

**MINUTES OF THE MEETING OF THE
CITY OF SOUTH PASADENA PLANNING COMMISSION
CONVENED THIS FEBRUARY 25th 2013, 6:30 P.M.
AT THE AMEDEE O. DICK RICHARDS JR.
CITY COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL		<p>Meeting convened at: 6:34 p.m.</p> <p>Commissioners Present: Steven Friedman, Chair Anthony George, Vice-Chair Kristin Morrish, Secretary Evan Davis J. Stephen Felice</p> <p>Council Liaison: Robert S. Joe</p> <p>Staff Present: David G. Watkins, Director of Planning and Building Richard L. Adams II, City Attorney John Mayer, Senior Planner Knarik Vizcarra, Assistant Planner Jose Villegas, Planning Intern</p> <p>Vice-Chair George led the pledge of allegiance.</p>
PUBLIC COMMENTS		None
CONTINUED HEARINGS	1	<p>801 Rollin Street (General Plan Amendment/Zoning Map Change)</p> <p>Planning Intern, Jose Villegas presented staff's request to pull this item from the agenda, since a General Plan Amendment and Zoning Map Amendment was not needed after all. After researching the matter, staff determined that an error did not exist, regarding the existing zoning of the property.</p>
	2	<p>1007 Mission Street (Conditional Use Permit Modification – Live Music)</p> <p>This item was continued from the January 28, 2013 Planning Commission meeting.</p> <p>Assistant Planner, Knarik Vizcarra presented her staff report, regarding the approval of a Conditional Use Permit Modification to incorporate live music and extend hours of operation for Griffins of Kinsale located at 1007 Mission Street. Ms. Vizcarra noted that the applicant met with staff from the</p>

	<p>conditions that would be required given the two different scenarios (maintaining an occupant load of 49, or increasing the occupant load to be over 50). Staff also reworded the conditions of approval to allow for flexibility in deciding whether or not to increase the occupant load, and provided clarification regarding the soundproofing requirements pursuant to the noise regulations found in Chapter 19 of the South Pasadena Municipal Code. Ms. Vizcarra recommended approval for the CUP modification subject to the Conditions of Approval, as submitted by staff. Chair Friedman noted that the public hearing remained open from the previous Planning Commission meeting.</p> <p>The applicant, Joseph Griffin thanked the Commission for reviewing his item. He pointed out that he is willing to soundproof the restaurant to keep music from traveling up to the second floor apartments and out onto the street.</p> <p>The following people spoke in support of the Conditional Use Permit Modification and noted that the restaurant is an asset and a great addition to the community. 1) Anthony Peck, 722 Park Ave., 2) Rob Cooney, 1912 Mill Rd., 3) Joe Foose, 1228 S. Manhatta Pl., 4) Paul Arcuri, 1136 Beech St., 5) Vincent Carter, 652 Orange Grove Ave., 6) Brendon Grubs, 1102 Glendon Ct., 7) Shari Sakamoto, 1013 Mission St. #5; and 8) Robert Buchanan.</p> <p>After considering the staff report and draft resolution, a motion was made by Vice-Chair George, seconded by Comm. Davis to approve the project as submitted by staff.</p> <p>The motion carried 5-0. (Resolution 13-04)</p>
3	<p>1701 & 1703 Hill Drive (Hillside Development Permit/Design Review-New Single Family Residence)</p> <p>This item was continued from the January 28, 2013 Planning Commission meeting.</p> <p>Senior Planner John Mayer presented his staff report, regarding approval for a Hillside Development Permit and Design Review for two new single family residences. Mr. Mayer noted that the applicant provided staff with additional design details including the following: 1) a hand-drawn window, 2) a trellis and 3) eave details, along with the manufacturer's brochures for the windows and doors. At the conclusion of his staff report, the Commission did not have questions for Mr. Mayer.</p> <p>Chair Friedman noted that the public hearing remained open from the previous Planning Commission meeting.</p>

	<p>The architect, Carlos Ovalle introduced himself to the Commission. Vice-Chair George verified with Mr. Ovalle that he was not the original architect for the project; therefore, Mr. Ovalle was able to make only modifications to the drawings.</p> <p>Seeing that there were no speakers in favor or in opposition to this item, Chair Friedman declared the public hearing closed.</p> <p>The Commissioners continued discussion on the matter and expressed their concerns, regarding the attached details in the staff report; specifically, the brochures, which did not indicate the window and door selections for the project. The depicted windows were wood and not vinyl as stated in the staff report. The Commissioners noted that they preferred to have the details incorporated into the drawings, rather than having to piece old drawings and new details together.</p> <p>Mr. Mayer suggested including a condition of approval designating that the design details are to be copied on to a sheet, keyed to the plans and submitted as one set of plans.</p> <p>Vice-Chair George volunteered to review the plans at the counter to ensure that the selected items correspond with the correct details.</p> <p>After considering the staff report and draft resolution, a motion was made by Vice-Chair George to approve 1701 & 1703 Hill Drive pending a counter review to coordinate items in the packet with the drawings and coordinate material selections, seconded by Comm. Felice.</p> <p>The motion carried 5-0. (Resolution 13-05)</p>
<p>PUBLIC HEARINGS</p>	<p>4</p> <p>1412 El Centro Street (Lot Line Adjustment/Variance)</p> <p>Senior Planner, John Mayer presented his staff report, regarding a Lot Line Adjustment and a Variance for 1412 El Centro Street. Mr. Mayer reviewed the details of the project and noted that in order for AT&T to enlarge their employee parking lot and to sell a portion of the parcel, a lot line adjustment and a variance were needed for the process of dividing the 7,500 square foot parcel. The lot line adjustment was for the purpose of enlarging the size of 1415 Mission Street (parking lot) and the variance was for the purpose of reducing the size of 1412 El Centro Street to 3,500 square feet. At the conclusion of his staff report, Comm. Felice inquired if an easement was taken into consideration in lieu of a lot line adjustment and a variance. Mr. Mayer deferred Comm. Felice's question to the applicant.</p> <p>Chair Friedman declared the public hearing open.</p> <p>Lonnie Ellisor, a representative from AT&T clarified that when the lot was</p>

	<p>originally purchased in 2001, it was purchased for parking and underground storage purposes. Mr. Ellisor noted that the diesel powered storage tank is located on the parking lot; therefore, a lot line adjustment was also needed to enclose the tank on AT&T property. Chair Friedman verified with Mr. Ellisor that the storage tanks are completely enclosed on AT&T property.</p> <p>After considering the staff report and draft resolution, a motion was made by Vice-Chair George, seconded by Comm. Morrish to approve the application as submitted by staff.</p> <p>The motion carried 5-0. (Resolution 13-06)</p>
5	<p>1915 Illinois (Variance/New Single Family Residence)</p> <p>Assistant Planner, Knarik Vizcarra presented her staff report, regarding two Variances for a new single family residence at 1915 Illinois Avenue. Ms. Vizcarra noted that the first variance was for the purpose of locating the garage in front of the main structure. The second variance was for the purpose of exceeding the floor area ratio (FAR), which would result in a 206 square foot overage, beyond the allowable square footage. Ms. Vizcarra pointed out that staff received two letters of concern from neighbors, regarding privacy, structure and FAR (excess). Ms. Vizcarra noted that the project met the required findings for a Variance and Design Review, as subject to the conditions of approval. At the conclusion of her presentation, the Commission expressed their concerns, regarding the second variance for the purpose of exceeding the FAR. The Commission noted that this action could set a precedent for other projects, which may result in a change to the Zoning Code. Mr. Watkins, the Director of Planning and Building assured the Commission that staff was not interested in establishing a policy for future projects.</p> <p>Ms. Vizcarra continued discussion with the commission regarding: 1) the exceeding square footage of neighboring properties in relationship to the Zoning Code change in 2002; and 2) FAR calculations before and after the Zoning Code change.</p> <p>Ms. Vizcarra handed out drawings for the spiral stair case to the commissioners.</p> <p>Chair Friedman declared the public hearing open.</p> <p>The architect, Allison Page reviewed the details of the project and presented the Commission with a model along with color and material boards. The Commission had design questions for Ms. Page and inquired as to how she and the applicant decided on selecting the project design.</p>

Laura Gladding, 1856 Hanscom Dr. spoke in opposition to the project and expressed her concerns, regarding the variance for exceeding the standard FAR for a hillside lot.

Seeing that there were no other speakers in favor or in opposition to the item, Chair Friedman declared the public hearing closed.

The Commission continued discussion on the matter and mainly focused on the FAR variance, agreeing that it is difficult to make all the required variance findings for this.

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Chair Friedman re-opened the public hearing.

Ms. Page inquired if the Commission was considering the variance request to increase the FAR as precedent setting, because no one else has requested this previously. Vice-Chair George noted that there has been a proliferation of overbuilding in this area; therefore, the Commission would like to adhere to the regulations in the Zoning Code, regarding FAR.

Vice-Chair George reviewed the dimensions of the project with Ms. Page.

Chair Friedman inquired as to why the designated design was selected for the lot placement, topography and size of the project, resulting in a request for a variance. He also inquired if an alternate design was considered. Ms. Page pointed out that the substandard lot size was the catalyst for the design choice.

Chair Friedman Declared the public hearing closed.

Chair Friedman pointed out that Ms. Page's reason for the design of the project did not merit the granting of a variance to exceed the required FAR.

Vice-Chair George continued discussion on design choices for this project.

Chair Friedman inquired of City Attorney, Adams, if it would be acceptable for the garage variance to be approved without the approval of the variance to exceed the FAR. City Attorney Adams responded in the positive.

For the record, it was noted that the Commission was in agreement with the variance to locate the garage in front of the main structure.

Chair Friedman reopened the public hearing.

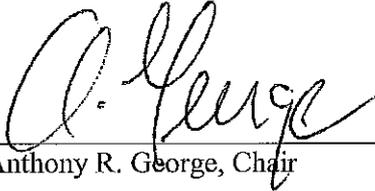
The applicant and the architect were in agreement with the continuance for the purpose of redesigning the project and reducing the FAR.

		<p>After considering the staff report and draft resolution, a motion was made by Comm. Felice, seconded by Vice-Chair George to continue this item to the next regularly scheduled meeting, scheduled on March 25, 2013.</p> <p>The motion carried 5-0.</p>
NEW BUSINESS	6	<p>Initiation of Zoning Code Amendments to Implement Policies of the Adopted Housing Element, to Revise Regulations pertaining to Planned Development Permits, and to Incorporate Regulations for Cottage Food Operations</p> <p>David Watkins, the Director of Planning and Building presented a resolution to the Commission to initiate nine Zoning Code Amendments. Mr. Watkins noted that seven of the recommended Zoning Code Amendments are related to the implementation of the Housing Element. He pointed out that the critical amendments, from the state's point of view, are as follows: (Amend. 1) Emergency Shelters, Single Room Occupancy and Transitional Housing, (Amend. 2) Second Units, (Amend. 3) Density Bonus, and (Amend.7) Reasonable Accommodations. The remaining amendments, which do not pertain to the Housing Element and are not as critical, are as follows: (Amend. 8) Planned Development Permits and (Amend. 9) Cottage Food Operations.</p> <p>After considering the staff report and draft resolution, a motion was made by Chair Friedman, seconded by Vice-Chair George to adopt the resolution of intent to initiate a Zoning Code Amendment with respect to the nine amendments that are included in the staff report.</p> <p>The motion carried 5-0. (Resolution 13-07)</p>
	7	<p>Planning Commission Reorganization</p> <p>Chair Friedman thanked the Commission for allowing him to serve as chair for the Planning Commission. He summarized different projects that were submitted to the Planning Commission throughout the year and their outcomes.</p> <p>Chair Friedman nominated Vice-Chair George as Chair, seconded by Comm. Felice. Approved 4-0</p> <p>Comm. Davis nominated Comm. Morrish as Vice-Chair</p> <p>Chair George nominated Comm. Morrish as Vice-Chair, seconded by Comm. Felice. Approved 4-0</p> <p>Comm. Felice nominated Comm. Davis as Secretary, seconded by Chair George. Approved 4-0</p>

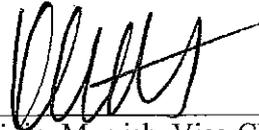
	8	<p>Minutes of the Planning Commission's January 28, 2013 and February 25, 2013 meetings.</p> <p>The minutes from the January 28, 2013 meeting were deferred to the next regularly scheduled meeting.</p>
	9	<p>Comments from City Council Liaison</p> <p>Council Member, Bob Joe noted the following regarding City business: 1) Art Miller was sworn in as the new Chief of Police for the City of South Pasadena; 2) the City Council adopted an ordinance, which will allow the Planning department to waive the requirement for two covered parking Spaces, when a historic home is being modified; 3) the City Council approved an ordinance, which amended several provisions of the Zoning Code relating to the Ostrich Farm Business Park Zone; and 4) 1933-1941 Mill Road was added to the Historic Inventory by the City Council.</p>
	10	<p>Comments from Planning Commissioners</p> <p>Comm. Felice thanked Comm. Friedman for doing an excellent job as Chair for the Planning Commission.</p>
	11	<p>Comments from Staff</p> <p>Mr. Watkins noted that in addition to the "Second Units" Zoning Code amendment; the following Zoning Code Amendments will be presented to the Planning Commission next month: 1) Community Gardens, and 2) Water Landscape.</p> <p>Mr. Watkins thanked Comm. Friedman for doing a masterful job as Chair for the Planning Commission.</p>
ADJOURN- MENT	12	<p>The meeting adjourned at 8:46 p.m. to the Planning Commission meeting scheduled for March 25, 2013.</p>

I HEREBY CERTIFY that the foregoing minutes were adopted by the Planning Commission of the City of South Pasadena at a meeting held on March 25, 2013.

AYES: FELICE, GEORGE & MORRISH
NOES: NONE
ABSENT: DAVIS, FRIEDMAN
ABSTAIN: NONE

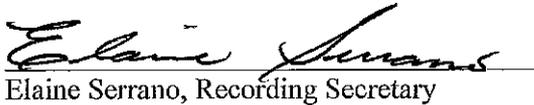


Anthony R. George, Chair



Kristin Morrish, Vice-Chair

ATTEST:



Elaine Serrano, Recording Secretary