

**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 25, 2016, 6:30 PM**

Kristin Morrish, Chair
Steven Dahl, Vice-Chair

COMMISSIONERS
Richard Tom, Secretary
Evan Davis, 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 ITEMS	
<p>1. 2131 Hanscom Drive (Hillside Development Permit - Deputy Inspector Condition of Approvals)</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 February 22, 2016</p>

<p>2. 1200 Fair Oaks Avenue (Conditional Use Permit – Hydrogen Fueling Station)</p> <p>The Planning Commission will consider a modification to a Conditional Use Permit that would allow the installation of a hydrogen fuel cell dispensing facility at the gas station located at 1200 Fair Oaks Avenue. The facility would have an above ground hydrogen tank located behind the service station building along with associated mechanical equipment and enclosed within a concrete block wall on the southern side of the lot. The facility will also have a dispensing pump at the southwestern side of the lot.</p>	<p>Approve</p>
<p>3. 1412 El Centro Street (Conditional Use Permit/Tentative Parcel Map/Design Review – New Mixed Use)</p> <p>The Planning Commission will consider a proposal to build a new mixed use project at the northeast corner of Exchange Lane and El Centro Street. The ground floor space would feature a 495 s.f. coffee shop. Two (2) parking spaces would be located behind the commercial space (accessible from Exchange Lane). A private three (3) car garage would be provided for the 5,704 square foot residential unit above the coffee shop. The project will involve approximately 800 cubic yards of dirt for the construction of a 1,780 square foot basement. The building’s “modern style” architecture features a combination of redwood siding, a cement plaster finish, and aluminum-framed windows. The proposal would also subdivide the one parcel in to two condominiums; thereby allowing the coffee shop and residential unit to be sold individually.</p>	<p>Approve</p>
<p>PUBLIC HEARINGS</p>	
<p>4. 191 Monterey Road – (Tentative Tract Map Extension – New Condos)</p> <p>The Planning Commission will consider a request by property owner (Valen Chang) to extend approvals for Tentative Tract Map No. 71738 in connection with an approved 9-unit condominium complex at 191 Monterey Road, South Pasadena, CA 91030.</p>	<p>Approve</p>
<p>5. 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>Discuss and Provide Direction</p>

NEW BUSINESS	
<p>6. Planning Commission - Scheduling of 2016 Special Meetings The Planning Commission will cancel their regular meeting on Memorial Day and consider scheduling a special meeting to replace it, and will consider cancelling their regular meetings in November and December and consider scheduling a special meeting in between.</p>	Discuss
<p>7. General Plan/Mission Street Specific Plan Update – Appointment to PC Subcommittee</p>	
ADMINISTRATION	
<p>8. Minutes of the Planning Commission’s December 10, 2015 meeting</p>	Continue to February 22, 2016
<p>9. Comments from City Council Liaison 10. Comments from Planning Commissioners 11. Comments from Staff</p>	Approve
ADJOURNMENT	
<p>12. Adjourn to the Planning Commission meeting scheduled on February 22, 2016</p>	

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;
- Planning and Building Department, 1414 Mission Street; and on the
- 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 1/21/16

Signature 
Administrative Secretary

