



**CITY OF SOUTH PASADENA  
Planning Commission  
Meeting Minutes  
Tuesday, December 14, 2021, 6:30 PM  
Amedee O. "Dick" Richards Jr. Council Chambers  
1424 Mission Street, South Pasadena, CA 91030**

**CALL TO ORDER:**

A regular meeting of the South Pasadena Planning Commission was called to order by Chair Lesak on Tuesday, December 14, 2021 at 6:33 p.m. The meeting was held at 1424 Mission Street, South Pasadena and via Zoom teleconference.

**ROLL CALL:**

**Present:** Chair: John Lesak  
Vice-Chair: Lisa Padilla  
Commissioners: Amitabh Barthakur and Janet Braun

**Absent:** Commissioner: Laura Dahl

**City Staff**

**Present:** Andrew L. Jared, City Attorney  
Angelica Frausto-Lupo, Community Development Director  
Margaret Lin, Deputy Community Development Director  
Matt Chang, Planning Manager  
Contract Planner Cecilia Jaroslowsky (via Zoom)

**Council**

**Present:** Council Liaison: Diana Mahmud, Mayor (via Zoom)

**PLEDGE OF ALLEGIANCE:** Chair John Lesak

**APPROVAL OF AGENDA:**

Approved, 4-0.

**DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS:**

Chair Lesak reported that he received a handful of comments from the South Pasadena Chamber of Commerce on the discussion item.

**PUBLIC COMMENT:**

**Public Comment – General (Non-Agenda Items):**

Ted Gerber, Acting Director of Public Works, gave a brief update on the Slow Streets Program.

Josh Albrekton, resident, spoke about the Housing Element, the General Plan and the Downtown Specific Plan.

**PUBLIC HEARING - CONTINUED:**

1. **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:**

Approve as submitted by Staff.

**Staff Presentation:**

Contract Planner Jaroslowsky presented a PowerPoint presentation.

**Questions for Staff:**

Vice-Chair Padilla asked about a change in the natural state percentage number.

Commissioner Barthakur discussed the natural state percentage number and asked about the removal of the retaining wall.

**Applicant's Presentation:**

Architect Jason Beck spoke on behalf of the owner and provided the background and history of the project.

**Public Comment:**

A next-door neighbor expressed concern about the project.

**Applicant's Rebuttal:**

The Architect addressed the neighbor's concerns, which included a reference to tree placement.

Vice-Chair Padilla asked about the differences between the current landscape plan and the landscape plan the Commission reviewed last month.

**Commissioner Discussion:**

Commissioner Braun summarized the differences from the last time the project was reviewed, including keeping the existing retaining wall on the west side; evaluating where there might be underground utility lines; protecting the privacy of the neighbors; and the extra room not being an ADU or a Junior ADU.

Vice-Chair Padilla discussed the differences between the two presentations.

The Commissioners agreed that this was a reasonably well thought-through project and wanted to move this project along as there have been several delays. They appreciated having the neighboring properties added to the presentation to provide the context of seeing buildings next to each other. They also agreed that the neighbor's concerns should be acknowledged and reasonable accommodations should be made that could mitigate the privacy impact.

Chair Lesak expressed concern about the inconsistencies in the plan. Commissioner Braun suggested a Chair Review to evaluate the revised plans to update and address the plans and mitigation of the neighbor's privacy concerns.

Planning Manager Chang advised the Commission that the staff could work with the Chair, the Applicant and the neighbor to make a good faith effort to address the neighbor's concerns.

**Decision:**

Commissioner Braun moved, seconded by Vice-Chair Padilla, to approve a Resolution for 619 Indiana Terrace, Project Number 2218, consisting of a Hillside Development Permit, Design Review, Variance and Tree Removal Permit for the construction of an approximately 4,234 square-foot multi-level single-family home with an attached garage, with the added Condition that the Applicant submit a final correct set of plans for the Chair to review and that the Chair, City Staff, Applicant and neighbor to the west discuss mitigation of privacy issues (which could include window placement, trees or some other Condition) and that the Applicant make a good faith effort to resolve privacy issues.

Chair Lesak called the Roll:

**Motion carried, 4-0.**

**DISCUSSION ITEM:**

**2. 815 Fremont Avenue – Informational Presentation:**

**Applicant's Presentation:**

Applicant Jason Mak provided a PowerPoint presentation.

**ADMINISTRATION:**

**3. Comments from City Council Liaison:**

Mayor Mahmud encouraged the Applicant from the previous presentation to explore potential funding for electric vehicles parking with Southern California Edison as well as the California Energy Commission which have programs that incentivize the installation of EV chargers.

She reported that tomorrow night, City Council is going to consider adoption of an ordinance to establish objective standards for implementation of SB9 on an urgency basis. She is going to strongly recommend to have the Planning Commission look into a number of additional aspects of other ordinances that have been enacted by other City Councils. She looks forward to receiving the Commissioners' input on a number of refinements to the ordinance that she anticipates they will pass tomorrow evening.

She thanked the Commissioners for their dedication and wished them a wonderful holiday Season.

**4. Comments from Planning Commissioners:**

Chair Lesak wished everyone Happy Holidays.

**5. Comments from Staff:**

Director Frausto-Lupo reported that the public comment period on the Housing Element was extended through December 22<sup>nd</sup> and encouraged the public to send comments.

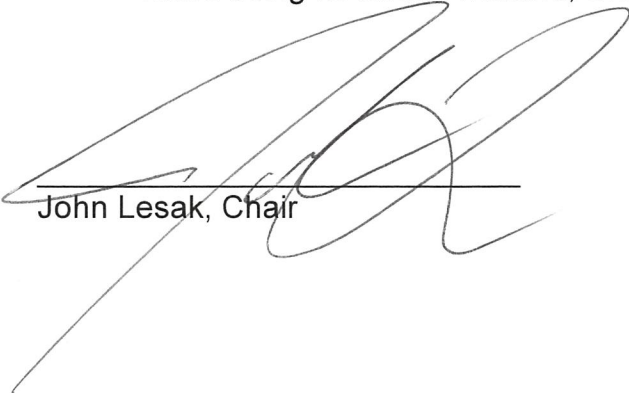
She introduced new Planning Manager Matt Chang. She informed the Commission that Associate Planner Braulio Moreno started yesterday and two (2) additional Associate Planners would be starting next week.

Planning Manager Chang addressed the Commission and thanked them for the opportunity. He wished everyone Happy Holidays.

**ADJOURNMENT:**

**6. Adjournment to the Planning Commission meeting scheduled on January 11, 2022:**

There being no further matters, Chair Lesak adjourned the meeting at 8:07 p.m.



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John Lesak, Chair