

**MINUTES OF THE MEETING OF THE  
CITY OF SOUTH PASADENA PLANNING COMMISSION  
MEETING CONVENED THIS 22<sup>nd</sup> DAY OF JUNE 2015, 6:30 P.M.  
AT THE AMEDEE O. DICK RICHARDS JR.  
CITY COUNCIL CHAMBERS, 1424 MISSION STREET**

<b>ROLL CALL</b>		<p><b>Meeting convened at:</b> 6:30 p.m.</p> <p><b>Commissioners Present:</b> Kristin Morrish, Chair Steven Dahl, Vice-Chair Evan Davis Anthony George Richard Tom</p> <p><b>Council Liaison</b> Robert S. Joe, Council Liaison</p> <p><b>Staff Present:</b> Holly O. Whatley, Assistant City Attorney John Mayer, Senior Planner Debby Linn, Contract Planner</p> <p><b>Staff Absent</b> David G. Watkins, Director of Planning and Building</p> <p>Comm. George led the pledge of allegiance.</p>
<b>PUBLIC COMMENTS</b>		None
<b>CONTINUED HEARING</b>	<b>1</b>	<p><b>2145 Hanscom Drive – (Hillside Development Permit – Legalize Walls and Spa)</b></p> <p>This item was continued from the May 18, 2015 meeting.</p> <p>Senior Planner John Mayer presented the applicant’s request to withdraw the application for a Hillside Development Permit. Mr. Mayer noted that the applicant is in the process of redesigning the project for the purpose of presenting it to the Commission at a later date.</p> <p>Chair Morrish declared the public hearing open. Seeing that there were no speakers in favor of or in opposition to this project, Chair Morrish declared the public hearing closed.</p> <p>Comm. George verified with Mr. Mayer that the applicant did not receive a refund for the application.</p> <p>No action was taken on this item.</p>

<p><b>PUBLIC HEARINGS</b></p>	<p>2</p>	<p><b>203 Cedar Crest Avenue/204 Mockingbird Lane (Hillside Development Permit/Design Review New Duplex)</b></p> <p>Contract Planner, Debby Linn presented her staff report, regarding approval for a Hillside Development Permit, Design Review and a Variance for a new residential duplex. Ms. Linn reviewed the details of the project and noted that three Oak trees will be removed for the project. Staff received two comments from the public regarding the project. At the conclusion of her presentation, Vice-Chair Dahl inquired if the applicant has submitted the tree removal application and replacement plan. Ms. Linn noted that the applicant has not done so but a conceptual landscape plan was included in the plans, which outlines the replacement tree program. He also inquired about unit access from the guest parking spaces. Ms. Linn noted that staff did not have an issue with the unit/guest parking access, since the spaces are guest parking spaces.</p> <p>Chair Morrish declared the public hearing open.</p> <p>The applicant/project architect, Elizabeth Herron reviewed the details of the project. She noted that three oak trees will be removed and replaced with trees. Comm. George was impressed with the design solution for the project, in light of the limitations of the property. Comm. George reviewed the drawings with the applicant. He verified with the architect that modulation only occurs where there are areas designated, such as a deck, a balcony, the front entry way etc... Ms. Herron noted that there is a 6 inch recess for the project. Comm. George continued discussing recessed areas with the applicant. Comm. George noted that there were inconsistencies regarding the plans &amp; elevations in the areas of modulation, recession and shadow lines.</p> <p>The following people spoke in opposition to the project and expressed their concerns, regarding the following: wall height, variance approval, garage location-safety, tree removal, guest parking spaces, ambiance reduction, potential driving hazard-corner lot, Modern project style-incongruent with streetscape, reduction in wilderness ambiance, removal of historical section of Raymond Hill, historical area should not be changed, construction noise level, variance-precedent setting for three floor structures, and 2<sup>nd</sup> unit building. 1)Kurt Graf, 204 Cedar Crest Ave., 2) Linda Ward, 204 Cedar Crest #3, 3) Tracie Large, 1637 Raymond Hill Rd., 4) Peggy Borzage, 1621 Raymond Hill Rd., 5) Lisa Campbell, 2275 Huntington Dr., 6) Spencer Sweeney, 325 Raymondale Dr. #E, 7) Tim Collister, 1633 Amberwood Dr., 8) Maria Haras, 1640 Amberwood Dr., 9) Erin Mora, 300 Mockingbird Ln. #G 10) Mike Gerzeuitz, 1633 Raymond Hill Rd., 11) Jonathan Serrano, 1601 Amberwood Dr., 12) Leanne Sloman, 1633 Raymond Hill</p> <p>Project architect, Elizabeth Herron spoke in response to the concerns of the speakers. She noted that the historical, stonewall feature of the Raymond Hill Hotel will be retained. Approximately 50% of the property will be</p>
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		<p>retained as a tree area. In response to questions regarding street corner safety, Ms. Herron noted that the City should try to improve the safety of the corner on Raymond Hill Rd. She felt that the project was properly placed on the site and will enhance the location. She pointed out that there will be impacts but the impacts may be minimized.</p> <p>The Commission discussed the project and noted the following: 1) if the building was shorter, a variance would not be needed; 2) a reduction in project size was requested; 3) the majority of the issues raised by residents were about tree removal; 4) a tree removal process is condoned by the city; 5) 3 live oak trees are proposed to be removed; 6) will the project be compatible if a 1940's architecture is applied, and it is turned into a 1 story house instead of a 3 story house; 7) direct the applicant return to the Commission with options; 8) provide an example of what the house will look like without a variance; 9) variances are not precedent setting; and 10) the wall height needs to be reduced.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Davis, seconded by Comm. Dahl to continue this item to the next regularly scheduled meeting on July 27, 2015.</p> <p>Chair Morrish noted that a new notice will not be sent out for this item, since it is a continued item, but residents may view the existing public notice in the courtyard or on the web.</p> <p>The motion carried 4-0.</p>
<p><b>NEW HEARINGS</b></p>	<p><b>3</b></p>	<p><b>1400 Mission Street (New Minimart/Demo Existing)</b></p> <p>Contract Planner, Debby Linn presented her staff report, regarding approval for a Conditional Use Permit and Design Review for the modification of an existing gas station at 1400 Mission Street. Ms. Linn reviewed the details of the project. At the conclusion of her presentation, the Commission had questions, regarding hours of operation and alcohol conditions. Ms. Linn noted that the hours will remain the same and alcohol conditions will be regulated by Alcohol and Beverage Control (ABC).</p> <p>Chair Morrish declared the public hearing open.</p> <p>The applicant's representative/project architect, Karl Huy introduced himself to the Commission. Mr. Huy pointed out two conditions of approval that he did not agree with as follows: A) <u>Condition 16</u>, which he read aloud and noted that a drainage/hydrology report is not required at this point, since improvement plans have not been submitted to the Public Works department. When they are submitted, a determination will be made at that point; B) <u>Condition 20</u>, which he read aloud and noted that the traffic generated by the existing convenience store or the new project will not significantly impact the overall street traffic; therefore, the repaving of the street on Mission/Fremont is not justified. Mr. Huy requested to have condition 20 re-</p>

	<p>worded or changed to an equal sharing of the expense with the tenant and the owner. Regarding alcohol provision, Mr. Huy noted that ABC provides stringent training for their employees and all stores are monitored. The tenant, G&amp;M oil takes great care with their ABC licenses. The hours of operation are from 6:00 a.m. – 12:00 a.m.</p> <p>Comm. Dahl inquired if the applicant would consider a different design for the minimart to complement the modern/sleek Chevron design of the canopy. Mr. Huy was content with the design of the project and suggested changing the canopy to match the building. Mr. Huy discussed the details of the project with Comm. Dahl.</p> <p>Chair Morrish declared the public hearing closed.</p> <p>Comm. George noted that Fremont Avenue was recently repaved; therefore, he did not agree with the requirement of having the applicant pay for repaving the street.</p> <p>The Commission discussed how condition 20 should be implemented.</p> <p>Regarding condition 16, Comm. George noted that if the applicant could demonstrate that there is not a deferential increase; a hydrology study may not be needed.</p> <p>Vice-Chair Dahl did not approve of the design of the project and inquired if changes could be made to it.</p> <p>The Commission discussed the following; 1) whether full or mini brick should be used in the design of the project; 2) the imposition of repaving the street; 3) change the resolution wording to say, “if the street is damaged it must be repaired”; 4) whether this item should be continued to provide Public Works staff with additional time to review the conditions; and 5) if the Commission should approve the project as submitted, but have the applicant return for an over the counter review.</p> <p>Chair Morrish re-opened the public hearing to hear from the applicant’s representative.</p> <p>Mr. Huy requested to have the Commission approve the project as submitted, but modify the conditions, which will be discussed with Public Works and Planning staff at a later date.</p> <p>After considering the staff report and draft resolution, a motion was made by Chair Morrish, seconded by Comm. George to approve the project as submitted by staff with a modification to condition 20 to include the following wording at the end of the sentence: ...“or to the satisfaction of the Public Works department”.</p>
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	<p>4</p>	<p><b>2131 Hanscom Drive (Hillside Development Permit – New Single Family House)</b></p> <p>Senior Planner, John Mayer presented staff’s request to continue this item to the next regularly scheduled meeting to provide the Public Works department with the opportunity to develop conditions of approval for this project.</p> <p>Chair Morrish declared the public hearing open. Seeing that there were no speakers in favor of or in opposition to this project, Chair Morrish declared the public hearing closed.</p> <p>A motion was made by Comm. Davis, seconded by Comm. Tom to continue this item to the next regularly scheduled meeting on July 27, 2015</p> <p>The motion carried 5-0.</p>
	<p>5</p>	<p><b>Downtown Project (Planned Development Permit Extension)</b></p> <p>Senior Planner, John Mayer presented his staff report, regarding approval for planning extensions for the Downtown Revitalization project. Mr. Mayer reviewed the history of the project and presented staff’s request to extend the planned development permit (PDP) for another 36 months. At the conclusion of his presentation, Comm. Davis inquired as to why the project was taking so long to acquire all of the properties. Mr. Mayer noted that this is a very large development project and the developer has experienced numerous challenges. Comm. George inquired as to what stops the time period for construction submittals. Mr. Mayer noted that the drawings and the payment of the plan check fees stop the time clock. Mr. Mayer pointed out that a three year extension is reasonable, since the applicant will not be able to submit for plan check within a year.</p> <p>Chair Morrish declared the public hearing open.</p> <p>The applicant Jonathan Genton, Genton Property Group, 625 Fair Oaks Ave. introduced himself to the Commission and noted that negotiations take time and that he has a letter of intent to negotiate with Bank of America.</p>

	<p>Lucia Wiltrout, 921 Fair Oaks Ave., requested that staff terminate the Downtown development project. She suggested using the former nursery structure located 1507 El. Centro St. as a parking structure for the Rialto Theater., Jack Pettee, 1501 Mission St., requested to have the downtown parking lot maintained, since it is being neglected, (tree trimming, watering and general maintenance).</p> <p>Mr. Mayer noted that the most recent amendment to the exclusive negotiating agreement (ENA) will expire on 3/31/16.</p> <p>The Commission discussed whether the PDP and the ENA should be tied together time wise.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Davis, seconded by Comm. Dahl to approve a 36 month extension for the Planned Development Permit.</p> <p>The motion carried 5-0. Resolution (15-17)</p>
<p>6</p>	<p><b>1553 Camino Lindo (Hillside Development Permit/Design Review – Single Family Demolition/New Single Family House</b></p> <p>Senior Planner, John Mayer presented his staff report, regarding approval to demolish the existing house located at 1553 Camino Lindo and to rebuild a new two-story single family residence. Mr. Mayer reviewed the details of the project. Mr. Mayer noted that trees will not be removed for this project. At the conclusion of his report the commission had questions, regarding the 15 foot setback requirement. Mr. Mayer noted that the setback requirements for the Altos de Monterey are predetermined. Chair Morrish discussed the conditions of approval with Mr. Mayer.</p> <p>Chair Morrish declared the public hearing open.</p> <p>The applicant Wenna Chen, representing the architect introduced herself to the Commission. Comm. George noted that he had concerns about the massing of the project; specifically, the project height in relationship to the neighborhood. Ms. Chen noted that the foundation was depressed to reduce the massing of the project, to enable it to fit in with the neighborhood street scape. Vice-Chair Dahl inquired about the basement and home theater usage.</p> <p>Ed Dagermangy, 1550 Camino Lindo, requested to have the plans note that dust control shall be maintained while grading is occurring. He also requested to be notified of any excavation. He had questions about the 15 foot setback requirement.</p> <p>Regarding setback requirements, Ms. Chen noted that the main building is 20 feet 10 inches away from the property line and the garage is 16 feet 3 inches away from the property line.</p>

		<p>The Commission discussed the following: 1) is the project within the allowable height limit; 2) there is minimal modulation for the project; 3) the design is favorable but it is too large in relationship to the existing structures in the neighborhood; 4) the north side of the building will be visible from the street; and 5) structure detailing should be included on the sides such as color and materials.</p> <p>Comm. Davis inquired if the applicant would be amicable to decreasing the size of the project. Ms. Chan was amenable to reducing the size of the project.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Davis, seconded by Comm. Dahl to continue this item to the next regularly scheduled meeting on July 27, 2015.</p> <p>Comm. Tom amended the motion to include a condition which would allow Mr. Mayer to verify with Public Works staff that all the appropriate conditions are applied.</p> <p>Vote was taken</p> <p>The motion and the amendment carried 5-0.</p>
	7	<p><b>Minutes of the Planning Commission's meeting</b></p> <p>The minutes for the special meeting scheduled on May 18, 2015 were approved as submitted by staff.</p>
	8	<p><b>Comments from City Council Liaison</b></p> <p>Mayor Bob Joe pointed out the following decisions made by the City Council at their monthly meetings: A) <u>6/3/15</u> – 1) a certificate_of appreciation was presented to the former Mayor Bill Bogart for 16 years of service; 2) direction was provided to staff for the purpose of returning with a ballot measure for council consideration for November 3, 2015 general election to extend the library's special tax for an additional 7 years; B) <u>6/17/15</u> – 1) approved the city budget; 2) provided additional direction to staff regarding language for 2015 ballot for the library special tax; and 3) adopted a resolution approving the city participation with the enhanced watershed management program.</p>
	9	<p><b>Comments from Planning Commissioners</b></p> <p>Chair Morrish requested to have consistent conditions of approval for city projects.</p> <p>Comm. Dahl noted that he will not be present at the next regularly scheduled meeting.</p>

	<b>10</b>	<b>Comments from Staff</b> None
<b>ADJOURN- MENT</b>	<b>11</b>	The meeting adjourned at 9:45 p.m. to the Planning Commission meeting scheduled for July 27, 2015.

I HEREBY CERTIFY that the foregoing minutes were adopted by the Planning Commission of the City of South Pasadena at a meeting held on the July 27, 2015.

**AYES:       DAVIS, GEORGE, MORRISH & TOM**  
**NOES:       NONE**  
**ABSENT:     DAHL**  
**ABSTAIN:   NONE**

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Kristin Morrish, Chair

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Steven Dahl, Vice-Chair

**ATTEST:**

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Elaine Serrano, Recording Secretary