



**CITY OF SOUTH PASADENA
Planning Commission
Meeting Minutes
Tuesday, September 14, 2021, 6:30 PM**

Via In-Person Hybrid Meeting

CALL TO ORDER

A meeting of the South Pasadena Planning Commission was called to order by Chair Lesak on Tuesday, September 14, 2021 at 6:30 p.m. The meeting was held via in-person hybrid and Zoom teleconference.

ROLL CALL

Chair: John Lesak

Commissioners: Laura Dahl, Amitabh Barthakur and Janet Braun (via Zoom)

Commissioners Absent: Lisa Padilla

STAFF PRESENT

Andrew L. Jared, Assistant City Attorney

Margaret Lin, Acting Planning & Community Dev. Director

Malinda Lim, Long Range Planning Manager Planner

APPROVAL OF AGENDA

Agenda approved as submitted.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Commissioner Dahl visited 89 Monterey Road. Chair Lesak drove by 1818 Peterson Avenue.

PUBLIC COMMENT:

Josh Albrektson brought up new legislation that had passed and concerns about the City's ADU numbers.

Steve Martin, Applicant for a microbrewery project denied at the last Planning Commission meeting, expressed concerns with the definition of a microbrewery in the City Code, which definition was to be revisited per the last Planning Commission meeting, and requested his item be put on an upcoming agenda for reconsideration after the change to the definition.

PUBLIC HEARING:

1. **1818 Peterson Avenue, Project No. 2380-HDP/DRX/VAR/ADU/TRP – Hillside Development Permit, Design Review, Variances, Accessory Dwelling Unit, and Tree Permit to allow the construction of a 1,231-square-foot, multi-level single-family home with a 504-square-foot ground floor garage (of which 4 feet is attributed to the living area) and an attached 495-square-foot JADU on a vacant 3,740-square-foot lot. The variances include a reduction of the site to be remediated to its natural slope and vegetation, reduction in the front setback, and to allow retaining walls to exceed 6 feet in height. The Tree Removal Permit is for the removal of 8 trees (Continued).**

Commissioner Dahl recused herself as her residence is within 1,000 ft. of the project site and left the Chamber.

Staff Presentation:

Associate Planner Lim presented the project.

Staff Recommendation:

Approve as submitted by Staff.

Questions for Staff:

Chair Lesak asked about the geotechnical report. Long Range Planning Manager Lim replied that it could be found in the agenda packet of the original submission.

Applicant's Presentation:

Applicant Whipple presented the project.

Questions for Applicant:

Commissioner Barthakur asked about the stability of the hillside. Applicant Whipple replied that geological surveys and structural engineering reports had been completed to ensure safety. Chair Lesak asked about the materials selection. Applicant Whipple replied that the Applicant preferred the wider roofing materials. Chair Lesak asked about the treatment of the retaining walls. Applicant Whipple replied it would be stucco. Chair Lesak asked about the doors and windows. Applicant Whipple replied they would have a clad wood finish with aluminum railings.

Public Comment:

Attorney Jared remarked that there was a technical issue regarding the posted agenda. The posted agenda includes an incorrect Zoom link and discussed options with the Commission.

Elisabeth Emirhanian, resident and neighbor, supported the project but expressed concern for the stability of the hillside.

Paul Yrisarri, resident and neighbor, expressed concerns about hillside stability and retaining walls that may be required.

Decision:

On the advice of Assistant City Attorney Jared, Chair Lesak motioned, seconded by Commissioner Barthakur, to continue this item to October 12th and keep the Public Hearing open for additional Public Comment, rebuttal and final action, due to an error in noticing.

Chair Lesak called a Roll Call vote:

Commissioner Braun	No
Commissioner Barthakur	Yes
Chair Lesak	Yes

Motion carried, 2-1.

Decision:

Chair Lesak motioned, seconded by Commissioner Braun, to reopen Public Comment – General at this time.

Chair Lesak called a Roll Call vote:

Commissioner Braun	Yes
Commissioner Barthakur	Yes
Chair Lesak	Yes

Motion carried, 3-0.

Commissioner Dahl returned to the meeting.

General Public Comments were reopened to allow Mr. Martin to speak.

Assistant City Attorney Jared remarked that the Commission has the same noticing issue with Item 2.

2. **89 Monterey Rd, Project No. 2197-HDP/DRX/VAR - Hillside Development Permit, Design Review and a Variance, to allow the construction of a 2,315 square-foot multilevel single-family home with a detached garage (APN: 5312-031-027)**

Chair Lesak recused himself as his residence is within 1,000 feet of the project site and handed the meeting to Commissioner Dahl to Chair the meeting for this item. Chair Lesak left the Chamber.

Acting Chair Dahl asked for the Applicant's input and if they would like to proceed.

Peter Gonzalez, SC Planners, representing the Applicant, expressed frustration with the lack of progress on this item since 2018 and highlighted the many delays, the turnover in staffing, the significant costs incurred and the major impact the City's inefficiencies have had on the Applicants and residents of the City. On behalf of the Applicant, due to the noticing error, the Applicant would like to continue this item to the next meeting.

Public Comment:

None.

Decision:

Acting Chair Dahl motioned, seconded by Commissioner Barthakur, to continue this item to the next Planning Commission Meeting on October 12, 2021.

Acting Chair Dahl called a Roll Call vote:

Commissioner Braun	No
Commissioner Barthakur	Yes
Acting Chair Dahl	Yes

Motion carried, 2-1.

Chair Lesak returned to the meeting.

ADMINISTRATION

3. **Comments from City Council Liaison:**

None.

4. Comments from Commissioners:

Commissioner Braun thanked the current Planning Staff but expressed frustration on behalf of the Applicant for the delays they have experienced.

Chair Lesak remarked that he found the hybrid format challenging and suggested finding a way to simplify the digital agenda packet and perhaps include this item as an agenda calendar item. He also reminded the Commission of a recent discussion regarding a possible Commission retreat.

5. Comments from Staff:

Acting Director Lin provided an update on the Housing Element timeline.

ADJOURNMENT

6. Adjournment to the Planning meeting scheduled on October 12, 2021 at 6:30 PM.

There being no further matters, Chair Lesak adjourned the meeting at 7:46 P.M.


John Lesak, Chair