



Monday, February 26, 2018
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, February 26, 2018, at 6:31 p.m., in the Amedee O. "Dick" Richards, Jr., City Council Chamber, located at 1424 Mission Street, South Pasadena, California.

ROLL CALL

Present: Janet Braun, Secretary, Steven Dahl, Chair, and Kelly Koldus, Vice-Chair

Council

Present: Marina Khubesrian, MD, Council Liaison

City Staff

Present: David G. Watkins, Director of Planning and Building; Holly O. Whatley, Assistant City Attorney; Knarik Vizcarra, Interim Senior Planner were present at roll call.

Absent: Richard Tom, Commissioner & Edwar Sissi, Assistant Planner

PLEDGE OF ALLEGIANCE:

Steven Dahl

PUBLIC COMMENTS

None

PUBLIC HEARINGS

1. 1854 Hanscom Drive (Declaration of a Public Nuisance)

Chair Dahl presented staff's request to continue this item to the next regularly scheduled meeting.

Assistant City Attorney, Holly O. Whatley pointed out that the City of South Pasadena is seeking to resolve the issue with the homeowner via a written agreement; therefore, a continuance was

requested for this item. If the agreement is successful, the item will not return to the Planning Commission.

A motion was made by Comm. Koldus seconded by Comm. Braun to continue this item to the next regularly scheduled meeting on March 26, 2018.

Comm. Koldus withdrew her motion for a continuance to provide the public with an opportunity to speak on the item.

Chair Dahl declared the public hearing open. The following people spoke in opposition: 1) Laura Gladding, 1856 Hanscom Dr.; and 2) Angelo Gladding, 1856 Hanscom Dr. They expressed their concerns about the homeowner at 1854 Hanscom Dr. due to his dismantling of retaining walls that border their property by digging along the retaining walls. Some of the retaining walls have fallen down due to the homeowner's digging.

After hearing the public comment, a motion was made by Comm. Koldus seconded by Comm. Braun to continue this item to the next regularly scheduled meeting on March 26, 2018.

The motion carried 3-0.

2. 424 Fair Oaks Avenue (Conditional Use Permit/Administrative Use Permit – Twoheys Alcohol and Outdoor Dining)

Interim Senior Planner, Knarik Vizcarra presented her staff report regarding approval for a Conditional Use Permit for the sale of onsite consumption of alcohol in conjunction with a full service restaurant including extended hours of operation and an Administrative Use Permit for outdoor dining at 424 Fair Oaks Boulevard. Ms. Vizcarra reviewed the details of the project and presented the Commissioners with revised conditions of approval. Ms. Vizcarra inquired if it would be possible for the restaurant's hours of operation to be extended. Assistant City Attorney Holly O. Whatley pointed out that it would not be possible; therefore, Ms. Vizcarra provided the the Commission with the following options: 1) maintain the existing hours of operation as noted; or 2) increase the provision of food service hours to equal the bar's hours of operation. Ms. Vizcarra presented the restaurant menu to the Commission. At the conclusion of her presentation, the Commission did not have questions for Ms. Vizcarra.

Chair Dahl declared the public hearing open. Jim Cristos, the owner, introduced himself and his contractor Peter Koulos. Mr. Koulos noted that the existing restaurant is going to be remodeled, and the Design Review Board (DRB) will review the façade improvement to modernize the outward appearance of the restaurant on Thursday night at the DRB meeting. Chair Dahl noted that the site plan was not included in the plans. Chair Dahl expressed his concerns about parking and noted that it appeared that 3 parking spaces were going to be removed. Mr. Koulos noted that there is ample parking for the restaurant in the OSH Center area. Chair Dahl pointed out that the

outdoor dining area is to expand towards Fair Oaks Avenue and to the east end by the porte cochere, including the west end. At the inquiry of Chair Dahl, Mr. Koulos noted the following; 1) the porte cochere will be closed off; therefore the outdoor expansion will only take place on the west end; 2) the 3 foot retaining wall on the north driveway expansion will extend around the parking area but will not cut into the hill; and 3) screening for the wall will be included. Mr. Koulos noted the following: 1) food service will be available the entire time that the bar is open; 2) the original hours of operation were acceptable; and 3) the restaurant will have additional food and cocktail items included in the menu. Comm. Braun inquired about the proposed exterior patio. The applicant noted that there are a few options, which will be discussed at the Design Review Board meeting. Comm. Braun expressed her concerns about parking issues; therefore, Mr. Koulos noted the following: 1) he requested to have the street parking hours change from 1 to 2 hour parking along Fair Oaks Avenue; 2) the current businesses located in the OSH Center are open during the day but not at night time; therefore, there will not parking issues; and 3) there will be designated parking spaces for “to go” patrons.

City Council Liaison, Marina Khubesrian suggested that the applicant consider having live music at the restaurant.

Ms. Vizcarra noted that the LED lighting will be covered by DRB.

At the inquiry of Vice-Chair Koldus, Ms. Vizcarra clarified that the hours of operation will be 7:00 a.m. to 12:00 a.m. seven days a week. Vice-Chair Koldus liked the idea of having an available restaurant in the city that will provide food late into the evening.

Assistant City Attorney Whatley noted that the staff report provided flexibility regarding hours of operation; therefore, Mr. David Watkins read the hours of operation from the public notice aloud and it was determined that the notice provided flexibility as well. The Commission continued discussion on parking vs patio. Comm. Braun suggested allocating designated parking stalls for “take-out” patrons and to receive information, regarding the 3 parking spaces that are going to be eliminated. Ms. Vizcarra suggested excluding the east patio from consideration, since there were questions regarding the elimination of 3 parking spaces and noted that the applicant requested an expansion via an Administrative Use Permit, which will be reviewed and decided upon by the Director. Vice-Chair Koldus suggested including the word “lighted” before the rest of the wording in condition CP15. Chair Dahl pointed out the use of the porte cochere; therefore, Ms. Vizcarra noted that the porte cochere will be used for a waiting area “only”. In closing, Mr. Koulos summarized as follows: 1) the hours of operation will be from 7:00 a.m. - 12:00 a.m., 7 days a week; 2) the west patio will be approved tonight; 3) the porte cochere will be used as a waiting area “only”; therefore, parking will not be impacted; 4) design issues will be handled by the DRB. Chair Dahl declared the public hearing closed.

Comm. Braun wanted to make sure that all issues for this item are addressed, since she still had concerns about parking. Comm. Braun was in agreement that 2 hours parking is needed along Fair Oaks Avenue. Comm. Koldus noted the following: 1) employee parking should be along Raymond Hill; 2) there should be a minimal expansion for outdoor dining; 3) the back service patio/delivery area should be repaired; 4) applicable conditions should apply for this project; 5)

the parking issue will be reviewed by the City Council; and 6) CP17 will read, “no alcohol or food consumption shall be allowed in the porte cochere.

After considering the staff report and draft resolution, a motion was made by Vice-Chair Koldus, seconded by Comm. Braun to approve the project as submitted by staff, including extended hours of operation from 7:00 a.m. to 12:00 a.m. seven days a week, along with approval for the Administrative Use Permit for outdoor dining with the following corrections: the correct spelling of the applicant’s name in the first paragraph, the addition of Condition CP17 for no alcohol or food consumption to be allowed in the port a cache, the addition of CP15 including the word “lighted” at the beginning of the condition, and correct the spelling of the word “restaurant” at the top of exhibit A.

Chair Dahl amended the motion to include the west patio but not the east patio, regarding the expansion.

The motion carried 3-0.

Resolution No. 18-04

3. 2084 Hanscom Drive (Hillside Development Permit – Legalizing Retaining Walls)

Chair Dahl presented staff’s request to continue the item located at 2084 Hanscom Drive.

A motion was made by Comm. Braun, seconded by Vice-Chair Koldus to continue this item to the next regularly scheduled Planning Commission meeting on March 26, 2018.

The motion carried 3-0

4. 833 Braewood Court (Hillside Development Permit/Design Review – New Single Family Residence)

Interim Senior Planner, Knarik Vizcarra presented the staff report, regarding approval for a Hillside Development Permit and Design Review for a new two level home with an attached two car garage with modern architecture. Ms. Vizcarra reviewed the details of the project. The required findings for project approval were made. Staff recommended that the Planning Commission adopt the negative declaration to approve the Hillside Development Permit. Ms. Vizcarra noted that a comment was received by Chair Dahl, regarding whether a lot line adjustment was needed. During her presentation, it was determined that a lot line adjustment or a parcel map was not needed. At the conclusion of her presentation, the Commission did not have questions for Ms. Vizcarra.

Chair Dahl declared the public hearing open. The applicant/architect Ed Dagarmangy noted that the home owner requested to have large windows incorporated into the project design for the purpose of acquiring beautiful mountain views. The expanded views are located on the south

side of the proposed project and the secondary views are located along the east and west side of the project. The homeowner requested to have a view in every room. Mr. Dagarmangy noted that due to the irregular flag lot and the multi-level site, the garage and the parking had to be placed on the upper level of the site. The next door neighbor's view was taken into consideration, during the design process of the proposed project, which needed to stay in keeping with the neighboring homes, regarding materials. Mr. Dagarmangy presented a material and colors board to the Commission and noted that he had to work with restricted setbacks including specific regulations; therefore, he chose to delineate all four of the elevations. He also noted that the project is setback from neighboring homes. At the conclusion of his presentation, Chair Dahl pointed out that the following items were missing from the drawings: 1) important easement & manhole notes (B&C) from the surveyor are missing from the plans [Mr. Dagarmangy noted that they were located on L1]; 2) No roof slopes [Mr. Dagarmangy noted that they were located on page A5. and that the roof is flush and will slope to the west or the east] ; 3) No height dimensions [Mr. Dagarmangy noted that they are located on A7bb as 27 ft. height]. Chair Dahl declared the public hearing closed.

The Commission noted the following: 1) survey information, regarding easements are missing from the drawings; 2) the Commissioners were not able to go onsite to view the project and get a better view of what was proposed, due to the gated street; 3) two surface parking spaces were placed up to the property line; 4) the concept of the project is great; 5) the drawings are not sufficient for construction; 6) siding hardware for the garage door was missing; 7) the detailing for the front doors and windows on the outside were missing; 8) expansion joints for the stucco were not noted; 9) the edge trim detail on the siding was missing; and 10) the hand rails are too wide apart.

Chair Dahl was concerned that there would not be enough detail in the plans for the concept to be carried out; if for some reason the architect were to change for this project. Chair Dahl was not sure that the intent for this concept had enough detail to be carried out. He also noted that most surrounding cities demand a 3D or color rendering of the project, which would be helpful for the non-architect members of the commission.

Comm. Braun noted that the Commission generally receives more detail for new single family residential projects. She was not opposed to the concept but she requested to have more detail to make sure that the Modern design with a Japanese style blended in well with the neighboring homes. She requested to have more details for the approval of this project.

Vice-Chair Koldus suggested continuing this item to the next regularly scheduled meeting to provide the applicant with additional time to provide the requested detail to the Commission. She liked the design concept but more detail is needed for the Commission to make the proper findings for a Hillside Development Permit. Vice-Chair Koldus also noted that there may be an option to tie the lot together to reduce the property taxes for the homeowner.

Chair Dahl re-opened the public hearing to hear from the applicant. The applicant James Chu noted that a 3D rendering is not required by the city, especially since plans were submitted for the project and he would have to bear the cost for the 3D rendering and that the submitted sewer

report should be sufficient for the project. Mr. Chu inquired about Chair Dahl's comment about his architect not being able to complete the project. Mr. Chu noted that he and Mr. Dagarmangy were offended by the comment. Chair Dahl apologized and was in agreement with the homeowner that a 3D rendering is not required for this project but it would be helpful, since there was not enough details in the project for approval of a Hillside Development Permit. Chair Dahl re-closed the public hearing.

Comm. Braun & Vice-Chair Koldus were in agreement that a 3D rendering is not needed but more project details are needed.

After considering the staff report and the resolution a motion was made by Comm. Koldus, seconded by Comm. Braun to continue this item to the next regularly scheduled meeting on March 26, 2018.

The motion carried 3-0.

5. 1929 Huntinton Drive (Conditional Use Permit/Administrative Use Permit – Restaurant over 20 % of Multi-tenant Retail, Alcohol, and Outdoor Dining)

Interim Senior Planner, Knarik Vizcarra presented her staff report, regarding approval for a Conditional Use Permit to serve alcohol in conjunction with a full service restaurant (The Shack), which exceeds 20% of the area of multi-tenant retail space and an Administrative Use Permit for outdoor dining. Ms. Vizcarra reviewed the details of the project and noted that staff did not receive inquires, regarding the project and that all of the required findings for the project were made. No tenant improvements were included in this project. The hours of operation are as follows: 7:00 – 11:00 Mon. – Sat. & 7:00-9:00 pm. on Sunday. A three foot barrier should be included as a condition to mark off the area for alcohol consumption. At the conclusion of her staff report, Ms. Vizcarra noted that the owner has existing tables and chair that can be used to mark off the area for alcohol consumption and she deferred questions, regarding a three foot barrier to the applicant. At the inquiry of Chair Dahl, Ms. Vizcarra noted that no umbrellas for the outdoor tables are proposed. Vice-Chair Koldus inquired about a revised map. Ms. Vizcarra noted that she would revise the map.

Chair Dahl declared the public hearing open. The applicant's consultant, Sherry Olson, noted that the applicant concurred with the conditions of approval presented by staff. The applicant/business owner Justin Prietto addressed the Commission and noted that he grew up in the city of South Pasadena and started Huntington Catering years ago. He is excited to come back to work in the City of South Pasadena and is planning on including additional items on the menu.

Ms. Vizcarra suggested striking condition CP4 or include the wording, "10:00 p.m. or earlier".

Vice-Chair Koldus requested to exclude the wording, "lighted signs" from condition CP7.

Sherry Olson asked staff to correct the spelling of her last name on page 11.

Chair Dahl and Ms. Vizcarra clarified that the only outdoor space, which can be used is along the restaurant and not across the curb. Chair Dahl declared the public hearing closed.

The Commission discussed the item as follows: 1) Vice-Chair Koldus noted that Huntington Drive is in need of new businesses and restaurants. She also approved of the project as proposed including the aforementioned changes to the conditions; 2) Comm. Braun noted that the proposed restaurant is needed in the city; 3) Chair Dahl reviewed as follows: a) staff provided the Commission with pictures of the menu and the proposed outdoor dining; and b) a 3foot barricade required by ABC was included; c) no umbrellas for the outdoor tables were proposed.

Assistant City Attorney, Holly O' Whatley reminded the Commission to include the updated maps for the resolution on page 4 and page 2 since they are not legible.

After considering the staff report and draft resolution, a motion was made by Vice-Chair Koldus, seconded by Comm. Braun to approve the project as submitted by staff including the following changes: 1) use the correct spelling for Sherry Olson under the first whereas in the resolution; 2) include updated maps on page 4 & 12; 3) strike everything after closing in condition CP4; 4) insert lighted before the language in CP7; and 5) retain the menu requirement for CP8.

The motion carried 3-0.

Resolution No. 18-05

6. 1737 Camino Lindo (Hillside Development Permit/Design Review – Single Family Addition)

Interim Senior Planner, Knarik Vizcarra presented her staff report regarding approval for a single family addition located at 1737 Camino Lindo. Ms. Vizcarra reviewed the details of the project. At the conclusion of her presentation, Vice-Chair Koldus inquired about the swimming pool for the property. Ms. Vizcarra noted that the footprint of the pool is going to be reduced and reframed and a Baja deck including the spa will be added to the pool area.

Chair Dahl declared the public hearing open. The architect's representative, Paula Sukamoto from SLSD Architecture gave a PowerPoint presentation including 3D rendering of the proposed project. Ms. Sukamoto requested to have the check list for the project on line.

Chair Dahl declared the public hearing open. Seeing that there were not speakers in favor of or in opposition to the project, Chair Dahl declared the public hearing closed.

The Commission discussed the item and noted the following: Chair Dahl pointed out that the presentation and the plans were very clear and concise. Vice-Chair Koldus noted that additional planting is needed in the front-left hand side of the project with above ground planters to minimize the lower level massing and soften the concrete expanse. Comm. Braun noted that the

applicant did a very thorough job, regarding the plans and presentation. The Commission liked that a 3D rendering of the project was included in the presentation by Ms. Sukamoto.

After considering the staff report and draft resolution, a motion was made by Comm. Braun, seconded by Vice-Chair Koldus to approve the project as submitted by staff.

The motion carried 3-0.

Resolution No. 18-06

7. 420 El Coronado Street (Hillside Development Permit/Design Review – Single Family Addition; Retaining Walls)

Chair Dahl presented staff's request to continue this item. There were no speaker cards for this item.

A motion was made by Comm. Braun, seconded by Vice-Chair Koldus to continue the item for 420 El Coronado Street to the next regularly scheduled Planning Commission meeting on March 26, 2018.

The motion carried 3-0

8. Planning Commission Reorganization (No Report)

A motion was made by Comm. Dahl, seconded by Comm. Braun to nominate Comm. Koldus as the Chair.

The motion carried 3-0

A motion was made by Comm. Dahl, seconded by Chair. Koldus to nominate Comm. Braun as the Vice-Chair.

The motion carried 3-0

A motion was made by Chair Koldus, seconded by Vice-Chair Braun to nominate Comm. Tom as the Secretary.

The motion carried 3-0

MINUTES

9. Minutes of the Planning Commission special December 4, 2017 and regular January 22, 2018 meeting.

The December 4, 2018 minutes were approved as amended at the January 22, 2018 Planning Commission meeting. A motion was made by Comm. Dahl, seconded by Vice-Chair Braun to approve the amended minutes for the December 4, 2018 meeting.

The motion carried 3-0

A motion was made by Vice-Chair. Braun, seconded by Comm. Dahl to approve the minutes as submitted by staff for the January 22, 2018 meeting.

The motion carried 3-0

10. Comments from Council Liaison

City Council Liaison Marina Khubesrian, MD noted the following: 1) the Art Crawl was a big success; and 2) the City Council celebrated the 130th year anniversary of the city at the last City Council meeting.

11. Comments from Planning Commissioners

Vice-Chair Braun thanked Comm. Dahl for doing a great job as chair for the Planning Commission and noted that newly selected Chair Koldus will do a great job as chair. Chair Koldus noted that she went to the USC Price school for a speed mentoring event with graduate students, which was very productive.

12. Comments from Staff

David Watkins, Director of Planning and Building, thanked Comm. Dahl for doing a great job as Chair for the Planning Commission during the two year span that he served as Chair and congratulated Chair Koldus for her expanding endeavors in the Planning arena. Mr. Watkins pointed out that a large part of the March 21, 2018 City Council meeting will be devoted to discussing affordable housing and that he will provide a presentation regarding a Broad Context for the State Housing Crisis, including various speakers and Inclusionary housing in mountain resort towns will be discussed.

ADJOURNMENT

13. Chair Dahl adjourned the meeting at 9:15 p.m. to the regular Planning Commission meeting scheduled on March 26, 2018

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 February 26, 2018.

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



Kelly M. Koldus, Chair



Richard Tom, Secretary to the Planning
Commission

ATTEST



Elaine Serrano, Recording Secretary