

**MINUTES OF THE MEETING OF THE
CITY OF SOUTH PASADENA PLANNING COMMISSION
MEETING CONVENED THIS 25th DAY OF JANUARY 2016, 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</p> <p>Council Liaison Marina Khubesrian, MD, Council Liaison</p> <p>Staff Present: Holly O. Whatley, Assistant City Attorney David G. Watkins, Director of Planning and Building John Mayer, Senior Planner Knarik Vizcarra, Assistant Planner</p> <p>Vice-Chair Dahl led the pledge of allegiance.</p>
<p>PUBLIC COMMENTS</p>		<p>None</p>
<p>CONTINUED HEARINGS</p>	<p>1</p>	<p>2131 Hanscom Drive (Hillside Development Permit – Deputy Inspector Condition of Approvals)</p> <p>Senior Planner, John Mayer presented staff’s request to continue this item to the next regularly scheduled meeting on February 22, 2016 due to the applicant’s request for a continuance.</p> <p>A motion was made by Comm. Tom, seconded by Comm. Davis to continue this item to the next regularly scheduled meeting on February 22, 2016.</p> <p>The motion carried 4-0.</p>
	<p>2</p>	<p>1200 Fair Oaks Avenue (Conditional Use Permit – Hydrogen Fueling Station)</p> <p>This item was continued from the December 10, 2016 meeting.</p> <p>Senior Planner, John Mayer presented his staff report, regarding approval for a Conditional Use Permit Modification for the purpose of installing a hydrogen fueling facility at the gas station located at 1200 Fair Oaks Avenue. Mr. Mayer noted that the concerns expressed by the neighbors, at the previous meeting, have been addressed. The majority of their concerns involved upkeep of the station. Mr. Mayer</p>

	<p>pointed out the following: 1) two Zoning Code violations were remedied by the owner as follows: the flashing sign was turned off and the new light fixtures under the eave are scheduled to be removed. Mr. Mayer delivered a PowerPoint presentation, regarding completed maintenance at the gas station in response to the neighbors' concerns, about the lack of maintenance at the gas station. Mr. Mayer also noted that the changes made to the plans were reflected in the staff report.</p> <p>The applicant, Tim Brown noted that the safety, aesthetic, and quality issues were addressed. The Oleander tree density was increased and façade changes were made to match the slumpstone.</p> <p>Chair Morrish declared the public hearing open.</p> <p>Kammy Khashayai, 588 Garfield Ave. spoke in favor of the project.</p> <p>Darin Randall, 1616 Lyndon Street, expressed his concerns about the following: 1) the use of space regarding the large wall, 2) permits were not pulled for the lighting under the eaves; 3) the LCD lighting is in violation of the code; and 4) the old lighting in comparison to the new lighting project are different shades of color.</p> <p>Al Benzoni, 1617 Monterey Road, expressed his concerns and noted the following about the project: 1) optical design is needed for the canopy lighting to reduce glare; 2) the gas station is zoned for three parking spots not four; 3) "no parking" zones should be marked; 4) a new location is needed for the water/air dispenser; 5) meaningful field data for hydrogen fueling is not available; 6) there is a gaping hole between the hydrogen structure and the dumpster structure; 7) the noncompliant station wall should be six feet on the north side; and 8) the gas station lighting should be up to code.</p> <p>Mary Heuges, 1617 Monterey Road, requested to have the station built in accordance with the building code.</p> <p>Gerald Secundy, 1610 Lyndon Street, was concerned about safety, noise, and aesthetics. He acknowledged and commended the applicant for making changes to the gas station to comply with neighbors' concerns. Mr. Secundy requested the following: 1) the planting of large "fill in" bushes; 2) extend the brick veneer; and 3) change the closing time for the hydrogen station to 10:00 p.m.</p> <p>Hamed Shirmohammadi, 1443 E. Washington Boulevard Pasadena, commended his father for doing a good job of running the gas station. The maintenance and aesthetic beauty is important to his father and he noted that his father is willing to comply with the requests of the neighbors.</p>
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Ali Shiromahammadi, 1200 Fair Oaks Avenue, was amenable with the early closure of 10:00 p.m. He noted that he has high standards for his gas station. He explained why he installed the LED lights in the canopy area, but he is willing to remove them and replace them with the original light fixtures. He noted that he did not have a “live” wire on the premises of his gas station, as stated by one of the other speakers. He checked with the fire department and they did not have record of a live wire incident at his gas station as well.

Shaun Smith, 1616 Lyndon Street, expressed his concerns about the following: 1) the prototype noise muffling system; 2) the additional proposed building to the rear; and 3) the amount of onsite parking spaces.

Nancy Haghighi, 1130 Pine Bluff Drive, was in support of the hydrogen fueling station.

The applicant, Mr. Brown noted the following: 1) the gas station owner will change the electrical fixtures, as requested by the neighbors; 2) the parking will not change; and 3) the new wall height will be sufficient.

As a result of Mr. Mayer’s discussion with Vice-Chair Dahl, Mr. Mayer noted the following: 1) Code Enforcement will handle issues, regarding light fixtures; 2) neighbors my present issues, regarding the gas station or noise to Code Enforcement or to the Planning Commission; 3) the hydrogen filling station does not trigger additional parking; 5) the existing wall in question is legal, non-conforming at its current height; 6) the design of the rear wall should be noted accurately in the plans; and 7) the air/water dispenser will be relocated.

Mr. Brown noted that the design and materials for the rear wall was accurately noted in the plans.

Chair Morrish commended the owner on the cleanup/changes made to the gas station in response to residents’ concerns.

After considering the staff report and draft resolution, a motion was made by Comm. Tom, seconded by Comm. Davis to adopt the Mitigated Negative Declaration and to approve of the Conditional Use Permit Modification as submitted by staff, which includes a condition to relocate the air/water dispenser and to instate a new closing time of 10:00 p.m. seven days a week.

The motion carried 4-0. Resolution 15-31

	<p>3 1412 El Centro Street (Conditional Use Permit/Tentative Parcel Map/Design Review – New Mixed Use)</p> <p>Vice-Chair Dahl recused himself from participating and voting on this item, since his architect’s office was within the 500 feet radius for the project. Vice-Chair Dahl left the City Council Chambers.</p> <p>This item was continued from the December 10, 2015 meeting because the commercial floor space area was extremely small in proportion to the residential portion of the building. Staff was asked to research other mixed used buildings regarding commercial space in relationship to the residential space.</p> <p>Senior Planner, John Mayer presented Staff’s findings, regarding the proportion of commercial space to residential space in other mixed use buildings within the city. Staff found that the project is consistent with the other mixed used buildings in the area, regarding commercial/residential floor space and is consistent the General Plan’s Fair Oaks Corridor vision for the area. At the conclusion of his presentation, Comm. Davis verified with Mr. Mayer that the square footage in the basement will be used for livable space; therefore, the square footage of the project will be increased. Comm. Tom inquired if there are other parcels, which are the same size as the proposed project. Mr. Mayer noted that an auto repair garage on Mission street is approximately the same size.</p> <p>Chair Morrish declared the public hearing open.</p> <p>Project Architect, Robert Tsai, introduced himself to the Commission and noted that hopefully the project will be approved so that the homeowner will be able to move in as soon as possible.</p> <p>Chair Morrish declared the public hearing closed.</p> <p>Comm. Davis noted the following: 1) there should be standards for mixed used projects; 2) based on the size of the coffee shop in relationship to the size of the residential space, the coffee shop appeared to be an afterthought; and 3) there should be minimum qualifications for mixed use projects.</p> <p>Due to the size of the lot, Comm. Tom noted that a mixed use building was a good solution to the lot challenges.</p> <p>The Commission continued to discuss the commercial to residential ratio for this project as follows: 1) this project does not fit in well with the intent of the General Plan and the Fair Oaks Corridor; 2) the size of the parcel will not encourage development; 3) the City has allowed for</p>
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		<p>similar uses within the city; and 4) there are not many alternatives for the project site.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Davis, seconded by Comm. Tom to approve the project as submitted by staff.</p> <p>The motion carried 3-0. Resolution 16-02</p>
<p style="text-align: center;">PUBLIC HEARINGS</p>	<p style="text-align: center;">4</p>	<p>191 Monterey Road (Tentative Tract Map Extension – New Condominiums)</p> <p>Vice-Chair Dahl returned to the dais.</p> <p>Senior Planner, John Mayer presented his staff report, regarding the extension of planning approvals for a tentative tract map for the new condominium complex located at 191 Monterey Road. Mr. Mayer noted that the applicant has experienced difficulties in the past, regarding submitting plans for plan check, but the applicant has been working with staff, regarding ADA issues and to reduce the expense of the large retaining wall for the project. At the conclusion of Mr. Mayer’s staff report, the Commission discussed whether a 24 month extension would be best for this project or if a lesser time period would be appropriate. The Commission inquired if ADA and retaining wall requirements have recently changed.</p> <p>Chair Morrish declared the public hearing open. Project Architect, Tom Nott pointed out difficulties that he has experienced in meeting the required time frame for plan check submission, due to ADA requirements and retaining wall requirements. The Commission discussed an appropriate extension time frame for the project with Mr. Nott and inquired as to why the project has been delayed.</p> <p>Denise Jameson, 201 Monterey Rd., expressed her concerns about the following: 1) the delayed project; 2) the blighted property; 3) a tree from the project site fell on her roof causing damage; 4) homeless people are occupying the project site.</p> <p>Senior Planner, John Mayer noted that the Hillside Development Permit will expire on September 8, 2016; therefore, he suggested having the planning extension expire on the same date.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Tom, seconded by Vice-Chair Dahl to approve the project as submitted by staff and to extend the planning approval to September 8, 2016. If progress is made in a timely manner, additional time may be granted, but if progress is not made, the expiration date will remain as previously stated on September 8, 2016.</p>

		<p>The motion carried 3-0. Resolution 16-02</p>
	<p>5</p>	<p>Zoning Code Amendment/Mission Street Specific Plan Amendment – Valet Parking</p> <p>Assistant Planner, Knarik Vizcarra delivered a PowerPoint presentation, regarding the first review of the valet parking ordinances, which would affect the Zoning Code and the Mission Street Specific Plan. At the conclusion of her presentation, the Commission had various questions for Ms. Vizcarra.</p> <p>Comm. Davis inquired about the drawbacks to valet parking, such as the loss of street parking. Ms. Vizcarra noted that there are concerns about valet parking, which will be addressed in the ordinance, such as the effect on traffic safety. A possible outcome of valet parking may be an increase in traffic but it would be difficult to analyze because of the lack of regulations. Comm. Davis also inquired as to where the receiving sites will be located for valet parking. Ms. Vizcarra noted the receiving sites would be located at various private lots; therefore, an agreement should be made between the applicant and the operator for the use of the site.</p> <p>Chair Morrish had questions regarding valet parking, such as fees and the language of the ordinance; therefore, Ms. Vizcarra noted the following: 1) requirements/permit fees would vary depending on the location of the valet; the cost of a traffic study could range from \$500 - \$2500 for valet parking. Chair Morrish inquired about additional fees. Ms. Vizcarra noted that there will be an amendment, which will define the additional fees. Chair Morrish also inquired about the process when an operator’s permit is revoked. She requested the addition of language allowing the operator to opt out of their 30 day permit with the valet if their permit is revoked by the City. Ms. Vizcarra noted that such language would be included in the ordinance.</p> <p>Chair Morrish declared the public hearing open. 1) Odom Stamps, 318 Fairview Ave., gave examples of possible valet receiving areas, such as public parking spaces near Mike and Anne’s, commercial areas, and the school district. He advocated for clarification that would allow multiple applicants to pool their resources and apply for a valet application.</p> <p>Renee Richards, 1006 Mission St., was not in favor of valet parking. She felt that valet parking would not maintain the small town feel of South Pasadena.</p> <p>Linda Krausen, Grevelia St., was not in favor of valet parking. She conducted a traffic study near the metro station and requested an environmental impact report. Ms. Krausen noted that there is</p>

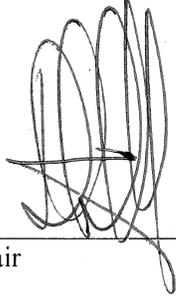
	<p>additional parking in commercial areas for parking instead of increasing traffic with the addition of valet parking.</p> <p>Sam Hernandez, 1040 Mission St., inquired about how many valet stands are allowed on a street (one stand per block). He noted that valet parking could bring in new clientele to the city.</p> <p>Laurie Wheeler, 1221 Mission St., noted that several businesses are in favor of valet parking but others expressed concerns about the following: 1) the removal of street parking spaces; 2) increased traffic congestion; 3) valet parking should be available to everyone; and 4) valet parking should take place in underutilized areas. Ms. Wheeler also noted that business owners will be amenable to valet parking if their concerns are addressed. As an alternative, Comm. Davis inquired if business owners considered pooling their money to rent recipient parking lots and post signs informing the public of additional parking; therefore, valuable on street parking will not be lost. Ms. Wheeler noted that they have not discussed that option.</p> <p>Carolyn Watson, 415 Oaklawn Ave., noted that valet parking will be utilized during the evening and valet parking would be a good option for handicapped individuals.</p> <p>Matthew Crow, 621 Milan Ave., spoke in favor of valet parking. It would be very convenient for evening dining, and would alleviate the need to search for parking.</p> <p>Alan Vlacich, 1340 Mountain View, spoke in support of valet parking.</p> <p>Mark Wright, 802 Orange Grove Ave., spoke in opposition to valet parking.</p> <p>Chair Morrish declared the public hearing closed.</p> <p>The Commission discussed how to implement valet parking within the city. It was noted that the ordinance could be problematic since one business owner would have to be legally responsible.</p> <p>The Commission came to the conclusion that a mechanism would be advantageous, which would allow participants to pool into a single applicant and work from that license. Comm. Tom suggested having staff review other cities to see how they implemented valet parking Ms. Vizcarra noted that the ordinance allows for multiple applicants.</p> <p>Comm. Dahl pointed out that valet parking is very advantageous for the handicapped community.</p>
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NEW BUSINESS	6	<p>Planning Commission – Scheduling of 2016 Special Meetings</p> <p>A motion was made by Comm. Davis, seconded by Comm. Tom to Cancel the November 28, 2016 meeting and the December 26, 2016 regularly scheduled meetings and to combine them in a special meeting to be held on December 5, 2016 at 6:30 p.m.</p> <p>The motion carried 4-0.</p>
	7	<p>General Plan/Mission Street Specific Plan Update – Appointment to PC Subcommittee</p> <p>Mayor, Diana Mahmoud suggested deferring this item to the next regularly scheduled meeting, since the appointment for a new Planning Commissioner has not been made at this point.</p> <p>Planning Director, David Watkins noted that this item was time sensitive; therefore, the discussion to appoint a subcommittee member ensued.</p> <p>By general consent, Comm. Davis was selected as the appointment to the Planning Commission subcommittee.</p>
	8	<p>Minutes of the Planning Commission’s December 10, 2015 meetings</p> <p>The December 10, 2015 minutes were continued to the next regularly scheduled meeting on February 22, 2016.</p>
	9	<p>Comments from City Council Liaison.</p> <p>Newly appointed Council Liaison Marina Khubesrian introduced</p>

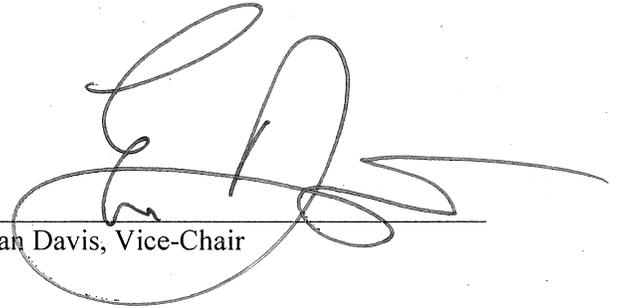
		<p>herself to the Commission and noted the following: 1) she is looking forward to participating in the Planning Commission meetings and to participate as the liaison between the City Council and the Planning Commission; 2) she is also looking forward to the discussion on the General Plan, which is very important to the residents; and 3) She noted that the massage parlor issue was revisited by the City Council but she deferred to Mr. Watkins to provide more details to the public and to the Commission.</p>
	10	<p>Comments from Planning Commissioners</p> <p>Comm. Davis and Vice-Chair Dahl welcomed Marina Khubesrian as the Council Liaison. Vice-Chair Dahl thanked the previous Commissioner Tony George and the previous Council Liaison, Bob Joe for providing a great service to the public. Their input was greatly appreciated. Vice-Chair Dahl suggested having a small occasion to thank them for a job well done. Chair Morrish was in agreement with having an occasion to thank the outgoing members.</p>
	11	<p>Comments from Staff</p> <p>Mr. David Watkins noted the following actions taken by the City Council: 1) The City Council performed the second reading on the Medical Marijuana ordinance and approved of the prohibition of Marijuana cultivation, but approved to allow qualified medical marijuana patients to grow their own Marijuana within 32 square feet; 2) the Urgency ordinance's deadline is on March 1, 2016; 3) the massage ordinance had its first reading and a new requirement was applied, which would limit new business owners, applying for a CUP, to locate their new massage business within 1000 feet of an existing massage business.</p> <p>Council Liaison Marina noted that the City Council made the decision regarding the proximity of massage businesses to facilitate economic diversity so as not to have too many of the same businesses clustering in the same location.</p> <p>Mr. Watkins noted that during the month of January, the City Council received a certified petition for an repeal of the UUT. The Fiscal Impact Report will be given to the City Council next week.</p>
ADJOURNMENT	12	<p>The meeting adjourned at 9:05 p.m. to the regularly scheduled Planning Commission meeting scheduled on February 22, 2016.</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 March 28, 2016.

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



Steven Dahl, Chair



Evan Davis, Vice-Chair

ATTEST:


Elaine Serrano, Recording Secretary