

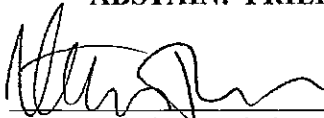
**MINUTES OF THE MEETING OF THE
CITY OF SOUTH PASADENA PLANNING COMMISSION
CONVENED THIS AUGUST 27th 2012, 6:30 P.M.
AT THE AMEDEE O. DICK RICHARDS JR.
CITY COUNCIL CHAMBERS, 1424 MISSION STREET**

<p>ROLL CALL</p>		<p>Meeting convened at: 6:31 p.m.</p> <p>Commissioners Present: Anthony George, Vice-Chair Evan Davis J. Stephen Felice Kristin Morrish</p> <p>Staff Present: John Mayer, Senior Planner Richard L. Adams II, City Attorney Knarik Vizcarra, Assistant Planner</p> <p>Absent: Steven Friedman, Chair Robert S. Joe, Council Liaison</p> <p>Comm. Morrish led the pledge of allegiance.</p>
<p>PUBLIC COMMENTS</p>		<p>None</p>
<p>PUBLIC HEARINGS</p>	<p>1</p>	<p>1205 Blair Avenue (Hillside Development Permit – Retaining Wall/Deck)</p> <p>Knarik Vizcarra, Assistant Planner presented her staff report, regarding approval for a Hillside Development Permit, Design Review and a Negative Declaration to construct a deck and a retaining wall at 1205 Blair Avenue. Ms. Vizcarra reviewed the details of the proposed project and pointed out that there were three components to the project: 1) <u>6 foot high retaining wall</u> - The wall will create a 600 square foot level area for usable yard space; 2) <u>475 Sq. Ft. Balcony</u> - The balcony will be located in the rear yard and will extend westward along the existing house; and 3) <u>new vinyl doors and windows</u> – The doors and windows will be located along the west elevation and match the existing windows. Staff received one inquiry, regarding the visibility of the proposed retaining wall. Ms. Vizcarra pointed out that the applicant proposed to landscape the retaining wall, thereby screening it along St. Albans Avenue. At the conclusion of her presentation, Vice-Chair George inquired, as to whether the existing vinyl windows were a part of a previous approval, which Ms. Vizcarra verified as being true.</p> <p>Vice-Chair George declared the public hearing open.</p> <p>The project engineers, Jose Valle and Adolfo Mota represented the applicant, William Knoetgen. Mr. Valle pointed out that the deck will be located on the street level. Vice-Chair George inquired about the proposed low permeability soil. Mr. Valle pointed out that the soil will be located along</p>

		<p>the house and it will not absorb large quantities of water.</p> <p>Vice-Chair George declared the public hearing closed.</p> <p>Comm. Felice pointed out that one of the few ways that homeowners, in the South West Hills area, enjoy the outdoors is to build a deck.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Felice, seconded by Comm. Morrish to approve the project as submitted by staff.</p> <p>The motion carried 4-0 (Resolution 12-17)</p>
	2	<p>Minutes of the Planning Commission's June 25, 2012 Meeting</p> <p>The minutes were approved with a minor correction.</p>
	3	<p>Comments from City Council Liaison</p> <p>None</p>
	4	<p>Comments from Planning Commissioners</p> <p>Comm. Felice pointed out that a second meeting was held for the South West Hills Committee and that a list of recommendations were drafted by the committee. The recommendations will be reviewed on Wednesday, 8/29/12 by the South West Hills homeowners. The City Council will have an opportunity to review the recommendations during the month of September.</p>
	5	<p>Comments from Staff</p> <p>None</p>
ADJOURN- MENT	6	<p>The meeting adjourned at 6:50 p.m. to the next meeting of the Planning Commission scheduled for September 24, 2012.</p>

I HEREBY CERTIFY that the foregoing minutes were adopted by the Planning Commission of the City of South Pasadena at a meeting held on September 24, 2012.

AYES: FELICE, GEORGE & MORRISH
NOES: NONE
ABSENT: DAVIS
ABSTAIN: FRIEDMAN


 Steven Friedman, Chair

 Anthony R. George, Vice-Chair

ATTEST:

 Elaine Serrano, Recording Secretary