



**CITY OF SOUTH PASADENA
Planning Commission
Meeting Minutes
Tuesday, October 12, 2021, 6:30 PM**

Via In-Person Hybrid Meeting

CALL TO ORDER

A meeting of the South Pasadena Planning Commission was called to order by Chair Lesak on Tuesday, October 12, 2021 at 6:30 p.m. The meeting was held via in-person hybrid.

ROLL CALL

Chair: John Lesak
Vice-Chair: Lisa Padilla
Commissioners: Laura Dahl, Janet Braun

Commissioner Absent: Amitabh Barthakur

STAFF PRESENT

Andrew L. Jared, City Attorney
Angelica Frausto-Lupo, Community Development Director
Margaret Lin, Deputy Community Development Director
Elizabeth Bar-El, Long Range Principal Management Analyst
Malinda Lim, Associate Planner

COUNCIL

Council Liaison: Diana Mahmud, Mayor

APPROVAL OF AGENDA

Chair Lesak motioned to approve the agenda as submitted.

Motion carried, 4-0

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Vice-Chair Padilla visited the sites on Peterson Avenue and Monterey Road. Commissioner Dahl visited 89 Monterey Road. Chair Lesak visited all three sites.

PUBLIC COMMENT:

None

PUBLIC HEARING:

- 1. 1818 Peterson Avenue, Project No. 2380-HDP/DRX/VAR/ADU/TRP – Hillside Development Permit, Design Review, Variances, Accessory Dwelling Unit, and Tree Permit to allow the construction of a 1,231-square-foot, multi-level single-family home with a 504-square-foot ground floor garage (of which 4 feet is attributed to the living area) and an attached 495-square-foot JADU on a vacant 3,740-square-foot lot. The variances include a reduction of the site to be remediated to its natural slope and vegetation, reduction in the front setback, and to allow retaining walls to exceed 6 feet in height. The Tree Removal Permit is for the removal of 8 trees (Continued).**

Commissioner Dahl recused herself as her residence is within 1000 ft. of the project site.

Recommendation:

Approve as submitted by staff.

Staff Presentation:

Associate Planner Lim presented the project.

Questions for Staff:

Vice-Chair Padilla asked for clarification on the 20 ft. right-of-way. Associate Planner Lim replied that it was there to widen the street and meet requirements for street length.

Applicant Presentation:

Applicant Darby Whipple opened himself to questions.

Questions for Applicant:

Chair Lesak asked if the applicant would use solar panels. Applicant Whipple replied that was the intention but due to issues with Tesla it might not happen.

Public Comment:

None.

Commissioner Discussion:

Commissioner Braun supported the project.

Vice-Chair Padilla thought that the project was very specific and requested staff to make sure the applicant did not have to build a sidewalk.

Chair Lesak agreed with the other commissioners.

Motion:

Commissioner Braun motioned to approve the project as submitted.

Vice-Chair Padilla seconded.

Motion carried, 4-0

2. 89 Monterey Rd, Project No. 2197-HDP/DRX/VAR - Hillside Development Permit, Design Review and a Variance, to allow the construction of a 2,315 square-foot multilevel single-family home with a detached garage (APN: 5312-031-027)

Chair Lesak recused himself due to his residence being within 1,000 ft. of the project site.

Recommendation:

Approve as submitted by staff.

Staff Presentation:

Associate Planner Lim presented the project.

Questions for Staff:

Commissioner Braun asked if this should be a Short Way or Monterey Road address. Associate Planner Lim replied it could be either. Commissioner Braun asked if the garage was on stilts. Associate Planner Lim replied the applicant could answer that.

Commissioner Dahl asked why the address has not been changed to Short Way. Associate Planner Lim replied it was up to the applicant. Commissioner Dahl asked about the floor area ratio (FAR) regarding the garage. Associate Planner Lim replied it was not counted.

Questions for Applicant:

Applicant gave a brief history of the project, noting it is narrow and very steep.

Commissioner Dahl asked if the retaining wall will be upgraded. Applicant replied that it will be stucco to match the exterior of the house. Commissioner Dahl asked if that will happen to all the walls. Applicant confirmed that. Commissioner Dahl asked about the landscaping. Applicant replied they will not touch it. Commissioner Dahl asked if the drainage pipes would be removed. The Applicant confirmed that.

Vice-Chair Padilla asked about the construction access. The Applicant replied they were fully aware of the challenges.

City Attorney Jared added that the Building Division would have some oversight on the address change.

Commissioner Discussion:

Commissioner Braun floated the idea of adding the address change as a condition.

Commissioner Dahl brought up concerns about construction due to how narrow Short Way is. Applicant replied that construction will go on both streets but some materials will have to go through Short Way, but clean up can go out Monterey Road. Commissioner Dahl asked if the carport had to be removed. Applicant replied it did not. City Attorney Jared added that the Applicant will self-condition and change the address to Short Way.

Vice-Chair Padilla mentioned that on any hillside construction the same concerns will be brought up and suggested that the Applicant notify their neighbors of when heavy work will be done.

Commissioner Dahl brought up that every house built on a slope needs a variance and potentially the code needs to be changed. Vice-Chair Padilla agreed, noting Chair Lesak brought this up on the previous site (Where Commissioner Dahl had been recused).

Discussion about coordination of construction sites.

Motion:

Commissioner Dahl motioned to approve the project with amendments to include two construction signs.

Commissioner Braun seconded the motion.

Motion carried, 3-0.

- 3. 619 Indiana Terrace, Project No. 2218-HDP/DRX/TRP - Hillside Development Permit, Design Review, Variance, and a Tree Removal Permit to allow the construction of a 4,234 square-foot multi-level single-family home with a detached garage (APN: 5314-005-021)**

Recommendation:

Continue this item to the next regularly scheduled meeting on November 9, 2021.

Motion:

Chair Lesak motioned to continue this item to the meeting on November 9, 2021.

Vice-Chair Padilla seconded.

Motion carried, 4-0

DISCUSSION

- 4. Release of the 2021-2029 Public Review Draft General Plan Housing Element**

Staff Presentation:

Principal Management Analyst Bar-EI presented the update.

Recommendation:

Receive staff's presentation and discuss the review process for the Public Review Draft General Plan Housing Element.

Questions for Staff:

Commissioner Braun asked if SB 9 and SB 10 were going to be added to the document. City Attorney Jared thought that SB 9 was going to have the largest impact, but it was important to have it be a focus point of discussion. Commissioner Braun thought that South Pasadena should not roll over on all the orders coming from the legislature.

Vice-Chair Padilla asked what the consequence for ignoring SB 9 would be.

Analyst Bar-EI added that the City could still meet the cycle by rezoning within a year of the October deadline. City Attorney Jared added that HCD can impose measures and introduce litigation.

Vice-Chair Padilla asked what type of input the City asked from residents. Analyst Bar-EI replied that the presentations being provided were highly summarized versions of the entire element.

City Attorney Jared made some minor date corrections to the Housing Element.

Commissioner Dahl asked how public comments will be incorporated. Analyst Bar-EI replied that all comments will be added into the final draft that will go before HCD. Commissioner Dahl asked what would happen if HCD rejected the element. Analyst Bar-EI replied that the City will be in contact with HCD during the 60 days review period to make revisions.

Chair Lesak asked what type of community outreach is being done. Analyst Bar-EI replied that the public can email in comments.

Public Comment:

Josh Albrektson brought up concerns about ADUs, hillside development, IHO, and HCD comments.

City Attorney Jared mentioned that this type of comment was suited for the 60-day public comment period. Commissioner Braun asked when the time for the comment would be. City Attorney Jared replied it should be on the 9th and 15th. Commissioner Braun asked whether comments like these would be noted or discussed. Analyst Bar-EI replied that all comments will be sent to the draft. Commissioner Braun asked if it would be a hearing or a debate. Analyst Bar-EI replied it could be made more informal, like a discussion.

ADMINISTRATION

5. Comments from Council Liaison

Mayor Mahmud brought up AB 2283 and asked that the City require that storm water be retained. Mayor Mahmud mentioned that number of housing bills passed by the state legislature and a possible joint meeting with City Council. Mayor Mahmud suggested that an explanation of the RHNA imposed numbers be created.

6. Comments from Commissioners

Commissioner Braun thanked Mayor Mahmud for her work with the environmental group and asked people to contact their state representatives.

Vice-Chair Padilla brought up difficulty in reading the agenda packet due to multiple last-minute changes. Commissioner Dahl echoed those concerns.

Chair Lesak brought up concerns about lack of environmental regulation on new construction.


7. Comments from Staff

Director Frausto-Lupo thanked the commission, welcomed Deputy Director Lin and let the Commission know that Associate Planner Lim will be leaving the City.

ADJOURNMENT

8. Adjournment to the Special Planning Commission meeting scheduled for November 9, 2021 at 6:30 PM.

There being no further matters, Chair Lesak adjourned the meeting at 9:34 P.M



John Lesak, Chair