

**MINUTES OF THE MEETING OF THE
CITY OF SOUTH PASADENA PLANNING COMMISSION
CONVENED THIS JUNE 27TH, 2011, 6:30 P.M. AT
COUNCIL CHAMBERS, 1424 MISSION STREET**

<p>ROLL CALL</p>		<p>Meeting convened at: 6:30 p.m.</p> <p>Commissioners Present: J. Stephen Felice, Chair Steven Friedman, Commissioner Anthony George, Commissioner</p> <p>Council Liaison: Richard D. Schneider, M.D. (arrived at 6:35 p.m.)</p> <p>Staff Present: David G. Watkins, Director of Planning and Building Ivy Tsai, Deputy City Attorney Paul Garnett, Assoc. Planner</p> <p>Comm. Friedman led the pledge of allegiance.</p>
<p>CONTINUED HEARING</p>	<p>1</p>	<p>923 El Centro (New Mixed Use Building – Variance, Conditional Use Permit, and Design Review)</p> <p>Associate Planner Paul Garnett presented his staff report regarding approval for a Variance, a Conditional Use Permit and Design Review for 923 El Centro Street. Mr. Garnett reviewed the history of the proposed project. He pointed out that this item was continued from the previous meeting for the purpose of providing the applicant with additional time to construct a three-dimensional model of the proposed project and the adjacent properties. The continuance was also granted to provide the applicant with additional time to consider the following suggestions made by the Commission: 2) reduce the height of the proposed project; and 3) enlarge the alleyway behind the project site from 15 feet to 20 feet. The applicant provided a three-dimensional model and reduced the height of the proposed project but did not enlarge the alleyway. At the conclusion of his staff report, Mr. Garnett answered questions from the Commission regarding trigger points for the variance and zoning designations.</p> <p>The applicant, Mr. John Cataldo, pointed out that he had complied with the direction given by the Commission, except for enlarging the alleyway to 20 feet, because it would have resulted in the loss of two parking spaces, which would have caused the project to be out of compliance with the parking requirements. Mr. Cataldo pointed out that the building height was reduced by four feet to mitigate the possible issues raised by neighbors from 909 El Centro Street. Mr. Cataldo provided a computerized virtual image of the proposed project site. Darren Frankel from 1001 El Centro (Stargate) stated that the model addressed the concerns of the neighbors. Comm. George pointed out that the total height of the building was not reduced but the</p>

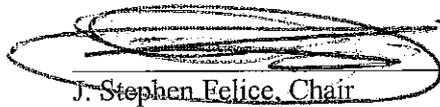
		<p>parapet was reduced. The applicant's building is four feet lower than the 909 El Centro Street building. Mr. Cataldo pointed out that the view of the neighbors has been improved with the parapet height reduction.</p> <p>Chair Felice opened the public hearing. Brian Shumake, 909 El Centro and Pilar Ara, 1015 Meridian Avenue expressed their environmental and design concerns about the project.</p> <p>Mr. Cataldo pointed out that there were three different Design Review Board meetings for this project and that the neighbors were invited to express their concerns at the final Design Review Board meeting.</p> <p>The Commission continued discussing the project. Comm. George requested additional detail on materials, such as brick and stone details, especially how the stone turns at the corners of the building. Comm. Friedman pointed out that this item was properly noticed and that a lack of due process did not occur. Comm. Friedman also pointed out that the public had the opportunity to express their concerns regarding the project. The consensus of the Commission was that the project was well designed and that development cannot be stopped; therefore, a reduction in light, air, and views for neighboring buildings is inevitable, and given the dynamics of this project, the amount of reduction in light, air and views is within reason.</p> <p>The public hearing was reopened to verify that the applicant was willing to provide the Commission with corner and stone details.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. George, seconded by Comm. Friedman to adopt the Negative Declaration, approve the Variance, Conditional Use Permit and Design Review, as stated in the resolution for 923 El Centro Street, including a Chair Review or a Chair Appointee review for the stone and brick details.</p> <p>The motion carried 3-0. (Resolution 11-14)</p>
<p>PUBLIC HEARINGS</p>	<p>2</p>	<p>266 Monterey Road, Suite C (CUP – Fitness Studio)</p> <p>Associate Planner Paul Garnett presented his staff report regarding approval of a Conditional Use Permit for a fitness studio located at an existing multi-tenant site at 266 Monterey Road. The studio will provide spin cycling and yoga classes to the public. He stated that parking will not be an issue for this project, per the parking study, and that noise impacts are unlikely to occur. At the conclusion of his staff report, Mr. Garnett answered questions from the Commission regarding the parking study.</p> <p>The applicant Michelle Bell, owner and partner of Pedal Spin Studio introduced herself and her partner Brian Yates, who will be in charge of the South Pasadena location. Ms. Bell pointed out the following: 1) the South Pasadena location will be their 4th location in Southern California; 2) the</p>

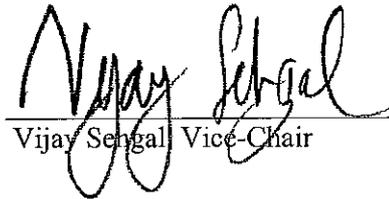
	<p>studio will provide spin cycling to the community; and 3) community involvement is important to the administration at Pedal Spin Studio. Ms. Bell answered questions from the Commission regarding class size, class exiting time relative to available parking, and possible tenant improvements.</p> <p>Chair Felice declared the public hearing open. Seeing that there were no speakers in favor of or in opposition to this item, the public hearing was declared closed by the Chair.</p> <p>The Commission continued discussing the item, regarding possible parking issues and proposed parking scenarios. To alleviate possible parking issues, Comm. Friedman pointed out that he would like to include the wording “and per hour” in condition #1, as follows: “... with the maximum of one session at any one time and per hour...”. Comm. George felt that Condition #1 was sufficient as it was written and did not need additional wording.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. George, seconded by Chair Felice to adopt the Planning Commission resolution approving a Conditional Use Permit, subject to the conditions of approval, for a fitness studio at 266 Monterey Road.</p> <p>The motion carried 3-0. (Resolution 11-15)</p>
3	<p>Code Amendment – CUP for Massage Establishments, Barbershops, Beauty and Nail Salons, and Tanning Salons in the Commercial General (CG) Zoning District and in District A of the Mission Street Specific Plan</p> <p>Mr. David Watkins presented his staff report, regarding a code amendment for the Commercial General Zone and District A. Mr. Watkins pointed out that the current Zoning Code has categorized several uses under “Personal Services”. The proposed Zoning Code Amendment will take the category and divide it in to two categories. One category will be Personal Improvement Services, which will include massage establishments, beauty salons, nail salons and barbershops and tanning salons. The remaining uses will go under Personal Convenience Services. A CUP will be required for the Personal Improvement Services in the CG Zoning District, District A, and the Mission Street Specific Plan.</p> <p>Chair Felice declared the public hearing open. Joy Knapp, 1910 Huntington Dr., expressed her concerns, regarding the screening process for massage therapists. Chair Felice declared the public hearing closed.</p> <p>The Commission discussed the item and pointed out the following: 1) should the City rely on the market to regulate local businesses or should the City regulate the mix of businesses within the city; 2) if the main concern for this item is the abundance of massage establishments, should there be an alternate way to regulate them, rather than requiring a CUP; 3) an option</p>

		<p>would be to group massage establishments with piercing and tattoo parlors; 4) instead of requiring a CUP, should the City create a policy where the total commercial community will be represented by a portion of personal services; 5) the requirement for a CUP may place a burden on prospective businesses; 6) what arguments are in favor of a moratorium, articulating the rationale for an ordinance change; and 7) the increase of the amount of massage establishments may create an imbalance in the mix of pedestrian businesses within the city.</p> <p>By general consent, this item was continued to the next regularly scheduled meeting.</p> <p>Chair Felice directed staff to investigate alternatives to requiring CUPs and to research how other cities have resolved the same issue.</p> <p>Comm. Friedman requested that Deputy City Attorney, Ivy Tsai, research the legislative intent of the Business and Professional Code and to address the scope of the definition of the Zoning code that is not in direct conflict with the statute.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Friedman, seconded by Chair Felice to continue this item to the next regularly scheduled meeting.</p> <p>The motion carried 3-0.</p>
	4	<p>Minutes of the Planning Commission's May 25, 2011 meeting</p> <p>This item was continued to the next regularly scheduled meeting due to the lack of a quorum for voting purposes.</p>
	5	<p>Comments from City Council Liaison:</p> <p>Dr. Richard D. Schneider commended the Commission on their discussion, regarding the code amendment.</p>
	6	<p>Comments from Planning Commissioners:</p> <p>Comm. Friedman wished the public a Happy Independence Day. Chair Felice reminded the public about the pancake breakfast, the independence parade and fireworks in the City.</p>
	7	<p>Comments from Staff:</p> <p>David Watkins, the Director of Planning and Building also commended the Commission, regarding their discussion on the code amendment.</p>
ADJOURN- MENT	8	<p>The meeting adjourned at 8:30 p.m. to the next meeting of the Planning Commission scheduled for July 25, 2011.</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 July 25, 2011.

AYES: FELICE, FRIEDMAN, GEORGE,
NOES: NONE
ABSENT: NONE
ABSTAIN: SEHGAL, TOM


J. Stephen Felice, Chair


Vijay Sehgal Vice-Chair

ATTEST:


Elaine Serrano, Recording Secretary