

**MINUTES OF THE MEETING OF THE
CITY OF SOUTH PASADENA PLANNING COMMISSION
MEETING CONVENED THIS 27th DAY OF APRIL 2015, 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: 6:30 p.m.</p> <p>Commissioners Present: Kristin Morrish, Chair Steven Dahl, Vice-Chair Richard Tom, Secretary Evan Davis Anthony George</p> <p>Council Liaison Robert S. Joe, Council Liaison</p> <p>Staff Present: David G. Watkins, Director of Planning and Building Teresa L. Highsmith, City Attorney John Mayer, Senior Planner Knarik Vizcarra, Assistant Planner Debby Linn, Contract Planner</p> <p>Comm. Dahl led the pledge of allegiance.</p>
<p>PUBLIC COMMENTS</p>	<p>This section was revisited after the continued hearing for item # 1-249 Mockingbird Lane was presented to the Commission.</p> <p>Mayor Joe thanked all of the Commissioners for their service to the City and noted that this Summer; the City of South Pasadena will be sponsoring the Special Olympic World Games as a “host town” for the countries of Morocco and Paraguay, for three days from July 21, 2015 to July 23, 2015. The following events will be done in honor of the athletes: 1) an arrival parade on the 21st; 2) a parade on Fair Oaks with banners and cheers for the athletes as they go to practice at the stadium; 3) a meet and greet at the Fair Oaks Pharmacy; 4) a pancake breakfast at Calvary Presbyterian Church sponsored by the Kiwanis; 5) a BBQ lunch at Garfield Park sponsored by the City; and 6) a dinner at the Molina’s residence, sponsored by the South Pasadena Chinese American Club, which will include music.</p> <p>Mayor Joe presented the Commissioners with a World Games Host Town, South Pasadena lapel pin.</p>

**CONTINUED
HEARINGS**

1

**249 Mockingbird Lane – (Hillside Development
Permit/Variance/Design Review – New Single family Residence)**

This item was continued from the March, 23, 2015 meeting to provide the applicant with additional time to return with clarification.

Contract Planner Debby Linn presented her staff report regarding a Hillside Development Permit and three variances for a new single family residence. Ms. Linn reviewed the changes made to the project. Ms. Linn made a correction to her staff report. She noted that the last sentence under the third bullet on page 7 of 193 should refer to the North side instead of the South side of the project. At the conclusion of her presentation, Ms. Linn discussed front and rear setbacks with Comm. George.

Chair Morrish declared the public hearing open. Jim Fenske, Project Architect reviewed the changes made to the project. Mr. Fenske discussed the following with the Commission: 1) the stair railing; 2) the front driveway drainage [trench drain]; 3) the roof hatch [skylight]; 4) window details; 5) elevation inaccuracies; 6) step inaccuracies from the home to the garage [plans vs. elevation]; and 7) open condenser location on the porch, as noted in the floor plans, is different from the elevations, which notes a solid wall at the same location. Seeing that there were no other speakers in favor of or in opposition to this project, Chair Morrish declared the public hearing closed.

The Commission discussed whether to continue this item or to approve it and have the inaccuracies resolved at the counter as a chair review with Comm. George.

a motion was made by Vice-Chair Dahl to approve the project with the following condition: a) the lower level porch with the mechanical units should have an open railing instead of a solid wall; b) the floor plan issue, regarding the exterior elevations and the sections, which show a different amount of steps between the garage and the home, should be resolved; c) the roof hatch should be clearly noted as a skylight glass Marvin door on the plans; d) the window finishes for the Marvin windows and the Aluminum Store Front windows should match; and e) the West elevation is not accurate, regarding heights and windows; therefore, it should be resolved.

Comm. George amended Vice-Chair Dahl's motion to include a specification for the Marvin roof window and the addition of a color and material board for City staff, which will be retained, for field verification throughout construction.

Vice-Chair Dahl's motion was seconded by Comm. George.

		<p>The motion carried 5-0. Resolution 15-12</p> <p>The Commission returned to the public comment section at the request of Mayor Joe.</p>
	<p>2</p>	<p>2145 Hanscom Drive – (Hillside Development Permit – Legalize Walls and Spa)</p> <p>This item was continued from the March 23, 2015 meeting to provide staff with ample time to respond to the applicant’s objections to the conditions of approval.</p> <p>Senior Planner John Mayer presented his staff report, regarding a request to legalize unpermitted grading work, retaining walls, a spa and a patio cover on a hillside property located at 2145 Hanscom Drive. Mr. Mayer reviewed the history of the project.</p> <p>Mr. Jamar Boyd-Weatherby, City Prosecutor, presented the Commission with a summary of the court case involving the Nansen family. Mr. Weatherby noted that at the compliance hearing, a condition of the Nansen’s plea was to bring the property into compliance, within a certain period of time, but the time frame was not met. The judge ruled that the Nansen’s were not in compliance; therefore, they would be subject to law enforcement. Mr. Weatherby noted that the judge ruled that the Nansens need to bring their property into compliance, but in order to do so; a Hillside Development Permit must be acquired at the Planning and Building Department. The Nansens’ two options are to tie the lots together, since grading was done on an undeveloped lot and retaining walls were erected or return the lot to its original state and remove the retaining walls.</p> <p>Mr. Weatherby discussed with Comm. Davis the next steps in the legal process.</p> <p>City Attorney Highsmith clarified that the lot tie does not merge the properties; therefore, the parcels maintain their own identity, which will resolve the City’s issue with having an undeveloped parcel that has been graded, along with the placement of retaining walls, which are both violations on an undeveloped property.</p> <p>Chair Morrish declared the public hearing open. The Nansens’ new representative/attorney by the name of Mr. Christopher Sutton introduced himself to the Commission. Mr. Sutton noted that he was hired by the Nansen’s to resolve their issues regarding the conditions of approval. He requested that the Commission continue this item to the next regularly scheduled meeting, for the purpose of</p>

providing him with additional time to submit alternate language for the conditions of approval.

Chair George noted that at the previous meeting on March 23, 2015, the Commission requested that the initial representative, Mr. Bissner, return with a list of conditions, which the Nansens did not agree with and the reasoning behind their disagreement.

The Commission did not approve of the applicant returning with another representative presenting the same request as Mr. Bissner did at the 3/23/15 meeting. A spread sheet identifying the issues that the Nansens had with each condition was requested by the Commission at the previous meeting, and was to be presented this evening by Mr. Bissner. It appeared to the Commission that the applicant was not following directions and making good use of time. Comm. George verified with Mr. Sutton that he is the new and only representative of the Nansens.

Comm. George noted that the Commission would like to help the applicant attain a good result for this item; therefore, he asked Mr. Sutton to review the conditions of approval and return next month with a list of conditions that the homeowners do not agree with.

Harold Bizner approached the podium and noted that two months ago the Nansens discussed with him a change in leadership to Mr. Sutton.

Roberta Nansen, 2145 Hanscom Dr. felt she needed legal representation to resolve the issue at hand and to satisfy their concerns and the judge's requests.

Chair Morrish declared the public hearing closed.

The Commission discussed whether they should vote on the item as is, without a continuance. The Commission discussed the item as follows: 1) some of the conditions are regulated by code books and cannot be altered; 2) a response by Mr. Sutton on Wednesday before the hearing would give the commission time to review the issues; 3) valuable time was used by the Commission to read the large document presented to the Commission by Mr. Bissner at the previous meeting; and 4) normally, a change in representation does not happen before the meeting.

It was noted that Mr. Sutton is a respected attorney and the Commission would like him to work with city staff. City Attorney, Highsmith noted that she would welcome working with Mr. Sutton, because of the Nansens' dire situation.

The Commission discussed which meeting to continue this item to. The Planning Commission understood that the applicant may need more

		<p>time, but wanted to hear an update at the May 18 meeting to ensure progress is being made.</p> <p>It was noted by the Commission that for the work to be undone, the current state of the properties would require a Hillside Development Permit, which would consist of re-grading and the tear down of the retaining walls.</p> <p>After considering the applicant's request, a motion was made by Comm. George, seconded by Comm. Tom to continue the Hillside Development Permit for 2145 Hanscom Drive to the May 18, 2015 special meeting.</p> <p>The motion carried 5-0.</p>
<p>PUBLIC HEARINGS</p>	<p>3</p>	<p>614-616 Fairview Avenue & 1102 Magnolia Avenue (Lot Line Adjustment/Variance – Single Family Lot)</p> <p>Senior Planner John Mayer presented his staff report, regarding a lot line adjustment and a variance for 614-616 Fairview Avenue for two parcels owned by the applicant. The applicant proposed to shift the Southern lot line of the smaller parcel to provide additional space so that the duplex will have its own lot, and the availability to build a covered parking structure in the future. Mr. Mayer noted that staff recommended approval, since there is a hardship of not having enough land to comply with the minimum requirements. There are no conditions of approval for this project, since they are not necessary. At the conclusion of his presentation, Vice-Chair Dahl inquired about the covered parking space. Mr. Mayer noted that the applicant was considering a two car garage or a two car carport.</p> <p>Chair Morrish declared the public hearing open. The applicant, Mr. George Wood introduced himself to the Commission and noted that he would like to maximize his land usage. Seeing that there were no other speakers in favor of or in opposition to this item. Chair Morrish declared the public hearing closed.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Davis, seconded by Vice-Chair Dahl to approve the Lot Line Adjustment and Variance as submitted by staff.</p> <p>The motion carried 5-0. Resolution 15-12</p>
	<p>4</p>	<p>1672 Via Del Rey (Hillside Development Permit/Design Review - Single Family Addition)</p> <p>Senior Planner, John Mayer presented his staff report, regarding the building of an addition to a two story single family Ranch Style house at 1627 Via del Rey, including the building of a 6 foot retaining wall in the backyard to replace the existing 3 ft. retaining wall. Mr. Mayer</p>

reviewed the details of the project. At the conclusion of his staff report and at the inquiry of Chair Morrish, Mr. Mayer noted that the tree in the front yard will be removed. Vice-Chair Dahl also inquired if the same developer remodeled the adjacent house. Mr. Mayer deferred the question to the architect.

Chair Morrish declared the public hearing open.

The architect, Jonathan Park noted that he is the applicant for this project and for the house next door; therefore, the projects are very similar. Mr. Park referred to this project as a Modern Ranch Style house with stucco, including minimal stone veneer and low ceilings, with a low roof line and deep overhangs.

Vice-Chair Dahl inquired if the architect was amenable to upgrading the materials on the side elevations. He expressed his concerns about the two large, side walls [stucco]. Vice-Chair Dahl commended the architect on the front view of the house but noted that the side walls needed to be adjusted. He requested that the side walls have the same design element as the front of the house. The architect was amenable to making the requested changes. Vice-Chair Dahl discussed the structure of the project with the applicant and the structure and materials for the balcony and the chimney.

Comm. George discussed the plate heights, floor heights, dimensions and materials with the architect. Including whether the structure of the balcony consisted of a solid wood panel or a rain screen. Seeing that there were no other speakers in favor or in opposition to the project. Chair Morrish declared the public hearing closed.

Vice-Chair Dahl noted the following about the project: 1) there are large side walls with no variations; 2) the project is maximized; 3) the Modern design of the house will not fit in with the street scape; and 4) the extremely large roof does not work well with the project.

Comm. George noted that this would be a very nice project if the same creativity, which was applied to the front of the house, was applied to the sides of the house. Chair George gave direction to the applicant, regarding the balcony.

The Commission discussed whether they should continue this item to the next regularly scheduled meeting.

After considering the staff report and draft resolution, a motion was made by Vice-Chair Dahl, seconded by Comm. Tom to continue this item to the next regularly scheduled meeting.

The motion carried 5-0.

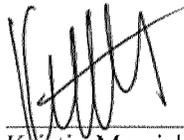
<p style="text-align: center;">5</p>	<p>1008-1010 Mission Street (Conditional Use Permit Modification – Expanded Hours of Operation)</p> <p>Comm. George recused himself from voting on this item and left the City Council Chambers.</p> <p>Assistant Planner, Knarik Vizcarra presented her staff report regarding a Conditional Use Permit Modification to extend the existing hours of operation at Crossing Restaurant located at 1008-1010 Mission St. Staff did not receive complaints for the restaurant. The required findings for the Conditional Use Permit Modification were made. Ms. Vizcarra noted that the initial requirement for a review was removed, because staff did not received any complaints for the restaurant. At the Conclusion of here staff report, the Commission did not have questions for Ms. Vizcarra.</p> <p>Chair Morrish declared the public hearing open. Seeing that there were no speakers in favor or in opposition to the item, Chair Morrish declared the public hearing closed.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Davis, seconded by Vice-Chair Dahl to approve the project as submitted by staff.</p> <p>The motion carried 5-0. Resolution 15-12</p>
<p style="text-align: center;">6</p>	<p>1019 Mission Street (Conditional Use Permit – 6 month review)</p> <p>Ms. Vizcarra presented her staff report, regarding a 6 month review for ARO restaurant. Ms. Vizcarra noted that this is the 2nd review for the restaurant. The police received two calls regarding noise in the evening, but restaurant staff complied and turned down the loud music. The owner soundproofed the restaurant as requested in the original conditions of approval for the purpose of having live music in the future. Currently, live music has been played prior to approval; therefore, conditions have been included to encourage the owner not to have live music “only” until a Conditional Use Permit Modification is granted. At the conclusion of her staff report, Comm. Davis and Chair Morrish inquired about the request of a one year review instead of a 6 month review by the owner, since he was found to be out of compliance with the music and noise. Ms. Vizcarra noted that the owner would not allow that to happen again. Chair Morrish discussed the hours of operation for outdoor dining with Ms. Vizcarra. Ms. Vizcarra continued to discuss legal and illegal music at the location and live music as opposed to a D.J. with Vice-Chair Dahl and Comm. George.</p> <p>Chair Morrish declared the public hearing open. Sean Sheroff, 809 Meridian Avenue; Prahbat Rena, 684 Figueroa Dr.</p>

		<p>and ; Tom Boomer, Raymond Hill Rd., spoke in support of the restaurant and noted the following: 1) that the restaurant is a great addition to the community; 2) sound travels when the front door is open; therefore, it should remain closed; and 3) live music would be nice to have at the restaurant.</p> <p>Chair Morrish declared the public hearing closed.</p> <p>The Commission discussed the following: 1) the applicant must stay in compliance with the Mission Street Specific Plan; 2) the applicant complied with a request for signage, which informs patrons to be considerate; and 3) whether a 6 month review or a 1 year review is needed for this item.</p> <p>A motion was made by Vice-Chair. Dahl, seconded by Comm. George that the 6 month review was received and approved by the Commission and the Commission will look forward to another review in 6 months.</p> <p>motion carried 5-0.</p>
	7	<p>Minutes of the Planning Commission’s January 26, 2015, February 23, 2015 and March 23, 2015 meetings</p> <p>The January 26, 2015 minutes were approved as submitted. The February 23, 2015 minutes and March 23, 2015 minutes were approved with minor corrections.</p>
	8	<p>Comments from City Council Liaison</p> <p>Mayor Bob Joe pointed out the following decisions made by the City Council at their monthly meetings: A) <u>Meeting 4/8/15</u> – 1) approved the first amendment to the Municipal Code regarding the call-up PC decision; 2) provided direction to establish a Renewable Energy Committee; 3) authorized the preparation of a comment letter to the State Water Resources Board, regarding the reduction of urban water usage. B) <u>Meeting 4/22/15</u> - 1) approved a resolution which limits overhead watering to two days a week for residents; 2) a report, from the city attorney, was reviewed which stated that the proposed UUT repeal initiative is unconstitutional [direction – return with a resolution at the next City Council meeting so the City Council may consider not placing the UUT on the ballot.]</p>
	9	<p>Comments from Planning Commissioners</p> <p>Comm. Tom pointed out that there were over 60 volunteers that worked at the community garden site to get it ready for planting over the weekend.</p> <p>Mayor Joe thanked the community for donating equipment, supplies and</p>

		<p>money for the community garden.</p> <p>Comm. George acknowledged that OSH has a beautiful facility.</p> <p>Chair Morrish encouraged everyone to attend the Music Festival and Art Walk on Saturday, 5/2/15.</p>
	10	<p>Comments from Staff</p> <p>Mr. David Watkins noted that Assistant Planner, Knarik Vizcarra will go on family leave and return in July.</p>
ADJOURNMENT	11	<p>The meeting adjourned at 9:05 p.m. to the special Planning Commission meeting scheduled on May 18, 2015.</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 the May 18, 2015.

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



Kristin Morrish, Chair



Steven Dahl, Vice-Chair

ATTEST:



Elaine Serrano, Recording Secretary