

**MINUTES OF THE MEETING OF THE  
CITY OF SOUTH PASADENA PLANNING COMMISSION  
CONVENED THIS 27<sup>th</sup> DAY OF JANUARY 2014, 6:30 P.M.  
AT THE AMEDEE O. DICK RICHARDS JR.  
CITY COUNCIL CHAMBERS, 1424 MISSION STREET**

<p><b>ROLL CALL</b></p>		<p><b>Meeting convened at:</b> 6:30 p.m.</p> <p><b>Commissioners Present:</b> Anthony George, Chair Kristin Morrish, Vice-Chair Evan Davis, Secretary Steven Dahl Steven Friedman</p> <p><b>Council Liaison:</b> Robert S. Joe</p> <p><b>Staff Present:</b> David G. Watkins, Director of Planning and Building Ivy M. Tsai, Deputy City Attorney John Mayer, Senior Planner Knarik Vizcarra, Assistant Planner</p> <p>Chair George, Council Liaison Joe, and Deputy City Attorney, Tsai welcomed Steven Dahl to the Planning Commission as the new commissioner.</p> <p>Comm. Dahl introduced himself to the public and noted that he is looking forward to serving the community and the City as a Planning Commissioner.</p> <p>Comm. Dahl led the pledge of allegiance.</p>
<p><b>PUBLIC COMMENTS</b></p>		<p>None</p>
<p><b>CONTINUED HEARINGS</b></p>	<p>1</p>	<p><b>1413 Lyndon Street (Conditional Use Permit – New Condominiums)</b></p> <p>Senior Planner, John Mayer presented staff’s request to continue this item to the next regularly scheduled meeting on February 24, 2014 to provide the applicant with additional time to make changes to the project as requested by the Planning Commission.</p> <p>A motion was made by Comm. Friedman, seconded by Comm. Morrish to continue this item to the February 24, 2014 meeting to provide the applicant with additional time to alter the design of the project.</p> <p>The motion carried 5-0.</p>

**PUBLIC  
HEARINGS**

2

**1007 Mission Street (Conditional Use Permit – 6 Month Review)**

Assistant Planner, Knarik Vizcarra presented her staff report, regarding a six month review of a Conditional Use Permit Modification, which included a request for live music and extended hours of operation for Griffin's of Kinsale located at 1007 Mission Street. The initial Conditional Use Permit (CUP) was approved by the City Council on 2/28/13. The request for a review is for the purpose of verifying that the applicant is adhering to the conditions of approval and if additional conditions are needed. Ms. Vizcarra noted that there are specific conditions that the applicant has not complied with. Police received a total of three calls with regards to disturbances and loud music. Ms. Vizcarra noted that the previously required sound proofing material was installed at the restaurant; however, it has not been inspected by City staff. Staff received 13 e-mails, some in support and others in opposition to the project. In the e-mails, several neighbors complained about noise, loitering and smoking. Ms. Vizcarra noted that revisions to the conditions of approval were made, regarding sound proofing. If all conditions are not met by February 28, 2014, the CUP may be revoked. Regarding smoking and loitering, Ms. Vizcarra noted that posting signs reminding the public that they are going from a restaurant into a residential area may be beneficial to patrons. At the conclusion of her presentation, the Commission discussed the following with Ms. Vizcarra: 1) the reason for the delay in staff presenting the CUP review to the Commission; 2) soundproofing in relationship to condition no. 17 [whether soundproofing occurred prior to or after the commencement of live music]; 3) phone calls made to the police [two for loud music and one for disturbance]; 4) the revocation of the Conditional Use Permit, if the soundproofing requirements are not met by February 28<sup>th</sup>; and 5) trigger points for the two exits inside of the restaurant.

Chair George declared the public hearing open.

The applicant, Joseph Griffin introduced himself to the Commission and noted that the performance of live music stopped after he was asked to do so; however, live music was allowed after the soundproofing was completed. He noted that iPod music was played in the restaurant during the lapse in time when live music was omitted from the program. Mr. Griffin noted that the majority of sound proofing occurred during the Summer. He continued to discuss with Commissioner Friedman the exact timing of soundproofing in relationship to live music.

Chair George verified with Mr. Griffin that he was aware of the STC rating but he was not aware that he needed to pull a building permit. He also was not aware that an Acoustical Engineer must inspect the soundproofing after it was installed. Chair George pointed out that the applicant should have been aware of the requirements, since they were included in the conditions of

		<p>approval.</p> <p>Comm. Davis addressed the issues of smoking and loud speaking outside of the restaurant and possible remedies for such issues. Mr. Griffin volunteered to have his staff assist him in notifying patrons about smoking and loud speaking outside of the restaurant and to post “no smoking signs”.</p> <p>Seeing that there were no speakers in favor of or in opposition to this item, Chair George declared the public hearing closed.</p> <p>The Commission continued discussion on the matter and noted that the applicant appeared to be sincere in his desire to work with the community and to resolve issues, even though he has not complied with all of the conditions of approval for the project. It was also noted that Mr. Griffin has genuine support from the community, although valid complaints, such as loud music and loitering/smoking outside of the restaurant have been expressed by his neighbors to the police and to the Commission. The Commission decided to review this item in 6 months and to include an additional condition of “not propping the door open during working hours”.</p> <p>Comm. Dahl expressed his concerns regarding occupancy levels and their trigger points. Chair George reviewed the history of the project. Chair George suggested including a condition mechanism, which would enforce an occupancy level at a limit of 49 patrons. Going forward, Chair George requested to have all applications, such as this one, reviewed on a yearly basis to address any issues that may arise.</p> <p>A motion was made by Comm. Friedman, seconded by Comm. Davis to adopt the resolution including “not propping the front door open” as a condition of approval and to amend condition number 6 to include a 6 month review by the Planning Commission instead of a yearly review by the Director of Planning and Building.</p> <p>The Commission discussed methods on how to police the occupancy level within the restaurant. It was suggested that the fire department should make random visits to the restaurant during peak hours. The applicant will need to return to the commission within a month’s period, if he does not adhere to all of the conditions of approval.</p> <p>The motion carried 5-0. (Resolution 14-01)</p>
	3	<p><b>1515 Garfield Avenue (Conditional Use Permit – Child Care Center)</b></p> <p>Senior Planner, John Mayer presented his staff report, regarding approval for a Conditional Use Permit for the purpose of operating a childcare facility at the Oneonta Church complex located at 1515 Garfield Avenue. Mr. Mayer noted that Kids Klub currently has centers located in the cities of Pasadena and Rosemead, and would like to expand their business to the city of South</p>

Pasadena. The applicant will provide before and after school care and daycare camps during the Summer time for children from kindergarten to 9<sup>th</sup> grade students. Mr. Mayer pointed out that the applicant projected up to 70 children for the before and after school care and 120 children during Summer camp or winter break. Mr. Mayer noted that there is ample parking for the proposed child care center at the 4.37 acre church complex. Mr. Mayer received a phone call from Gary Penn, 2065 Oak Street. Mr. Penn expressed his concerns, regarding neighborhood traffic. At the conclusion of his staff report Comm. Dahl noted that the submitted traffic flow plan should be modified, since it demonstrated that patrons will be exiting out of a designated entrance on Garfield Ave. Mr. Mayer was in agreement and noted that the traffic flow plan will be corrected as follows: 1) the north driveway extending onto Garfield Avenue should be “enter” only and; 2) the South driveway extending to Garfield Avenue should be “exit” only.

Chair George declared the public hearing open.

The applicant, Michael Wojciechowski introduced himself to the Commission and pointed out that Kids Kare will provide after school care and camp during Winter and Spring recesses in addition to Summer. He is excited about expanding his business into the South Pasadena area. Mr. Wojciechowski did not foresee any parking issues, due to the fact that there is ample on-site parking and Kids Klub’s operating hours will not coincide with the church’s operating hours.

Comm. Davis discussed rush hour times with the applicant. Comm. Dahl expressed his concerns regarding ingress and egress for Kids Club clientele during church filming. Mr. Wojciechowski deferred Comm. Dahl’s question to church staff.

Peter Becronis, Vice Moderator Oneonta Congregational Church, noted that Kids Klub will not be affected by onsite movie filming, since filming times will be organized around the operating hours for Kids Klub.

Peter Becronis, 2016 La France Ave. noted that Kids Klub will be a great asset to the community by providing quality care for children. He also noted that church staff will work with the community to resolve traffic issues, if any. Dan Evans, 1427 Monterey Rd. spoke in support of this item and noted that it will not adversely affect the community, regarding traffic congestion.

Gary Penn, 2065 Oak St., Kathleen Martin, 2069 Oak St., Linda Hill, 2067 Oak St., Richard Helgeson, 1602 Camden Pkwy., spoke in opposition to the application and noted that Kids Klub would exacerbate the current traffic congestion around the church, due to existing classes at the YMCA and movie filming in the area. It was also noted that pedestrian deaths have occurred in this area due to the adverse traffic conditions. Concerns about

	<p>drop off time were expressed and an initial study was requested due to the level of traffic congestion.</p> <p>Mr. Wojciechowski addressed the concerns and noted the following: 1) a small amount of children [3-5] will be dropped off in the morning; 2) after school, two [15 passenger vans] will be utilized to pick up children from school and to drop them off at Kids Klub; therefore, street parking will not be affected; and 3) parent pick up times will not adversely affect parking, since there is ample onsite parking.</p> <p>Mr. Becronis noted that the church will work with the public to alleviate any concerns.</p> <p>Chair George declared the public hearing closed.</p> <p>The Commission continued discussion on the matter and noted the following: 1) there is existing traffic around the church but it should not hinder the church from having a child care center, which would benefit the community; 2) this item should be revisited at a later date to review the traffic situation; 3) the church area is huge, about 4.37 acres with ample space to accommodate a child care center; 4) drop off and pick up times should not be a problem, since there are plenty of parking spaces on site; and 4) the impact will be centered onsite instead of on the street.</p> <p>In response to a question from Comm. Dahl, Deputy City Attorney, Tsai noted that traffic impacts will be evaluated as the additional impact of the use and not as the existing traffic condition.</p> <p>The Commission continued discussion on the matter, regarding the onsite circuitous route, specifically, changing the egress and ingress points leading to and from the church.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Davis, seconded by Comm. Dahl, to approve the Conditional Use Permit with an additional condition to review this item three months after the commencement of operation.</p> <p>The motion carried 5-0. (Resolution 14-02)</p>
4	<p><b>General Plan Update Scope &amp; Budget</b></p> <p>David Watkins, the Director of Planning and Building presented a work plan, timeline and scope of work for updating the General Plan via a PowerPoint presentation. Dave reviewed the following topics: 1) Background; 2) General Plan History; 3) General Plan Today [land use circulation, housing, open space/ resource observation, safety &amp; noise]; 4) Why Are General Plans Important; 5) Public Participation; 6) Cost – General Plan; 7) Update General Plan – Scope of Work; and 8) Costs &amp; Timeline.</p>

At the conclusion of his presentation, Mr. Watkins noted the following: 1) the General Plan & the Mission Street Specific Plan (MSSP) will eventually require updating; 2) the longer the updates are deferred; the more likely they will become increasingly unresponsive to community values; 3) without the support of the General Plan and the MSSP, it will become difficult to achieve community goals and proactive economic developmental activities; 4) deferring an update will not lower project costs; and 5) this is the ideal time to address policy issues and invest in the future.

Mr. Watkins noted staff's recommendation as follows: 1) update background and technical data; 2) confirm/revise vision statement and guiding principles; 3) incorporate new policy issues, as required by State law and identified through public participation; 4) update and/or revise the MSSP, Ostrich Farm and Fair Oaks Avenue; and 4) direct staff and the PC subcommittee to develop an RFP for City Council approval.

At the conclusion of his staff report, Chair George inquired about state law requirements, if the General Plan is not updated in a timely manner. Mr. Watkins noted that the State does not have specific requirements for updating the General Plan outside of the Housing Element, but if the General plan is more than 10 years old; it will not have the presumption of validity in court. Chair George discussed with Mr. Watkins different options for developing procedures for focus areas, such as the Ostrich Farm and Fair Oaks Ave. Mr. Watkins noted that the better environmental we can obtain at the General Plan level rests on how specific policies are made for the General Plan.

Regarding amendments to the report, Chair George requested to have the wording, "and the Planning Commission" inserted in sections, which are relative to staff's recommendations.

Comm. Davis inquired if a 10 year cutoff date was included in the PowerPoint presentation.

Mr. Watkins noted that he will include the 10 year cutoff date in the upcoming presentation for the City Council.

Chair George declared the public hearing open. Seeing that there were no speakers in favor of or in opposition to this item, he declared the public hearing closed.

After considering the staff report and draft resolution, a motion was made by Comm. Friedman, seconded by Comm. Dahl, to adopt the recommendations presented in the staff report, including the 10 year cutoff date, with the addition of the wording, "and the Planning Commission" in sections, which are relative to staff's recommendations and to pass these recommendations

		on to the City Council. The motion carried 5-0.
	5	<b>Minutes of the Planning Commission's October 28, 2013 &amp; December 2, 2013</b>  The minutes for October 28, 2013 were approved with minor corrections. The minutes for December 2, 2013 were approved as submitted by staff.
	6	<b>Comments from City Council Liaison</b>  Mr. Joe noted that in the February addition of Sunset magazine, South Pasadena was designated as the best place to live in the article about, "the 24 best places to live".  Mr. Joe reviewed different decisions made by the City Council.
	7	<b>Comments from Planning Commissioners</b>  Chair George noted that the Summit presented valuable information. Chair George welcomed Mr. Dahl to the Planning Commission.
	8	<b>Comments from Staff</b>  Mr. Watkins noted that staff is working on scanning department building plans.
<b>ADJOURN- MENT</b>	9	The meeting adjourned at 9:01 p.m. to the Planning Commission Meeting scheduled for February 24, 2014.

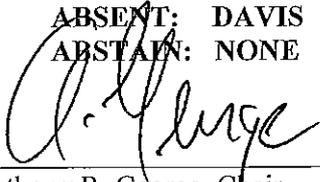
I HEREBY CERTIFY that the foregoing minutes were adopted by the Planning Commission of the City of South Pasadena at a meeting held on April 28, 2014.

**AYES: DAHL, FRIEDMAN, GEORGE & MORRISH**

**NOES: NONE**

**ABSENT: DAVIS**

**ABSTAIN: NONE**



Anthony R. George, Chair



Kristin Morrish, Vice-Chair

**ATTEST:**



Elaine Serrano, Recording Secretary