

**AGENDA
MEETING OF THE
PLANNING COMMISSION OF THE
CITY OF SOUTH PASADENA
AMEDEE O. "DICK" RICHARDS, JR.
CITY COUNCIL CHAMBERS
1424 MISSION STREET
MONDAY, MAY 20, 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

ROLL CALL and PLEDGE OF ALLEGIANCE	
<p>PUBLIC COMMENTS</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>Note: Public input will also be taken during all agenda items. Time allotted per speaker: 3 minutes.</p>	<p style="text-align: center;">RECOMMENDATION</p>
<p>CONTINUED HEARINGS</p>	<p style="text-align: center;">RECOMMENDATION</p>
<p>1. 716 Fair Oaks Avenue (Conditional Use Permit Modification Façade)</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 and side 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 style="text-align: center;">Approve</p>
<p>2. Zoning Code Amendment – Reasonable Accommodations</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 style="text-align: center;">Recommend Adoption</p>

<p>3. Zoning Code Amendment – Community Gardens</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>Continue to June 24, 2013</p>
<p>4. Zoning Code Amendment – Density Bonus Update</p> <p>The Planning Commission will consider amending the Zoning Code to revise density bonus regulations in order to comply with California’s state law, and to eliminate the requirement for approval of a conditional use permit in order to grant a density bonus.</p>	<p>Recommend Adoption</p>
<p>PUBLIC HEARINGS</p>	<p>RECOMMENDATION</p>
<p>5. 879 Oneonta Dr. (Hillside Development Permit/Design Review – New Single Family Residence)</p> <p>A request of approval to construct a new 2,442 square foot single family home on a 7,700 square foot undeveloped lot located at 879Oneonta Drive. The proposed residence includes a two-car garage (plus one guest space) in the first level, three bedrooms on the upper two levels, and balconies that face the street. The architect describes the home’s style as contemporary with “rustic” materials including weather board siding and a smooth textured stucco. The project would involve approximately 911 cubic yards of grading on this up-sloped lot.</p>	<p>Approve</p>
<p>6. 706 La Portada (Hillside Development Permit – Single Family Addition)</p> <p>A request for approval to construct an 893 square foot, one story addition to a 3,892 square foot downslope hillside lot. The existing home was built in 1964. Its architectural design can be described as a contemporary tract/ranch style with stucco walls, aluminum framed windows, and composition shingle roofing.</p>	<p>Approve</p>
<p>7. Zoning Code Amendment – Eliminate Conditional Use Permit for Multi-Family</p> <p>The Planning Commission will consider amending the Zoning Code. The Zoning Code currently requires approval of a Conditional Use Permit (CUP) for the development of multi-family housing in the Residential Medium Density (RM) and Residential High Density (RH) zoning districts. The proposed amendment to the Zoning Code would eliminate the requirement for a CUP and allow these uses “by-right.”</p>	<p>Recommend Adoption</p>

ADMINISTRATION	
8. Minutes of the Planning Commission's April 22, 2013 meeting. 9. Comments from City Council Liaison 10. Comments from Planning Commissioners 11. Comments from Staff	Approve
ADJOURNMENT	
12. Adjourn to the Commission meeting of June 24, 2013.	Adjourn

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 5/15/13

Signature *Elaine Suwanis*
Administrative Secretary