass patio covers for the front patio area instead of the approved tensile canopies.</p>	
<p><b>4. Zoning Code Amendment - Homeless/Emergency Shelters/Single Room Occupancy (SB2)</b></p>	<p><b>Recommend Adoption</b></p>
<p>The Planning Commission will consider amending the Zoning Code to add regulations regarding emergency shelters, single room occupancies and transitional housing to comply with State law (SB 2).</p>	
<p><b>5. Zoning Code Amendment – Reasonable Accommodations</b></p>	<p><b>Recommend Adoption</b></p>
<p>The Planning Commission will consider an amendment to the Zoning Code that provides for a formal decision-making procedure to consider requests for reasonable accommodations for persons with disabilities pursuant to fair housing and disability laws.</p>	
<p><b>6. Zoning Code Amendment – Density Bonus Update</b></p>	<p><b>Continue to May 20, 2013</b></p>
<p>The Planning Commission will consider amending the Zoning Code to allow affordable housing incentives to include an increase in the allowable density bonus to 35% for projects providing affordable for sale housing to low or moderate income households and to allow a greater density bonus for projects providing for sale housing to extremely low income households.</p>	

<p><b>7. Zoning Code Amendment – Water Landscape Conservation</b></p> <p>The Planning Commission will consider approval for an amendment to the Zoning Code involving the types of development projects that are subject to the requirements of Article III, of Chapter 35 (Water Conservation in Landscaping). The Planning Commission will review amendments to the Zoning Code which will identify the types of projects and thresholds for which the Water Ordinance applies. The Planning Commission’s recommendation regarding these Zoning Code amendments will be forwarded to the City Council for adoption.</p>	<p><b>Recommend Adoption</b></p>
<p><b>8. Zoning Code Amendment – Community Gardens</b></p> <p>The Planning Commission will consider whether the Zoning Code should be amended to remove development and operational standards for the establishment of community gardens on vacant privately owned property in the City. The Zoning Code will continue to allow community gardens in all zoning districts, provided a Conditional Use Permit is first obtained. The Planning Commission’s recommendation regarding this Zoning Code amendment will be forwarded to the City Council.</p>	<p><b>Recommend Adoption</b></p>
<p><b>ADMINISTRATION</b></p>	
<p><b>9. Minutes of the Planning Commission’s March 25, 2013 meeting.</b></p> <p><b>10. Comments from City Council Liaison</b></p> <p><b>11. Comments from Planning Commissioners</b></p> <p><b>12. Comments from Staff</b></p>	<p><b>Approve</b></p>
<p><b>ADJOURNMENT</b></p>	
<p><b>13. Adjourn to the Commission meeting of May 20, 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

4/16/13

Signature

*Elaine Suwan*  
Administrative Secretary