



**Monday, May 22, 2017**  
**Minutes of the Regular Meeting of the Planning Commission**

**CALL TO ORDER**

A Regular Meeting of the South Pasadena Planning Commission was called to order by Chair Steven Dahl on Monday, May 22, 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, Kristin Morrish, Commissioner and Richard Tom, Commissioner

**Council**

**Present:** Marina Khubesrian, MD, Council Liaison

**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**

Mr. Andrew Burk represented a concerned resident that would like to see retail and restaurants on the ground floor of 820 Mission Street before the Mission Street Specific Plan update is completed. The Planning Commission requested that staff research amendments to the Planning Commission's approval for 820 Mission Street.

**CONTINUED ITEMS**

**1. 337 Pasadena Avenue (Variance – Legalize Fence/Wall)**

Mr. Mayer presented the applicant's request to continue this item to the next regularly scheduled meeting on June 26, 2017 to provide the applicant with additional time to research alternatives to his initial request.

A motion was made by Comm. Morrish, seconded by Comm. Tom to continue this item to the next regularly scheduled meeting on June 26, 2017.

The motion carried 5-0.

**2. 625 Fair Oaks Avenue (Conditional Use Permit Modification – Telecom)**

Mr. Mayer presented staff's request to continue this item to the next regularly scheduled meeting on June 26, 2017 to resolve a Zoning Code conflict, regarding the application.

A motion was made by Comm. Tom, seconded by Vice-Chair Koldus to continue this item to the next regularly scheduled meeting on June 26, 2017.

The motion carried 5-0.

**3. 1249 Kolle Street (Hillside Development Permit/Design Review – New Single Family Residence)**

Edwar Sissi reviewed the details of the project located at 1249 Kolle Street via a PowerPoint presentation and noted the following proposed modifications: 1) new siding; 2) new clear story windows; 3) a revised entry vestibule; and 4) a new rear yard access way. Mr. Sissi noted that changes were made to the plans due to neighbor concerns at 1242 Kolle Street; therefore, public works conditions of approval were included for driveway access and a Geotech supplemental report was included because of neighbor concerns at 1253 Kolle Street.

Chair Dahl declared the public hearing open. The applicant, Paul Sheene, addressed the Commission and noted that he worked closely with staff and spoke to the public, regarding neighbor concerns, after he received the direction from the Planning Commission and the neighbors. Mr. Sheene responded to questions from the Commission, regarding the exterior materials. Chair Dahl commended the applicant for making changes to the plans in response to the Commission direction and neighbor concerns. The property owner Daniel Jang presented pictures of the exterior material to the Commission. He noted that the fiber cement board panels look just like wood panels and have a low maintenance. Seeing that there were no speakers in favor of or in opposition to the project, Chair Dahl declared the public hearing closed.

Chair Dahl inquired if staff received complaints or comments from neighbors. Mr. Sissi responded in the negative.

Comm Braun inquired if it was Edison's responsibility or the City's to upgrade the utility pole. Mr. Sissi confirmed that the property owner and Edison will need to take care of the upgrade.

The Commission discussed whether a soils report was needed and noted the following: 1) the portion of the lot, which may be used for driveway space is located in the public right-of-way; 2) trees that cover both properties, the homeowner and neighbor are working together to make

decisions, regarding tree removal since some of the trees are shared; 3) the dead Eucalyptus tree should be removed and it is good that the Black Walnut tree will remain.

After considering the staff report and draft resolution, a motion was made by Vice-Chair Koldus, seconded by Comm. Morrish to approve the Hillside Development permit and Design Review for the construction of a new tri-level 2,018 square foot home including an attached two car garage designed in a Contemporary Modern architectural style located at 1249 Kolle Avenue.

Vice-Chair Koldus amended her motion, seconded by Comm. Morrish to include approval of the Planning Commission resolution, the Negative Declaration, design review and all of the recommendations by staff.

The motion carried 5-0

Resolution 17-10

## MINUTES

### 4. Minutes of the special Planning Commission April 17, 2017 meeting

The April 17, 2017 minutes for the special meeting were approved with corrections.

## COMMENTS

### 5. Comments from City Council Liaison

Council Liaison, Marina Khubesrian, MD spoke about the state legislation regarding the 710 freeway and a meeting conducted by Metro. She pointed out the positive feedback she received, regarding the General Plan/Mission Street Specific Plan Update meetings. Residents communicated to her that the meetings were very informative; therefore, they felt very knowledgeable about the General Plan/Mission Street Specific Plan updates after attending the meetings.

### 6. Comments from Planning Commissioners

Chair Dahl pointed out the following: 1) South Pasadena is the first city that does not allow gardening equipment, which emits air pollutants in public parks. He also noted that the city of South Pasadena has a ban on puppy mills. Chair Dahl thanked staff for doing a great job in conducting the meetings for the Mission Street Specific plan and the General Plan updates.

Vice-Chair Koldus pointed out a report called, "Wasted Spaces Options to Reform Parking Policy in Los Angeles" by the Council of Infill Builders, which highlighted whether the Zoning requirements serve the needs of the community. V-Chair Koldus attended the Eclectic Music festival and noted that it was a very nice event and well attended.

Comm. Braun pointed out that SPARC is looking for people to participate in focus groups.

**7. Comments from Staff**


David Watkins, the Director of Planning and Building, gave an update on the upcoming General Plan meetings. Mr. Watkins and Mr. Rangwala met with department heads regarding different chapters for the focus groups. They also met with the South Pasadena Unified School district and discussed healthy routes to schools. Mr. Watkins also spoke about upcoming Focus group meeting and publicity.

**ADJOURNMENT**

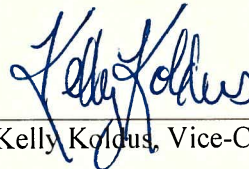
8. Chair Dahl adjourned the meeting at 7:30 p.m. to the next regularly scheduled Planning Commission meeting scheduled on June 26, 2017.

**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 June 26, 2017.

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



Steven Dahl, Chair



Kelly Koldus, Vice-Chair

**ATTEST:**



Elaine Serrano, Recording Secretary