



**CITY OF SOUTH PASADENA
Planning Commission
Meeting Minutes
Tuesday, January 12, 2021, 6:30 PM
Via Zoom Teleconference**

CALL TO ORDER

A scheduled meeting of the South Pasadena Planning Commission was called to order by Chair Braun on Tuesday, January 12, 2021 at 6:30 p.m. The meeting was held Via Zoom.

ROLL CALL

Present:

Chair: Janet Braun

Vice-Chair: John Lesak

Commissioners: Richard Tom, Lisa Padilla, Laura Dahl

City Staff

Present:

Teresa L. Highsmith, City Attorney

Joanna Hankamer, Planning & Community Dev. Director

Kanika Kith, Planning Manager

Malinda Lim, Associate Planner

Liz Bar-El, Planner

Council

Present:

Council Liaison: Diana Mahmud, Mayor

APPROVAL OF AGENDA

Commissioner Tom made a motion to adopt the agenda as submitted by staff
Vice Chair Lesak seconded the motion

Motion carried, 5-0

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

None

PUBLIC COMMENT:

None.

PUBLIC HEARING:

1. **807 Rollin St., Project No. 2341-HDP/DRX/VAR/TRP – Hillside Development Permit, Design Review, Variance and Tree Permit to allow the construction of a 3,411 square foot, multi-level home with an attached 538 square-foot garage on an undeveloped site (Continued)**

Commissioner Padilla recused herself due to the proximity of the project to her residence

Commissioner Dahl recused herself due to her spouse being the architect on the project.

Staff Presentation:

Staff provided a prerecorded slideshow.

Recommendation:

Approve the Hill Development Permit, Design Review Variance and Tree Removal Permit.

Applicants Presentation:

Applicant provided a prerecorded slideshow

Questions for Applicant:

No questions

Commissioner Discussion:

Commissioner Tom thought the project was very well planned out.

Vice Chair Lesak agreed that the project was well designed, but requested that the applicant show the house in relation with the surrounding houses.

Chair Braun liked the roofline, breaking of the massing and thought it was creative.

Motion:

Commissioner Tom moved to accept the project as submitted with staff condition P12.

Vice Chair Lesak seconded.

Motion carried 3-0.

2. **Tenant Protection – Impacts of State Law relating to Tenant Protection Act of 2019 (AB 1482) on local tenant protection opportunity**

Staff presented a brief history of the movement of the ordinance.

Questions for Staff:

Commissioner Padilla asked if permits had to be provided to the tenant as proof of a renovation. Director Hankamer clarified that it is the case, in addition to a write up of why the renovation is being done, and why the renovation cannot occur in an occupied unit.

Commissioner Padilla asked if it was appropriate to comment on rent relocation assistance. Director Hankamer replied that the comments would be appreciated.

Commissioners asked if housing meant public, institutional, or multifamily housing. City Attorney Highsmith replied that it was the state law. The City wants the landlord to provide the tenant with the permits, scope of work, and timeline of renovation upon serving an eviction notice.

Vice Chair Lesak asked if the difference in a building permit being ready to issue and approved had been considered when drafting the language of the ordinance. Director Hankamer replied that they had not considered that, but in the discussions only one landlord brought up the permitting steps.

Chair Braun asked if this would be a new section of the municipal code. Director Hankamer affirmed that. Chair Braun asked if it necessary to restate the entire state law since the state law might change and there would be a discrepancy between the municipal code and the state law. City Attorney Highsmith clarified that only a part of AB114 had been cut out, and the city moratoriums would not expire when the state was planning to look at the code. Director Hankamer added that the state was looked at AB34, and the

reason for including the state law was so residents did not have to look between pieces of law, they could see it in one place.

Vice Chair Lesak wanted to consider the entire permit process in the language of the ordinance.

Chair Braun asked how often substantial remodels of apartment buildings occur. Director Hankamer replied that nobody tracks those activities but unpermitted construction happens often. Chair Braun asked how long it takes between a permit application to being issued a permit. Director Hankamer replied it can be anywhere between 2 weeks to 6 months. Vice Chair Lesak added it was important that all parties have an idea of what was expected in terms of documentation.

Motion:

Commissioner Tom motioned to recommend to City Council to adopt the Tenant Protection Ordinance as submitted.

Vice Chair Lesak seconded.

Motion carried 5-0.

DISCUSSION

3. Inclusionary Housing Ordinance Update

Staff Presentation:

Planner Bar-EI mentioned the Commission that the staff report was in their packets, and would be ready with a recommendation on the 26th. Director Hankamer added that the goal would be to give HCD a preview of the Housing Element, and ask any questions about ADUs.

Questions for Staff:

Vice Chair Lesak asked if it would be possible to get the sites in advance to visit. Director Hankamer had 5 potential sites, the ostrich farm, Ralphs site, and Shakers site. Vice Chair Lesak asked what the target was. Director Hankamer replied that the immediate goal was to meet RHNA requirements, sites being chosen on size and transportation. Planner Bar-EI added that the aforementioned sites were special sites, and many more sites would be presented to HCD.

Chair Dahl asked if there was any meeting before the ordinance is presented to council. Director Hankamer replied there would be a housing meeting.

Commissioner Tom felt that South Pasadena needs to and should grow, and the current plan balances a need for more housing with a desire to maintain the small town atmosphere.

Commissioner Padilla thought the subcommittee recommendation was helpful, but including developers might introduce bias into the equation. Planner Bar-EI and Director Hankamer agreed, but thought it was good to introduce all potential views.

Commissioner Dahl asked if there was any way to let housing developers know of recent updates. Planner Bar-EI updated the commission of an email list that developers could be added to.

Motion:

Commission recommends staff meet with HCD regarding RHNA to combine the inclusionary/density bonus to develop the sites inventory.

ADMINISTRATION

4. Comments from City Council Liaison

Mayor Mahmud thanked the RHNA ad-hoc committee and reminded the commission that along with all other cities, South Pasadena's appeal was rejected but the city representative on the committee. Mayor Mahmud recognized Commissioner Tom's work in the city, with the commission, and with the clean power alliance. Updated council that she will again be the liaison for Planning Commission.

5. Comments from Commissioners

Commissioner Dahl thanked Commissioner Tom.

Commissioner Padilla thanked Commissioner Tom.

Vice Chair Lesak applauded the clean power in the SGV, and thanked Commissioner Tom.

Vice Chair Lesak thanked Commissioner Tom.

Commissioner Tom thanked the entire commission for their hard work, and hoped they will continue to improve South Pasadena.

Chair Braun thanked Director Hankamer and the rest of the ad hoc committee.

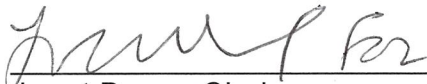
6. Comments from Staff

The RHNA appeal took place January 11th along with all the other SGV cities and all lost, but noted that challenging the states unit allocation is resonating across the SCAG Region. Director Hankamer thanked the rest of the ad hoc committee, Mayor Mahmud, Commissioner Tom, and staff.

ADJOURNMENT

7. Adjournment to the Planning Commission meeting scheduled on January 26, 2021.

There being no further matters, Chair Braun adjourned the meeting at 8:32 p.m.



Janet Braun, Chair