

**MINUTES OF THE MEETING OF THE
CITY OF SOUTH PASADENA PLANNING COMMISSION
SPECIAL MEETING CONVENED THIS 10th DAY OF DECEMBER 2015, 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: 6:30 p.m.</p> <p>Commissioners Present: Kristin Morrish, Chair Steven Dahl, Vice-Chair Richard Tom, Secretary Evan Davis Anthony George</p> <p>Council Liaison Robert S. Joe, Council Liaison</p> <p>Staff Present: Holly O. Whatley, Assistant City Attorney David G. Watkins, Director of Planning and Building John Mayer, Senior Planner Knarik Vizcarra, Assistant Planner Jessica Aguilar, Planning Management Intern</p> <p>Comm. George led the pledge of allegiance.</p>
<p>PUBLIC COMMENTS</p>		<p>None</p>
<p>PUBLIC HEARING</p>	<p>1</p>	<p>1024 Glendon Court (Variance/Administrative Use Permit/Design Review – Single Family Addition)</p> <p>Planning Management Intern, Jessica Aguilar reviewed the details of the project and noted that no inquiries were received for this project. Two variances and one Administrative Use Permit (AUP) were requested for this project. The first variance was for the purpose of placing an attached garage in front of the house, the second variance was requested to allow encroachment into the front yard setback and the AUP was required to allow a tandem two-vehicle garage. At the conclusion of her presentation, Chair Morrish inquired about condition 20, which requires a recorded easement showing access to the property to the north; therefore, Ms. Aguilar noted that applicant will research to find out who owns the property to the north for the purpose of finding out if a covenant for egress and ingress is needed.</p> <p>Chair Morrish declared the public hearing open.</p> <p>Gary McKee, Architect Assistant from Nott & Associates, noted that the easement/sound wall was the Santa Fe Rail at one time and that the property to the north is an open area.</p>

	<p>Project Architect, Tom Knott noted that the lot was in an unusual shape of a triangle; therefore, two variances and an AUP were needed.</p> <p>Comm. Dahl inquired about the closeness of the windows on the South face of the garage to the property line and if the closeness would create any problems. He also inquired if shingles besides the existing siding on the front of the house will be used. Architect, Tom Nott noted that the windows in relationship to the property line were not an issue for the Building staff. Mr. Nott noted that he was willing to use additional shingles, if that was the desire of the Commission.</p> <p>Chair Morrish noted that the attractive features of the house are being removed via the design of the project. Chair Morrish inquired if some of the features could be retained including some of the wood windows. Chair Morrish requested the removal of the clearstory window and the vinyl windows and to have them replaced with wood windows to give the house character. Chair Morrish pointed out that the garage is visible from the street and it is a blank garage door, therefore, Mr. Nott noted that the garage door will be sectional wood, since the garage is visible from the street and not the front door.</p> <p>Chair Morrish declared the public hearing open. Seeing that there were no speakers in favor of or in opposition to the project. Chair Morrish declared the public hearing closed.</p> <p>The Commission discussed the following about the project: 1) the windows are four feet off of the property line, [very close in proximity]; 2) shingles would be a nice added feature; 3) the project is plain looking; 4) the windows can stay as long as the Santa Fe Railroad right of way easement is covered; 5) over the counter guidance from a designated Commissioner is needed; and 6) the large arched vinyl window should be replaced with a better suited window to bring light into the house.</p> <p>After considering the staff report, a motion was made by Comm. Dahl, seconded by Comm. George to approve the project with the following condition: 1) windows on the South face of the garage must remain: 2) the applicant must meet at a later date over the counter with Vice-Chair Dahl to consider adding the following: a) shingles, b) wood windows in lieu of vinyl windows; and c) change the clearstory window to a better suited window for the project.</p> <p>The motion carried 4-0. Resolution 15-30</p>
<p>CONTINUED HEARINGS</p>	<p>2</p> <p>1200 Fair Oaks Avenue (Conditional Use Permit Modification – Hydrogen Fueling Station)</p> <p>This item was continued from the October 26, 2015 meeting.</p>

Senior Planner, John Mayer presented his staff report, regarding approval for a Conditional Use Permit Modification for the gas station located at 1200 Fair Oaks Avenue for the purpose of adding hydrogen fueling to the station. Mr. Mayer noted that there was an increase in the wall height from 8 feet to 13 feet, which separates the station/equipment from the residential area. At the conclusion of his staff report, the Commission discussed with Mr. Mayer if painting landscaping and paving should be added as a condition for the gas station owner, should the safe route to school be changed because of the hydrogen fueling station and if nesting birds in the trees will need to be addressed. Mr. Mayer noted the following: 1) a new condition is not necessary, since it would suffice to ask the gas station owner to perform the desired maintenance; 2) the safe route to school does not need to change; and 3) nesting birds in the trees will not become an issue.

Chair Morrish declared the public hearing open.

The applicant, Tim Brown, gave an overview of his company's goal to install a hydrogen fueling station. He reviewed environmental goals/benefits in using hydrogen cars and noted that the following will be addressed: aesthetics; noise; and safety as follows: 1) Aesthetics – the wall height was increased from 8 ft. to 13 feet; therefore, the wall will completely enclose the industrial equipment; 1a) irrigation will be included so that the large trees will thrive; 2) Noise – the increase in wall height will reduce the level of noise substantially. Mitigation efforts were utilized to reduce the sound of the cooling system and the hydrogen vent decks. The hydrogen will be released at a controlled rate; 3) Safety - Mr. Brown deferred to his colleague Raymond Bailey to address hydrogen safety at the station.

Raymond Bailey, 7201 Hamilton Blvd., noted that this is a very safe process and many safeguards are put into place to make sure that hydrogen filling stations are safe and productive.

Tyson Eckerle, 1325 J Street, 18th floor. From the Governor's office noted that the Governor's goal is to have 1.5 million zero emission vehicles on the road by in 2025. He talked about the advantages of zero emission vehicles.

Mat McClory (Toyota Rep.), 1630 W.186th St. Mr. McClory noted that zero emission vehicles with the same performance of gas cars will reduce pollution and carbon.

The speakers expressed their concerns about station aesthetics, compressor noise, electrical safety, station management, and

flammable material in the alley way next to the fueling station

The following expressed their concerns about the project: 1) Gerald Secondly, 1610 Lyndon St., [He was not confident with the management of the gas station. To alleviate compressor noise, he suggested turning it off at night and turning it back on in the morning; 2) Shaun Smith, 1616 Lyndon St., [He was concerned about the current safety of the management of the station]. He expressed blight concerns regarding the gas station and flammable material in the alley way; 3) Daren Randall expressed his concerns about quality workmanship and safety regarding electrical wiring; 4) Zac Base, 1616 Lyndon St. was uncomfortable with trusting the current management with the addition of a hydrogen fueling station based on the day to day management of the gas station; 5) Mary Heuges, 1617 Monterey Rd., noted that she made corrections to the statements made by 1st Element. Her main concern was safety and proper use of the station; 6) Al Benzoni, 1617 Monterey Rd., expressed his concerns about the handling of flammable gas. He noted that pertinent data was not presented to the public by 1st Element. He expressed concerns about safety, the blighted station, parking availability and unsafe maintenance practices at the station.

The property owner noted that he will maintain the station in a proper manner. He has not had any injuries at his station and he is willing to update his facility and to perform cleaning and safety changes to bring his station up to par, as required by 1st Element. He is willing to upgrade his station.

Mr. Brown noted that 1st Element will own, operate and maintain the equipment for the hydrogen fueling portion of the station; therefore, the operator of the gas station will not be required to do so. Monitoring will be conducted remotely on a daily basis, as well as a maintenance team stopping by once a week.

Comm. Davis asked for a comparison between gas and hydrogen, regarding safety at fueling stations.

David Farese, Air Products, noted that a risk analysis was conducted and that there were no injuries or fatalities while dispensing hydrogen fuel.

Comm. Davis clarified that he was requesting a specific comparison of risk between hydrogen fueling at the retail level and the delivery of hydrogen fuel to a retail source and gasoline fueling at the retail level and gasoline delivery to a retail source. Mr. Farese noted that there have been fatalities regarding gasoline but not with hydrogen fuel.

Comm. George clarified that Comm. Davis was inquiring if a study

	<p>was conducted, which compares gasoline and hydrogen fuel relative to safety and what was the conclusion.</p> <p>According to Mr. Farese, the outcome of the study was that the stations are equivalent.</p> <p>Mr. Brown noted that a comparison would be meaningless between gasoline and hydrogen gas because the incident rate for hydrogen is at zero.</p> <p>Chair Morrish declared the public hearing closed</p> <p>The Commission discussed the following: 1) safety installation; 2) maintenance and management issues; 3) disconnect between the maintenance and management of the gas station; 4) the station should be safe for the neighborhood; 5) where do the trucks enter and exit; 6) where will the trucks fuel; 7) the parking spaces have a residential zoning; 8) handicapped parking spaces do not have enough back up space; 9) will the existing reinforcement be sufficient for the taller wall; 10) lighting specifications are not clear; 11) the design of the new containment should match the existing station; 12) the wall is higher than the roof of the existing station; 13) more bushes will be needed to fill in the vacant space.</p> <p>Comm. Davis was supportive of the concept but acknowledged the issues at hand.</p> <p>The Commission was in agreement that the concept was good but it needed to be executed properly.</p> <p>Senior Planner, John Mayer suggested reviewing the issues that were raised at the meeting and determine a course of action with the Community Improvement Coordinator.</p> <p>The Commission expressed their concerns regarding the issues expressed by the residents regarding the existing management of the gas station.</p> <p>After considering the staff report and draft resolution, a motion was made by Vice-Chair Dahl, seconded by Comm. Tom to continue this item to the next regularly scheduled meeting on January 25, 2016 with the provision that the applicant works with staff and the appointed Commissioner, Vice-Chair Dahl, to achieve an approvable project.</p> <p>Chair Morrish amended Vice-Chair Dahl's motion to include the Community Improvement Coordinator's assessment of the current management of the gas station.</p>
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	<p>The motion carried 5-0. Resolution 15-31</p>
<p>3</p>	<p>1412 El Centro Street (Conditional Use Permit/Tentative Parcel Map/Design Review – New Mixed Use)</p> <p>Comm. Dahl and Comm. George recused themselves from voting on this item and left the City Council Chambers, due to the proximity of the project to their architect offices.</p> <p>Senior Planner, John Mayer presented his staff report regarding approval for a Conditional Use Permit, Tentative Parcel Map and Design Review for 1412 El Centro St. The existing building will be demolished and a new three story mixed use project will replace the existing. The project met the minimum requirement for parking. Since a coffee shop will be included in the mixed use building, additional parking was requested by staff; therefore, a parking study was conducted, which determined that there are an additional 12 parking spaces next door, which can be used by the coffee shop. At the conclusion of his staff report, the Commission had questions for Mr. Mayer as follows: Comm. Davis noted that the coffee shop is small in relationship to the residential portion of the project. Mr. Mayer pointed out similar mixed use buildings in the city that have a similar ratio of commercial space to residential space. Mr. Mayer discussed what would happen if a store front was to become vacant, or if the coffee shop was to close shop at the inquiry of the Commission.</p> <p>The public hearing was opened.</p> <p>The applicant, Robert Tsai, introduced himself to the Commission.</p> <p>Betty Sui, homeowner, was very excited about the project and looked forward to opening up a new coffee shop.</p> <p>The Commission discussed the commercial to residential ratio. Chair Morrish noted that there is a very small commercial area connected to a large residential area, which is not the intent of the Zoning Code. Chair Morrish inquired as to where the supplies and equipment will be stored for the coffee shop.</p> <p>Ms. Sui noted that her intent is to have a small coffee shop in front and live in the attached residential portion of the building. Her goal is to have a mini European style coffee bar, which will have a takeout aspect to it.</p> <p>Comm. Morrish inquired whether there will be sufficient parking. Ms. Sui noted that she will be able to utilize offsite parking; therefore, there should be ample parking.</p>

		<p>Seeing that there were no other speakers in favor of or in opposition to this project Chair Morrish declared the public hearing closed.</p> <p>Chair Morrish pointed out that this project does not demonstrate a good ratio of commercial to residential for a mixed use building.</p> <p>Comm. Tom shared Chair Morrish's concerns regarding the residential to commercial ratio.</p> <p>Comm. Davis requested additional information from staff regarding other mixed use properties in the city.</p> <p>The Commission continued discussion on the residential to commercial ratio.</p> <p>Mr. Mayer noted that he would run an analysis on other mixed use projects, regarding the proportion of commercial to residential space. Comm. Davis requested to include different sized/ shaped lots and Comm. Tom requested to include other properties of the same size in staff's review.</p> <p>Comm. Davis requested to re-open the public hearing.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Davis to continue this item to the next regularly scheduled meeting on January 26, 2016.</p> <p>Comm. Tom seconded the motion with the contingent that staff conducts research on their request.</p> <p>The motion carried 3-0.</p> <p>Council Liaison Joe inquired as to the analysis for design review when both architects are absent. Mr. Mayer noted that in the absence of the architects, the remaining Commissioners at the dais conduct the design review for the project.</p>
<p>PUBLIC HEARINGS CONT.</p>	<p>4</p>	<p>2131 Hanscom Drive (Hillside Development Permit – Deputy Inspector Condition of Approval) CONTINUE 1-25-15</p> <p>Commissioner George remained absent from the City Council Chambers.</p> <p>Senior Planner, John Mayer presented staff's request to continue this item to the next regularly scheduled meeting on January, 25, 2016 due to the applicant's request for a continuance.</p> <p>A motion was made by Comm. Davis, seconded by Comm. Tom to</p>

	<p>continue this item to the next regularly scheduled meeting on January 25, 2016</p> <p>The motion carried 4-0.</p>
<p>5</p>	<p>1513 Indiana Avenue (Hillside Development Permit/Design Review – New Single Family Residence)</p> <p>Commissioner George remained absent from the City Council Chamber due to the proximity of the project to two of his projects, which were within 500 feet.</p> <p>Ms. Vizcarra presented her staff report, regarding a proposal to construct a new multi-level Contemporary style home with an attached two car garage at 1513 Indiana Ave. She noted that two neighbors inquired about the project and expressed their concerns, regarding neighborhood access to existing homes during construction. Staff noted that the concern was addressed in the conditions of approval. A revised set of conditions of approval were presented to the Commissioners, for the purpose of making the conditions of approval consistent for all three projects on Indiana Avenue. At the conclusion of her project, Ms. Vizcarra answered questions by Comm. Davis about a deputy inspector, which is only required in the Southwest Hills location. Ms. Vizcarra noted the following: 1) the applicant will pay for the inspection and asphalt repair; 2) the street is not very wide; therefore, damage will be done to the street; taking into consideration, the amount of grading that will be taking place, especially since, the existing street is in poor condition.</p> <p>The applicant/architect, Jonathan Park, noted that the slope of the project dictated minimum grading, cut/fill and the retaining wall. He reviewed the setbacks & materials used for the project. Comm. Dahl inquired about the materials for the project Mr. Park noted that he is using a synthetic stone veneer, redwood siding, and simple lines and structure. Comm. Dahl noted that the west side of the project used stucco. Comm. Dahl requested that the applicant use the same materials on the west side of the project, which are used at the front of the house. Chair Morris was in agreement with Comm. Dahl's request.</p> <p>Chair Morrish declared the public hearing open.</p> <p>The following people spoke in opposition to the project and expressed their concerns, regarding traffic impact, emergency vehicle access, parking impact, multiple residential construction along the street; and street parking 1) Anna De Groote, 1519 Indiana Ave., and 2) Judy DeGarder, 1510 Indiana Ave.</p> <p>The property owner, David Lee/Structural Engineer, and his family will live at the location. Mr. Lee will assess traffic conditions. At Comm. Davis' inquiry, Mr. Lee was amenable to changing the façade</p>

	<p>of the western wall. He will also plant trees along the western wall.</p> <p>Chair Morrish declared the public hearing closed.</p> <p>Vice-Chair Dahl noted that the home works well with the hillside and that a minimal amount of soil will be moved in the grading process but he expressed his concern about the blank western wall, which faces the neighbors. He approved of the project materials and requested to see enhanced finishes on the front façade, on the east, rear and on the west elevation. Vice-Chair Dahl approved of the proposed landscaping and requested to have it included in the drawings. It was noted that large Pepper Tree will be removed from the property. Comm. Dahl volunteered to do evaluation over the counter with the applicant.</p> <p>Comm. Dahl noted that he would work with the applicant and staff to assist the applicant in applying additional finishes, using the same pallet located at the front east, rear and the western wall. Additional landscaping must be included and any changes are to be discussed with staff and one appointee from the Commission, Vice-Chair Dahl.</p> <p>After considering the staff report and draft resolution, a motion was made by Vice-Chair Dahl, seconded by Comm. Tom to approve the project with the aforementioned conditions.</p> <p>The motion carried 4-0. Resolution 15-31</p>
<p>6</p>	<p>1502 Indiana Avenue (Hillside Development Permit/Design Review – New Single Family Residence)</p> <p>Commissioner George did not return to the City Council Chambers to participate in the discussion or in the voting for this item, since he is the Architect for this project.</p> <p>Assistant Planner, Knarik Vizcarra presented her staff report to the Commission and reviewed the details of the project. Ms. Vizcarra noted that two neighbors reviewed the plans and expressed their concerns about the construction phase of the project, the neighboring projects, and access to the neighboring homes. Ms. Vizcarra noted that staff addressed the concerns in the conditions of approval. At the inquiry of Comm. Davis, Ms. Vizcarra noted that the construction at 1502 and 1506 Indiana Avenue will occur concurrently. Comm. Dahl inquired about the oversized retaining wall on a down slope. Ms. Vizcarra noted that the applicant is willing to reduce the massing of the retaining wall.</p> <p>Chair Morrish opened the public hearing.</p> <p>Associate Architect, Brian Knight reviewed the details and materials for the project. Mr. Knight presented the Commission with renderings for the project. He noted the following: 1) since construction will occur concurrently on all three projects on Indiana Avenue, parking and traffic will be alleviated; 2) traffic control will be monitored</p>

	<p>during construction; and 3) the projects/houses on 1502 & 1506 Indiana Avenue will pull in close together, providing the neighbors with additional privacy located on the east and west sides.</p> <p>Kirk Nakagawa, homeowner's representative discussed with the Commission constructing the staging area as soon as possible so that the trucks can park on the property instead of parking on the street. Mr. Nakagawa also discussed tying the two properties together and having family and friends involved with the construction of the homes.</p> <p>Chair Morrish declared the public hearing open</p> <p>The following expressed their concerns about construction, parking, and traffic congestion: 1) Anna De Groote, 1519 Indiana Ave., and 2) Judy DeGarder, 1510 Indiana Ave.</p> <p>Mr. Nakagawa noted that constructing the staging area will take precedence in the construction process, since it will alleviate street parking issues.</p> <p>Chair Morrish declared the public hearing closed.</p> <p>Vice-Chair Dahl pointed out that the indoor/outdoor living area doubles the space of the homes, since they are both small in size.</p> <p>Vice-Chair Dahl, noted the following: 1) the design of the project works well with the hillside, since small shapes work well within the hill; 2) the large retaining wall between the houses should step down the hillside; and 3) planters should be utilized to reduce the massing of the wall.</p> <p>A 24 hour contact name and number will be posted on the construction site in case issues arise.</p> <p>After considering the staff report and draft resolution, a motion was made by Vice-Chair Dahl, seconded by Comm. Tom to approve the project as submitted with the added condition of a Commission appointee (Vice-Chair Dahl) to meet with the applicant and staff to alleviate the size of the center retaining wall and to offset the wall or incorporate landscaping planter elements into the design of the project.</p> <p>The motion carried 4-0. Resolution 15-32</p>
7	<p>1506 Indiana Avenue (Hillside Development Permit/Design Review – New Single Family Residence)</p>

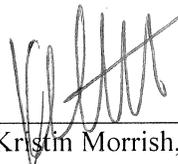
	<p>Commissioner George did not return to the City Council Chambers to participate in the discussion or in the voting for this item, since he is the Architect for this project.</p> <p>Assistant Planner, Knarik Vizcarra, reviewed the details of the project, which were similar in design and detail of the previous two projects. Staff received concerns, regarding the maintenance or replacement of the existing storm drain system that serves the property above on Alta Vista. The required findings were made for a Hillside Development Permit and Design Review. Ms. Vizcarra noted that the same revisions and clarifications were made to the conditions of approval for this project as for the previous project. At the conclusion of her presentation, Comm. Davis inquired about language to address the drainage issues. Ms. Vizcarra suggested the following language: "The storm drainage concerns at 511 Alta Vista, which were expressed during the hearing, must be addressed during the plan check process."</p> <p>The public hearing was opened.</p> <p>The applicant noted that the designs among the two houses are complementary to each other and that trees will be removed and replaced.</p> <p>The property owner noted that a pipe was constructed to remove water from the property efficiently.</p> <p>Seeing that there were no other speakers in favor of or in opposition to this item, Chair Morrish declared the public hearing closed.</p> <p>Comm. Davis pointed out condition 20 on page. 7, which addresses the drainage issue.</p> <p>A motion was made by Comm. Davis, seconded by Comm. Tom to approve the resolution as submitted by staff.</p> <p>Vice-Chair Dahl amended the motion to include the same condition for the tall retaining wall as in the previously approved project, item 6.</p> <p>Comm. Dahl seconded the motion.</p> <p>The motion carried 4-0. Resolution 15-33</p>
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8	<p>Zoning Code Amendment - Medical Marijuana</p> <p>Comm. George returned to the City Council Chambers.</p> <p>Planning Director, David Watkins, informed the Commission that the State of California has given all cities the opportunity to put into place regulations that are more restrictive than the state law regarding Medical Marijuana dispensaries on or before March 1, 2016. The subject of prohibiting the cultivation of Medical Marijuana was the focal point of this item. The City Council directed the Planning Commission to draft an ordinance prohibiting the sale of medical marijuana but the Commission had the option allow exemptions for qualified patients.</p> <p>Chair Morrish declared the public hearing open. Seeing that there were no speakers in favor of or in opposition to this item, Chair Morrish declared the public hearing closed.</p> <p>The Commission discussed as follows: 1) the needs of qualified patients regarding personal use [100 sq. ft. or 500 sq. ft].</p> <p>Comm. Davis and Comm. Tom recused themselves from participating and voting on this item, due to their employment, since one Commissioner is employed by the Prosecutor's office and the other Commissioner is employed by the City Attorney's office.</p> <p>The Commissioners discussed with the Assistant City Attorney, Whatley, if the square footage could be decreased.</p> <p>After considering the staff report and draft resolution, a motion was made by Vice-Chair Dahl, seconded by Comm. George to approve staff's recommendation to recommend approval to the City Council as submitted by staff written with no exemptions.</p> <p>The motion carried 3-0. Resolution 15-34 & Resolution 15-35</p> <p>Comm. Davis & Comm. Tom abstained from voting</p>
9	<p>Minutes of the Planning Commission's October 26, 2015 meetings</p> <p>The April 27, 2015 minutes were approved as submitted.</p>
10	<p>Comments from City Council Liaison.</p> <p>Mayor Bob Joe pointed out the following actions made by the City Council at their monthly meetings: A) <u>Meeting 11/4/15</u> – 1) received the Planning Commission annual report for 2014 – 2015 was received.</p>

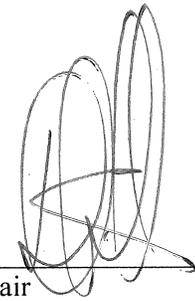
		The report noted that development activity within the City is at the highest level since 2011 – 2012; 2) the Ostrich Farm is filled with creative light industry; 3) Judson Studios is going to build the largest piece of stained glass in the world for a Methodist church in St. Louis. The process will take place in South Pasadena, CA; 4) a petition was received from residents on Adeline Street requesting a preferential parking district for overflow parking at Trader Joe’s; 5) staff was directed to look at parking restrictions (1 hour) on Adeline St.; B) <u>Meeting 11/18/15</u> - 1) approved the City Street Cut moratorium; 2) approved a final parcel map for the condominium project at 1413 Lyndon St.; 3) an item was sent to the Planning Commission, regarding the cultivation of medical marijuana; C) <u>Dec 2, 2015</u> – 1) the re-elected city council members took their oath to the city; and 2) approved the second reading of the city Cut Moratorium; Council Counsel Liaison Joe requested to have staff provide the Planning Commission with a copy of the City’s Capital Improvement program
	11	Comments from Planning Commissioners Comm. Davis noted that the presentations delivered this evening were done very well.
	12	Comments from Staff Mr. David Watkins wished everyone a Happy Holidays.
ADJOURNMENT	13	The meeting adjourned at 10:15 p.m. to the regularly scheduled Planning Commission meeting scheduled on January 26, 2016.

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 February 22, 2016.

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

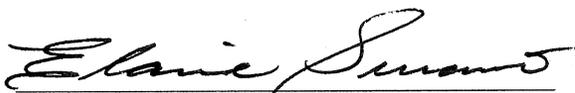


 Kristin Morrish, Chair



 Steven Dahl, Vice-Chair

ATTEST:



 Elaine Serrano, Recording Secretary