

**MINUTES OF THE MEETING OF THE
CITY OF SOUTH PASADENA SPECIAL PLANNING COMMISSION
MEETING CONVENED THIS 7th DAY OF AUGUST 2014, 6:30 P.M.
AT THE AMEDEE O. DICK RICHARDS JR.
CITY COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL		<p>Meeting convened at: 6:30 p.m.</p> <p>Commissioners Present: Anthony George, Chair Kristin Morrish, Vice-Chair Evan Davis Steven Dahi</p> <p>Council Liaison: Robert S. Joe</p> <p>Staff Present: David G. Watkins, Director of Planning and Building Ivy M. Tsai, Deputy City Attorney John Mayer, Senior Planner Knarik Vizcarra, Assistant Planner</p> <p>Absent: Steven Friedman</p> <p>Comm. Davis led the pledge of allegiance.</p>
PUBLIC COMMENTS		None
NEW HEARINGS	1	<p>1119 Fair Oaks Avenue (Alcohol Conditional Use Permit Modification – Grassroots)</p> <p>Assistant Planner Knarik Vizcarra presented her staff report, regarding approval for an Alcohol Conditional Use Permit Modification for 1119 Fair Oaks Avenue to allow beer and wine tasting classes to be held twice a month after regular operating hours from 7:00 p.m. – 10:00 p.m. Ms. Vizcarra noted that the required findings were made and no inquiries were received for this project. At the conclusion of her staff report, the Commission did not have questions for Ms. Vizcarra.</p> <p>Chair George declared the public hearing open. The applicant Noah Puni introduced himself to the commission and made himself available for questions. The Commission did not have questions for Mr. Puni.</p> <p>Seeing that there were no speakers in favor of or in opposition to the project, Chair George declared the public hearing closed.</p> <p>Comm. Dahl noted that he was in support of the modification, but he expressed his concern about the future of the modified use. He wanted to ensure that the use will be utilized in the proper manner, if ownership were</p>

		<p>to change at a future date. Comm. Dahl noted that staff recommended capping the use at 30 patrons due to the seating area dimensions (NS 19' & EW 15'6") of the space. Comm. Dahl recommended defining the dimensions and adding it as a condition of approval.</p> <p>Comm. Davis inquired if such a restriction is necessary if you have an occupancy restriction.</p> <p>Vice-Chair Morrish and Comm. Davis were in favor of capping the patrons at 30 but not in favor of regulating the amount of square footage for the wine tasting area.</p> <p>In response to Comm. Davis' and Vice-Chair Morrish's comments, as an alternative, Comm. Dahl suggested including the dimensions and floor plan in the project file instead of including the seating area dimensions as a condition of approval. Commissioner Dahl was informed by staff that this is standard procedure and the plan would be part of the record.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Davis, seconded by Vice-Chair Morrish to adopt the Planning Commission resolution approving the Conditional Use Permit Modification, as stated in the staff report.</p> <p>The motion carried 4-0. (Resolution 14-17)</p>
<p>PUBLIC HEARINGS</p>	<p>2</p>	<p>191 Monterey Road (Conditional Use Permit/Hillside Development Permit – New Multi-Family)</p> <p>Senior Planner, John Mayer noted that the 9-unit condominium complex was approved in January of 2012, but the time frame to submit building plans expired; although, a 12-month extension was granted in 2013, to provide the applicant with additional time to work out the details of the grading plans.</p> <p>Mr. Mayer presented his staff report for approval for a Hillside Development Permit and Design Review for this new 9-unit condominium complex located at 191 Monterey Road. Mr. Mayer reviewed the details of the project and noted that 16 trees will be removed and 47 replacement trees will be planted in their stead (the applicant has the option to plant the trees onsite and/or throughout the city). Mr. Mayer noted that the project required a substantial amount of grading (3,658 cubic yards of cut and 3,396 cubic yards of export, requiring approximately 34 truckloads for the entire project). Staff found that the project met the design guidelines, and conformed with the General Plan and Zoning Code requirements. At the conclusion of his presentation, Comm. Dahl verified with Mr. Mayer that the applicant retains the option to plant 18 replacement trees, which were not noted on the plans, throughout the city. Mr. Mayer noted that additional grading was included in this submittal, but it was not a significant amount (200 or 300 cubic</p>

yards). Chair George inquired as to what type of difficulty the applicant experienced with grading. Mr. Mayer noted that the crib wall proved to be a challenge for the applicant.

Chair George declared the public hearing open.

The applicant, Tom Nott noted the following: 1) due to a misunderstanding by the owner, regarding the requirements for an extension, the permits expired; 2) a two piece Mission Style tile will be used in lieu of the "S" tile; 3) the height of the crib wall was increased by about 30 inches to accommodate the increased setback from the building to the toe of the crib wall.

Chair George inquired if the crib wall falls under the retaining wall height limitations in the Zoning Code. Mr. Mayer noted that it does not; therefore, a crib wall can be taller than a retaining wall, but must have decorative vegetation growing along it.

At the inquiry of Chair George, Mr. Nott noted that the maximum height for the retaining wall is approximately 24 ft., but the average height for retaining walls is general set at 15 feet. Mr. Nott also noted that the height of the wall was increased by 30 inches, due to the increased setback of the building from the toe to the wall.

Chair George declared the public hearing open. Seeing that there were no speakers in favor of or in opposition to the project, he declared the public hearing closed.

Comm. Dahl expressed his concerns, regarding the Mediterranean complex as follows: 1) the scale of the building is significantly larger than the existing buildings located on the street; 2) the Mediterranean style of the building is different from the style of the existing homes; 3) a desire, for cost savings, is reflected in the architecture, due to the proposed foam details, the vinyl windows, the selection of "S" tile and the lack of details; 4) the landscape plans did not note landscaping on the crib wall; and 5) a Mediterranean style home should have a variation of windows and chimneys incorporated into the design.

Comm. Davis, was in agreement with asking the applicant to add vegetation to the crib wall. He noted that he was in favor of requesting small changes to the project, but he was not in favor of requesting structural changes, since this project was previously approved by the Planning Commission.

The Commission continued discussion on the matter and arrived at the conclusion that it would be best to have the applicant make small changes to the project plans as follows: 1) include landscaping and irrigation; 2) change the proposed "S" tile to a two piece tile; 3) omit foam trim; 4) vary window

	<p>size and chimney design.</p> <p>Chair George re-opened the public hearing to verify that the applicant was willing to make the requested changes to the project. Mr. Nott was in agreement with the Commission's request and noted that he would like to use Vinca Major or Vinca Minor as the covering for the crib wall. Chair George declared the public hearing closed.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Dahl, seconded by Comm. Davis to approve the project, including a condition that the applicant must return to the Planning and Building counter for a Chair review, after revisions are made to the following: 1) the second floor side windows; 2) the chimney detailing; 3) the exterior foam detailing; 4) landscaping and irrigation for the back retaining wall; and 5) the change from "S" tile to a two piece roof tile. His motion also included the approval of the Negative Declaration.</p> <p>The motion carried 4-0. (Resolution 14-18).</p>
3	<p>1515 Garfield Avenue (Conditional Use Permit Modification – Child Care Center with Traffic Study)</p> <p>Senior Planner, John Mayer presented his staff report, regarding approval for a Conditional Use Permit Modification (CUP MOD) to KidsKlub child care center located at 1515 Garfield Avenue. Mr. Mayer reviewed the history of the project and noted that after the project was approved, neighbors located on the North end of the project site expressed their concerns, regarding the proximity of the designated building for the daycare center and the probable increase in noise levels; therefore, KidsKlub management elected to request a modification to the existing CUP for the purpose of relocating the child care center to the Oakview Room, located on the South side of the site. Mr. Mayer presented the Commission with a traffic report, including a traffic forecast as to when the center will open for business. The traffic engineer of the report did not recommend traffic mitigating measures to be taken, but a follow up study will be conducted three months after the center opens. At the conclusion of his staff report the Commission had questions for Mr. Mayer, regarding the initial building location in relationship to the proposed building location for the child care center. Mr. Mayor also discussed hours of operation, the traffic study and the conditions of approval with Vice-Chair Morrish.</p> <p>Chair George declared the public hearing open. The applicant introduced himself to the commission and noted that the start date for the daycare center is scheduled for August 21, 2014. Seeing that there were no other speakers in favor of or in opposition to the project, Chair George declared the public hearing closed.</p> <p>Vice-Chair Morrish was appreciative of the fact that KidsKlub responded to</p>

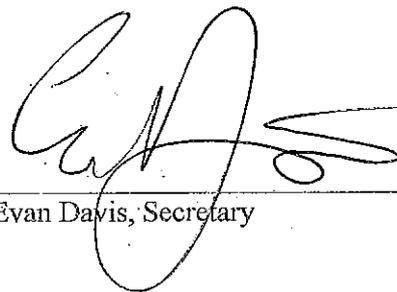
		<p>the neighbors' concerns and expressed a willingness to conduct two traffic studies.</p> <p>After considering the staff report and draft resolution, a motion was made by Vice-Chair Morrish, seconded by Comm. Dahl to approve this project as submitted by staff.</p> <p>The motion carried 4-0. (Resolution 14-19).</p>
	4	<p>Comments from City Council Liaison</p> <p>No Comments</p>
	5	<p>Comments from Planning Commissioners</p> <p>No Comments</p>
	6	<p>Comments from Staff</p> <p>Mr. Watkins noted that he is going to go on vacation; therefore, he will not be present at the next regularly scheduled meeting on Monday, 8/25/14.</p>
ADJOURNMENT	7	<p>The meeting adjourned at 7:23 p.m. to the Planning Commission meeting scheduled for September 22, 2014.</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 22, 2014.

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

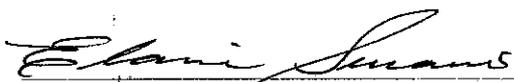


Anthony R. George, Chair



Evan Davis, Secretary

ATTEST:



Elaine Serrano, Recording Secretary