



Tuesday, September 10, 2019
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 Kelly M. Koldus on Tuesday, September 10, 2019, 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: Kelly M. Koldus, Chair; Janet Braun, Vice-Chair; Steven Dahl, Commissioner; John Lesak, Commissioner; and Richard Tom, Commissioner

City Staff

Present: Kanika Kith, Interim Sr. Planner and Aleks R. Giragosian, Assistant City Attorney

Council

Present: Richard D. Schneider, MD, Council Liaison

PLEDGE OF ALLEGIANCE:

Kelly M. Koldus

PUBLIC COMMENTS:

Betty Emirhanian, 1815 Hanscom Dr. spoke on behalf of the "Yes" on Measure A Committee and encouraged the public to vote in support of a .75 sales tax for the city of South Pasadena during the November elections.

PUBLIC HEARING

1. 220 Pasadena Avenue (Conditional Use Permit)

Interim Sr. Planner, Kanika Kith, introduced herself to the Commission and reviewed the details of the project. Ms. Kith noted that two parking lots were proposed to service the proposed gym. The largest of the two parking lots is located on the corner of Arroyo Parkway and Pasadena Avenue. The smaller of the two parking lots is located to the north of the building. A neighboring business owner located at 210 Pasadena Avenue, which is adjacent to the proposed gym, requested to have the applicant provide a main entrance on Pasadena Avenue, which is on

the side of the building instead of the proposed location on the front of the building, the Fair Oaks Avenue side of the building.

Chair Koldus declared the public hearing open. (There were a total of three speakers)

1) The homeowner, Sava Markovic introduced himself and his wife to the Commission. He noted that the location for his gym was selected, due to the historic features of the building. Mr. Markovic reviewed the different amenities that will be offered at the gym and that parking signage will be posted to advise patrons where to park. 2) David Johnson, 210 Pasadena Ave., requested to have the entrance of the building located on the side of the building instead of in the front of the building. Mr. Johnson inquired as to where the ADA (Americans with Disability Act) parking will be located. He noted that patrons should be able to walk directly from the parking area into the building, without passing in front of his business. 3) Anthony Palmisano, project architect, introduced himself to the Commission and noted that there is ADA parking and a pathway to enter the building from it. ADA access will not be a problem and no one will have to cross in front of Mr. Johnson's business. Regarding ADA access, the upper parking lot provides access to the lower parking lot. A side gym entrance would result in safety issues, a cost issue, including elevator and building excavation. Chair Koldus declared the public hearing closed.

The Commission expressed their concerns about the plans, which did not include the following:

1) ADA gym access from the north parking lot; 2) direct access to the gym via the vacant space behind the crossfit room; 3) the loading dock location; 4) parking lot lighting; 5) egress and ingress from the ground and upper levels; 6) occupancy level, since 50 people triggers two exits; 7) driveways leading to the parking lots; and 8) Landscaping.

The Commission noted the following: 1) there are safety issues, regarding the North parking lot. It will be difficult to find, and it is located in the rear of the building; 2) Directional signs are needed for parking; 3) sewer issues were pointed out; 4) concerned about parking; and 6) a wall for the parking lot on the corner of Arroyo and Pasadena.

The Commission discussed with Ms. Kith the requirement for landscaping. The Commission requested a status on the existing monitoring well. The Commission was in agreement that the project is a great use for the project, but before a decision can be made, additional information is needed, specifically, regarding the plans.

In conclusion, Vice-Chair Braun noted that a wall should be built around the lot to designate the parking area and Comm. Dahl pointed out the following about the plans: 1) there are egress/ingress issues; 2) fire sprinkler issues; 3) LA county sewer hook-up issues; and 5) parking issues.

After considering the staff report and draft resolution, a motion was made by Vice-Chair Braun, seconded by Comm. Tom to continue this item to the next regularly scheduled meeting to provide the applicant with additional time to address the concerns raised by the commission and revise the plans.

The motion carried 5-0.

ADMISISTRATION

2. Planning Commission Minutes (August 13, 2019)

Approved as submitted

3. Comments from Council Liaison

No Comments

4. Comments from Planning Commissioners

Vice-Chair Braun welcomed Kanika Kith, as the new interim Sr. Planner to the City of South Pasadena. Ms. Kith thanked Vice-Chair Braun and noted that she is a resident of South Pasadena.

Comm. Dahl pointed out that he had a successful chair review with the applicant for 420 El Coronado, regarding adequately screened pool equipment, which resulted in a five-foot wall barrier around the pool equipment. He also welcomed Ms. Kanika Kith to the City as the new interim senior planner.

5. Comments from Staff

Kanika Kith introduced Malinda Lim, Contract Assistant Planner to the City of South Pasadena. Ms. Lim will be involved with getting new and existing projects moving forward. Ms. Kith informed the Commission of the upcoming housing workshops.

ADJOURNMENT

Chair Koldus adjourned the meeting at 7:31 p.m. to the regular Planning Commission meeting scheduled on October 8, 2019.

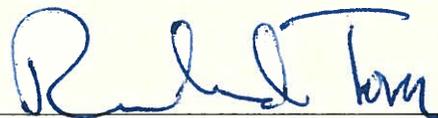
-SIGNATURES TO FOLLOW ON THE NEXT PAGE-

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 September 10, 2019.

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



Janet Braun, Vice-Chair



Richard Tom, Secretary to the Planning

ATTEST



Elaine Serrano, Recording Secretary