

**MINUTES OF THE MEETING OF THE
CITY OF SOUTH PASADENA PLANNING COMMISSION
CONVENED THIS MAY 23RD, 2011, 6.30 P.M. AT
COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL		<p>Meeting convened at: 6:40 p.m.</p> <p>Commissioners Present: J. Stephen Felice, Chair Vijay Sehgal, Vice-Chair Richard Tom, Commissioner</p> <p>Council Liaison: Richard D. Schneider, M.D.</p> <p>Staff Present: David G. Watkins, Director of Planning and Building Ivy Tsai, Deputy City Attorney John Mayer, Senior Planer Paul Garnett, Assoc. Planner Elaine Serrano, Recording Secretary</p> <p>Comm. Sehgal led the pledge of allegiance.</p>
PUBLIC COMMENTS		None
PUBLIC HEARING	1	<p>Downtown Project (Planned Development Permit Extension)</p> <p>Senior Planner, John Mayer presented his staff report, regarding approval for a twelve month time extension for a Planned Development Permit, a Conditional Use Permit and Design Review for the Downtown Revitalization project. Mr. Mayer reviewed the history of the project and pointed out that the extension was requested, because plans were not submitted to plan check by the deadline of May 21, 2011. The new developer, selected for the project, is not ready to submit plans, since the developer is working on an agreement with the CRA. The CRA filed a written request on April 7, 2011 and the applicant established evidence that the approvals should be extended. Staff recommended that the Planning Commission approve a twelve month time extension. At the conclusion of his staff report, the Commission did not have questions for Mr. Mayer.</p> <p>Chair Felice declared the public hearing open. Seeing that there were no speakers in favor or in opposition to the item, Chair Felice declared the public hearing closed.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Tom, seconded by Vice-Chair Sehgal to extend the Conditional Use Permit and the Planned Development Permit for an additional twelve months.</p>

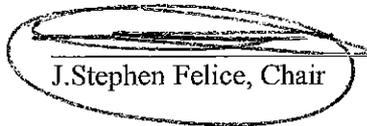
		<p>Chair Felice made reference to a letter from DMAC Real Property services by Diane McAdam. In the letter, she expressed her concerns, regarding parking and traffic congestion.</p> <p>Comm. Tom restated his motion.</p> <p>The motion carried 3-0. Resolution No. (11-13)</p>
<p>CONTINUED HEARINGS</p>	<p>2</p>	<p>923 El Centro Street (New Mixed Use – Variance, Conditional Use Permit and Design Review)</p> <p>Associate Planner, Paul Garnett presented his staff report, regarding Conditional Use Permit, Variance and Design Review approval for a proposed commercial mixed use project at 923 El Centro Street. Mr. Garnett reviewed the details of the project. He pointed out condition 12, which addressed the survivability of the proposed landscaping on the west elevation. At the conclusion of his staff report, Mr. Garnett answered questions from the Commission regarding the following: 1) project setbacks, 2) setbacks for 909 El Centro Street, and 3) the prohibition of live/work units.</p> <p>The applicant, John Cataldo thanked staff for providing an excellent staff report.</p> <p>Chair Felice asked Mr. Cataldo to summarize the changes made to the design of the project during the Design Review process, focusing on the western property line and the border of the property at 909 El Centro Street. Mr. Cataldo pointed out the following: 1) a compatible design was selected to blend in well with the neighboring buildings; 2) the west wall was designated as a “green” wall as a mitigating factor, and 3) the setback on the second floor was pushed back to 7’.</p> <p>Chair Felice declared the public hearing open. Susan Masterman, 1233 Garfield Avenue (DRB Vice-Chair) spoke in favor of the item. Richard Reimer (1st Citizens Bank), 909 El Centro St.; Kris Greene, 909 El Centro St. #103; Paul Nguyen, 909 El Centro St. #203; Karen Neri, 909 El Centro St. #105; Maggie Morrison, 909 El Centro St.; Pilar Ara, 1015 Meridian Ave.; Linda Lau, 909 El Centro St.; Richard Cusick, 909 El Centro St. #104; and Brian Shumake, 909 El Centro St. expressed their concerns about the possible negative environmental impact of the proposed project on a neighboring condominium complex located at 909 El Centro Street, due to the height, massing and density of the proposed project, such as the reduction of direct sunlight, restricted air flow, reduced ventilation, and view impacts for the existing complex. The speakers also expressed their concerns about the following: 1) the western wall of the proposed project directly abuts the eastern wall of the planters of the first floor units at 909 El Centro Street; 2) the possibility of mold growth; 3) the possible devaluation of the property at 909 El Centro Street; 5) the possible issues regarding</p>

		<p>traffic and parking safety; 6) the public noticing for the project; 7) the DRB conditions of approval; 8) the information presented to the DRB by the applicant; and 9) the photo-simulations presented by the applicant to the public.</p> <p>Mr. Cataldo addressed the following topics: 1) the east side retaining wall height; 2) property setbacks; 3) balcony views; and 4) the central open space. Mr. Cataldo answered questions from the Commission, regarding maintaining the building line along El Centro Street and the setbacks along the west elevation. Chair Felice declared the public hearing closed.</p> <p>The Commission continued discussion on the item and considered requesting that the applicant provide a three dimensional model of the proposed project. The Commission also requested that the applicant take into consideration the following changes: 1) maintain the alley behind the proposed project at 20' instead of 15'; 2) redesign the parking on the ground level; 3) place the ingress and egress at the alleyway instead of on Meridian Avenue; and 4) reduce the height of the 32' wall on the second floor.</p> <p>Chair Felice reopened the public hearing to entertain a motion to continue this item.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Tom, seconded by Vice-Chair Sehgal to continue this item to the next regularly-scheduled meeting on June 27, 2011, thereby providing the applicant with additional time to provide the Commission with a three dimensional model of the proposed project, the adjacent properties, and the adjacent streets (Meridian and El Centro). The Commission asked the applicant to consider adjusting the width of the alley from 15' to 20' and decreasing the height of the 32' structure on the west side of the proposed project.</p> <p>The motion carried 3-0.</p>
	3	<p>Minutes of the Planning Commission's April 25, 2011 meeting</p> <p>The minutes of the Planning Commission for the April 25, 2011 meeting were approved as submitted by staff.</p>
	4	<p>Comments from City Council Liaison:</p> <p>None</p>
	5	<p>Comments from Planning Commissioners:</p> <p>Chair Felice made a general comment about parking in the city.</p>

	6	Comments from Staff: David Watkins, the director of Planning and Building informed that public that the City Council will consider the draft budget for the next fiscal year and the item on massage establishments on June 1, 2011.
ADJORN- MENT	7	The meeting adjourned at 8:04 p.m. to the next meeting of the Planning Commission scheduled for June 27, 2011.

I HEREBY CERTIFY that the foregoing minutes were adopted by the Planning Commission of the City of South Pasadena at a meeting held on July 25, 2011.

AYES: FELICE, SEHGAL. TOM
NOES: NONE
ABSENT: NONE
ABSTAIN: FRIEDMAN, GEORGE



J. Stephen Felice, Chair



Vijay Sehgal, Vice-Chair

ATTEST:



Elaine Serrano, Recording Secretary