



Monday, June 26, 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, June 26, 2017, at 6:30 p.m., in the Amedee O. "Dick" Richards, Jr., City Council Chamber, located at 1424 Mission Street, South Pasadena, California.

ROLL CALL

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

Council

Present: Marina Khubesrian, MD, Council Liaison

Absent: Kristin Morrish, Commissioner

City Staff

Present: David G. Watkins, Director of Planning and Building; Holly O. Whatley, Assistant City Attorney; John Mayer, Senior Planner; and Edwar Sissi, Assistant Planner were present at Roll Call.

PLEDGE OF ALLEGIANCE

Chair Dahl led the Pledge of Allegiance.

PUBLIC COMMENTS

None

PUBLIC HEARINGS

1. 1974 Huntington Drive (Tentative Parcel Map Extension – New Condominiums)

Assistant Planner, Edwar Sissi reviewed the history and the details of the project via a PowerPoint presentation and noted that staff recommended approval of an 18 month time extension. Since the developer has experienced delays with the construction of the condominium project, such as financial challenges and addressing corrections from the County Public Works Department, an additional 18 months was requested. At the conclusion of Mr. Sissi's presentation, Comm. Braun inquired about the commencement date/time period for the 18 months. Mr. Sissi noted that the time period starts 18 months from the effective decision date.

Chair Dahl inquired if the project could be completed in a year. Mr. Sissi referred to the applicant.

Chair Dahl declared the public hearing open. Hyke Maitirosian introduced himself to the Commission as the Tract Engineer for this project. He noted that his project was approved in February 2015 and they had 24 months to complete the project but it was very time consuming working with LA County and complying with the conditions; therefore, Mr. Maitirosian requested an additional 18 months to complete the project. Chair Dahl declared the public hearing closed.

A motion was made by Comm. Koldus, seconded by Comm. Tom to adopt the resolution approving an 18 month extension for 72784 Tentative Parcel Map for a condominium residential project at 1974 Huntington Drive.

Comm. Braun inquired about the start date for the 18 month period. David Watkins, Director of Planning and building clarified that the 18 month period will start after the 15 day appeal period is over.

The motion carried 4-0.

Resolution No. 17-11

2. 307 Camino Verde (Hillside Development Permit/Design Review – Single Family Addition)

Assistant Planner, Edwar Sissi reviewed the history and the details of the project via a PowerPoint presentation. Mr. Sissi noted that the proposed project consisted of a series of small additions and that the project met the development standards for the Altos de Monterey. At the conclusion of his presentation, the Commission did not have questions for Mr. Sissi.

Chair Dahl declared the public hearing open. The applicant/architect, Mr. Bing Yeh addressed the Commission and noted that the home owner's goal is to create a backyard space for his children, which resulted in the proposed changes to the existing house, including changes regarding energy efficiency. Chair Dahl addressed concerns he had, regarding some of the changes made to the project, such the removal of a window on the uphill side of the project, resulting in a large stucco wall with no windows. Mr. Yeh was aware of the blank wall and was open to making changes. Dr. Khubesrian inquired if the homeowner was interested in making the home sustainable. Mr. Yea pointed out that he has discussed possibilities for sustainability with the homeowner, such as solar panels. Mike Ten, 313 Camino Verde spoke in support of the family and the project. He noted that the house was small and needed to be expanded to accommodate a family with small children. Mr. Ten pointed out vacant lot 17, which should be cleared to prevent a fire hazard. Comm. Braun inquired if the scouts would be able to clean up the vacant lot but it would not be safe for the scouts to do such work. Chair Dahl declared the public hearing closed.

The Commission discussed the proposed project. Comm. Koldus agreed with Chair Dahl that the revisions for this project are to be handled at the chair level.

A motion was made by Vice-Chair. Koldus, seconded by Comm. Tom to approve the Planning Commission resolution, adopting a Negative Declaration and approving a Hillside Development permit/Design Review for the subject property at 307 Camino Verde, including the condition that a revision may be made to the front elevation of the garage to incorporate additional siding or design details and a window to be installed on the north wall elevation, which is to be reviewed by the Chair for a final approval.

The motion carried 4-0.

Resolution No. 17-12

3. 203 Cedar Crest (Revised Hillside Development Permit/Subsequent Negative Declaration – New Duplex

Senior Planner, John Mayer presented his staff report regarding approval for a modification to a Hillside Development permit due to potential impacts on historical resources, including an 18 ft. wide cut into an arroyo stone wall and an underground pedestrian tunnel, which was once part of the old Raymond Hotel property. The applicant retained an archeologist and civil engineer who determined that there would be no impact to the tunnel because of its location under a thick layer of bedrock. Mr. Mayer noted that there will be an impact to the arroyo stone wall and measures were recommended for its protection during and after the construction period. The information regarding the tunnel and the protection measures of the arroyo stone wall were reviewed and approved by the Cultural Heritage Commission. Staff recommended that the Planning Commission adopt a Subsequent Negative Declaration for the project which now includes additional analysis of the project's impacts to the pedestrian tunnel and arroyo stone wall. Staff also recommended that the Planning Commission adopt the modified Hillside Development Permit which contains additional conditions of approval to protect the arroyo stone wall. At the conclusion of his presentation, the Planning Commission did not have questions for Mr. Mayer.

Chair Dahl declared the public hearing open. Michael Gerzevitz, 1633 Raymond Hill Rd. spoke in opposition to the project. He expressed the following concerns: 1) his garage borders the project site; 2) tunnel stability; 3) Oak tree removal; and 4) the lack of space for a staging area. Elizabeth Herron [Project Applicant] noted that the soils engineer and the structural engineer evaluated the tunnel and found that the weight of the project would not affect the tunnel. Ms. Herron said that this historical remnant is sealed in place and will not be disturbed. The majority of construction activity will occur on the Cedar Crest side of the project. All staging will be handled properly and flag men will be used for additional safety. Construction activity will be minimized on the Mockingbird Lane side of the project to address safety concerns.

Chair Dahl inquired if Ms. Herron was in agreement with the conditions of approval from the Cultural Heritage Commission, which required the lighting of the historical wall at night and a stock pile of displaced arroyo stones for future restoration of the wall. Ms. Herron was in agreement with the conditions of approval. Chair Dahl declared the public hearing closed.

The Commission discussed the item and Comm. Braun pointed out that the Cultural Heritage Commission provided a reasonable solution to the concerns regarding the project. The guidance

from the different engineers who reviewed this project were very thorough. The maps, archeologists, and engineers were used as a reference point. Mr. Mayer noted that construction hours and practices will be adhered to and that the Public Works department will work with the contractor to set up, "No Parking" areas and designate areas for construction parking. The Public Works department will be the contact department, if there are violations by the contractor. Chair Dahl suggested that the neighbors exchange contact information with the contractor to communicate any issues.

A motion was made by Comm. Braun, seconded by Comm. Tom to approve the additional conditions of approval for the subject project located at 203 Cedar Crest Avenue and 204 Mockingbird Lane, which will mitigate the project's impacts on the historic arroyo stone wall, including the adoption of a subsequent Negative Declaration.

The motion carried 4-0.

Resolution No. 17-13

MINUTES

4. Minutes of the regular Planning Commission Meeting of May 22, 2017.

The May 22, 2017 minutes for the regular meeting were approved as submitted by staff.

COMMENTS

5. Comments from City Council Liaison

Council Liaison, Marina Khubesrian, MD requested that staff return to the Commission with a report on the Rialto Theater, regarding the permitting for the building, including the conditions of approval, leases, Conditional Use permits etc...

Chair Dahl noted that the lead pastor from Mosaic was willing to rent the building to the public when the Rialto Theater is not in use as a church.

Comm. Braun inquired about parking requirements for the Rialto Theater.

6. Comments from Planning Commissioners

Vice-Chair Koldus informed the public that she attended a meeting for the Regional Connector Subway tunnel, which will allow the train to go down to Long Beach.

7. Comments from Staff

David Watkins, the Director of Planning and Building, announced that the Planning and Building department hired a new intern from Cal Poly Pomona.

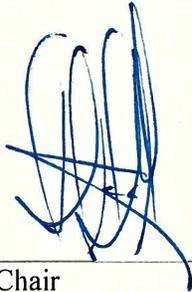
Mr. Watkins noted that the Prosperous Community Focus Group will meet on Thursday, 6/29/17. at 7:00 p.m. On July 13, 2017, Natural Community focus group and the Healthy/Safe Community focus group will have a joint meeting.

ADJOURNMENT

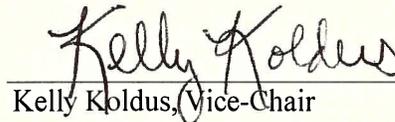
8. Chair Dahl adjourned the meeting at 7:40 p.m. to the next regularly scheduled Planning Commission meeting scheduled on July 24, 2017.

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 July 24, 2017.

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



Steven Dahl, Chair



Kelly Koldus, Vice-Chair

ATTEST:

Elaine Serrano, Recording Secretary