

**MINUTES OF THE MEETING OF THE
CITY OF SOUTH PASADENA PLANNING COMMISSION
MEETING CONVENED THIS 27nd DAY OF JULY 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: Anthony George, Chair Kristin Morrish, Vice-Chair Richard Tom, Secretary Evan Davis</p> <p>Council Liaison: Robert S. Joe, Council Liaison</p> <p>Staff Present: David G. Watkins, Director of Planning and Building Holly O. Whatley, Assistant City Attorney John Mayer, Senior Planner Knarik Vizcarra, Assistant Planner</p> <p>Absent: Steven Dahl, Commissioner</p> <p>Comm. Tom led the pledge of allegiance.</p> <p>Council Liaison, Bob Joe arrived at 6:35 p.m.</p>
<p>PUBLIC COMMENTS</p>		<p>None</p>
<p>PUBLIC HEARINGS</p>	<p>1</p>	<p>143 Pasadena Avenue - (Conditional Use Permit - Light Manufacturing Use)</p> <p>Senior Planner John Mayer presented his staff report regarding a Conditional Use Permit for Judson Studios, a business that specializes in the design and production of stained glass windows. At the conclusion of his staff report, the Commission did not have questions for Mr. Mayer.</p> <p>Chair Morrish declared the public hearing open. The architect, Mr. Ralph Hastings said that he read the conditions of approval and is looking forward to starting construction. The business owner, Mr. David Judson thanked the Commission and said he is looking forward to working in the community. Chair Morrish declared the public hearing closed.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Tom, seconded by Comm. George to approve the project as submitted by staff.</p> <p>The motion carried 4-0. Resolution (15-18)</p>

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**2131 Hanscom Drive (Hillside Development Permit/Design Review-
New Single Family Residence)**

Senior Planner, John Mayer presented his staff report, regarding a proposal to build an 1,800 square foot home at 2131 Hanscom Drive. Mr. Mayer reviewed the details of the project. Mr. Mayer noted that specific regulations are associated with this property, since it is located in the Southwest Monterey Hills area of the city. Mr. Mayer pointed out that staff met with the applicant to review the conditions of approval, but the applicant was opposed to condition 8-G (restricts hours of operation – construction vehicles), condition 43 (re-pave asphalt in front of the property, and condition 50 (48 hour advance public street closure notification). Mr. Mayer noted that staff recommended approval of the project without changes to the conditions of approval.

Chair Morrish declared the public hearing open. Mr. Milad Oueijan, project architect displayed a rendering and explained why he did not agree with the aforementioned conditions of approval. He also referenced a deputy inspector requirement. Mr. Oueijan noted that the construction trucks will enter and exit through the staging area; therefore, they will not block the street in front of the house, alleviating the need to repave the street. Mr. Oueijan did not agree with the hours of operation for construction trucks. He responded to Commissioner George's questions about property lines in relationship to retaining walls.

Seeing that there were no speakers in favor of or in opposition to the project. Chair Morrish requested staff address Mr. Milad's concerns, regarding construction hours for trucks.

Mr. Mayer noted that the construction hours for concrete/hauling trucks are regulated by the Municipal Code; therefore, the Planning Commission cannot change them. He discussed the relationship between regular city-wide construction and restricted hours for the operation of construction-related vehicles. Mr. Mayer noted that concrete/hauling trucks cannot be on the road after 2:30 p.m. due to school children walking home and the narrow/winded roads, but onsite Construction can occur until 6:00 p.m.

Mr. Wayne Brosman, the property owner's attorney, noted that the architect's presentation was sufficient; therefore he did not have anything additional to say.

Chair Morrish declared the public hearing closed.

Commissioner George asked staff to clarify whether a deputy inspector is required for this project. Mr. Mayer said that the Southwest Monterey Hills Construction regulations require a \$12,000 deposit to the City's Public Works Department for a Deputy Inspector whenever a staging plan is

		<p>required in the area. Since this project requires a staging plan, a deputy inspector will be required.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. George, seconded by Comm. Tom to approve the project, including a condition that the applicant provides an additional elevation drawing of the side retaining wall for the purpose of clarifying its height.</p> <p>The motion carried 4-0. Resolution (15-19)</p>
	3	<p>700 La Portada (Conditional Use Permit Modification - Telecom)</p> <p>Assistant Planner, Knarik Vizcarra presented her staff report, regarding approval for a Conditional Use Permit Modification to an existing Sprint telecommunications facility. Ms. Vizcarra reviewed the details of the project. Ms. Vizcarra noted that staff received one comment from a resident expressing their concerns about constant/excessive noise emanating from the existing telecommunications facility. Staff is looking into the matter and considering designating it as a code enforcement case. Ms. Vizcarra pointed out that condition 26 should be removed, since it was erroneously included in the staff report. At the conclusion of her staff report, Chair Morrish inquired about an interference test, since the City's equipment is on the same water tower. Comm. George discussed discrepancies regarding the plans with the applicant.</p> <p>Comm. George asked for elevation drawing of the property line wall to clarify retaining wall heights.</p> <p>Chair Morrish opened the public hearing. Maree Hoeger, Sprint representative, noted that Sprint is proposing a minor modification to the existing facility to complete necessary upgrades, because of a greater need for speed and efficiency. Ms. Hoeger noted that the excessive noise reported by a resident was not from Sprint's equipment.</p> <p>Hugh Hemington, 712 La Portada expressed his concerns regarding the constant noise emanating from the water tower, due to telecommunications equipment.</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 noted that he also has heard the same noise coming from the water tower. Comm. George thanked Mr. Hemington for his comments. The Commission noted that they will inquire about the noise level for future projects, regarding cell phone towers.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Davis, seconded by Comm. Tom to approve the project as submitted</p>

		<p>by staff.</p> <p>The motion carried 4-0. Resolution (15-20)</p>
	4	<p>1499 Huntington Drive (Conditional Use Permit Modification – Telecom Relocation)</p> <p>Assistant Planner, Knarik Vizcarra presented her staff report, regarding approval for a Conditional Use Permit Modification to install a new GPS antenna. Ms. Vizcarra noted that staff did not receive inquiries regarding this item. The required findings for a Conditional Use Permit and Design Review were made. At the conclusion of her presentation, Chair Morrish inquired about the height of the new antenna. Ms. Vizcarra noted that the height is 75 feet from grade; therefore, it will not extend beyond the height of the building.</p> <p>Chair Morrish declared the public hearing open. Maree Hoeger, Sprint representative, noted that this request is for a minor modification to the existing facility for network upgrades that consists of the removal of two existing antennas and the addition of a new antenna and one unit, which will not be visible. Chair Morrish declared the public hearing closed.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Davis, seconded by Comm. George to approve the project as submitted by staff.</p> <p>The motion carried 4-0. Resolution (15-21)</p>
CONTINUED HEARING	5	<p>1553 Camino Lindo – (Hillside Development Permit/Design Review – Single Family Residence Demolition/ New Single Family Residence)</p> <p>Assistant Planner Knarik Vizcarra presented staff's request to continue this item to the next regularly scheduled meeting on August 24, 2015.</p> <p>A motion was made by Comm. Davis, seconded by Comm. Tom to continue this item to the next regularly scheduled meeting on August 24, 2015.</p> <p>The motion carried 4-0.</p>
	6	<p>203 Cedar Crest Avenue – (Hillside Development Permit/Design Review – New Duplex)</p> <p>This item was continued from the June 22, 2015 meeting for the purpose to provide the applicant with additional time to address concerns expressed by neighbors, regarding the West elevation, the large wall along Mocking Bird Lane, the loss of existing oak trees and the project design, which the public felt was out of character with the neighborhood. Ms. Vizcarra noted that 200 square feet was removed from the project and that the architect redesigned the project in light of the neighbor's concerns. Ms. Vizcarra reviewed the details of the project and pointed out that a few of the neighbors have</p>

reviewed the revised plans. It was noted that staff received comments from Mr. Graff, whom noted that the revised plans are an improvement with regards to proposed materials and modulation, but the project remains to be massive in relationship to the street, width, elevation and site elevation. Staff recommended approval of the project, since all the finding were made. At the conclusion of her presentation, the Commission did not have questions for Ms. Vizcarra.

Chair Morrish declared the public hearing open. The project architect Elizabeth Herron reviewed the changes, which were made to the project. Ms. Herron noted that she worked on reducing the massing of the project as follows in response to the neighbor's previous concerns: 1) the upper portion of the building was "stepped back" significantly; 2) the building was divided into three sections; 3) the middle section has a series of windows [see through the building]; 4) she incorporated a "woody" style to the project and diminished the Modern style of the previous design; 5) the materials & fenestration changed accordingly; and 5) the overall height of the building was reduced by 3 1/2 feet.

Comm. George verified with Ms. Herron that her intent was to reduce the scale of the project and that was done by modulation, the provision of a cross view through the center of the building and reducing the overall height of the project in some places. Ms. Herron noted that it was an overall project height reduction instead of only in some places. Comm. George inquired as to the methods in which Ms. Herron achieved her end results; specifically for retaining walls (shoring) in relationship to tree preservation.

The following people spoke in opposition to the project and expressed their concerns, regarding the following: West elevation height [4 stories – a three level project sitting on top of a garage]; the neighborhood property value will decrease; neighborhood reduction in tranquility; additional visitor parking for the project and the lack of street parking for other residents; the neighborhood character will change; residents will be burdened by the new development; variance approval should not be granted; the project design is incongruous; the historical features of the area are not enhanced through the design of the project; the environmental impacts will be significant; the project site is a narrow piece of land; and the population density impacts will increase: 1) Kurt Graf, 204 Cedar Crest Ave. #2; 2) Linda Ward, 204 Cedar Crest #3; 3) Tracie Large, 1637 Raymond Hill Rd. #4; 4) Michael Mritz, 1633 Amberwood Dr., 5) Maria Haras, 1640 Amberwood Dr. #S, and 6) Michael Gerzeuitz, 1633 Raymond Hill Rd.

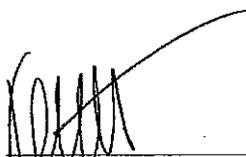
Project Architect, Herron referred to her model and noted that she reduced the massing of the project. She also noted that she used the same rock in the existing wall and the paving patterns, which were present in the Raymond Hotel. Six replacement trees are proposed for each of the Oak trees, designated to be removed.

		<p>Chair Morrish declared the public hearing closed.</p> <p>The Commission discussed the project and noted the following: 1) the architect did a great job in redesigning the project in response to the neighbor's concerns; 2) it is very difficult to design a house for a project site such as this one; 3) the Commission questioned whether the size of the project too large for the site; 4) should the last story in the house be removed, resulting in eliminating the need for a variance; 5) since the project is located on top of the garage, it is actually a 4 story building on one of the elevations ; 6) a variance cannot be granted for parking requirements; 7) is it feasible to ask the architect to design a smaller project; and 8) any project will impact a developed area.</p> <p>Chair Morrish re-opened the public hearing to see if the applicant was amenable to a continuing this item. The applicant was in agreement with the continuation.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Tom, seconded by Comm. Davis to continue this item to the next regularly scheduled meeting on August 24, 2015.</p> <p>The motion carried 4-0.</p>
NEW BUSINESS	7	<p>General Plan/Mission Street Specific Plan Update – Appointment to Planning Commission Subcommittee</p> <p>David Watkins, the director of Planning and Building requested that the Commission appoint a member to the Planning Commission subcommittee.</p> <p>Chair George nominated Commissioner Tom, as the new appointee to the Planning Commission subcommittee, seconded by Comm. Davis.</p> <p>The motion carried 4-0</p>
	8	<p>Minutes of the Planning Commission's June 22, 2015 meeting</p> <p>The minutes for the June 22, 2015 meeting were approved as submitted by staff.</p>
	9	<p>Comments from City Council Liaison</p> <p>Mayor Bob Joe pointed out the following decisions made by the City Council at their monthly meetings: A) <u>Meeting 7/1/15</u> – 1) a ballot measure was approved to extend the library's special tax for another 8 years and a reasonable increase in the parcel tax was also approved; and 2) staff was directed to initiate a discussion with Caltrans regarding surplus vacant parcel acquisitions for pocket park use. B) <u>6/15/15</u> – 1) a final parcel map for 543-547 Prospect Ave. was approved; 2) the first reading of an ordinance amending the City noise regulation to include City recognized holidays to</p>

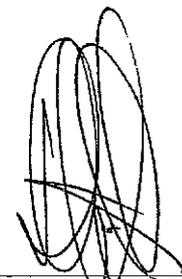
		the existing restrictions on permitted construction activities, during hours and days of the week was approved; 3) action was taken on several parking and transportation issues; and 4) a resolution opposing the State Route 710 North project was approved; specifically, the tunnel alternative and all other alternatives, which do not address the transportation needs of the city.
	10	Comments from Planning Commissioners None
	11	Comments from Staff Mr. David Watkins, the director of Planning and Building, noted that the Sprint representative, Maree Hoeger at tonight's meeting previously worked in the Planning and Building department as a planner.
ADJOURN- MENT	12	The meeting adjourned at 8:50 p.m. to the Planning Commission meeting scheduled for August 24, 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 August 24, 2015.

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



 Kristin Morrish, Chair



 Steven Dahl, Vice-Chair

ATTEST:



 Elaine Serrano, Recording Secretary