

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

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| <p>ROLL CALL</p> | <p>Meeting convened at: 6:31 p.m.</p> <p>Commissioners Present: Steven Dahl, Chair Kelly Koldus, Vice-Chair Janet Braun, Secretary Kristin Morrish Richard Tom</p> <p>Absent: 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 Edwar Sissi, Assistant Planner</p> <p>Chair Dahl led the pledge of allegiance.</p> |
| <p>PUBLIC COMMENTS</p> | <p>None</p> |
| <p>CONTINUED ITEMS</p> | <p>1 337 Pasadena Avenue (Variance – Legalize Fence/Wall)</p> <p>This item was continued from the February 27, 2017 meeting.</p> <p>Senior Planner, John Mayer presented his staff report and a PowerPoint presentation, regarding the homeowner’s request for a variance to exceed the height limit for a wall on the street facing side yard at 337 Pasadena Avenue. Planning Commission questions included: 1) Comm. Braun inquired about how the item was brought to the attention of City staff. Mr. Mayer noted that a phone call was received by staff; 2) Chair Dahl pointed out that an alternative to the proposed would be to lower the wall to match the existing gate; 3) Comm. Braun inquired about how the wall reduction would take place. Mr. Mayer noted that some of the blocks would have to be removed with the addition of green screening; 4) At the inquiry of Comm. Braun, Mr. Mayer noted that an ordinance limiting the height of walls to 3 ft. became effective in August 1963, anything prior to that became legal conforming.</p> <p>Chair Dahl Declared the public hearing open. The applicant, Eric Cross, 337 Pasadena Ave., noted that the wall/wall height was built with the approval of his neighbors and that the wall height preserves the character</p> |

and aesthetics of the neighborhood. He reviewed the dimensions & location of his property. Chair Dahl discussed alternatives for the variance. Comm. Braun inquired if there was a problem with graffiti on the wall. Mr. Cross responded in the negative.

The following people spoke in support of this item: 1) John Close, 401 El Centro St, noted that the wall will create privacy for the homeowner; 2) Allen Bergstrom, 1515 Oneonta Knoll, noted that quality materials were used in the construction of the wall and that the homeowner's backyard will be reduced considerably, if the wall is to be pushed back; 3) George Vieth, 339 Pasadena Ave, noted that the adobe style wall is a definite improvement from the chain link fence and that the wall will provide protection for the homeowner's children; 4) Mark Schmidt, 1569 Meridian Ave., noted that the wall will provide protection for the homeowner's young children; 5) Larry McGrail, 350 El Centro St., noted that the variance is needed to provide the homeowner with privacy and security, since the options to the wall are not reasonable; 6) Kiyoki Teraoka, 402 El Centro St., noted that the wall looks better aesthetically than the previous chain link fence and that the wall will protect against coyotes; 7) Tony Myers, 520 Grand Ave., noted that there is a need for a variance because of the unusual shape of the lot and in light of variables, such as school traffic (car/foot), topography, coyotes and privacy; 8) Tony George, 652 Orange Grove Ave., noted that the homeowner's backyard faces the elementary school, and a precedent will not be set due to the unique characteristics of the lot. He also pointed out that 28 support letters were sent to staff regarding this item,

Commission discussion took place. Comm. Braun noted that there are grounds for the variance and that the options to the wall were not reasonable or attractive, since child protection, privacy, and neighbor support is important.

Mr. Mayer clarified that the variance is for the wall only. Chair Dahl noted the following: 1) the findings for a variance cannot be made; 2) the variance will be precedent setting if it is approved; 3) the Zoning Code must be followed; 4) there are feasible alternative; 5) a continuance will provide the applicant with additional time to work out the differences with staff.

Comm. Tom was in favor of a continuance. The unusual lot size was not precedent setting.

Comm. Morrish noted that the findings cannot be made, but the applicant can work with staff to come to a reasonable solution.

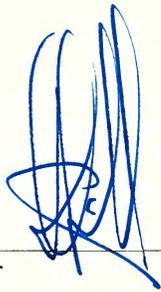
Comm. Koldus was in favor of a continuance, due to the lack of findings. Comm. Koldus noted the following: 1) the wall and the gate will not be a

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| | <p>deterrent to coyotes; 2) school traffic will not be significant; 3) there are viable alternatives to the proposed; 4) the parking pad between the garage and sidewalk was an interesting idea.</p> <p>Mr. Mayer discussed the intent of the Code regarding this item at the request of Comm. Braun, regarding the different wall options presented.</p> <p>Chair Dahl noted that visibility issues can arise with a 6 foot wall, which may result in accidents.</p> <p>A motion was made by Comm. Morrish, to continue this item to the special meeting scheduled on April 17, 2017 to provide the applicant with additional time to work with staff to agree on a reasonable alternative.</p> <p>Chair Dahl amended the motion to include the wording that he was willing to review the item with staff and the applicant.</p> <p>Mr. Watkins pointed out that the next meeting will be a special meeting on April 17, 2017.</p> <p>The applicant will have to submit information to staff by April 10, 2017 for the April 17, 2017 meeting.</p> <p>The applicant was amenable to a continuance.</p> <p>Vice-Chair Koldus seconded Comm. Morrish's motion and Chair Dahl's amendment to the motion.</p> <p>The motion carried 5-0.</p> |
| 2 | <p>Zoning Code Amendment – Prohibition of Marijuana Dispensaries</p> <p>Mr. David Watkins introduced the new Assistant Planner, Edwar Sissi to the Commission.</p> <p>Mr. Sissi presented his staff report, regarding the approval of two resolutions for the purpose of initiating a Zoning Code amendment pertaining to marijuana and marijuana businesses and to initiate a recommendation by the Planning Commission to the City Council to adopt the revised ordinance pertaining to marijuana. Mr. Sissi reviewed the history and the details of the project. Mr. Sissi noted that the City chose to prohibit marijuana related businesses and the cultivation for medical and non-medical purposes in all zoning districts, which is reflected in the revised Zoning Code amendment. At the conclusion of his presentation, the Commission did not have questions for Mr. Sissi.</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</p> |

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| | | <p>public hearing closed.</p> <p>Vice-Chair Koldus suggested reviewing this item at a future date after the adoption of the General Plan to see if policy direction emerges on this issue.</p> <p>At the inquiry of Chair Dahl, Deputy City Attorney, Holly Whatley noted that it is possible for the City to view this item at a future date.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Morrish, seconded by Comm. Tom to initiate Zoning Code 0060 and approve the resolution recommending that the City Council adopt the Zoning Code amendment.</p> <p>The motion carried 5-0. Resolutions 17-07 & 17-08</p> |
| | 3 | <p>Minutes of the Planning Commission January 23, 2017 and February 27, 2017 meetings</p> <p>The January 23, 2017 minutes were approved with corrections. The February 27, 2017 minutes were approved with minor corrections.</p> |
| | 4 | <p>Comments from City Council Liaison</p> <p>None – The Council Liaison was absent</p> |
| | 5 | <p>Comments from Planning Commissioners</p> <p>Chair Dahl noted that two city council members called up the decision of the Planning Commission, regarding 1950 and 1946 Hanscom Drive. This item will be presented at the April 19, 2017 meeting.</p> <p>Comm. Braun noted that she will not be able to attend the April 17, 2017 meeting.</p> |
| | 6 | <p>Comments from Staff</p> <p>David Watkins, the Director of Planning and Building, pointed out the following: 1) it will be important to have Planning Commission representation at the City Council meeting on April, 19, 2017; 2) The Visioning Charrette is scheduled for the last week in April but the meeting will not be taped; 3) Dr. Rick Willson is scheduled to speak on parking supply and management issues on March 29, 2017; 4) staff received 323 survey responses to date; and 5) April 1, 2017 is the deadline for the surveys. Mr. Watkins reminded the public that the next meeting will be a special meeting and it is scheduled on April 17, 2017.</p> |
| ADJOURNMENT | 7 | <p>The meeting adjourned at 7:47 p.m. to the special Planning Commission meeting scheduled on April 17, 2017.</p> |

I HEREBY CERTIFY that the foregoing minutes were adopted by the Planning Commission of the City of South Pasadena at a special meeting held on April 17, 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