

**MINUTES OF THE MEETING OF THE
CITY OF SOUTH PASADENA PLANNING COMMISSION .
MEETING CONVENED THIS 24th DAY OF OCTOBER 2016, 6:30 P.M.
AT THE AMEDEE O. DICK RICHARDS JR.
CITY COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL		<p>Meeting convened at: 6:30 p.m.</p> <p>Commissioners Present: Steven Dahl, Chair Richard Tom, Vice-Chair Kristin Morrish, Secretary Janet Braun Kelly Koldus</p> <p>Council Liaison: Marina Khubesrian, MD, Council Liaison</p> <p>Staff Present: David G. Watkins, Director of Planning and Building Holly O. Whatley, Assistant City Attorney John Mayer, Senior Planner Knarik Vizcarra, Assistant Planner</p> <p>Chair Dahl led the pledge of allegiance.</p>
PUBLIC COMMENTS		None
		<p>Chair Dahl suggested reordering the agenda to place item number 5- Consideration of rescheduling special meeting of December 5, 2016 as item number one on the agenda.</p> <p>A motion was made by Comm. Tom, seconded by Comm. Morrish to move item number 5 – Consideration of rescheduling special meeting of December 5, 2016 to the first item on the agenda.</p> <p>The motion carried 5-0.</p>
NEW BUSINESS	1	<p>Consideration of Rescheduling Special Meeting of December 5, 2016</p> <p>The Commission discussed the following available dates to schedule the special meeting, which will combine the meetings for November and December: 11/28/16, 11/29/16, 11/30/16 or 12/5/16.</p> <p>A motion was made by Comm. Morrish, seconded by Comm. Tom to schedule the Planning Commission’s special meeting on Wednesday November 30, 2016 at 6:30 p.m.</p> <p>The motion carried 5-0.</p>

<p>PUBLIC HEARINGS</p>	<p>2</p>	<p>337 Pasadena Avenue (Variance/Design Review – Legalize Fence/Wall)</p> <p>Senior Planner, John Mayer requested a continuance to the special meeting scheduled on November 30, 2016, due to a public noticing issue.</p> <p>After considering staff’s request for a continuation, a motion was made by Comm. Morrish, seconded by Comm. Tom to continue this item to the special meeting scheduled on November 30, 2016.</p>
	<p>3</p>	<p>1107 Grevelia Street/2006 Berkshire Avenue (Zoning Map Amendments)</p> <p>Assistant Planner, Knarik Vizcarra presented her staff report, regarding approval to re-zone two properties to open space. Ms. Vizcarra reviewed the history of the project via a PowerPoint presentation, regarding the location and surroundings of the two properties located at 1107 Grevelia Street and 2006 Berkshire Ave. She noted that all of the required findings for the zoning map amendment were made. Ms. Vizcarra reviewed the changes made to the resolution, recommending adoption to the City Council. One inquiry was made, regarding the proposed rezoning, which was favorable. At the conclusion of her project, the Commission did not have questions for Ms. Vizcarra.</p> <p>Chair Dahl declared the public hearing open. 1) Andrew Blakelock, 612 Fairview Ave. spoke in favor of the rezoning and placing a park at 1107 Grevelia St. He noted that his children have enjoyed playing in the open area, since they were little.</p> <p>Assistant City Attorney, Holly O. Whatley noted that in the title of the revised resolution the word Berkshire was misspelled.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Morrish, seconded by Comm. Tom to approve the project as submitted by staff, including the revised resolution and the spelling change in the title of the resolution.</p> <p>The motion carried 5-0. Resolution 16-23</p>
	<p>4</p>	<p>869 Oneonta Drive (Hillside Development Permit/Design Review – New Single Family Residence)</p> <p>Senior Planner, John Mayer presented his staff report, regarding approval for a Hillside Development Permit and Design Review for a single family residence located at 869 Oneonta Dr. Mr. Mayer reviewed the history and the details of the project via a PowerPoint</p>

presentation. At the conclusion of his presentation, Chair Dahl inquired about the following: 1) the location of a 4 foot easement. [Mr. Mayer noted that the easement is located between 869 and 871 Oneonta Dr; 2) if the current drawings demonstrate that the walls have been moved back as requested by the Public Works department. [Mr. Mayer responded in the affirmative]. Comm. Koldus inquired about a typographical error, regarding the siding [Mr. Mayer noted that he would refer to the applicant regarding the matter].

Chair Dahl declared the public hearing open. Elizabeth Herron, project architect reviewed the process, regarding the design for the house at 869 Oneonta Drive and pointed out that the project was challenging, since it was designed on a steep hillside embankment. Ms. Herron noted the following about the project: 1) a Tuscan style was selected; 2) two toned stucco was used to reduce the massing of the project; 3) the majority of the retaining walls will serve as fencing around the pool; 4) the tree located on the easement will be retained; 5) earth tones were selected for this project; and 6) the retaining walls will be stepped back to retain an open view for the homeowners. At the conclusion of Ms. Herron's presentation, Chair Dahl inquired about the following: 1) if the homeowner is willing to comply with weekend and holiday construction hours [the homeowner was in agreement]; 2) if the third car space will remain open as a guest parking space [the applicant was amenable to the request]; and 3) will the applicant agree to using two piece tile in lieu of the proposed S tile and wood windows instead of vinyl windows [the applicant was amenable].

Comm. Morrish inquired about the time frame for both projects, whether they will take place sequentially or simultaneously. Ms. Herron noted that construction will occur sequentially with some overlapping.

The following speakers spoke in opposition and expressed their concerns about the project:

- 1) Dawn Tull, 872 Oneonta Dr., expressed the difficulties of living next door to ongoing construction;
- 2) Patricia Holguin, 882 Oneonta Dr., cannot enjoy living at her home because of the ongoing construction;
- 3) David Tull, 872 Oneonta Dr., noted there is an oak tree (35') on the hillside, which was not included in the staff report. He pointed out that Mayor Mahmoud requested that staff conduct research on whether there is a potential ordinance to prohibit ongoing construction for consecutive years in a limited space;
- 4) Shannon Kumagai, [Attorney hired by the owners/occupants at 858 Oneonta Dr.] expressed her concerns, regarding CEQA violations therefore, she requested to have this item continued to the next

	<p>regularly scheduled meeting;</p> <p>5) Joshua Wang, 858 Oneonta Dr., noted that there were procedural problems, regarding this item. He requested to have proper noticing done;</p> <p>6) Ron Mitchell, 716 Bonita Dr., was concerned about the dust and truck traffic from ongoing construction and that the construction of large McMansions are taking precedence over green space;</p> <p>7) Frannie Tull, 872 Oneonta Dr., pointed out that the negative impacts of ongoing construction at 879 Oneonta Dr. finally came to a conclusion during the month of July and the waiting period was very frustrating for her family and neighbors. The construction was noisy and the construction workers were disrespectful. The quality of life for the residents on Oneonta Dr. decreased considerably during the construction phase;</p> <p>8) Sally Takeda, 712 Bonita Dr., pointed out that her quality of life was affected by ongoing construction, specifically by dust, noise, parking, extended construction hours, blocked driveways and parking problems. She noted that construction workers were discourteous by smoking and tossing trash. A large amount of grading will need to take place for the proposed project;</p> <p>9) Julie Stern, 731 Bonita Dr., noted that a large colony of rats were dispersed within the neighborhood, due to the recent construction.</p> <p>10) Doug Watkins, 731 Bonita Dr., noted that consequences should apply, if construction regulations are not followed by the contractor and a reasonable time frame for construction should apply.</p> <p>After listening to the public testimony, Ms. Herron noted that all mitigating factors that can minimize street construction will be pursued. Chair Dahl declared the public hearing closed.</p> <p>Prior to the Commission's discussion on this item, Mr. David Watkins, the Director of Planning and Building suggested that the Commission could direct staff to review the initial study to determine whether the environmental determination should be revised from a negative declaration to a mitigated negative declaration, and to hire a consultant to focus in more detail on the construction related impacts of the project.</p> <p>The Commission discussed continuing this item due to the following: 1) the design/too many components; 2) the materials/S-tile and vinyl windows - not a good selection; 3) environmental concerns; 4) noticing problems; 5) construction truck access; 6) two story high garage is visible from the street; 7) a new house should enhance the neighborhood and not detract from it; and 8) it is important to settle the inconsistencies, regarding the materials and the design of the project, prior to approval.</p> <p>The Commission was in agreement, regarding the following: 1) the</p>
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	<p>best design solution should be selected; and 2) the conditions of approval should be enforced, which would include regular meetings between the contractor and the residents.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Morrish, seconded by Comm. Tom to continue this item to the January 23, 2017 Planning Commission meeting, which will include a revised initial study, the submittal of a mitigated negative declaration, an architectural review of the design issues, and the city attorney will report to the Commission about the status of a potential ordinance that could address the cumulative impacts of multiple construction projects.</p> <p>The motion carried 5-0.</p>
<p>5</p>	<p>871 Oneonta Drive (Hillside Development Permit/Design Review – New Single Family Residence)</p> <p>Senior Planner, John Mayer reviewed the details of the project via a PowerPoint presentation, regarding the proposed two level, Tuscan style single family residence at 871 Oneonta Drive. Mr. Mayer suggested that the Commission continue this item, due to the same environmental concerns as 869 Oneonta Drive. At the conclusion of his staff report, Comm. Morrish inquired if one mitigated negative declaration could be applied to both properties. Mr. Mayer responded in the positive.</p> <p>Chair Dahl declared the public hearing open. The applicant, Elizabeth Herron reviewed the architectural influences in the design of the house and noted that the Oak tree located on the premises will not be removed. Ms. Herron pointed out that she would like to work with staff to create a construction process for this project and for 869 Oneonta Dr., which will have the least amount of impact on the neighborhood. At the conclusion of her presentation, Chair Dahl inquired about the following: 1) if the new location for the Palm tree was noted on the plans [Ms. Herron responded in the positive]; 2) can the vinyl windows and S-tile be changed [Ms. Herron responded in the positive]; 3) what is between the guest parking space and the street [Ms. Herron noted that a raised curb is in the space.]; 4) is the applicant in agreement with the standard construction hours set by the City [Ms. Herron responded in the affirmative].</p> <p>The following speakers spoke in opposition to the project: 1) Ingrid Watson, 822 Oneonta Dr., was dissatisfied with ongoing construction, damage to the street, dust, traffic and street blockage from the previous construction project. 2) Frannie Tull, 872 Oneonta Dr., did not believe that proper</p>

		<p>regulations will be followed by the construction crew for the proposed project.</p> <p>3) Dawn Tull, 872 Oneonta Dr., noted that the developer from the previous project did not take action when complaints about construction impacts were expressed to him. Early construction hours and ongoing construction were a huge imposition for residents. She noted that they never had problems with the hillside crumbling, until it was disturbed for the construction project at 879 Oneonta Dr. The proposed design for 871 Oneonta does not fit in with the street scape.</p> <p>4) Emilia Lomelia, 2018 Alpha St., inquired about what was being done to provide affordable housing access for families in South Pasadena. Regarding the proposed construction project, she noted that a large house will not fit in with the surrounding homes. Regulations should be instated to relocate or compensate people in a construction zones.</p> <p>5) Atty. Shannon Kumagai noted that her comments, regarding 869 Oneonta equally apply to this item as well. She noted that there is a big size difference between her client's home and the two proposed projects on Oneonta Dr.</p> <p>6) Julie Stern, 731 Bonita Dr., requested to have fines set for the developer or builder, if they do not follow the rules.</p> <p>Chair Dahl declared the public hearing closed.</p> <p>Comm. Morrish suggested meeting with the applicant to review the conditions of approval.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Morrish,</p> <p>Before Comm. Koldus seconded the motion, she requested that the applicant pursue other design options for the curved wall in the master bedroom.</p> <p>seconded by Comm. Koldus to continue this item to the next regularly scheduled meeting on January 23, 2017</p> <p>The motion carried 5-0.</p>
<p>NEW BUSINESS</p>	<p>6</p>	<p>Appoint a Vice-Chair to fill the remainder of Commissioner Evan Davis' term</p> <p>A motion was made by Comm. Koldus, seconded by Comm. Morrish to appoint Comm. Tom as the Vice-Chair for the Planning Commission due to the vacancy created by Evan Davis' resignation.</p> <p>The motion carried 5-0.</p>
	<p>7</p>	<p>Minutes of the Planning Commission's July 25, 2016 and August 22, 2016 meetings</p> <p>The July 25, 2016 minutes were approved as submitted by staff.</p>

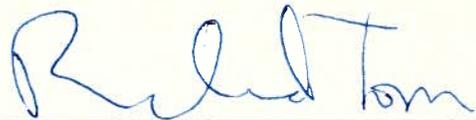
		The August 22, 2016 minutes were approved with minor corrections.
	8	<p>Comments from City Council Liaison</p> <p>Council Liaison, Marina Khubesrian noted that the City Council took a positive position on the following two ballot measures: 1) Measure M [Transportation Tax] will raise money for improvement projects and will include specific language noting that funds will not be used for the 710 freeway; and Measure A [parks and open space] will be used for park improvements and for open spaces. Dr. Khubesrian pointed out the following: 1) a ribbon cutting ceremony for the new dog park in the City of South Pasadena will occur on Nov. 5, 2016 at 11:00 a.m.; 2) the City is considering organizing an AdHoc committee to analyze options for residents at specific locations regarding high rent; and 3) the Housing Rights group will provide a workshop on Nov 4, 2016 5:00 p.m. at city hall for renters.</p>
	9	<p>Comments from Planning Commissioners</p> <p>Chair Dahl welcomed Janet Braun as the new Planning Commissioner. Janet Braun introduced herself to the Planning Commission and noted that she is looking forward to working with the Commissioners. Comm. Morrish reviewed Comm. Braun's long history of amazing community service, regarding the Public Safety Commission, WISPPA, and the AYSO. Comm. Braun noted that she is a lawyer, and reviewed her experience regarding public service.</p> <p>Comm. Koldus had questions for staff, regarding car lifts in garages and if they are permitted in the Zoning Code. Mr. Watkins noted that staff has not considered garage lifts at this point, because the General Plan and the Mission Street Specific Plan updates are priority. Mr. Watkins discussed whether garage lifts are feasible within the city and noted that issues may result in a Zoning Code Amendment.</p> <p>Comm. Koldus noted that a recommendation was made to the City Council, regarding the selection of a consultant for the General Plan Update.</p>
	10	<p>Comments from Staff</p> <p>Mr. David Watkins informed the Commission that Assistant Planner, Knarik Vizcarra is working part time and a Zoning Code amendment for an urgency ordinance related to second units will be presented at the Nov 30, 2016 meeting.</p>
ADJOURN- MENT		The meeting adjourned at 8:43 p.m. to the special Planning Commission meeting scheduled on November 30, 2016.

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 November 30, 2016.

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



Steven Dahl, Chair



Richard Tom, Vice-Chair

ATTEST:



Elaine Serrano, Recording Secretary