

**MINUTES OF THE MEETING OF THE
CITY OF SOUTH PASADENA PLANNING COMMISSION
MEETING CONVENED THIS 22nd DAY OF AUGUST 2016, 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: Steven Dahl, Chair Evan Davis, Vice-Chair Kristin Morrish, Secretary Kelly Koldus Richard Tom</p> <p>Council Liaison: Marina Khubesrian, MD, Council Liaison</p> <p>Staff Present: David G. Watkins, Director of Planning and Building Holly O. Whatley, Assistant City Attorney Knarik Vizcarra, Assistant Planner</p> <p>Chair Dahl led the pledge of allegiance.</p>
<p>PUBLIC COMMENTS</p>		<p>None</p>
<p>PUBLIC HEARINGS</p>	<p>1</p>	<p>1414 Fair Oaks Avenue (Conditional Use Permit – Establish an Art Studio)</p> <p>Knarik Vizcarra, Assistant Planner, presented her staff report, regarding approval for a Conditional Use Permit for the purpose of establishing an art studio for the provision of art classes to children. Three classes daily from Monday thru Friday and four classes on Saturday will be held. The studio will be located in a historic building; therefore, historic parking requirements will apply. Ms. Vizcarra reviewed the details of the project and noted that staff did not receive inquires for this item. At the conclusion of her staff report, the Commission did not have questions for Ms. Vizcarra.</p> <p>Chair Dahl declared the public hearing open. The applicant/owner, Margaret Tonapetyan introduced herself to the Commission and noted that she would like to expand her business by selecting another location, 1414 Fair Oaks Avenue, for her establishment.</p> <p>A motion was made by Comm. Morrish, seconded by Vice-Chair Davis to approve the project as submitted by staff.</p> <p>The motion carried 5-0. Resolution 16-21</p>

	<p>2</p>	<p>1101 Mission Street (Conditional Use Permit – Establish a CrossFit Exercise Studio)</p> <p>Assistant Planner, Knarik Vizcarra presented her staff report, regarding approval for a Conditional Use Permit to establish a Cross-Fit exercise studio. Ms. Vizcarra reviewed the details of the project and noted that the blue Oroweat stickers located on the front windows of the building will be removed. No inquires or comments were received for this item. At the conclusion of her presentation, Comm. Koldus had questions about the staff report, regarding the following parking stalls: 9, 10, 11 & 12, in relationship to parking space entrance, since the drawing depicted a solid line blocking entrance to the spaces. Ms. Vizcarra noted that the line was a typographical error, since there is complete access to the parking spaces.</p> <p>Chair Dahl declared the public hearing open. The applicant, James Do introduced himself to the Commission and noted that he is looking forward to the opening of this new CrossFit exercise studio, which will provide residents with another option for an exercise studio. Mr. Do noted that the blue Oroweat decals on the front window of the building will be removed. If Mr. Do cannot remove them completely, he will work with the color of the decals. The Commission had questions for Mr. Do, regarding the following: 1) Oroweat sticker [the sticker will be removed as stated earlier in this paragraph]; 2) signage [currently not signage has been proposed but in the future, signage may be proposed]; and 3) overhead door noise [the overhead doors will be rolled up to provide ventilation but the noise will be contained, since most of the exercise equipment is located indoors]. Comm. Koldus – inquired about the following; 1) noise from weights [Rubber weights/ plates will be used to minimize sound]; 2) walkway clearance [outdoor jogging will not block the walkway and neither will equipment, since the majority of the equipment will be stationed indoors]; and 3) Age range [18 years old and up]. Chair Dahl declared the public hearing closed.</p> <p>Assistant City Attorney, Whatley noted that both class exemptions, 1 and 3 should be addressed in the motion; therefore, she recommend that the motion initiator should made make a motion to amend and direct staff to include the language in the class 1 exemption to match what was noticed.</p> <p>A motion was made by Comm. Morrish, seconded by Comm. Koldus to approve the project as submitted by staff, including the comments made by the assistant city attorney, which referred to class 1 & 3 exemptions as stated in the resolution.</p>
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		The motion carried 5-0. Resolution 16-22
	3	Minutes of the Planning Commission's June 27, 2016 meeting The June 27, 2016 minutes were approved as submitted.
	4	Comments from City Council Liaison Council Liaison, Marina Khubesrian noted that the Council approved the URM ordinance and the RFP/budget for the GP/MSSP Update.
	5	Comments from Planning Commissioners Comm. Koldus noted that she was concerned about the frequency of power outages initiated by Edison and the frequent construction by the Gas Company within the city.
	6	Comments from Staff David Watkins, Planning and Building Director noted that the URM ordinance will be effective during the month of September. Afterwards, he will plan a workshop for the designated property owners, once the holidays have concluded. A service order will be sent out after the holidays.
ADJOURN- MENT	7	The meeting adjourned at 7:04 p.m. to the regularly scheduled Planning Commission meeting scheduled on September 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 October 24, 2016.

AYES: DAVIS, KOLDUS, MORRISH & TOM

NOES: NONE

ABSENT: NONE

ABSTAIN: BRAUN

Steven Dahl, Chair

Richard Tom, Vice-Chair

ATTEST:

Elaine Serrano, Recording Secretary