

**MINUTES OF THE MEETING OF THE
CITY OF SOUTH PASADENA PLANNING COMMISSION
CONVENED THIS 24th DAY OF MARCH 2014, 6:30 P.M.
AT THE AMEDEE O. DICK RICHARDS JR.
CITY COUNCIL CHAMBERS, 1424 MISSION STREET**

<p>ROLL CALL</p>		<p>Meeting convened at: 6:35 p.m.</p> <p>Commissioners Present: Anthony George, Chair Kristin Morrish, Vice-Chair Evan Davis, Secretary Steven Dahl</p> <p>Council Liaison: Robert S. Joe</p> <p>Staff Present: David G. Watkins, Director of Planning and Building Ivy M. Tsai, Deputy City Attorney John Mayer, Senior Planner</p> <p>Absent: Steven Friedman</p> <p>Comm. Morrish led the pledge of allegiance.</p>
<p>PUBLIC COMMENTS</p>		<p>None</p>
<p>CONTINUED HEARINGS</p>	<p>1</p>	<p>1413 Lyndon Street (Conditional Use Permit – New Condominiums)</p> <p>Senior Planner, John Mayer presented his staff report, regarding approval to build a new 3-unit condominium complex including semi-subterranean garages for each unit located at 1413 Lyndon Street. This project was continued from the February 24, 2014 meeting to provide the applicant with additional time to make changes to the design of the project as requested by the Commission, staff and neighbors. Mr. Mayer noted that the applicant revised the plans and made the following changes: 1) <u>unit swap</u> – the applicant moved the single units to the front and the double units to the back; 2) <u>landscape plan</u> – to soften the appearance of the South elevation, the applicant included a plan for the planter area; and 3) <u>tree planting</u> – the applicant proposed to plant two 24 inch box live Oak trees, which would create a canopy to conceal the two rear units. Mr. Mayer noted that the changes made to the project have created a better fit for the neighborhood and that staff recommended approval for the project. At the conclusion of his staff report, Comm. Davis asked if there were any inquires by the public regarding the project. Mr. Mayer noted that Mr. Sehgal requested to view the plans and was pleased with the unit swap, although he preferred to have the driveway located on the opposite side of the property. Due to project limitations, the current location for the driveway is in the best possible spot.</p>

Chair George declared the public hearing open. The project architect, Tom Nott introduced himself to the Commission and noted that he was pleased with the changes made to the project and that the changes were responsive to the requests made at the previous Planning Commission meeting. He noted that the effect of the driveway was mitigated by the unit swap and the landscape buffer separating the front driveway area from the rear driveway area. Changing the driveway location to the other side of the project was not an option, due to the location of existing trees on the West side, such as Liquid Ambers, which would have to be removed. Seeing that there were no other speakers in favor of or in opposition to the project, Chair George declared the public hearing closed.

Comm. Dahl commended the applicant for doing a great job in making changes to the plans as requested by the Commission. Comm. Dahl made the following suggestions: 1) use two piece tile instead of the proposed "S" tile; 2) lengthen the planter on the East side of the of the driveway; 3) install a 5 foot high fence, incorporating vines along the fence to screen the deep driveway on the east side of the property; 4) use 4 x 6 eve beam for the overhangs instead of the 4 x 4 as proposed by the applicant; 5) use inset windows instead of foam surround windows; and 6) place greenery along the blank wall on the inside of the courtyard.

The Commission discussed approving the project as submitted by staff with the requested changes made by Comm. Dahl as an over the counter review.

Chair George reviewed Comm. Dahl's suggested changes and noted that Comm. Dahl requested a planter length from 10 feet to 12 feet.

Chair George reopened the public hearing to see if the applicant was in agreement with the changes. Mr. Nott was not in agreement with the increase in the planter size. He requested to retain the 6 foot planter, but to upgrade the tree box size from a 24 inch box to a 36 inch box. He also did not agree with increasing the rafter tail size or with the installation of inset windows. He was in agreement with a fence height of five feet.

After considering the staff report and draft resolution, a motion was made by Comm. Morrish, seconded by Comm. Dahl, to approve the project as submitted by staff with the addition of the following changes for the applicant: 1) use two a piece tile instead of the proposed "S" tile; 2) upgrade to a 36 inch box tree; 3) construct a 5 feet fence; and 4) install inset vinyl windows.

Deputy City Attorney, Tsai reminded the Commission that they were voting to adopt the resolution, the negative declaration and the changes made to the project. Vice-Chair Morrish noted that Ms. Tsai's statement was included in intent of her motion.

		<p>Chair George took the roll call for the vote.</p> <p>The motion carried 4-0. (Resolution 14-09)</p>
<p>PUBLIC HEARINGS</p>	<p>2</p>	<p>820 Mission Street (Abbott Labs – Time Extension)</p> <p>Chair George recused himself from participating on this item, passed the gavel to Vice-Chair Morrish and left the council chambers, due to his involvement with the project.</p> <p>Senior Planner, John Mayer presented his staff report, regarding approval for a time extension for 820 Mission Street. Mr. Mayer noted that the Plan Development permit for this project will expire on June 13, 2014. The applicant (New Urban West) has experienced difficulties, regarding the project, due to the site’s topography, which has created unexpected design issues; therefore, construction plans will not be ready by the June 13, 2014 deadline. Mr. Mayer presented the applicant’s request for a 12 month extension to provide New Urban West with additional time to submit construction plans and pay for the plan check fees. The project is consistent with the General Plan and has not changed. Mr. Mayer noted that an adequate provision, for public services and utilities, as documented in the Negative Declaration, remains the same. At the Conclusion of his report, Comm. Dahl inquired at to the status of the tract map. Mr. Mayer noted that the applicant is working with the county to prepare the required engineering details.</p> <p>Vice-Chair Morrish declared the public hearing open. Ryan Bean, co-owner and representative of New Urban West introduced himself and Intracorp staff (the building partner for the project) as follows: Peter Launer, President and Loren Adams, Senior Vice-President. Mr. Bean noted that the 12 month extension will provide Urban West with additional time, for their design team to work in conjunction with Intracorp, to complete the building plans, and to start construction by the end of the year. At the conclusion of his presentation, the Commission had the following questions for Mr. Bean: 1) what were the engineering challenges for the project? [Mr. Bean noted that the bowl shaped site created difficulties, regarding infrastructure and backbone emission, which have been resolved.]; 2) what information will be submitted to the commission by the end of June? [Mr. Bean noted that information on the small two story building at the Southwest portion of the site, as well as, demolition, grading and approved plans will be submitted to the Commission.]</p> <p>Jamie Brownlee, 805 Prospect Ave., expressed his concerns about the project, regarding the following: 1) the slope of the property; 2) the site plan’s effect on the utilities; and 3) water runoff.</p> <p>Vice-Chair Morrish declared the public hearing closed.</p>

	<p>After considering the staff report and draft resolution, a motion was made by Comm. Davis to adopt the resolution as submitted by staff.</p> <p>Comm. Dahl requested to have more discussion on an appropriate time frame to have the applicant report back to the Commission with a status update. The Commission selected a three month time frame.</p> <p>Comm. Davis amended his motion, seconded by Comm. Dahl to include the provision of a status report by the applicant in a three month's period of time.</p> <p>The motion carried 4-0. (Resolution 14-10)</p>
3	<p>1701 Hill Drive (Hillside Development Permit/Design Review Modification - New Single Family Residence)</p> <p>Senior Planner, John Mayer presented his staff report, regarding approval for a Hillside Development Permit and Design Review Modification for a new single family residence located at 1701 Hill Drive. Mr. Mayer reviewed the details of the project and noted that the applicant detected that the floor plans were inefficient. The approved footprint for the home was situated at an angle; therefore, the site created unusual void spaces and odd-shaped rooms in the house. The project also called for extensive use of construction materials. Mr. Mayer noted that the applicant requested to make some changes to the footprint of the house. The project will be rotated so that it lines up with Warwick Place and is perpendicular to Hill Drive, resulting in an L-shaped project. The required findings were made and staff recommended approval for the project. At the conclusion of his staff report, Vice-Chair Morrish verified with Mr. Mayer that all wiring for the utilities will be located underground. Comm. Dahl inquired about the following: 1) the reason why a retaining wall for the project was located on the adjacent property. [Mr. Mayer noted that the applicant owns both properties.]; and 2) the extensive unaccounted square footage located underground. [Mr. Mayer noted that those spaces will be monitored during the plan check process and during inspection periods to insure that they are not turned into livable spaces].</p> <p>Chair George declared the public hearing open.</p> <p>The project architect, Carlos Ovalle introduced himself to the Commission and noted that there were two reason for the change in project orientation as follows: 1) garage access was in direct opposition to the orientation of the house; and 2) initially, the building faced Southwest, until it was determined that the house would get full sun exposure during the afternoon, via the large glass windows. Mr. Ovalle also noted the following: 1) the deck was a challenge due to height regulations for retaining walls and deck height; 2) large concrete planters will be situated on the deck for greenery; and 3) landscaping will be visible from the street level. At the conclusion of his presentation, Vice-Chair Morrish inquired about "green screening" [Mr</p>

Ovalle noted that the screening will be used for plant support for vines, such as the creeping fig, which grows very quickly.]. The Commission expressed their concerns, regarding the following: 1) guest parking (problematic) - the front entrance to the property is not easily accessible, due to the design for tandem parking ; 2) extremely tall deck walls – 12 feet high walls support the decks; and 3) the decks are highly visible as you move down the hillside, since they are not parallel or perpendicular to the hillside.

Ken Lam, 1605 Hill Dr., expressed his concerns regarding tandem parking, the three-point turnaround for maneuverability, and the single passageway for car entrance and exit. In response to Mr. Lam’s concerns, Mr. Ovalle noted that he would like to contact Public Works and get their opinion on the matter and possibly conduct a new study based on their response.

Chair George declared the public hearing closed.

The Commission continued discussion on the item and expressed their concerns, regarding the following: 1) the front door entrance; 2) onsite/offsite parking; 3) two visitor parking spaces as opposed to a one visitor parking space; 4) the tall walls on the south side of the project; 5) the usage of numerous decks; 6) a flaw in the Hillside ordinance, which is forcing the applicant to use multiple decks [this problem occurs with down sloped lots]; and 7) the huge prows/walls, which will be visible down the hillside.

After considering the staff report and draft resolution, a motion was made by Chair George to continue this item to the next regularly scheduled meeting with a request for the applicant resolve the following: 1) the off street parking issue; 2) the issue off street parking vs. the formal entry way; and 3) the extensive use of decks on the Southern side of the project.

Deputy City Attorney Tsai suggested reopening the public hearing and designating a continuation date.

Chair George selected the next regularly scheduled meeting on April 28, 2014.

The Commission discussed the applicability of a variance for this project, due to overbuilding on the backside of the project.

David Watkins noted that if a variance is sought after, the project will have to be re-noticed as a new project and return to the Commission at a future date.

Regarding the standard 6 feet limitation for decks, Chair George verified with Mr. Mayer that lenience has been extended to applicants in the past for specific projects in relationship to the grade of down slopping lots.

		<p>Comm. Dahl seconded Chair George's standing motion.</p> <p>Chair George reopened the public hearing to see if the applicant was in agreement with a continuance. [the applicant was in agreement with a continuation to resolve the aforementioned issues, regarding the project].</p> <p>Chair George called for the vote.</p> <p>The motion carried 4-0.</p>
	4	<p>Rescheduling of May Meeting (Holiday)</p> <p>A motion was made by Chair George, seconded by Comm. Davis to reschedule the May 26, 2014 meeting on May 22, 2014.</p> <p>The motion carried 4-0.</p>
	5	<p>Minutes of the Planning Commission's January 27, 2014 and February 24, 2014 meeting</p> <p>The minutes for January 27, 2014 and the minutes for February 24, 2014 were continued to the next regularly scheduled meeting.</p>
	6	<p>Comments from City Council Liaison</p> <p>Council Member Bob Joe noted various decisions made by the City Council.</p>
	7	<p>Comments from Planning Commissioners</p> <p>Chair George noted the following: 1) the Planning Commission will receive a report from the General Plan Update Subcommittee at the April 28, 2014 meeting; 2) the subcommittee will recommend a reduction in the potential scope of the General Plan Update, and the potential refinement for the definition of what "comprehensive" means; 3) he was in agreement with the City Council's voted on setback reduction, relative to detached garages and detached carports.</p>
	8	<p>Comments from Staff</p> <p>Mr. Watkins noted the following: 1) the Housing Element was certified; 2) the City Council will have a study session for the budget on April, 23, 2014; and 3) the budget will return to the Commission at the April 28, 2014 meeting.</p>
ADJOURN- MENT	9	<p>The meeting adjourned at 8:27 p.m. to the Planning Commission Meeting regularly scheduled for April 28, 2014.</p>

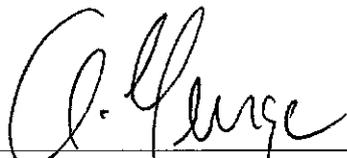
I HEREBY CERTIFY that the foregoing minutes were adopted by the Planning Commission of the City of South Pasadena at a meeting held on April 28, 2014.

AYES: DAHL, GEORGE & MORRISH

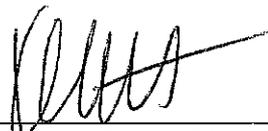
NOES: NONE

ABSENT: DAVIS

ABSTAIN: FRIEDMAN

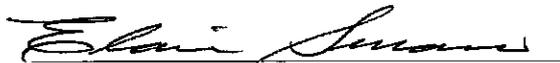


Anthony R. George, Chair



Kristin Morrish, Vice-Chair

ATTEST:



Elaine Serrano, Recording Secretary