

**MINUTES OF THE MEETING OF THE  
CITY OF SOUTH PASADENA PLANNING COMMISSION  
REGULAR MEETING CONVENED THIS 27<sup>th</sup> DAY OF FEBRUARY, 6:30 P.M.  
AT THE AMEDEE O. DICK RICHARDS JR.  
CITY COUNCIL CHAMBERS, 1424 MISSION STREET**

<b>ROLL CALL</b>		<p><b>Meeting convened at:</b> 6:31 p.m.</p> <p><b>Commissioners Present:</b> Steven Dahl, Chair Richard Tom, Vice-Chair Kristin Morrish, Secretary Janet Braun Kelly Koldus</p> <p><b>Council Liaison:</b> Marina Khubesrian, MD, Council Liaison</p> <p><b>Staff Present:</b> David G. Watkins, Director of Planning and Building Alex Gregorsian, City Attorney Representative John Mayer, Senior Planner Knarik Vizcarra, Assistant Planner</p> <p>Chair Dahl led the pledge of allegiance.</p>
<b>PUBLIC COMMENTS</b>		None
<b>NEW BUSINESS</b>	<b>1</b>	<p><b>Reorder the agenda</b> Chair Dahl moved item 1- Planning Commission Reorganization to the end of the agenda.</p>
<b>CONTINUED ITEMS</b>	<b>2</b>	<p><b>337 Pasadena Avenue (Variance – Legalize Fence/Wall)</b></p> <p>Senior Planner, John Mayer presented staff’s request to continue this item to the next regularly scheduled meeting on March 27, 2017 to provide staff with additional time to review recently submitted information by the applicant regarding the variance.</p> <p>A motion was made by Comm. Koldus, seconded by Comm. Tom to continue this item to the next regularly scheduled meeting on March 27, 2017.</p> <p>The motion carried 5-0.</p>

	<p>3</p>	<p><b>1746 Hanscom Drive (Appeal – Design Review Board Approval of New Single Family Residence)</b></p> <p>This item was continued from the January 23, 2017 meeting.</p> <p>Senior Planner, John Mayer presented his staff report, regarding the appeal of a Design Review Board approval for the house located at 1746 Hanscom Drive. Mr. Mayer reviewed the details for the project and the timeline for the appeal. Mr. Mayer noted that Ms. Ferguson believes that the home is associated with Annemarie Buhler/Aromatherapy and with the work of Julia Morgan. Historic Resources Group (HRG) determined that the property was not connected with Annemarie Buhler or Julia Morgan. HRG also noted that the home originally had a Spanish Colonial design but due to multiple unpermitted alterations, the historical significance was not retained; therefore, Mr. Mayer presented staff’s request to uphold the DRB decision and deny the appeal. At the conclusion of his presentation, Chair Dahl noted that at 5:36 p.m. this evening an e-mail was received by John Mayer and Chair Dahl from Deborah Howell-Ardila, the Cultural Heritage Commission Chair but Chair Dahl did not go into the subject matter of the letter. Chair Dahl noted that he and Comm. Braun toured both homes on Hanscom Drive after last month’s Planning Commission meeting for informative reasons.</p> <p>Chair Dahl declared the public hearing open. Janet Ferguson, 1808 Hanscom Dr. noted that the appeal could have been alleviated if she was notified about the meeting time frame for the Cultural Heritage Commission. Ms. Ferguson expressed her concerns about tree removal [20 trees] for the project. She noted that trees play a vital role in the city, such as aiding in the reduction of the outdoor temperature, wild life survival, street scape/landscape and property value. She assumed that Julia Morgan was involved with the design at 1746 &amp; 1750 Hanscom Drive. Ms. Ferguson reviewed the verbal history that she was familiar with, regarding Annemarie Buhler, her aromatherapy business and the history of Ms. Buhler’s husband. It was important to Ms. Ferguson to retain the character of the hillside. She noted that her neighbors share her desire to retain the hillside.</p> <p>Larry McGrail, 1102 Glendon Way, spoke in support of the request of the Cultural Heritage Commission’s (CHC) request for a continuation to provide additional time to</p>
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	<p>research whether there is a connection between Annemarie's life/Aroma Therapy and 1746 &amp; 1750 Hanscom Drive.</p> <p>Mark Gallatin, 1213 Stratford Ave., Vice-Chair of the CHC, requested additional research to be conducted regarding any connection among Annemarie Buhler, aroma therapy, life, and the homes located at 1746 and 1750 Hanscom Drive.</p> <p>Richard Schneider, City Council member spoke in support of a continuation for this item for the purpose of providing additional time to research the possibility of a historical connection between Annemarie Buhler and the Hanscom properties. Dr. Schneider read Commissioner Ardilla's e-mail to the public and noted that an updated Demolition permit ordinance would alleviate issues with this item for arising in the future.</p> <p>Irene Acosta, project architect, noted that HRG was hired to analyze the historical significance of the house and determined that there was no historic significance. Hiring another historical research group to provide additional research on the same properties will prove to be costly and unfair to the homeowner. Ms. Acosta conducted her own research, regarding aromatherapy and did not find a connection between the property and Annemarie Buhler.</p> <p>Hope Alego, 1808 Hanscom Dr., spoke in support of retaining the trees and the beautiful hillside/landscape of South Pasadena, which goes along well with the small town feel of South Pasadena. Historical houses should be retained and protected.</p> <p>Peter Bakhnini, homeowner noted that he has worked closely with staff and hired HRG to research the history of 1746 and 1750 Hanscom Drive. HRG's findings demonstrated that there was no historical significance associated with either property. It is becoming very costly for him to have his project continued, in addition to hiring historical companies to conduct research on the properties. No historical facts have been presented other than verbal accounts to validate historical significance for 1746 and 1750 Hanscom Drive. He has spent approximately \$250,000 in the delaying of his project.</p> <p>Comm. Braun discussed the dilapidated condition of the existing house at 1746 Hanscom Drive and how changes were made to the design without permits Comm. Braun</p>
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	<p>noted that the house was built halfway on the City's property On Comm. Braun's tour she noted that the house was unsafe to enter.</p> <p>Janet Ferguson, 1808 Hanscom Drive, noted that recently, unpermitted work was done on the property by the new homeowner. Prior to the new homeowner, unpermitted work was done in the back of the existing house multiple times. This is where the Swiss architecture is found.</p> <p>Seeing that there were no other speakers in favor of or in opposition to this project, Chair Dahl declared the public hearing closed.</p> <p>Chair Dahl and Comm. Braun visited the property and noted that the architecture of the house was not similar to the architecture at Asilomar, as stated by Ms. Ferguson at the previous meeting. The Commission noted the following: 1) HRG noted that the unpermitted Swiss architecture was done in the 1980's; 2) A vast amount of unpermitted work was done on the property and it was not done very well; 3) the trees that will be replaced are not indigenous to California; and 4) historical research was conducted again by HRG and the results were the same, "no historic significance", which was incurred at the cost of the homeowner;</p> <p>Comm. Morrish noted that the homeowner was amenable and agreed to additional research. At this point, it would not be fair for the homeowner to continue this item to the next regularly scheduled meeting. "Out of an abundance of caution" research was conducted again and the same results were attained.</p> <p>Comm. Koldus pointed out that unpermitted work makes it very difficult to "pin point" whether the work was done before or after Ms. Buhler's time in Pasadena. The lack of historical evidence makes it difficult to judge in favor of the appeal.</p> <p>Vice-Chair Tom agreed with the Commissioners' comments and that as a Commission they need to respect the process that the city has in place and move forward with a decision.</p> <p>Comm. Braun noted that the house was in very poor condition. Change is difficult for people and trees are beautiful but the interest of the owner can be overlooked because of an appellant, especially since proper evidence has</p>
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		<p>not been presented; therefore, a decision should be made on this item. Currently both properties are not on the historical resources inventory.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Braun, seconded by Comm. Koldus to deny the appeal and uphold the Design Review Board’s decision to approve a new 2,322 square foot, two story house with an attached carport at 1746 Hanscom Drive.</p> <p>The motion carried 5-0. Resolution 17-05</p>
	<p><b>4</b></p>	<p><b>1750 Hanscom Drive (Appeal – Design review Board Approval of New Single Family Residence)</b></p> <p>This item was continued from the January 23, 2017.</p> <p>Senior Planner, John Mayer reviewed the history and the details of the project. Mr. Mayer noted that many alterations were made to the existing house and that there was no connection between the house and the wife of Guy Ballard; the founder of the “I AM” spiritual movement. Mr. Mayer presented staff’s recommendation to uphold the Design Review Board decision and to deny the appeal. At the conclusion of his presentation, the Commission did not have questions for Mr. Mayer.</p> <p>Chair Dahl declared the public hearing open. The appellant, Janet Ferguson addressed the Commission and noted the following: 1) she was not informed of important meetings; 2) Carmen Newman was a member of the “I AM” spiritual movement; and 3) the windows are historical.</p> <p>Irene Acosta, 1253 Meadowbrook, [project architect] noted that HRG provided a very through historical report and pointed out that there was no historical significance. The porch was in closed without permits.</p> <p>Peter Baktani, homeowner, noted that HRG did not find historic significance, and Annemarie Buhler was not connected to house at 1750 Hanscom Drive.</p> <p>Janet Ferguson, 1808 Hanscom Drive [appellant] noted that her view of Mt. Wilson and the San Gabriel mountains will be eliminated with the building of the new house and the natural lighting of her house will be reduced. Seeing that there were no additional speakers in favor of or in opposition to the appeal, Chair Dahl declared the public hearing closed.</p>

		<p>The Commission noted the following: The design was well done; 2) the proposed project is much lower than the existing house and designed as a one story house, which was thoughtful; 3) the appellant's sunlight will not be blocked because of the positioning of the proposed house; 4) care was taken in the design and the research of the house; 5) the Commission visited the property noted that the house was in poor condition; 6) the Natural Resources Commission will make the final decision regarding tree removal in relationship to the placement of the house; 7) the DRB did a great job in reviewing the project</p> <p>After considering the staff report and draft resolution a motion was made by Comm. Morrish, seconded by Comm. Koldus to uphold the Design Review Board's decision to approve the new 2,278 square feet house at 1750 Hanscom Drive.</p> <p>Comm. Morrish amended her motion, seconded by Comm. Koldus to uphold the Design Review Board's decision to approve the new 2,278, single story house at 1750 Hanscom Drive and to deny the appeal.</p> <p>The motion carried 5-0. Resolution 17-06</p>
	<p>1</p>	<p><b>Planning Commission Reorganization</b></p> <p>Comm. Braun nominated Chair Dahl as Chair. Approved by general consent.</p> <p>Comm. Koldus volunteered to be the Vice-Chair</p> <p>Comm. Braun volunteered to be the Secretary</p> <p>Comm. Tom made a motion, seconded by Comm. Morrish to approve of the volunteered positions.</p> <p>The motion carried 5-0</p>
	<p>5</p>	<p><b>Comments from City Council Liaison</b></p> <p>Council Liaison, Marina Khubesrian noted that she went to the Hanscom Drive properties to view the homes and spoke with the appellant. Dr. Khubesrian noted that it is difficult for the appellant to lose her beautiful view of the trees. Dr. Khubesrian commended Kelly Koldus and Richard Tom for doing a great job as representatives of the Planning</p>

		Commission by attending the multiple meetings, regarding the GP/MSSP and noted the following; 1) AB287 – proposes to eliminate the 710 tunnel and to create an advisory committee consisting of city representatives from the corridor cities, Caltrans, Metro etc...
	6	<p><b>Comments from Planning Commissioners</b></p> <p>Comm. Braun encouraged the Commission to attend the League Of Cities conference for Planning Commissioners next year.</p> <p>Chair Dahl commended staff for doing a good job working with the Planning Commission, and he also commended the GP/MSSP staff for doing a good job. Chair Dahl pointed out that Ciclavia is on Sunday.</p> <p>Comm. Koldus noted that the goal is to acquire more surveys signed for the GP/MSSP Update. Obtaining 500 survey responses is the goal.</p>
	7	<p><b>Comments from Staff</b></p> <p>David Watkins, the Director of Planning and Building, reviewed the different meetings that have occurred for the GP/MSSP Update and noted the following: 1) the Youth Commission positively received the presentation from Kaiser and David Watkins regarding the GP/MSSP Update; and 2) an event is scheduled this Sunday for the purpose of handing out surveys, which will include activities for kids to encourage the parents to fill out the survey. Mr. Watkins reviewed the upcoming meetings &amp; outreach for the GP/MSSP Update and provided context for the 500 survey goal. The City's consultant did an almost identical survey for West Covina, a City of about 105,000 and they received 240 survey responses. He expressed confidence that South Pasadena will exceed this despite its much smaller size.</p>
ADJOURN- MENT	8	The meeting adjourned at 8:17 p.m. to the regular Planning Commission meeting scheduled on March 27, 2017.

I HEREBY CERTIFY that the foregoing minutes were adopted by the Planning Commission of the City of South Pasadena at a meeting held on March 27, 2017.

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

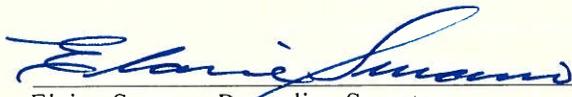


Steven Dahl, Chair



Kelly Koldus, Vice-Chair

**ATTEST:**

  
Elaine Serrano, Recording Secretary