

**MINUTES OF THE MEETING OF THE
CITY OF SOUTH PASADENA PLANNING COMMISSION
MEETING CONVENED THIS 25th DAY OF JULY 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: 6:31 p.m.</p> <p>Commissioners Present: Steven Dahl, Chair Kristin Morrish, Secretary Kelly Koldus Richard Tom</p> <p>Staff Present: David G. Watkins, Director of Planning and Building Teresa Highsmith, City Attorney Knarik Vizcarra, Assistant Planner</p> <p>Absent: Evan Davis, Commissioner Marina Khubesrian, MD, Council Liaison Holly O. Whatley, Assistant City Attorney</p> <p>Chair Dahl led the pledge of allegiance.</p> <p>Comm. Tom arrived at 6:35 p.m.</p>
<p>PUBLIC COMMENTS</p>		<p>None</p>
<p>PUBLIC HEARINGS</p>	<p>1</p>	<p>1499 Huntington Drive (Conditional Use Permit /Design Review– Telecom Relocation)</p> <p>Knarik Vizcarra, Assistant Planner, presented her staff report, regarding approval for a Conditional Use Permit for the purpose of upgrading the existing telecom facility at 1499 Huntington Drive. Ms. Vizcarra reviewed the details of the project and noted that all of the required findings for the project were made and that staff did not receive any inquires for this project. At the conclusion of her presentation, the Commission did not have questions for Ms. Vizcarra.</p> <p>Chair Dahl declared the public hearing open. The applicant, Norman McCloud, Verizon Wireless representative, noted that the proposed project involved replacing six existing panels with new panels for an enhanced capacity to increase quality coverage and speed, which also included downsizing from two to one facility in the area and the lowering/screening of the antennas due to interference from other carriers.</p>

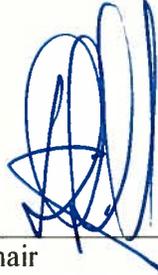
	<p>Chair Dahl declared the public hearing open. Seeing that there were no speakers in favor of or in opposition to this item, Chair Dahl declared the public hearing closed.</p> <p>Comm. Koldus inquired about the lower sector on the west elevation of the telecom facility and noted that she was not in agreement with the large/visible change, but would rather have the change hidden from view. Since a hidden change was not possible, Comm. Koldus noted that the current facility has the right combination of height and location and the best configuration to achieve the wireless signal and the least intrusive impact on the neighbors and building.</p> <p>A motion was made by Comm. Morrish, seconded by Comm. Tom to approve the Conditional Use Permit and Design Review for this project as submitted by staff.</p> <p>The motion carried 5-0. Resolution 16-18</p>
<p>2</p>	<p>1080 – 1010 Mission Street (Valet Parking Use Permit + Parking Use Permit Extension – Valet Parking)</p> <p>Assistant Planner, Knarik Vizcarra presented her staff report, regarding approval for two requests as follows: 1) a Parking Use Permit Modification, which will allow valet parking to continue via an extension; and 2) a Parking Use Permit, which will allow the continuance of three designated street parking spaces to be used as valet parking spaces, located at 1010 Mission Street. The applicant also requested an additional modification to both requests, which would change the days of operation to Wednesday thru Saturday from 6:00 p.m. to 12:00 a.m. No inquires or comments were received for this item and all signs will be posted to clarify that valet parking is for all businesses. At the Conclusion of her staff report, the Commission did not have questions for Ms. Vizcarra.</p> <p>Chair Dahl declared the public hearing open. Patrick Kirchen, applicant/owner, 1010 Mission Street, noted that he chose to change the valet parking days based on the frequency of diners; therefore, Wednesday thru Saturday was selected, since they are the busiest days of the week for Crossings restaurant.</p> <p>Comm. Koldus inquired if Mr. Kirchen noticed an increase in evening street or foot traffic for the Moo on Mission, since the owner stated at a previous meeting, that traffic will increase during the Summer months. Mr. Kirchen noted that he saw customer traffic outside of the Moo on Mission.</p> <p>Tom Webb, 1012 Mission Street, inquired about the designated parking spaces for valet parking. Mr. Webb was concerned that some</p>

		<p>of the parking spaces in front of his wife’s business at 1012 Mission street will be impacted by the used of the valet. Ms. Vizcarra clarified that the designated valet parking spaces are located in front of 1010 Mission Street and not in front of 1012 Mission St. Chair Dahl declared the public hearing closed.</p> <p>The Commission briefly discussed valet parking.</p> <p>A motion was made by Comm. Morrish, seconded by Comm. Koldus to approve the Valet Parking Use Permit Modification and the Valet Parking Use Permit as submitted by staff.</p> <p>The motion carried 5-0. Resolution 16-19 and Resolution 16-20</p>
	3	<p>Minutes of the Planning Commission’s May 23, 2016 meeting</p> <p>The May 23, 2016 minutes were approved with minor corrections.</p>
	4	<p>Comments from City Council Liaison</p> <p>None</p>
	5	<p>Comments from Planning Commissioners</p> <p>None</p>
	6	<p>Comments from Staff</p> <p>David Watkins, Planning and Building Director noted that the RFP for the General Plan/MSSP update was sent out today. Mr. Watkins also noted the following about the recent City Council meeting: 1) the 1st reading of the URM ordinance took place; 2) a report on Airbnb will be presented to the City Council on 9/7/16; and 3) a report on inclusionary zoning will be scheduled for a future date.</p>
ADJOURN- MENT	7	<p>The meeting adjourned at 7:03 p.m. to the regularly scheduled Planning Commission meeting scheduled on August 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 October 24, 2016.

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

-SIGNATURES TO FOLLOW ON THE NEXT PAGE-

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Steven Dahl, Chair

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Richard Tom, Vice-Chair

ATTEST:

A handwritten signature in blue ink, appearing to be 'Elaine Serrano', written over a horizontal line.

Elaine Serrano, Recording Secretary