



Monday, September 25, 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, September 25, 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 Kristin Morrish, Commissioner

Absent: Marina Khubesrian, MD, Council Liaison and Richard Tom, Commissioner

City Staff

Present: Holly O. Whatley, Assistant City Attorney, John Mayer, Senior Planner, and Edwar Sissi, Assistant Planner were present at Roll Call.

City Staff David G. Watkins, Director of Planning and Building

Absent:

PLEDGE OF ALLEGIANCE: John Mayer, Senior Planner

PUBLIC COMMENTS

None

PUBLIC HEARINGS

1. 2054 Fremont Avenue (Schedule Public hearing to Declare Public Nuisance)

Marlon Ramirez, Community Improvement Coordinator presented his staff report, regarding a public nuisance located at 2054 Fremont Avenue, which is in violation of the Municipal Code due to poor property maintenance, such as overgrown vegetation, trash and debris, which is visible from the street. Mr. Ramirez requested that the Commission approve a resolution setting a public hearing date on October 23, 2017 to provide the homeowner an opportunity to appear

before the Commission to provide an explanation for the condition of the property. If the proper findings are made by the Commission, the abatement process will commence. After the conclusion of his presentation Chair Dahl verified with Mr. Ramirez that the Commission was voting on the resolution to schedule the hearing for the next regularly scheduled meeting. Comm. Morrish inquired if the homeowner was notified of tonight's meeting by staff. Mr. Ramirez responded in the positive. Vice-Chair Koldus inquired if the parkway maintenance is the responsibility of the homeowner. Mr. Ramirez responded in the positive. Comm. Braun verified with Mr. Ramirez that all fines issued by the City have not been paid by the homeowner. Comm. Braun inquired if the homeowner was current with property taxes. Mr. Ramirez did not know; therefore, he was directed by Chair Dahl to research the matter and return with an update at the next regularly scheduled meeting. Chair Dahl continued discussion on the abatement process with Mr. Ramirez. Comm. Braun inquired about the timeline for notification to the property owner.

At the inquiry of Chair Dahl, Assistant City Attorney, Holly O Whatley verified that the Commission's only action was to vote on the resolution.

After considering the staff report and draft resolution, a motion was made by Comm. Morrish, seconded by Comm. Koldus to set the public hearing date on 10/23/17.

The motion carried 4-0.

Resolution No. 17-17

2. 356 Camino del Cielo (Hillside Development Permit/Design Review – Single Family Addition)

Assistant Planner, Edwar Sissi presented his staff report via a PowerPoint presentation, regarding approval for a modification for an addition to a two story residence. Mr. Sissi reviewed the details of the project. At the conclusion of the presentation, Chair Dahl referred to a rule located in the covenant section in the Municipal Code, which states that garages cannot face the street in the Altos de Monterey area unless the Commission determines otherwise. Chair Dahl inquired as to the reasoning behind the request to break the existing garage rule for this property. Mr. Sissi noted that the rule can be broken on an individual basis if the Planning Commission determines that it is feasible and presented that four of nine properties in the cul-de-sac contain front-facing garage doors.

Chair Dahl declared the public hearing open. The applicant/homeowner, Paul Tang addressed the Commission. Mr. Tang noted that his renovation started off small but resulted in a very large renovation. Regarding Mr. Tang's request for a front facing garage, he noted that it was for safety and convenience reasons due to the curve at the end of the driveway in addition to a steep incline; therefore, he chose to change the location of the garage to face the street. Mr. Tang plans on relocating a small rose garden and reducing water usage by using larger plants. He noted that he is exempt from providing a report for SWPPP (SWPPP controls the amount of pollutants during construction which runs off into the storm drain). Chair Dahl commended the architect for doing

a very nice job of remodeling the existing house. Chair Dahl asked for evidence from the applicant, regarding his reasons why the Commission should allow him to be exempt from the covenant, regarding side facing garages. Mr. Tang noted that all windows and doors are going to be relocated and his reasoning for garage change are as follows: 1) property entry is difficult and cumbersome due to the opening and closing of the gated area around the garage in addition to his dog in the enclosed area; 2) a front facing garage door will make coming home easier for his family; 3) it will create a street façade and a porch; 5) a front yard and back yard through space will be acquired via the design change, which will provide his children with a larger play area. Chair Dahl had questions and expressed his concerns regarding the window details in relationship to stucco (the stucco extends up to the window without trim), and why a standard garage door was selected instead of beautiful French doors at the rear existing garage door location. Mr. Tang presented different ideas for redesigning his home. Chair Dahl wanted specific examples of the garage door, window details, lighting and landscaping. Chair Dahl inquired if the applicant would be amenable to returning to the Commission with specific examples of the changes. Mr. Tang noted that he was unaware that he needed to provide specific examples for the garage door, the window detail, lighting and landscaping. Chair Dahl requested specific examples and an exceptional plan submitted for redesigning the house to validate breaking the covenant via the granting of a front facing garage door. The public hearing was closed.

The Commission discussed the project and noted the following: 1) this item should be continued to provide the applicant with additional time to provide the requested details and a proper plan to the Commission; 2) the design for the project is bland and bleak; 3) there are multiple design issues that need to be resolved before approval; and 4) if a decision to break the covenant is granted an exceptional plan should be presented to the Commission by the applicant.

The Commission was in agreement that the garage change must be justified, since it will break the covenant and Mr. Tang should work with the Chair to resolve all issues prior to approval.

After considering the staff report and draft resolution, a motion was made by Vice-Chair Koldus, seconded by Comm. Morrish to continue this item to the next regular scheduled meeting on October 23, 2017 to provide the applicant with additional time to work with staff and Chair Dahl to resolve issues regarding the project plans.

Comm. Morrish amended Vice-Chair Koldus' motion to include the following: 1) window examples in relationship to the stucco; 2) drive way details in relationship to the amount of concrete; 3) a garage door example; 4) exterior lighting examples; and 5) drawings for the landscaping plan.

The motion carried 4-0.

3. 1605 Hill Drive (Hillside Development Permit/Design Review Extension – New Single Family Addition)

Assistant Planner, Edwar Sissi gave a PowerPoint presentation reviewing the history of the project located at 1605 Hill Drive. Mr. Sissi noted that the applicant experienced project delays due to the construction of a new sewer lateral, which included neighbor clearance for a sewer easement; therefore, Mr. Sissi presented staff's request for a 12 month extension to provide the applicant with additional time to provide revised plans to the building and safety department. At the conclusion of his staff report, Chair Dahl suggested a 6 month extension, instead of a 12 month extension.

Chair Dahl declared the public hearing open. The owner, Kin Lam pointed out that the joined sewer problem was never detected until his neighbor installed a new swimming pool; therefore, the sewer overflowed onto his property, due to runoff from the swimming pool. It became Mr. Lam's responsibility to acquire his own sewer line. Due to delays of the rainy season, the length of time to remedy the situation has increased and new requirements have arisen for the applicant. Mr. Lam also must comply with Title 24. Chair Dahl declared the public hearing close.

The Commission discussed this project and noted that Mr. Lam experienced a series of unfortunate events and wanted to approve the extension without new requirements added on to his project and to make it a condition.

Deputy City Attorney, Holly O'Whatley, noted that a future condition such as that could not be made because it would be hard to determine how the Commission would assess the project in the future.

After considering the staff report and draft resolution, a motion was made by Comm. Morrish, seconded by Vice-Chair Koldus to approve a six month extension provided that staff reviews the conditions of approval and the updates of Title 24 with the applicant.

The motion carried 4-0.

Resolution No. 17-18

4. 1701 & 1703 Hill Drive (Hillside Development Permit Extension – New Single Family Addition)

Senior Planner, John Mayer presented his staff report, regarding approval for a planning extension for a new single family addition. Mr. Mayer reviewed the details of the project and noted that the applicant requested an 8 month extension but staff recommended a 6 month extension.

Chair Dahl declared the public hearing open. The applicant, Alain Romero introduced himself to the Commission and noted that he is in the process of completing all the requirements noted in a

letter that he received from the Public Works department, regarding concerns about the project. Seeing that there were not speakers in favor of or in opposition to this project, Chair Dahl declared the public hearing closed.

After considering the staff report and draft resolution, a motion was made by Comm. Braun, seconded by Vice-Chair Koldus to approve a six month extension for the properties located at 1701 and 1703 Hill Drive.

The motion carried 4-0.

Resolution No. 17-19

DISCUSSION:

5. Draft Planning Commission Annual Report

Chair Dahl pointed out a typographical error on page 2 a “d” should be added to the word replace.

The Commission received and filed the draft Planning Commission Annual Report.

MINUTES

6. Minutes of the regular Planning Commission Meeting of August 28, 2017.

The August 28, 2017 minutes for the regular meeting were approved with minor corrections.

COMMENTS

7. Comments from City Council Liaison

Council Liaison, Dr. Marina Khubesrian, was absent but her comments were presented to the planning Commission via a text message, regarding decisions made by the City Council as follows: 1) Stephanie DeWolfe was appointed to be the new City Manager, which was a unanimous decision made by the City Council and her first day will be on November 6, 2017; 2) a committee was appointed by the City Council to study city fiscal projections and to make recommendations, regarding unexpected costs from Calpers; 3) the final two districting maps have been posted on the City’s website and both allow incumbent continuity; and 4) the City Council will work with state representatives to amend the California voter rights act.

8. Comments from Planning Commissioners

The Commission said farewell to John Mayer, Senior Planner and presented him with a gift.

9. Comments from Staff

John Mayer thanked the Planning Commission for their farewell gift/well wishes and bid farewell to the Commission. Mr. Mayer reminded the public that there will be a General Plan CORE group meeting on October 10, 2017 at the Library Community Room at 7:00 p.m.

ADJOURNMENT

10. Chair Dahl adjourned the meeting at 7:11 p.m. to the next regularly scheduled Planning Commission meeting scheduled on October 23, 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 October 23, 2017.

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



Steven Dahl, Chair



Kelly Koldus, Vice-Chair

ATTEST:



Elaine Serrano, Recording Secretary