



Monday, July 24, 2017
Minutes of the Regular Planning Commission Meeting

CALL TO ORDER

A Regular Meeting of the South Pasadena Planning Commission was called to order by Chair Steven Dahl on Monday, July 24, 2017, at 6:30 p.m., in the City Manager's Conference Room, located at 1414 Mission Street, South Pasadena, California.

ROLL CALL

Present: Steven Dahl, Chair; Kelly Koldus, Vice-Chair; Janet Braun, Secretary; and Richard Tom, Commissioner; Kristin Morrish, Commissioner

Absent: Marina Khubesrian, MD, Council Liaison

City Staff

Present: David G. Watkins, Director of Planning and Building; Teresa Highsmith, City Attorney; and Edwar Sissi, Assistant Planner were present at Roll Call.

PUBLIC COMMENTS

Al Benzoni, 1617 Monterey Rd. expressed his concerns about the operating practices of a neighborhood gas station, such as H2 delivery truck practices (blocking sidewalks) and operating hours (operating beyond permitted hours of operation).

PUBLIC HEARINGS

1. 1314 El Cerrito Circle (Hillside Development Permit/Design Review – Single Family Addition)

Assistant Planner, Edwar Sissi presented staff's recommendation for approval of the following: 1) a single family addition at the lower level; 2) a new detached two-car garage; and 3) a Negative Declaration. Mr. Sissi reviewed the details of the project via a PowerPoint presentation and noted that the required findings for the project were made and that two trees were proposed for removal. A condition of approval was included to have the driveway paved prior to pulling permits for the project. At the conclusion of his presentation the Commission did not have questions for Mr. Sissi.

Chair Dahl declared the public hearing open. Sergio Seche, 1314 El Cerrito Circle, noted the following about the project elements: 1) the garage will enhance the neighborhood; and, 2) two additional parking spaces will be placed in front of the new garage, which will help with parking and traffic.

Comm. Morrish verified with Mr. Seche that he was in agreement with paving the gravel based driveway.

Chair Dahl inquired if Mr. Seche will incorporate new trees into the project. Mr. Seche noted that when the project is completed, new trees will be planted and the landscape will be enhanced.

Chair Dahl inquired if Mr. Seche would be amenable to placing wood siding on the garage walls instead of stucco. Mr. Seche was amenable to the suggestion.

Chair Dahl reviewed inconsistencies in the plans with Mr. Seche, regarding doors and windows; therefore, Mr. Seche referred to his project engineer, Garen Adamian, 120 W. Wilson Ave. #1134. Mr. Adamian addressed the Commission to answer questions regarding plan inconsistencies. After the discussion, the following decisions were made: 1) design #4 for the roll up Cedar wooden garage door with REC14 windows was selected; and 2) a reinforced concrete structural slab for the new detached garage with no soil fill was also selected. Seeing that there were no speakers in the audience, Chair Dahl provided the applicant with another opportunity to speak. The applicant pointed out that he was amenable to the usage of wood siding on the garage [half wood siding and half stucco]. Regarding the garage walls, Chair Dahl requested to have wood siding on the upper level of the walls and stucco on the lower level of the walls to match the rest of the house. Seeing that there were no speakers in the audience, Chair Dahl declared the public hearing closed.

The Commission discussed the item. Comm. Morrish noted that she liked the garage door/window selection and the design of the garage including the siding. She pointed out the following: 1) the addition was well-designed; 2) the small bathroom window should be changed to a standard sized window; and 3) the application of appropriate wood siding/stucco on the garage; All of the aforementioned conditions will be reviewed at the counter by the Chair for approval.

After considering the staff report and draft resolution, a motion was made by Comm. Morrish, seconded by Comm. Braun to approve the project as submitted by staff including the following conditions: 1) the addition of a permeable surface for the driveway; 2) change the bathroom window to a standard sized window; 3) incorporate wood siding on the walls of the new garage via guidance from the chair; and 4) #4 window-garage door – REC14 was selected.

The motion carried 5-0.

Resolution No. 17-14

MINUTES

2. Minutes of the regular Planning Commission Meeting of June 26, 2017.

The June 26, 2017 minutes for the regular meeting were approved with corrections.

COMMENTS

3. Comments from City Council Liaison

Absent

4. Comments from Planning Commissioners

Vice-Chair Koldus noted that the Metro bike share has included the City of Pasadena in their route with a stop at the Pasadena Rose Bowl as well as new stops extending to San Pedro. Comm. Morrish informed the public that there is a bike valet service at the Farmers Market in South Pasadena, which includes a free bike tune-up. Comm. Tom noted that Bike San Gabriel Valley has an electric bike rebate program. Vice-Chair Koldus noted that electric chargers can be installed at homes to power electric bikes, which is the future of sustainable transportation.

5. Comments from Staff

David Watkins, the Director of Planning and Building, noted that the City Council voted to move forward with district elections and that the City Council will hold four public hearings, consisting of two public hearings on communities of interest, and the remaining two on the review and adoption of the draft map with the districts. The final map adoption will occur in mid-October, which is the legal deadline [Safe Harbor]. City Attorney Teresa Highsmith discussed attorney fees in comparison to safe harbor public fees, regarding cities that have been challenged. City Attorney, Highsmith also discussed district elections in relationship to the rights of minority voters.

ADJOURNMENT

6. Chair Dahl adjourned the meeting at 7:22 p.m. to the next regularly scheduled Planning Commission meeting scheduled on August 28, 2017.

I HEREBY CERTIFY that the foregoing minutes were adopted by the Planning Commission of the City of South Pasadena at a regular meeting held on August 28, 2017.

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



Steven Dahl, Chair



Janet Braun,
Secretary to the Planning Commission

ATTEST:



Elaine Serrano, Recording Secretary