



**CITY OF SOUTH PASADENA
Planning Commission
Meeting Minutes
Tuesday, June 9, 2020, 6:30 PM**

CALL TO ORDER

A meeting of the South Pasadena Planning Commission was called to order by Chair Janet Braun on Tuesday, June 9, 2020 at 6:32 p.m. The meeting was held Via Zoom.

ROLL CALL

Present: Chair: Janet Braun
Vice-Chair: John Lesak
Commissioners: Laura Dahl, Richard Tom and Lisa Padilla

City Staff

Present: Joanna Hankamer, Planning & Community Development Director
Teresa Highsmith, City Attorney
Kanika Kith, Planning Manager
Malinda Lim, Associate Planner
Margaret Lin, Manager of Long-Range Planning and Economic Development

Council

Present: Council Liaison Diana Mahmud, Mayor Pro Tem

APPROVAL OF AGENDA:

Approved, 5-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS:

Commissioner Dahl, Commissioner Padilla and Chair Braun visited the Moffat Street site identified in Item 1. Chair Braun also spoke with someone at 4519 Lowell Street while at the site.

PUBLIC HEARING:

1. **Moffat Street, Project No. 2191-HDP/TRP – Hillside Development Permit to install a private roadway extending westward approximately 600 feet from the terminus of the existing Moffat Street and Tree Removal Permit for the removal of 5 protected trees. This private road will provide access to 7 lots in the City of Los Angeles through an easement in South Pasadena (continued).**

Recommendation:

Continue the project to the next meeting on July 14, 2020 to provide more time for public comments.

Staff Presentation:

None.

Questions for Staff:

None.

Applicant's Presentation:

None.

Questions for Applicant:

None.

Discussion:

None.

Decision:

Commissioner Tom motioned, seconded by Vice-Chair Lesak, to move the hearing on the Moffatt Street application to the July 14th Planning Commission meeting.

Chair Braun called for Roll Call:

Vice-Chair Lesak:	Aye
Commissioner Dahl:	Aye
Commissioner Tom:	Aye
Commissioner Padilla:	Aye
Chair Braun:	Aye

Motion carried, 5-0.

PRESENTATION:

2. **General Plan and the Downtown Specific Plan Updates – Discussion on parking requirements for the proposed Downtown Specific Plan:**

Recommendation:

Review and provide comments.

Staff Presentation:

Margaret Lin, Manager of Long-Range Planning and Economic Development, introduced the fifth presentation in the series of General Plan and Downtown Specific Plan presentations, which focused on Part II of the Development Standards and Parking.

Consultant Woodie Tescher, Principal, Planning and Urban Design of PlaceWorks, presented the PowerPoint presentation. Afterward, he reported that there had been one public comment regarding a summary of the General Plan on the reduction of the floor area ratio (FAR) in relation to the number of small units and his response, including consideration of the densities within the height limits.

Chair Braun noted the competing factors between the FAR, density and the height limit, while at the same time trying to deal with RHNA and other planning concerns.

Discussion:

The Commissioners discussed standards for housing unit sizes and several related parking concerns, including: parking meters; parking maximum; reduced parking requirements for electric vehicle spaces and bike spaces; being proactive as a different relationship with cars evolves over the next ten, fifteen or twenty years; the concept of providing flexibility and comfort in the streetscape; the importance of parking and its effects on development and project affordability; the need for a comprehensive assessment of existing parking; and consideration of shared parking.

The Commissioners, together with Consultant Woodie Tescher, reviewed and discussed the *Questions for Planning Commissioners Consideration* portion of the presentation and participated in a dynamic, robust and vigorous discussion of the detailed questions regarding parking considerations, including parking specifications for restaurants - table cloth restaurants and fast food restaurants; consideration for electric parking spaces; drop off zones; use of parking space for parklet or outdoor dining; the impact on bus stops and traffic flow; and consideration of technical modifications to current planning documents (corrections to the General Plan).

Commissioner Padilla commented that some of the strategies shown were needed now. Manager Lin shared that staff planned to present a proposed Alfresco Dining and Retail Pilot Program at tomorrow night's City Council meeting to implement some of the strategies to address COVID-19 impacts now.

ADMINISTRATION:

3. Comments from City Council Liaison:

Mayor Pro Tem Mahmud remarked that City Council had received consistent opposition regarding metered parking from the Chamber of Commerce. However, she was not opposed to revisiting the issue. With regard to parking near transit-oriented stops, there is existing statutory law that provides for maximum parking requirements that local governments may impose. She reported that Sierra Madre is assisting with the infrastructure for some of their businesses with regard to alfresco dining which she will be proposing at the City Council's next meeting.

4. Comments from Planning Commissioners:

Vice-Chair Lesak and Commissioner Tom commented about the importance of flexibility and providing for many different opportunities when considering parking.

Commissioner Padilla referenced a local researcher, Donald Shoop, who published a piece on parking issues entitled *The High Cost of Free Parking*, which considers the implications of parking in communities, which she recommended.

Chair Braun – thanked all of the Commissioners for the great insight.

5. Comments from Staff:


Manager Lin reported that on Saturday, May 30 and Tuesday, June 2nd the first two interactive Housing Element workshops were held on Zoom and also broadcast live to provide the Housing Element update. She summarized the proceedings for the Commissioners. Following the workshops, a Frequently Asked Questions (FAQ) document including all of the questions that were asked during the workshops was created and posted on the City Housing Element webpage. In addition, a survey was also conducted. If anyone has any comments or questions regarding the Housing Element, they are welcome to submit them to housingelement@southpasadenaca.gov.

Chair Braun inquired about residents having difficulty with a particular phone number. Director Joanna Hankamer summarized the issue and reported that it had been remedied.

ADJOURNMENT

6. **Adjournment to the next Planning Commission meeting scheduled for July 14, 2020 at 6:30 pm:**

There being no further matters, Chair Braun adjourned the meeting at 8:24 pm.



Janet Braun, Chair