



**CITY OF SOUTH PASADENA
Planning Commission
Special Meeting Minutes
Monday, November 15, 2021, 6:30 PM**

CALL TO ORDER

A special meeting of the South Pasadena Planning Commission was called to order by Chair Lesak on Monday, November 15, 2021 at 6:32 pm. The meeting was held in-person hybrid and via Zoom, in the Amedee O. "Dick" Richards, Jr., City Council Chamber, located at 1424 Mission Street, South Pasadena, California.

ROLL CALL

Present: Chair: John Lesak
Vice-Chair: Lisa Padilla
Commissioners: Laura Dahl and Janet Braun

Absent: Amitabh Barthakur

City Staff

Present: Andrew Jared, City Attorney
Angelica Frausto-Lupo, Community Development Director
Margaret Lin, Deputy Community Development Director
Lisa Krause, Contract Planner

Council

Present: Council Liaison Diana Mahmud, Mayor

Pledge of Allegiance: Chair Lesak

APPROVAL OF AGENDA:

Approved, 4-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS:

None.

PUBLIC COMMENT:

None.

CONTINUED HEARING:

1. **1502 Indiana Avenue, Project No. 2319-HDP/DRX/VAR/ADU/TRP – Hillside Development Permit, Design Review, two (2) Variances, Accessory Dwelling Unit and a Tree Removal Permit to construct a 2,468 square-foot multi-level single family home with an attached 500 square-foot junior accessory dwelling unit and removal of ten (10) trees on an undeveloped hillside lot (APN: 5314-006-020).**

Recommendation:

Approve as submitted by Staff.

Staff Presentation:

Contract Planner Krause presented a PowerPoint presentation.

Questions for Staff:

Vice-Chair Padilla inquired about the natural state percentage, which is lower now from the previous application.

Applicant's Presentation:

Applicant Anthony George presented a PowerPoint presentation and reviewed several elevations, providing detail and rationale regarding some of the choices and decisions made.

Questions for Applicant:

Commissioner Dahl inquired about the location of the 25 replacement trees required by the Public Works Department. Applicant George responded that the locations would be determined when the project is in plan check or getting Public Works approval.

Commissioner Dahl asked if the elevator goes only to the first floor of the main house. The Applicant confirmed that and noted it is a residential elevator that has all its equipment on the ground floor in a separate room behind the garage.

Commissioner Dahl remarked that the geotechnical report is stamped 'Draft' and inquired if there is a final report. The Applicant noted that a final report is usually generated once the drawings are submitted for plan check. In his experience, the geotechnical report will not change. However, if any significant changes were made, he would bring them back to the Planning Commission.

Public Comment:

None. However, there was a previous comment letter in May from Mr. Freeman of 511 Alta Vista.

Discussion:

Vice-Chair Padilla thanked the Applicant's architects for the informative presentation and for providing the rationale for several of the design decisions, materials choices and the slope discussion. She noted that many of the changes were responsive to the Commission's earlier concerns.

Commissioner Dahl expressed concern that this home is as large as it is given the steepness of the site, necessitating a large variance from the natural state requirement.

Commissioner Braun thought this was a much-improved project and appreciated the Applicant's explanation of why it would be almost impossible to meet the natural state percentage of 63 percent that would otherwise be required.

Chair Lesak commented that the application drawings do not show the neighboring property, which would show context. He appreciated the improvements to the project and the clarity of the drawings. He also appreciated Commissioner Dahl's comments. In general, given some of the other projects that have been approved, he would be in favor of the project.

The Commissioners and Staff discussed the differences between a Junior ADU and an ADU, including how they relate to the City's Regional Housing Needs Assessment (RHNA).

Vice-Chair Padilla revisited the issue of the natural slope percentages and asked if there is a way to tackle that issue in the 2022 or 2023 Work Plan. Chair Lesak noted that he requested to look at this issue in the first quarter in the Commissioner comments at the last meeting.

Decision:

Vice-Chair Padilla moved, seconded by Commissioner Dahl, to adopt a Resolution approving Project No. 2319-HDP/DRX/VAR/ADU/TRP for the construction of a 2,468 square-foot multi-level single family home with an attached 500 square-foot junior accessory dwelling unit and a two-car garage on an undeveloped hillside lot subject to the Conditions of Approval.

Chair Lesak called the Roll:

Motion carried, 4-0.

ADMINISTRATION:

2. Comments from City Council Liaison:

Mayor Mahmud noted that City Council will hear a presentation on the Housing Element at their meeting on Wednesday.

3. Comments from Planning Commissioners:

Commissioner Braun asked if the Commission should be recommending any actions to the City with respect to some of the State legislation – specifically SB9 and SB10.

Mayor Mahmud remarked that the City sent a letter directly to Governor urging him to veto SB9. Separately, the City joined in a letter sent by the San Gabriel Valley Council of Governments.

Commissioner Braun asked if City Council was going to take any action on SB10 to opt out. Mayor Mahmud remarked that if the City Council decides not to take advantage of SB10, it would do nothing, as it is an enabling ordinance.

Commissioner Dahl asked about the status of the meeting minutes and if they were no longer required because of the pandemic. Director Frausto-Lupo confirmed that the minutes are still required and the department is still working to bring them up to date.

Chair Lesak remarked that when looking at open space next year, he would like to know the history of the natural state requirement - when it was added to the Zoning Code and how that may relate to some of the larger hillside developments (in the Monterey Hills, in particular). Those developments do not have anywhere near the percentage amount of natural state that is being required currently. In addition, he feels strongly about making sure that applications include drawings of the neighboring buildings. Without that, there is not enough information.

4. Comments from Staff:

Director Frausto-Lupo noted the Chair's comments to require applications to include a drawing of neighboring buildings for context. In addition, the planners have shared with applicants that they or their representative should attend the public hearings for their projects.

As a reminder for the public, the Housing Element Draft is out for public review and public comments are still being accepted through December 6. The next regular meeting is scheduled for December 14.

Finally, she wished everyone a Happy Thanksgiving.

ADJOURNMENT

- 5. Adjournment to the regular Planning Commission meeting scheduled for December 14, 2021 at 6:30 pm:**

There being no further matters, Chair Lesak adjourned the meeting at 7:23 pm.



John Lesak, Chair