

**MINUTES OF THE MEETING OF THE
CITY OF SOUTH PASADENA PLANNING COMMISSION
CONVENED THIS 28th DAY OF APRIL 2014, 6:30 P.M.
AT THE AMEDEE O. DICK RICHARDS JR.
CITY COUNCIL CHAMBERS, 1424 MISSION STREET**

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| <p>ROLL CALL</p> | | <p>Meeting convened at: 6:30 p.m.</p> <p>Commissioners Present: Anthony George, Chair Kristin Morrish, Vice-Chair Steven Friedman 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: Evan Davis</p> <p>Comm. Friedman led the pledge of allegiance.</p> |
| <p>PUBLIC COMMENTS</p> | | <p>None</p> |
| <p>CONTINUED HEARINGS</p> | <p>1</p> | <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 modification to a Hillside Development Permit. This item was continued from the March Planning Commission meeting. Mr. Mayer reviewed the details of the project and noted that at the March 24, 2014 meeting, the Commission expressed the following concerns about the design of the project: 1) the extensive use of decks on the downslope side of the house; 2) the two tandem parking spaces in front of the house block the front entrance; and 3) the house is located below the street level. The applicant redesigned the project in response to the Commission's concerns at the March 24, 2014 meeting as follows: 1) the decks were adjusted to soften the appearance of the hillside; 2) one of the tandem parking spaces was relocated to the side of the garage on Warwick Place and landscaping was placed in its stead; 3) the entrance to the house was highlighted/enhanced by landscaping starting on Hill Drive leading down to the front entrance on Warwick Place, including a small group of trees and rocks at the corner. At the conclusion of his staff report, Chair George verified with Mr. Mayer that the applicant consulted with Public Works staff, regarding access for the parallel parking space in front of the house. Mr. Mayer noted that the Public Works engineer, Sam Talebian approved of the access and suggested positioning a convex mirror</p> |

on the side retaining wall for extra visibility for those backing out of the parking space. He also noted that the driveway provides ample space for cars to pull in and out. Mr. Mayer and Chair George agreed that the convex mirror should be included as a condition of approval.

Chair George declared the public hearing open. Since the architect was absent, the homeowner spoke instead. The homeowner, Mr. Ming Yang Yeh introduced himself to the Commission and reviewed the changes made to the project. Vice-Chair Morrish verified with the homeowner and Mr. Mayer that all of the 96 conditions of approval for the project were reviewed by the applicant along with staff. Chair George inquired as to how visitors enter the house from the garage-side parking space. Mr. Yang Yeh noted that visitors will have to enter through the garage door or enter from the sidewalk.

Chair George declared the public hearing closed.

The Commission continued discussion on this item and noted the following concerns: 1) the plans were not clear and did not effectively demonstrate what the finished project will look like; 2) the rear elevation was omitted from the plans; therefore, vine irrigation plans were not provided; 3) the trail from the side parking space was not safe or reasonable especially, since visitors will have to walk down Hill Drive, on to a switchback and then enter the house; 4) the manner in which the ends of the decks are resolved relative to the downward sloping lot; and 5) how the landing is handled structurally.

The Commission elected to continue this item to provide the architect with additional time to address their concerns.

After considering the staff report and draft resolution, a motion was made by Comm. Morrish to continue this item to the next regularly scheduled meeting, with the condition that the architect is present at the meeting.

Chair George amended Comm. Morrish's motion to continue this item to the special meeting scheduled on May 22, 2014.

Comm. Dahl seconded the motion and requested that the architect resolve the following issues: 1) the hidden entryway; 2) the front elevation; 3) the guest parking space [lack of entry from Hill Drive and the corner]; 4) the resolution and accuracy of decks and terraces; 5) the lack of designated locations for green screening; and 6) irrigation designation.

Seconded by Chair George and approved by Vice-Chair Morrish

The motion carried 5-0.

**PUBLIC
HEARINGS**

2

1338 Gates Place (Hillside Development Permit – Single Family Residence Addition)

Assistant Planner, Knarik Vizcarra presented her staff report, regarding approval for a Hillside Development Permit and Design Review for a 207 square foot, second story deck located at 1338 Gates Place. Ms. Vizcarra reviewed the details of the project. Usually, minor projects, such as this one, are not presented to the Commission, but in this case, the average slope of the property is greater than 20%; therefore, Planning Commission approval is needed. The required findings for a Hillside Development Permit and Design Review were made.

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

Vice-Chair Morrish inquired about the relevancy of the conditions of approval for the project. Ms. Vizcarra noted that she will look into the matter.

The applicant, Dikla Cohen introduced herself to the Commission. Comm. Dahl expressed his concerns, regarding the following: 1) the proximity of the proposed deck to the neighbor's deck on the Eastside of the property; 2) the deck landing in relationship to the proposed French doors; and 3) the inconsistent plans.

In response to Comm. Dahl's concerns, regarding the level of the deck in relationship to the interior landing, the applicant noted that the deck will be raised 1 foot.

The homeowner, Yvonne Press addressed the Commission and pointed out that currently there is a single sliding glass door located where the proposed French doors will go. She noted that her options are as follows: 1) lower the deck frame; 2) raise a step up to the landing; or 3) build a step up onto the deck.

The Commission noted that there was an inconsistency, regarding the deck solution between the architect and the homeowner.

Chair George provided a design alternative: lower the deck about 1 foot all the way across or lower it 1 foot to create a landing and step up onto the deck.

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

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| | | <p>After considering the staff report and draft resolution, a motion was made by Comm. Dahl, seconded by Comm. Friedman to approve the project as submitted by staff, including a design modification to shift the deck down so that it is one step up from the West side of the landing, and to have this change reviewed by the Chair over the counter.</p> <p>The motion carried 4-0. (Resolution 14-11)</p> |
| DISCUSSION | 3 | <p>Update on FY 2014-15 Budget Requests for Updating the General Plan and Mission Street Specific Plan (No Report)</p> <p>David Watkins presented a report on the study session held by the City Council, regarding the General Plan update at the March 5, 2014 meeting. Mr. Watkins noted that the City Manager directed staff to return with a reduced budget, reflecting a narrower scope of work; therefore, the budget was reduced to \$247,000. \$160,000 was pulled from the General Plan fees collected at the building permit stage, and the remaining \$87,000 was pulled from the Capital Growth Fund. Mr. Watkins noted that the lack of future projections, which is the most vulnerable deficiency in a General Plan, needs to be corrected; therefore, a new horizon year must be developed to resolve the problem, via the Metro Long Range Transportation Plan. An EIR will be drafted based on the updated projections. Mr. Watkins noted that a new grant is being offered by Metro called the Transfer Oriented Development grant for which the Mission Street Specific Plan [MSSP] is eligible. Mr. Watkins noted that the recipient will be selected in October. At the conclusion of his presentation, Vice-Chair Morrish inquired if the grant funds will be sufficient to update the MSSP. Mr. Watkins responded in the positive.</p> |
| | 4 | <p>Minutes of the Planning Commission's January 27, 2014, February 24, 2014 and March 24 meeting</p> <p>The minutes for January 27, 2014 meeting were approved as submitted. The minutes for the February 24, 2014 and the March 24, 2014 meetings were approved with minor corrections.</p> |
| | 5 | <p>Comments from City Council Liaison</p> <p>Council Member Bob Joe noted that he presented the City Council with an update on the Planning Commission's activities, from January, 2014 to present. He also pointed out the following decisions were made by the City Council: 1) an urgency ordinance was adopted to extend the moratorium on the establishment/expansion of massage establishments; 2) the City Council elected to underground the SCE power lines in Garfield Park from Grevelia Street to Hope Street with a 7 ½ year variance to finance the project; 3) the City Council requested to have the draft Parkway Improvement Ordinance return to the City Council at a later date, due to research regarding the usage of Astroturf; 4) the budget will return to the City Council on May 7, 2014;</p> |

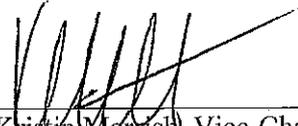
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| | | and lastly 5) the City Council requested to have the authority to repeal a decision made by an agency, such as PC, CHC, DRB etc., within the 15 day appeal period by two City Council members in lieu of a City Council decision at one of their meetings. |
| | 6 | <p>Comments from Planning Commissioners</p> <p>Comm. Morrish requested to have staff review the conditions of approval to ensure that all conditions pertain to their corresponding projects, and that they are not random or extremely lengthy, such as in projects like Gates Place and Hill Drive. Chair George was in agreement with Comm. Morrish's request. He noted that all conditions should not be extremely lengthy and they should pertain to the project. Mr. Watkins noted that all pertinent conditions need to be provided for the corresponding projects, even though they may be lengthy.</p> <p>Chair George made the following requests: 1) place the conditions of approval issue on a future agenda as a discussion item; and 2) have staff research a mechanism, which would alleviate the need for small hillside deck projects to be presented to the Planning Commission via a decision at the chair level or at the administrative level. Comm. Dahl was in agreement with Chair George's requests.</p> |
| | 7 | <p>Comments from Staff</p> <p>Mr. Watkins noted that an EIR consultant was selected by the school district to work on their new environmental project.</p> |
| ADJOURN- MENT | 8 | The meeting adjourned at 7:47 p.m. to the Special Planning Commission Meeting scheduled for May 22, 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 May 22, 2014.

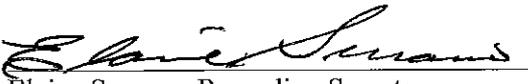
AYES: DAHL, FRIEDMAN, GEORGE & MORRISH
NOES: NONE
ABSENT: NONE
ABSTAIN: DAVIS



 Anthony R. George, Chair



 Kristin Morrish, Vice-Chair

ATTEST:


 Elaine Serrano, Recording Secretary