



Community Development
Department

Memo

DATE: April 9, 2024
TO: Planning Commission
FROM: Braulio M. Madrid, Associate Planner
RE: Additional Documents, Item No. 4
Project No. 2571-VAR/HDP/DRX/TRP – APN:5308-031-042

The attached written comments were received by 12:00 P.M. on April 9, 2024. **(Attachment 1 - Public Comments)**

Additionally, corrections to the final Staff Report and Resolution are as followed. **(Attachment 2 & 3 Amended Pages and New Resolution)**

- Attachment numbers have been corrected.
- Redundant sentence removed from Page 16 of Staff Report.
- Resolution, number range of pages is 14, has been updated.

ATTACHMENT 1

Public Comments

From: [Rabia Razi](#)
To: [PlanningComments](#)
Subject: public comment Project No. 2571-DRX/HDP/VAR/TRP
Date: Monday, April 8, 2024 11:18:37 PM

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Agenda: REGULAR MEETING TUESDAY, APRIL 9, 2024 AT 6:30 P.M
Project No. 2571-DRX/HDP/VAR/TRP

I am writing with regards to the proposed build on APN: 5308-031-042

I believe that there are additional factors that need to be considered.

This proposed build is directly above 140 Peterson Ave. There are already small rocks and boulders that make their way down into the backyard of 140 Peterson Ave. We are concerned that the proposed build would worsen the debris that falls downhill. In addition, Peterson is a fairly narrow street and the steep downhill angle does not appear to lend itself easily to construction vehicles.

It also appears that there is a fairly steep incline upon which this new build would sit. Because of this, there is proposed variance to the height of the structure and the downhill building wall requirement. While a residence is usually exempt from California Environmental Quality Act (CEQA), given the steeper incline and presence of medium expansive soil which would be affected by irrigation, drainage, and potentially the flora present removal of trees, it is possible that this sensitive environment would not meet exemption based on State CEQA Guidelines Section 15301 (per Section 15300.2)

I'm concerned that this build may require further analysis by environmental experts and engineers, with expertise beyond mine to assess.

Thanks,
Rabia Razi
136 Peterson Ave

From: [Terence Chan](#)
To: Re: Project Number 2571-VAR/HDP/DRX/TRP (APN 5308-031-042)
Subject: Tuesday, April 8, 2024 8:41 AM
Date:
Attachments:

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Good afternoon, I am the owner of 1905 Hanscom Drive, South Pasadena, which is located directly across from this project. I am writing to object to the Variance Request for "exceeding maximum building height of 24 feet"

I am planning to build my ADU in the future at the down-slope area of my lot, therefore, the request of 24 feet variance may interface with my beautiful view.

I am not sure the reason for the Planning Code to cap the maximum building height of 24 feet. But this project was proposed to have a building height of 35 feet which seems to be outraged. I believe the architect needs to address the height issues by reducing the proposed square footing.

I am out of town and will not be present at tonight's meeting, please address my concern to the Planning Commission. Thanks

Terence Chan

ATTACHMENT 2

Amended Staff Report (Pages 13 - 16)

Tree Removal Permit

The applicant has carefully designed the proposed project to minimize the removal of trees, as such, the footprint of the home is narrow and situated along the top portion of the property. Two (2) non-native Chinese Elms trees are proposed for removal. The applicant has provided all necessary documents to the department of Public Works as required by the SPMC. As tentatively approved and illustrated in the landscape plan, the applicant has provided some new replacement trees and will pay the applicable in lieu fee of \$426 per tree that is not installed as part of the requirements of SPMC Section 34.10(a)(5).

The department of Public Works has reviewed the requested tree removal for the site and has provided a tentative approval, granted upon approval of the building permit. **(Attachment 5 & 6- Preliminary Landscape Plan / Tentative Tree Removal Approval Letter)**

As stated under SPMC Section 34.6(a)(3), *Procedures for Consideration of the Tree Trimming/ Removal Applications*, this section authorizes the commission to provide conditions of approval for the project or recommendations to the approval body, associated with the proposed replacement trees or their placement, referenced in the tentative landscape plan.

Soils & Grading

The applicant submitted a preliminary geological report of the subject property. **(Attachment 76 – Preliminary Geotechnical Investigation Report)** According to the report, the subject project is feasible from a geotechnical standpoint, provided that the recommendations presented in the report are implemented:

- A. Subsurface Conditions: According to the report, the subject site is undeveloped, consisting mostly of light seasonal grasses and several mature trees. The site is located on a westerly facing slope with gradients generally ranging between 1.2H:1V to 1.8H:1V for a total relief onsite equal to 74 feet. The bedding structure is anticipated to be generally neutral with respect to overall stability of the westerly-descending slope.
- B. Groundwater: According to the report, no seepage or ground water was encountered within any of the test pit excavations to the total depth explored of 12' beneath the surface. Due to the elevation of the site with respect to natural drainage courses, regional ground water is not expected to be a significant factor during construction of the proposed project.
- C. Expansive Soil: According to the report, expansive soils are characterized by their ability to undergo significant volume changes (shrink or swell) due to variations in moisture content. Changes in soil moisture content can result from precipitation, landscape irrigation, utility leakage, roof drainage, perched groundwater, drought, or other factors and may result in unacceptable settlement or heave of structures

or concrete slabs supported on grade. Based on laboratory testing, the upper foundation soil onsite is expected to have a medium expansion potential (EI=51), as defined in ASTM D4829. This would require verification subsequent to completion of new footing excavations.

- D. Corrosive Soil: According to the report, Ferrous metal pipes should be protected from potential corrosion by bituminous coating, etc. the consultant recommends that all utility pipes be nonmetallic and/or corrosion resistant. Recommendations should be verified by soluble sulfate and corrosion testing of soil samples obtained from specific locations at the completion of rough grading.
- E. Seismic Design Parameters: According to the report, based on the soils encountered in the exploratory borehole within the subject site and with consideration of the geologic units mapped in the area, it is consultant's opinion that the site soil profile corresponds to Site Class C in accordance with Section 1613.2.2 of the California Building Code.
- F. Regional Faulting and Seismic Hazards: There are no mapped active or potentially active faults with surface expression that trend through or are adjacent to the subject property based on the references cited. The site does not lie within a designated Alquist-Priolo Earthquake Fault Zone (CDMG, 2000). According to the Seismic Hazard Zones Map (see Figure 4) published by the State of California, Division of Mines and Geology, Los Angeles Quadrangle (1998), the site is not indicated to lie within a zone of potential seismic liquefaction hazard. Additionally, the site is not indicated to lie within a zone considered to be potentially susceptible to seismically-induced slope failure.
- G. Slope Stability: The bedrock and soil materials onsite will be modeled utilizing ultimate shear strength parameters. The shear strength parameters for the existing bedrock used in the stability analyses were based on laboratory test results of relatively undisturbed soil samples obtained from the onsite material.

The documents reviewed by the City include a topographic map, slope analysis, and preliminary grading plan prepared by a registered professional engineer. The applicant will provide a final grading plan prepared by registered engineer. As required and conditioned, the final grading plan will be approved by the Public Works Department and the Building Division prior to grading permit issuance. As such, the grading work would not impact the safety of the site, adjacent properties, or the general safety and welfare of the public. The applicant is required to submit a draft Construction Management Plan to be reviewed and approved by the Public Works Department to reduce potential construction impacts on nearby residents. **(Attachment 1 – Resolution with Attached Conditions of Approval)**

Design Review

Hillside Design Guidelines

The Hillside Development Design Guidelines in Section 36.340.040 of the SPMC and the City's residential design guidelines for hillside lots apply to the proposed project. To

approve the project, the Planning Commission must find that the proposed project is consistent with City's design requirements. These guidelines require projects to be compatible within the neighborhood context and surrounding architectural characteristics so as not to adversely impact the character of the City. The proposed project met the following guidelines from the City's adopted *Design Guidelines for New Residential Buildings - Single-Family on Hillside Sites*, which state:

1. *New hillside homes or additions and alterations to existing hillside homes should be designed with consideration for the character and scale of the existing development in the vicinity. Alterations to existing hillside homes should be designed with consideration for the character and scale of the existing development in the vicinity.*
2. *Hillside construction could embrace modernism while maintaining the scale and patterns of building placement in the neighborhood.*
3. *Preservation of views from adjoining hillside lots should be carefully considered in the design of a new home or addition to an existing home on a hillside lot.*
4. *Massing should be stepped with the slope to avoid large expanses of tall walls. The wall planes at various levels should be articulated and have a variety of solid and void elements.*
5. *New construction on hillsides should not disregard or significantly alter the existing topography of a site. Further, the requirements put forward in the South Pasadena Zoning Code should be followed. To minimize grading, building designs should step up or down hillsides.*
6. *Each hillside structure should be located in the most accessible, least visually prominent, most geographically stable portion of the site, and at the lowest feasible elevation. Siting structures in the least prominent locations is important on open hillsides where high visibility should be minimized by placing structures so that they will be screened by existing vegetation, depressions in topography, or other natural features.*
7. *Each structure should be located to take advantage of existing vegetation for screening and should include the installation of additional native plant materials to augment existing vegetation, where appropriate.*
8. *The sitting of homes on steep hillside lots tends to pull garages close to the street. Garages at hillside homes should be carefully designed and integrated into the overall design of the residence with articulated details and quality materials.*
9. *Wherever possible, garages should be "straight-on" rather than "side-on" designs. The maximum average grade for driveways set by the Zoning Code is 15%. The maximum slope for ramps to garages or carports is 5% within 10 feet of the garage or carport.*
10. *To reduce the overall height, mass and bulk and avoid adverse visual impacts, roof pitches should be kept to slopes at or below 6:12.*
11. *Encouraged exterior wall finishes with Modern Aesthetic: stucco (sand or smooth finish and half timbering), wood clapboard siding, wood shingles, wood board and batten, brick.*

The placement of the building is consistent with most existing houses in the neighborhood. The proposed house will roughly be an equal distance from the house across the street up on the hill and from its rear neighbor down below. The proposed design terraces the house along the slope to minimize the massing viewed from the top or bottom of the hillside. Additionally, the mid-level's wood siding treatment is intended to break up the continuous stucco material and further modulate the scale of the building viewed from below. The proposed project exemplifies the application of the city's design standards for unique hillside home design, not found in the surrounding neighborhood. Some older properties have been developed with dwellings in the form of a deep rectangular shaped box, extruding from the hillside, with minimal breaks from each floor level or decorative architectural elements.

The surrounding neighborhood includes a mix of large, multi-story homes with a variety of architectural styles. The project is designed with consideration of the character and scale of the existing multi-story residential developments in the vicinity as well as the existing topographic conditions of the site, and future occupants and neighbors. The proposed project uses appropriate materials that complement the eclectic architecture of the surrounding neighborhood. ~~The architectural style of the neighborhood surrounding the project site is mixed with various architectural styles including minimalist architectural designs, same as the proposed.~~ The development would be compatible with the existing aesthetics, character, and scale of the surrounding neighborhood, and considers impacts on neighboring properties.

The proposed use of single-family residential will remain unchanged and the project is consistent with the established residential neighborhood. The scale of the project is appropriate in size, when compared to the surrounding neighborhood and the topography of the land and the configuration of neighboring properties minimizes view impacts. With the exception of the requested variances, the proposed design complies with the City's Hillside Design Guidelines, the Hillside Protection Ordinance, and the SPMC, including but not limited to building mass, scale, respect of the topography, FAR and lot coverage.

The temporary construction activities would not unreasonably interfere with the use and enjoyment of the neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards. A construction management plan will be reviewed and approved by staff during the Building and Public Works permitting process.

Design Review

The proposed project has been designed with consideration to its future occupants and neighbors. The proposed development incorporates a minimalist architectural style with; large windows and glass doors facing the rear of the property with minimal fenestration and architectural elements at the front elevation, sleek decks and a balcony, and use of natural materials and neutral color palettes. The architectural features include a wood garage door and proposes windows and doors manufactured by Milgard. The exterior walls will be clad with a combination of super fine finished stucco, stone veneer, and

ATTACHMENT 3

Updated Resolution

P.C. RESOLUTION NO. 24 - ___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA APPROVING PROJECT NO. 2571-VAR/HDP/DRX/TRP FOR DESIGN REVIEW AND HILLSIDE DEVELOPMENT PERMITS TO CONSTRUCT A NEW 3,010 SQUARE-FOOT SINGLE-FAMILY DWELLING WITH AN ATTACHED 495 SQUARE-FOOT GARAGE AT A VACANT PROPERTY LOCATED ON PETERSON AVENUE (APN: 5308-031-042). THE PROJECT SITE IS LOCATED WITHIN THE SOUTHWEST MONTEREY HILLS AREA. THE PROJECT INCLUDES TWO VARIANCE REQUESTS: 1) FOR BUILDING HEIGHT EXCEEDING THE MAXIMUM HEIGHT OF 24 FEET, AND 2) DOWNHILL BUILDING WALLS REQUIREMENTS AND A TREE REMOVAL PERMIT FOR THE PROPOSED REMOVAL OF TWO TREES. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), THIS PROJECT QUALIFIES FOR A CATEGORICAL EXEMPTION UNDER SECTION 15303, CLASS 3 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES).

WHEREAS, on February 22, 2023, Yung Kao (the “applicant”) submitted an application for the following entitlements:

1. **Two (2) Variances (VAR)** to deviate from development standards:
 - a. A Variance to exceed the maximum height of 24 feet (South Pasadena Municipal Code Section 36.340.050(C), and;
 - b. A Variance from the downhill building walls requirements (South Pasadena Municipal Code Section 36.340.050(C)(5)) in conjunction with;
2. **Hillside Development Permit (HDP)** to construct a new 3,010 square-foot single-family dwelling with an attached 495 square-foot garage at a vacant hillside property.
3. **A Design Review Permit (DRX)** for the review of the design aspects of the proposed development; and,
4. **A Tree Removal Permit (TRP)** to remove two (2) trees.

The project is located on Peterson Avenue (APN: 5308-031-042) within the Southwest Monterey Hills area (the above-referenced applications and requests are referred to herein as the “project” or “proposed project”); and

WHEREAS, the subject property is zoned Residential Low Density (RS) and has a General Plan land use designation of Low Density Residential; and

WHEREAS, the proposed project is categorically exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303, Class 3 – New Construction. The project will not have a significant effect on the environment because the project falls under a Class 3 – New Construction or Conversion of Small Structures. Class 3 exemption includes the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor

modifications are made in the exterior of the structure. Class 3 exemption includes, but is not limited to: one single-family residence, or a second dwelling unit in a residential zone; in urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project will not have a significant effect on the environment because the project includes one single-family residence; the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and is not located in an environmentally sensitive area.

WHEREAS, the Community Development Department evaluated the project for consistency with the City's General Plan, South Pasadena Municipal Code, the City's Design Guidelines, and all other applicable state and local regulations; and

WHEREAS, on March 29, 2024, the City of South Pasadena Planning Division, published a legal notice in the *South Pasadena Review*, a local newspaper of general circulation, indicating the date, time, and location of the public hearing in compliance with state law concerning Project No. 2571-VAR/HDP/DRX/TRP. On March 28, 2024 said public hearing notices were also mailed to each property owner within a 300-foot radius of the project site and to properties located within the Southwest Monterey Hills Notification Area in accordance with the requirements of South Pasadena Municipal Code declaring the project review by the Planning Commission; and

WHEREAS, the South Pasadena Planning Commission held a duly noticed public hearing on April 9, 2024, at which time it considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public concerning Project No. 2571-VAR/HDP/DRX/TRP.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1: ACKNOWLEDGEMENTS

The foregoing recitals are true and correct and are incorporated and made an operative part of this resolution.

SECTION 2: ENVIRONMENTAL REVIEW FINDINGS

The Planning Commission has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15303, Class 3 – New Construction or Conversion of Small Structures. Class 3 exemption includes the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Class 3 exemption includes, but is not limited to: one single-family residence, or a second dwelling

unit in a residential zone; in urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project will not have a significant effect on the environment because the project includes one single-family residence; the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and is not located in an environmentally sensitive area.

SECTION 3: HILLSIDE DEVELOPMENT PERMIT FINDINGS

Based upon the entire record made available at the April 9, 2024 public hearing, including the public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission finds and determines that the proposed project is consistent with all applicable findings for approval of a Hillside Development Permit pursuant to the South Pasadena Municipal Code (SPMC), Section 36.410.065(F), as follows:

1. The proposed use complies with requirements of Division 36.340 (Hillside Protection) and all other applicable provisions of this Zoning Code.

The project uses thoughtful site design which conforms to the hillside development standards and design guidelines. The project is considerate of the character and scale of the existing single-family developments in the vicinity. The overall objectives of the hillside development standards in the Zoning Code include, but are not limited to, protections of views, sensitive terrain alterations, site layout, grading and location of structures, appropriate massing, quality architectural design features and properly designated landscape and landscape features, in which this project has considered and exemplified. With the exception of two variances being requested, the project as designed and conditioned, will comply with the Hillside Protection Ordinance and the RS standards in the SPMC.

2. The proposed use is consistent with the General Plan and any applicable specific plan;

The City has updated its General Plan to be consistent with the 2021-2029 (6th Cycle) Housing Element, which included a new Downtown Specific Plan (DTSP) to replace the Mission Street Specific Plan (MSSP), amendments to the Zoning Code and Zoning Map, the creation of a Mixed-Use Overlay District and development standards. The subject property is not slated to be rezoned, but updated General Plan policy goals will apply throughout the City.

The General Plan land use designation of the site was previously Low Density Residential, now recognized as Low Density Neighborhood, which allows for detached single-family units. The proposed project does not involve the addition of another dwelling unit or a subdivision of land; therefore, the project is consistent with the General Plan. In addition, the project has been conditioned, to ensure that the

applicant abides, to meet the applicable Southwest Monterey Hills construction regulations.

As proposed, the project complies with requirements contemplated by SPMC Section 36.410.040 and the General Plan for development of a single family dwelling located in the single-family zoning district on the hillside.

- 3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of the persons residing or working in the neighborhood of the proposed use;**

The neighborhood is developed with a mix of hillside homes in both architectural style and scale; as required and conditioned, all construction documents, including grading plans and calculations, would be prepared by professional architects or engineers and must be formally reviewed and approved by the appropriate City departments prior to issuing permits. As such, the proposed land use for a single-family residential home will remain unchanged and as designed and conditioned, would not be detrimental to the health and safety or general welfare of persons residing or working in the neighborhood.

- 4. The use, as described and conditionally approved, would not be detrimental or injurious to properties and improvements in the neighborhood or to the general welfare of the City; and,**

Prior to commencing construction, the project is required to comply with and obtain all applicable building permits, including those necessary for grading, utilities, public works, and fire prevention. Additionally, the applicant shall provide a construction management plan, as required in the Southwest Monterey Hills Construction Plan area, prior to the issuance of building permits. By complying with the applicable codes and conditions of approval, the project will not be detrimental or injurious to the properties and improvements in the neighborhood or to the general welfare of the City.

- 5. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, and view protection.**

The proposed use of single-family residential will remain unchanged and the project is consistent with the established residential neighborhood. The scale of the project is appropriate in size, when compared to the surrounding neighborhood and the topography of the land and the configuration of neighboring properties minimizes view impacts. With the exception of the variances requested, the proposed design complies with the City's Hillside Design Guidelines, the Hillside Protection Ordinance, and the SPMC, including but not limited to building mass, scale, respect of the topography, and lot coverage.

SECTION 4: DESIGN REVIEW FINDINGS

Based upon the entire record made available at the April 9, 2024 public hearing, including the public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission finds and determines that the proposed project is consistent with all applicable findings for approval of a Design Review Permit pursuant to the South Pasadena Municipal Code (SPMC), Section 36.410.040(I), as follows:

- 1. Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic district or other special districts, plan developments, or specific plans);**

The City has updated its General Plan to be consistent with the 2021-2029 (6th Cycle) Housing Element, which included a new Downtown Specific Plan (DTSP) to replace the Mission Street Specific Plan (MSSP), amendments to the Zoning Code and Zoning Map, the creation of a Mixed-Use Overlay District and development standards. The subject property is not slated to be rezoned, but updated General Plan policy goals will apply throughout the City.

The General Plan land use designation of the site was previously Low Density Residential, now recognized as Low Density Neighborhood, which allows for detached single-family units. The proposed project does not involve the addition of another dwelling unit or a subdivision of land and complies with the applicable General plan Goals, Development and Design Standards, and related Design Guidelines for the development of a hillside property; therefore, the project is consistent with the General Plan. In addition, the project has been conditioned, to ensure that the applicant abides, to meet the applicable Southwest Monterey Hills construction regulations.

As proposed, the project complies with requirements contemplated by SPMC Section 36.410.040 and the General Plan for development of a single family dwelling located in the single-family zoning district on the hillside.

- 2. Will adequately accommodate the functions and activities proposed for the site, will not unreasonably interfere with the use and enjoyment of the neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;**

The project involves construction of a new 3,010 square-foot home with an attached 495 square-foot garage on a vacant hillside property. The proposed development is consistent with the land use and design standards for the zone, with the exception of the requested variances. Based upon the height and mass of the proposed project and its location, the new development will not interfere with the use and enjoyment of neighboring, existing, or future developments. Conditions of approval for process and procedures of construction have been carefully considered, and the proposed work will be limited to the project site and associated improvement of the public right-of-way on Peterson Avenue.

The requested variance to exceed the maximum height will allow the project to comply with the required setbacks while preserving the majority of the land's natural state, with minimal view impacts from hilltop or to the existing terrain. The second requested variance will allow the proposed project with a decreased building projection to lessen the project's mass, scale, and overall projection from the hillside. Both variances will allow the construction of the development with minor impact to the existing sloping terrain and hillside views based upon the height and mass of the proposed project.

The development project and the associated temporary construction activities would not unreasonably interfere with the use and enjoyment of the neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards. A construction management plan will be reviewed and approved by staff during the Building and Public Works permitting process.

- 3. Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by SPMC Section 36.410.040 and the General Plan; and**

The project site is surrounded by multi-story residential buildings of different architectural styles and sizes. Except for the variances sought, the project complies with all the development standards for zoning and hillside lots. The proposed development is compatible with the neighborhood and it will have minimal view impacts from hilltop or to the existing terrain due to the limited projections of each floor level. The building location, size, and form fits the size of the lot. As described in more detail by staff report, the proposed project complies with requirements contemplated by SPMC Section 36.410.040 and the General Plan for the proposed development of a single family dwelling located in the single-family zoning district on the hillside.

- 4. Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good composition, materials, and texture that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.**

The proposed project has been designed with consideration to its future occupants and neighbors. The proposed project uses appropriate materials that complement the eclectic architecture of the surrounding neighborhood. The proposed development incorporates a minimalist architectural style with; large windows and glass doors facing the rear of the property with minimal fenestration and architectural elements at the front elevation, sleek decks and a balcony, and use of natural materials and neutral color palettes. The architectural features include a wood garage door and windows and doors manufactured by Milgard. The exterior walls will be clad with a combination of super fine finished stucco, stone veneer, and composite horizontal siding. The project also proposes steel plate guardrails for the decks and balcony and a sloped roof with asphalt roof shingles. As required and conditioned, the final design, materials, and construction documents would be reviewed and approved by the

Planning Division and Building Division prior to permit issuance.

SECTION 5: VARIANCE FINDINGS

Based upon the entire record made available at the April 9, 2024 public hearing, including the public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission finds and determines that the proposed project is consistent with all applicable findings to grant a Variance, pursuant to the South Pasadena Municipal Code (SPMC) Section 36.410.080, for diviation from Section 36.340.050(C) and Section 36.340.050(C)(5), as follows:

- 1. There are special circumstances applicable to the subject property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district, or creates an unnecessary and involuntarily created hardship, or unreasonable regulation which makes it impractical to require compliance with the development standards;**

36.340.050(C)— Height Limitations for Hillside Development Project

There are special circumstances applicable to the subject property which consists of an average slope of 54.48 percent and the irregular shape of the lot. The steep terrain of the vacant site is the driving factor for the Variance. Since the roof slope is proposed at a 2'/12" slope, the code section places a 24 foot height limitation on structures, measured vertically from existing grading.

As such, due to the existing conditions of the site, the requested increased in the allowable building height will permit the project to maintain the existing terrain mostly undisturbed and maintain the 10' front yard setback for the required driveway improvements, while limiting obstruction of views for the hillside. As proposed, the building height will partly exceed the maximum height of 24 feet on the rear building corners of the top and middle floors. Other properties in the vicinity have been designed with similar characteristics such as the required front yard setback, guest parking space, size, massing, and design.

Some of the properties in the vicinity exceed the current hillside height limitations. As such, the requested Variance to allow the increase in building height will not set a precedent for the existing neighborhood.

In fact, due to lack of available street parking on the hillsides, the Variance for height is needed to maintain the proposed driveway and guest parking for the preservation and enjoyment of the property rights possessed by other property owners in the same vicinity and zoning district.

Section 36.340.050 (C)(5)— *Waive Downhill Building Wall Requirements*

The steep sloping terrain and preservation of the hillside views for the vacant site is the driving factor for the Variance.

If the project were to comply with the 10 foot stepped back requirement for each 15' downhill building wall, the proposed house would have to further encroach onto the proposed building height limitations, obstruct hillside views, and potentially require additional Variances for an increase in maximum FAR and siting restrictions against the silhouette of the sky.

As such, the requested Variance to allow the deviation of the downhill building wall standards will not set a precedent for the existing neighborhood. As proposed and condition, the development without the approval of the requested Variance will create an unnecessary and involuntarily hardship, or unreasonable regulation which makes it impractical to require compliance with the development standards.

2. Granting the Variance would:

- a. Be necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district, and denied to the subject property owner;**

36.340.050(C)— Height Limitations for Hillside Development Project

If the project were to meet the height limitations, the proposed house would have to significantly cut into and disturb the existing natural slope of the hillside. The project could also consider obtaining Variances for the required 10-foot front yard setback and guest parking space, pushing the project further onto the hillside. However, this would make the development incompatible with other single-family developments in the neighborhood.

In fact, due to lack of available street parking on the hillsides, the height variance is preferred to maintain the required 10 foot setback for the driveway and guest parking for the preservation and enjoyment of the property rights possessed by other property owners in the same vicinity and zoning district.

Section 36.340.050 (C)(5)— *Waive Downhill Building Wall Requirements*

The project has been designed to fit the existing contour lines of the terrain as required by the SPMC, instead of significantly altering the existing land to fit the project. The subject property is surrounded by existing single-family dwellings that do not meet the downhill building wall requirements.

If the project were to comply with the 10 foot stepped back from each floor, the proposed house would have to further encroach onto the existing building height limitations and further obstruct the hillside views or potentially propose

additional Variances for an increase in maximum FAR and siting restrictions against the silhouette of the sky.

The requested Variance to allow the deviation of the downhill building wall standards will not set a precedent for the existing neighborhood. The Variance is required for the preservation and enjoyment of the property rights possessed by other property owners in the same vicinity and zoning district.

b. Be consistent with the General Plan and any applicable specific plan, and the limitations established by the 1983 initiative;

36.340.050(C)— Height Limitations for Hillside Development Project

The proposed project is consistent with the General Plan, the City's adopted Design Guidelines for new single family buildings on hillsides, and the height limit established by the 1983 initiative. The proposed project does not impact limitations established by the 1983 initiative and does not impact goals established by the General Plan. The General Plan land use designation of the site was previously Low Density Residential, now recognized as Low Density Neighborhood, which allows for detached single-family units. The proposed project with the Variance does not involve the addition of another dwelling unit or a subdivision of land; therefore, the project is consistent.

Section 36.340.050 (C)(5)— Waive Downhill Building Wall Requirements

The proposed project is consistent with the General Plan, the City's adopted Design Guidelines for new single family buildings on hillsides, and the height limit established by the 1983 initiative. The proposed project does not impact limitations established by the 1983 initiative and does not impact goals established by the General Plan. The General Plan land use designation of the site was previously Low Density Residential, now recognized as Low Density Neighborhood, which allows for detached single-family units. The proposed project with the Variance does not involve the addition of another dwelling unit or a subdivision of land; therefore, the project is consistent with the General Plan.

c. Not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district; and

36.340.050(C)— Height Limitations for Hillside Development Project

The granting of the Variance to exceed the maximum height of a single-family hillside development would not constitute a grant of special privileges that are inconsistent with the limitations on other properties in the vicinity and in the same zoning district, as other existing properties in the hillside neighborhood

exceed the limitations due to the implementation of the hillside development standards.

If the project were to meet the height limitations, the proposed house would have to significantly cut into and disturb the existing natural slope of the hillside. The project could also consider obtaining Variances for the required 10-foot front yard setback and guest parking space, pushing the project further onto the hillside. However, this would make the development incompatible with other single-family developments in the neighborhood.

In fact, granting the Variance to accommodate the driveway and guest parking is preferable for the preservation and enjoyment of property rights possessed by other property owners in the same vicinity and zoning district.

Thus, the approval of the Variance for height would not constitute a grant of special privileges that are inconsistent with the limitations on other properties in the vicinity and in the same zoning district.

Section 36.340.050 (C)(5)— *Downhill Building Wall Requirements*

Such as the proposed project, some of the other properties do not meet the downhill building wall requirements. The granting of the Variance for the downhill building wall requirements does not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district, as other parcels are developed with downhill walls that exceed 15 feet without the required 10 foot increments from the lower level downhill facing wall either due to the year built or issuance of a Variance.

If the project were to comply with the 10 foot stepped back from each floor, the proposed house would have to further encroach onto the existing building height limitations or potentially propose additional Variances for an increase in maximum FAR and siting restrictions against the silhouette of the sky.

As such, the requested Variance to allow the deviation of the downhill building wall standard will not set a precedent for the existing neighborhood.

- d. Not be materially detrimental to the public convenience, health, interest, safety, or welfare of the City, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.**

36.340.050(C)— *Height Limitations for Hillside Development Project*

The Public Works Department has reviewed this project and recommended Conditions of Approval to mitigate any potential construction impact during construction. The recommended conditions including, but not limited to, requiring the applicant to submit a construction management plan, advanced notice for any street closures, and prohibiting overnight storage of materials or

equipment within the public right-of-way. The temporary construction activities would not unreasonably interfere with the use and enjoyment of the neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards. Since the proposed project is located within the Southwest Monterey Hills area, an additional condition was added to ensure that the applicant abides by construction regulations. The conditions of approval for process and procedures of construction have been carefully considered, and the proposed work will be limited to the project site and associated improvement of the public right-of-way on Peterson Avenue.

As such, the project, with the requested Variance for building height, would not be materially detrimental to the public convenience, health, interest, safety, or welfare of the City, or injurious to the property or improvements in the vicinity and zoning districts in which the property is located, as it would bring an additional housing opportunity to the city and develop an existing vacant site with minimal impacts to the existing terrain and hillside views.

Section 36.340.050 (C)(5)— *Waive Downhill Building Wall Requirements*

The Public Works Department has reviewed this project and recommended Conditions of Approval to mitigate any potential construction impact during construction. The recommended conditions including, but not limited to, requiring the applicant to submit a construction management plan, advanced notice for any street closures, and prohibiting overnight storage of materials or equipment within the public right-of-way. The temporary construction activities would not unreasonably interfere with the use and enjoyment of the neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards. Since the proposed project is located within the Southwest Monterey Hills area, an additional condition was added to ensure that the applicant abides by construction regulations. The conditions of approval for process and procedures of construction have been carefully considered, and the proposed work will be limited to the project site and associated improvement of the public right-of-way on Peterson Avenue.

As such, the project, with the requested Variance for downhill building wall requirements, would not be materially detrimental to the public convenience, health, interest, safety, or welfare of the City, or injurious to the property or improvements in the vicinity and zoning districts in which the property is located, as it would bring an additional housing opportunity to the city and develop an existing vacant site with minimal impacts to the existing terrain and hillside views.

3. The proposed project would be compatible with the existing aesthetics, character, and scale of the surrounding neighborhood, and considers impacts on neighboring properties.

36.340.050(C)— Height Limitations for Hillside Development Project

The subject property is surrounded by existing single-family dwellings. The surrounding neighborhood includes a mix of large, multi-story homes with a variety of architectural styles. Some of the properties exceed the current hillside height limitations. The project has been designed to fit the existing contour lines of the terrain as required by the SPMC; instead of significantly altering the existing land to fit the project. The subject property is surrounded by existing single-family dwellings built prior to the adoption of the City's Hillside Development Standards.

As such, the requested Variance to allow the increase in building height will not set a precedent for the existing neighborhood. The architectural style of the neighborhood surrounding the project site is mixed with various architectural styles including minimalist architectural designs, same as the proposed. The development would be compatible with the existing aesthetics, character, and scale of the surrounding neighborhood, and considers impacts on neighboring properties.

Section 36.340.050 (C)(5)— Waive Downhill Building Wall Requirements

The project has been designed to fit the existing contour lines of the terrain as required by the SPMC, instead of significantly altering the existing land to fit the project. The subject property is surrounded by other existing single-family dwellings that do not meet the downhill building wall requirements. The project has been designed to fit the existing contour lines of the terrain as required by the SPMC; instead of significantly altering the existing land to fit the project. The subject property is surrounded by existing single-family dwellings built prior to the adoption of the City's Hillside Development Standards. As a result, some of the properties in the vicinity do not meet the downhill building wall requirements. As such, the requested variance to allow the deviation from Subsection 5 of the Downhill Building Wall standard will not set a precedent for the existing neighborhood.

As such, the requested Variance to allow the deviation of the downhill building wall standard will not set a precedent for the existing neighborhood. The architectural style of the neighborhood surrounding the project site is mixed with various architectural styles including minimalist architectural designs, same as the proposed. The development would be compatible with the existing aesthetics, character, and scale of the surrounding neighborhood, and considers impacts on neighboring properties.

SECTION 6: RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include, but are not limited to,

the staff reports, as well as all materials that support the staff reports for the proposed project, are located in the Community Development Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

SECTION 7: DETERMINATION

Based upon the findings outlined in Sections 2-5 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby approves Project No. 2571-VAR/HDP/DRX/TRP and the applications for a Hillside Development Permit, Design Review Permit, Variance and Tree Removal Permit to construct a new 3,010 square-foot single-family dwelling with an attached 495 square-foot garage at a vacant property located on Peterson Avenue (APN: 5308-031-042), subject to the Conditions of Approval that are attached hereto as "Attachment 1".

SECTION 8: APPEAL

Any interested person may appeal this decision or any portion of this decision to the City Council. Pursuant to the South Pasadena Municipal Code, any such appeal must be filed with the City, in writing, and with appropriate appeal fee, no later than fifteen (15) days, following the date of the Planning Commission's final action.

SECTION 9: CERTIFICATION OF THE RESOLUTION

The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed regular meeting held on the 9th day of April, 2024.

PASSED, APPROVED, AND ADOPTED this 9th day of April, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Padilla, Chair

ATTEST:

Mark Gallatin, Secretary to the Planning Commission



Community Development
Department

Memo

DATE: April 9, 2024
TO: Planning Commission
FROM: Robert (Dean) Flores, Senior Planner
RE: Additional Documents, Item No. 5
Project Nos. PLR24-0002/CUP24-0001/DRX24-0004

The attached written comments were received by 12:00 p.m. on April 9, 2024.



Introduction & our story

Our story

702 FREMONT/ROOST RESTAURANT PROJECT

702 Fremont Avenue is a 7125 square foot parcel located at the south east corner of Fremont Avenue and Magnolia Street. The parcel is located within the Mixed Use Core and is zoned for CO/Commercial Office uses. The property is currently occupied by a 1,492 square foot single family residence that was built in 1922 and has been unoccupied over a decade and fell into a state of disrepair

The Ahn family purchased the property in 2021 with a vision for rehabilitating the now derelict 1920s Spanish style house and its surrounding garden and converting it into “The Roost”, a warm and welcoming neighborhood restaurant for the surrounding community. The Ahn family’s restaurant experience extends back nearly 45 years with restaurants in Atwater and Beverly Hills and more recently to South Pasadena. Over the last decade their restaurants Mike & Anne’s and Communal have become much loved community mainstays.

The Roost will be a family effort helmed by the Ahn’s mother Anne (of Mike & Anne’s) joined by her daughters Mimi and Kyle. The Roost is a culmination of Anne’s decades of restaurant experience and love of cooking and feeding people and will feature an Asian/Korean menu of food close to her heart with tastes that are new yet familiar. The Roost will have an elegantly casual and family friendly vibe with an affordable menu. It will be a neighborhood place with anticipated opening hours of 8 to 4 where people out for a morning walk can stop in for coffee and extending into the afternoon for leisurely al fresco lunches on the planned new patios surrounded by a landscape of new and existing trees and native plantings.

Working with the South Pasadena Cultural Heritage Commission Chair Review, the existing house will be carefully renovated to house the Roost so that its 1920s historic charm and architectural details are preserved. The gardens surrounding The Roost and its outdoor dining areas are intended to evoke the inviting feel of a home garden, incorporating olive, oak, and pepper trees for shade with potted citrus trees, and borders of herbs and flowers with a focus on native and drought tolerant plants

Once restored to its original 1920s charm and surrounded by inviting gardens, The Roost will provide a welcome place of respite to gather and share a meal.

702 Fremont

CURRENT



NEW PROPOSAL RENDER



702 Fremont

NEW PROPOSAL RENDER- front garden



ROOST working menu



small

KOREAN SAVORY PANCAKE FRITTERS w/ sweet ginger soy sauce 8.75
zucchini, kimchi or mugbean

bhannis, bowls & plates

Bulgogi (Korean bbq) - sweet soy, garlic & ginger marinade

BHAN MI All bhanni sandwiches are served w/ Asian pear radish slaw and herbs

Bulgogi skirt steak sandwich 15.75

Bulgogi chicken sandwich 13.75

Bulgogi eggplant sandwich 13.75

Gochujang pulled pork sandwich 13.75

BIBIM GUKSU (korean cold noodle) with greens, herbs, cucumber & spicy sesame peanut sauce 15.75

DDAHK KALGOOKSU Korean chicken noodle soup with wide rice noodle, shitake, zucchini, carrots and green onions 16.75

GRILLED SALMON with honey dwenjang glaze, heritage rice and Asian pear radish slaw 16.75

BULGOGI SKIRT STEAK heritage rice and Asian pear radish slaw 18.75

BULGOGI CHICKEN heritage rice and Anne's pear slaw 16.75

Add Saam - Greens and herbs (lettuce, perilla leaves) wrap and Anne's ssamjang. +4

drinks

coffee 3

latte 4.5

cappucino 4.5

espresso 3

oj

lemonade

teas 4.5 (see our tea menu)

sodas

small banchana (sides) 3.75 / trio 6.75

Crispy smashed & glazed potatoes (gamajorim)

Spicy smashed cucumber w/ Korean chives

Napa cabbage oro seasonal kimchee

Bean sprout *

Spinach *

Glazed lotus root

* Individual pot of Kokuhō rice with black Forbidden rice, millet, barley & sweet brown rice 4.75

* seasoned with garlic, soy & sesame oil
Daily Korean soup and stew

818-333-3333 702 Fremont Ave. South Pasadena CA 91030 ROOSTKITCHEN.COM

Few other meal inspirations



Roasted Salmon With Miso Rice and Ginger-Scallion Vinaigrette



Skillet Pork Chops and Apples With Miso Caramel



Korean Grilled Beef with Lettuce Wrap



Gochujang Glazed Eggplant with Crispy Scallion



Chinese Smashed Cucumbers With Sesame Oil and Garlic



Maple and Miso Sheet-Pan Salmon With Green Beans



Kimchi Grilled Cheese



Spicy Sesame Noodle with Chicken & Peanuts

Thank you!



Kyle, Mimi & Anne



Letters of Support
from the
Community

April 3, 2024

To: The South Pasadena City Council
1414 Mission St, South Pasadena, CA 91030

My husband and I purchased our home in South Pasadena in 1998, and have enjoyed living here since that time. There are many amenities we appreciate, one being the ability to sample a variety of cuisines within a reasonable distance. Although there are a few nice restaurants in the local environs, we are excited by the possibility of a new establishment - the Roost. Its location on Fremont will be a nice addition to that area, in light of the plans and architectural renderings we have seen. We would also note that several local non-fast food restaurants have closed, ranging from Carrow's to Briganti.

Anne Ahn recently moved into our neighborhood. To thank her new neighbors for her warm welcome to our small street, she invited the residents into her home to sample her delicious cooking. We can report firsthand that the various dishes she prepared (including some of our favorites) were uniformly excellent. She will use these cooking skills to great advantage in the Roost's menu.

We urge the Council to give its approval to a deserving new establishment. Personally, we are anticipating the opening of an upscale, ethnic restaurant, which we believe will augment fine dining here in South Pasadena. We have already begun spreading the word about Ms. Ahn's endeavor.

If you have any questions, please contact us at your convenience.

Sincerely yours,
Connie Werner
Joseph Meier, Ph.D.
510 Mound Avenue
South Pasadena, CA 91030

April 5th,2024

Dear South Pasadena City Council,

We are excited to learn about the planning of the the Roost, a charming and inspiring restaurant concept with a delicious menu for locals. What's more, the Ahn family runs successful businesses in town that have remained stalwarth in our community. As business owners and longtime residents we support the addition of a carefully curated culinary experience in our hometown.

April and Luis Ramirez
South Pasadena

Dear City of South Pasadena,

April 8, 2024

I am writing to strongly support the opening of Roost restaurant at 702 Freemont in South Pasadena. The Ahn family have a long-standing relationship with the community and have added to our restaurant scene with both Mike and Anne's and Communal. The revitalization of the property for Roost and the beautiful garden setting will enhance the city greatly. Additionally, adding a comfortable place to enjoy the excellent Asian-themed menu will help diversify our city's culinary scene and better reflect our community's demographic.

Yours Sincerely,

Kristin Mihaylovich
508 Mound Ave.
South Pasadena, CA 91030

It's great to learn that a beautiful new garden restaurant with the Ahn family touch is in the works. Count on us to be your regulars.

John and Patricia South Orange Grove

Hello there! We absolutely love Mike & Anne's restaurant, and know that **Roost kitchen** will be a most fabulous success, and such a wonderful addition to the community! Please make this happen!

Paul La Loma Rd

Wow! We love the idea of a family owned, homey kitchen in our close knit community. Welcome Roost Kitchen!

*The Arciniega Family
1970 Stratford avenue
South Pasadena, CA 91030*

Hello, we highly support the establishment of Roost Kitchen in South Pasadena. It will be a wonderful addition to our community.

Sincerely, Connie Chung Joe and Jeremy Joe.

To all those reviewing “**the Roost** ” proposal, we live in La Cañada and drive to South Pasadena to dine at Mike & Anne’s at least once per week. We have choices elsewhere, but we bring our family here because we love supporting a local business that is at the heart of the community. Besides the food being wonderful, the atmosphere, and overall vibe consistently at play is cozy, warm that brings people together to laugh, celebrate and enjoy a good meal together. We would welcome, and are hopeful that the city will support another wonderful addition to the community that we are confident the Ahn family will deliver again .

Regards, Kerry and Bryant Saydah

Can't wait to have **Roost** in the neighbor,
looks like a great addition!

Katie

Great idea for south Pasadena. Pleased
to hear that it might be opening soon!

Almer Imamovic

Please let us know when you open!

David

Amazing menu! I can't wait to have
dinner here!

Alexis Castille

**Fantastic ambiance. Wonderful menu.
Can't wait!**

Reuben Shou

Add some vegan dishes, please!

Spencer Artwich

**Sounds amazing! We can't wait to be
your first customer**

Jessica

Looks amazing!

Annie tang

Looks like a great idea! Will be looking forward to it.

*David and Jonathan
Monterey Rd*

Love the idea of another spot with excellent food and service. Thank you!

Meg Allemar

Can't wait to eat here! Looks amazing!

Jason El Molino Ave.

Wonderful idea - can't wait to visit roost. I know it will have wonderful food and service.

William

Sounds like a great idea. Can't wait to visit.

Nora

Looks like it will be an amazing restaurant. I hope it will be successful and can't wait to try it!

Luke

Looking forward to having roost in our neighborhood .

Matt

Kano Family

1402 Magnolia Street, South Pasadena, CA 91030

April 8, 2024

Angelica Frausto-Lupo
Community Development Director
City of South Pasadena
1414 Mission Street
South Pasadena

Re: 702 Fremont Avenue, PLR24-0002/CUP24-0001/DRX24-0004
April 9, 2024, Planning Commission Agenda Item #5

I recommend that the South Pasadena Planning Commission deny the request for the Conditional Use Permit (CUP) and Administrative Use Permit for the proposed restaurant at 702 Fremont Avenue for the reasons listed below. My family and I live directly across the street to the north, on Magnolia Street, and based on my personal experience living here for over 30 years, I strongly believe the proposed project as submitted will be detrimental to the neighborhood. The proposed project needs significantly more study and community input.

1. CEQA Section 15303 (Class 3): The California Environmental Quality Act (CEQA) Section 15303 Class 3 guidelines allow for the “*conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure*”. The proposed outdoor patio dining areas are not minor modifications; they include walls, stairs, multi-level paving, furniture, and a ramp that effectively extend the commercial use of the structure to the outdoor setback areas once dedicated solely to landscaping. In fact, at 1,329 square feet (per the application) and 40 seats, the outdoor dining area exceeds the indoor dining area and capacity, and is nearly as large as the entire structure (listed at 1,429 square feet and 24 seats). This is not minor, and does not at all meet the spirit of the Class 3 exemption.
2. CEQA Section 15300.2 Exception (c) Significant Effect: CEQA Section 15303 (Class 3) Categorical Exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The specific and unique circumstances at this site are:
 - a. Parking & Traffic:
 - i. AB 2097: While Assembly Bill 2097 exempts the project from on-site parking requirements, it does not exempt the project from scrutiny on the environmental impact to the community due to the total lack of on-site parking or related increases in traffic from customers, employees, vendors, or business deliveries.
 - ii. Magnolia Street: This narrow 30'-wide street has on-street parking on both sides that is almost always occupied by parked cars owned by residents from neighboring multifamily properties. With cars on both sides, there is insufficient room for two cars in traffic to pass each other safely, creating an unsafe condition for pedestrians and drivers alike.

I believe a detailed parking and traffic survey is necessary to understand the impacts that the proposed restaurant would have on the traffic and parking conditions at this corner property.

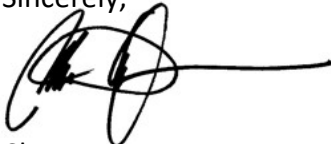
- iii. Fremont Avenue: Due to commuter traffic in the mornings and evenings and the signalized railroad crossing about 350 feet to the north, traffic backs up in front of the property regularly during every red light and Metro A-line train crossing (every 8 minutes during commute times). Also, there are many sections of red curb no parking areas along Fremont, further limiting available convenient on-street parking. The combination of backed up traffic, narrowness of Magnolia Street, and increased vehicles parked and driving around the site can lead to gridlock and potential safety hazards.
 - iv. Hours: While the 8am to 4pm public operating hours would act to restrict service to breakfast and lunch, a restaurant also creates parking and traffic demands before and after opening, especially in the morning when the streets already lack open parking spaces and commuter traffic on Fremont is highest. Also, it is unclear how or where delivery trucks/vans will deliver supplies to the proposed restaurant.
 - b. Trash Pickup: Some restaurants require daily trash pickup to dispose of the volume of generated waste. It is unclear how frequent trash will be picked up but even the current, weekly residential pickup on Magnolia Street can create traffic jams and parking issues due to the narrow width.
 - c. Stationary Noise Source: The change in use requires a new commercial kitchen that will require new equipment facing the homes on Magnolia Street as well on the roof and outside. This may create disturbing noise and odor during the daytime hours when the street is relatively quiet (during off-commute times) and many people work from home. The submitted plans do not indicate any noise mitigation from potential rooftop or exterior equipment.
3. 36.350.040 CUP for Alcoholic Beverage Establishment, Item 2(a): The distance from my single family home to the large outdoor dining patio is about 65' and directly in view from my front door, which may create a visual and noise disturbance. It is unclear if there is sufficient visual screening or noise mitigation on the northerly side facing Magnolia Street.
 4. Oak Tree Removal: On January 5, 2023, I submitted, by hand and email, a letter requesting the City deny approval to remove nine trees, including a mature oak, as proposed in the City's ambiguous notification letter. I did not receive the courtesy of a reply, but assumed with no response that the oak tree, now several feet taller, was safe. With this CUP notification I now learn that the City tentatively approved the removal of 11 trees (two more!), including the mature oak and a significant jacaranda. Further, the applicant is required to only plant seven trees, less than a 1:1 ratio.

Angelica Frausto-Lupo
Page 3
April 8, 2024

- a. South Pasadena Municipal Code Chapter 34.10 (c): According to City's code, the director should refer tree removal permits to the Planning Commission for reasons that include a receiving a reasonable objection. Was my objection unreasonable?
- b. South Pasadena Municipal Code Chapter 34.12-5(b): South Pasadena's development project replacement tree guidelines indicate that at least four (4) 24-inch box native species replacement trees are required for 6"+ caliper oak tree removal and another three to four (3-4) 24-inch box replacement trees are required for the significant jacaranda tree removal. These sizes and species are not listed on the April 24, 2023, tentative approval letter issued by the City. Are they part of the project?

While the proposed project has potential, as submitted it is too large and accommodates too many people for its relatively small site. It requires much more study and community input to "*right-size*" and create a project that is sensitive to its site and neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to be 'CK', with a long horizontal line extending to the right.

Chester Kano

cc: File

From: [Josh Albrektson](#)
To: [PlanningComments](#)
Subject: Item 5 public comment
Date: Monday, April 8, 2024 5:00:11 PM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live down the street from this property on Fremont. This property was one of the most trashed properties I have seen in my last 7 years of redfin notifications for South Pasadena.

My family LOVES Communal. It is a great neighborhood eating place. We should have more places like it and Fiore throughout South Pasadena.

I strongly support this project and hope you guys grant everything they request.

--

Josh Albrektson MD
Neuroradiologist by night
Crime fighter by day