



**CITY OF SOUTH PASADENA
Planning Commission
Meeting Minutes
Tuesday, September 12, 2023, 6:30 PM
Amedee O. "Dick" Richards Jr. Council Chambers
1424 Mission Street, South Pasadena, CA 91030**

CALL TO ORDER:

A regular meeting of the South Pasadena Planning Commission was called to order by Chair Dahl on Tuesday, September 12, 2023 at 6:30 p.m. The meeting was held at the Council Chambers located at 1424 Mission Street, South Pasadena, California.

ROLL CALL:

Present: Chair: Laura Dahl
Vice-Chair: Lisa Padilla
Commissioners: Amitabh Barthakur and John Lesak

Absent: Commissioner: Arnold Swanborn

City Staff

Present: Stephanie Cao, Assistant City Attorney
Alison Becker, Deputy Community Development Director
Matt Chang, Planning Manager
Sandra Robles, Associate Planner
Mackenzie Goldberg, Assistant Planner

APPROVAL OF AGENDA:

Approved, 4-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS:

Vice -Chair Padilla visited the site listed for Item 10, 1808 Hanscom Drive.

PUBLIC COMMENT:

1. Public Comment – General (Non-Agenda Items).

None.

CONSENT CALENDAR ITEMS:

2. **Minutes from the Regular Meeting of September 8, 2020.**
3. **Minutes from the Regular Meeting of October 13, 2020.**
4. **Minutes from the Special Meeting of November 17, 2020.**
5. **Minutes from the Regular Meeting of January 12, 2021.**
6. **Minutes from the Special Meeting of January 26, 2021.**
7. **Minutes from the Regular Meeting of February 9, 2021.**
8. **Minutes from the Regular Meeting of March 9, 2021.**

Approved, 4-0.

PUBLIC HEARING:

9. **Project No. 2563-CUP** – A request for a Conditional Use permit for the on-site sale and consumption of beer and wine (Type 41 ABC license) for an existing bona fide restaurant (Silverlake Ramen) located at 1105 Fair Oaks Avenue (APN: 5315-004-066). In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities).

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution taking the following actions:

1. Finding the project exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 – Existing Facilities.
2. Approve Project No. 2563-CUP, subject to the recommended Conditions of Approval.

Staff Presentation:

Assistant Planner Goldberg presented a PowerPoint presentation.

Questions for Staff:

Commissioner Lesak asked about the proposed hours of operation.

Commissioner Barthakur inquired if the beer and wine license is associated with the business or the property. Assistant Planner Goldberg explained that the City's approval for the ability to sell stands with the location; however, the alcohol license to sell given by the State is a different process.

Chair Dahl asked about the limit on the number of licenses issued by the State Department of Alcoholic Beverage Control (ABC). Assistant Planner Goldberg explained that it is determined solely by population.

Public Comments:

Alex Woo of Genesis Consulting, Inc. spoke on behalf of the ownership of Silverlake Ramen and thanked Assistant Planner Goldberg.

Discussion:

Vice-Chair Padilla asked the Commission to be mindful of a situation whereby the Commission issued an approval for a license, the business closed, and the approval stayed with the property.

Decision:

Commissioner Lesak moved, seconded by Commissioner Barthakur, to approve Planning Commission Resolution No. 23-09 approving Project No. 2563-CUP consisting of a Conditional Use Permit for on-site sale and consumption of beer and wine (Type 41 ABC license) at 1105 Fair Oaks Avenue. Also, it is determined that this project is exempt under the California Environmental Quality Act (CEQA).

Chair Dahl asked Staff to call the Roll:

Commissioner Barthakur	Aye
Commissioner Lesak	Aye
Vice-Chair Padilla	Aye
Chair Dahl	Aye

Motion carried, 4-0.

- 10. Project No. 2435-HDP/DRX/VAR** – A request for a Hillside Development Permit (HDP) and Design Review Permit (DRX) to add a 343 square-foot, first-story addition and a 585 square-foot, second-story addition to an existing 1,134 square-foot, one-story single-family dwelling, with an existing 350 square-foot basement located at 1808 Hanscom Drive (APN: 5308-018-025). The project also includes two (2) Variance (VAR) requests: 1) To allow for a retaining wall that will exceed six (6) feet in height with the highest portion of the retaining wall being twelve (12) feet in height; and 2) To allow for a deck that will exceed six (6) feet in height, the proposed deck is eight (8) feet and two (2) inches in height, as measured from grade to the top of the landing. In accordance with the California Environmental

Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities).

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution taking the following actions:

1. Finding the project exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 – Existing Facilities.
2. Approve Project No. 2435-HDP/DRX/VAR, subject to the recommended Conditions of Approval.

Staff Presentation:

Associate Planner Robles presented a PowerPoint presentation. The Applicants and the Architect were available to answer questions.

Questions for Staff:

Chair Dahl asked Staff to explain the natural state requirement and why it is not applicable. Associate Planner Robles explained the requirement and why it did not apply to this project.

Public Comment:

None in Chambers.

Chair Dahl announced that there were several comment letters from neighbors submitted in support of the project included in the agenda packet.

Questions for Applicant:

Katie Tinto and Brendan Vitt, owners of the property, and Architect Christian Foster introduced themselves.

Commissioner Lesak asked about the materials for the retaining walls for the parking spot. He also inquired about the materials to be used for the pronounced coping cap to the wall. The Architect explained the intent. Commissioner Lesak also complimented the floor plan.

Chair Dahl, the Applicants and the Architects discussed the coping and agreed that the wall and coping cap would be consistent with the existing treatment. An additional Condition of Approval will be added regarding this issue.

Chair Dahl also asked about an alternative to the Variance for the parking space. Associate Planner Robles remarked that the Applicant is complying with the guest

parking space requirement for the area. Assistant City Attorney Cao confirmed that to be correct.

The Commissioners discussed the second Variance request regarding the deck.

Commissioner Discussion:

Vice-Chair Padilla thought it was a thoughtful package and approach to a very challenging site. She acknowledged that the Applicants are clearly beloved by their neighbors as expressed in the letters of support. She would be happy to support this Application.

Commissioner Barthakur remarked that it was well-articulated as there was no other easy solution given the regulatory needs.

Commissioner Lesak suggested adding a Condition of Approval for a Chair Review regarding the coping at the top of the retaining wall prior to granting of the building permit. He also recommended an addition to Condition of Approval P-11 to include the phrase “clearly posted.”

Decision:

Commissioner Lesak moved, seconded by Vice-Chair Padilla, that the Planning Commission adopt Resolution No. 23-10, approving Project No. 2435 HDP/DRX/VAR, which is a Hillside Development Permit and Design Review Permit for a 343 square-foot first-floor addition, a 585 square-foot second-story addition and a 372 square-foot deck, allowing for two Variances. One is a retaining wall to provide an off-site parking spot and the second is for an existing deck that exceeds eight feet in height. This is a single-family residence located at 1808 Hanscom Drive and the determination is made that this project is exempt under the California Environmental Quality Act. This also includes two additions to the Conditions of Approval that were discussed.

Chair Dahl asked Staff to call the Roll:

Commissioner Barthakur	Aye
Commissioner Lesak	Aye
Vice-Chair Padilla	Aye
Chair Dahl	Aye

Motion carried, 4-0.

ADMINISTRATION:

11. Comments from City Council Liaison:

None.

12. Comments from Planning Commissioners:

Commissioner Lesak reported that the Ad Hoc Committee for the Downtown Specific Plan met with Staff and Consultants recently to resolve issues in the Draft report presented at the previous meeting. The Committee concentrated on two (2) things: 1) revising the language regarding courtyards - not changing the requirements but resolving conflicts between the area development standards and the building-type development standards to eliminate unnecessary cross-referencing; and 2) adding a considerable amount of storefront to make sure storefront was included and increasing it substantially to include areas along El Centro Street.

Chair Dahl thanked Commissioner Lesak and Commissioner Swanborn for serving on the Ad Hoc Committee.

Chair Dahl announced both she and Vice-Chair Padilla will be out of town for the next regularly scheduled meeting. Staff will follow up with the Commissioners to see if there will be a quorum for the October meeting. Planning Manager Chang confirmed that the next meeting will be next week on Wednesday at 6:30 pm in the Chambers for a joint meeting with the Design Review Board to discuss the Objective Development Standards for areas outside the Downtown Specific Plan. In addition, Planning Manager Chang reported that there will be a Special City Council meeting next Monday where Staff will introduce the General Plan, the Downtown Specific Plan and the Zoning Map Amendment.

13. Comments from Staff:

Deputy Director Becker expanded on Commissioner Lesak's Ad Hoc Committee report, adding that the revised final Draft plans were posted today, which include the results of the work of the Ad Hoc Committee and corrections to the errata. In addition, per the Chair's request for a tabulation of all the public comments, a matrix including all the comments that have been received, as well as responses from Staff, has been posted on the City website.

ADJOURNMENT:

14. Adjournment to the Regular Planning Commission meeting scheduled on October 10, 2023 at 6:30 pm:

There being no further matters, Chair Dahl adjourned the meeting at 7:23 p.m.



Laura Dahl, Chair