



**CITY OF SOUTH PASADENA
Planning Commission
Meeting Minutes
Tuesday, June 11, 2024, 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 Padilla on Tuesday, June 11, 2024 at 6:30 p.m. The meeting was held at 1424 Mission Street, South Pasadena, California.

ROLL CALL:

Present: Chair: Lisa Padilla
Vice-Chair: Amitabh Barthakur
Commissioners: Jason Claypool, Laura Dahl, and Mark Gallatin

Council Liaison: Mayor Pro Tem Jack Donovan

City Staff

Present: Stephanie Cao, Assistant City Attorney
Matt Chang, Planning Manager
Braulio Madrid, Associate Planner
Lillian Estrada, Administrative Secretary

APPROVAL OF AGENDA:

Approved, 5-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS:

Commissioners Claypool, Dahl, and Gallatin visited the site listed on Item 4, Project No. PLR24-0003 at 849-899 El Centro Street.

PUBLIC COMMENT:

1. **Public Comment – General (Non-Agenda Items)**
None.

CONSENT CALENDAR ITEM:

2. Minutes from the Regular Meeting of April 9, 2024

Approved, 5-0.

PUBLIC HEARING – CONTINUED ITEM:

- 3. Project No. 2571 – DRX/HDP/VAR/TRP** – A request 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) building height exceeds the maximum height of 24 feet, and 2) downhill building walls requirements and a Tree Removal Permit for the proposed removal of two (2) 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).

Recommendation:

Staff recommends that the Planning Commission continue this item to a future meeting date to be determined.

Decision:

Commissioner Gallatin moved, seconded by Commissioner Claypool, to continue Project No. 2571-DRX/HDP/VAR/TRP to a future meeting date to be determined.

Chair Padilla directed Staff to call the Roll:

Commissioner Claypool	Yes
Commissioner Gallatin	Yes
Commissioner Dahl	Yes
Vice-Chair Barthakur	Yes
Chair Padilla	Yes

Motion carried, 5-0.

PUBLIC HEARING:

- 4. Project No. PLR24-0003** – A request for a Design Review Permit and a Tree Removal Permit for Seven Patios mixed-use development (Project). The Project would involve the demolition of an existing office building and parking lot, construction of a new mixed-use development consisting of 57 residential units, approximately 6,100 sq. ft. of commercial area, and two (2) levels of underground

parking for property located at 845-899 El Centro Street (APN: 5315-019-048). The Project includes three (3) townhomes for properties located at 830 and 832 Orange Grove Place (APNs: 5315-019-045 and 5315-019-046) and a Tree Removal Permit for the removal of 20 trees. This Project was previously approved by the City Council on March 3, 2021. In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared and adopted by the City Council on March 3, 2021.

Recommendation:

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

1. Approve a Design Review Permit and Tree Removal Permit (Project No. PLR24-0003) located at 845-899 El Centro Street and 830-832 Orange Grove Place, subject to the Conditions of Approval.

Staff Presentation:

Associate Planner Madrid gave a PowerPoint presentation.

Questions for Staff:

The Commissioners inquired about several issues, including, but not limited to, several Conditions of Approval, correspondence received, parking, bike parking requirements, EV charging, and the arborist's report.

Applicant Presentation:

Burke Farrar, Odyssey Development Services, representing DCL Central Holdings, the owner of the subject property, introduced architect Everardo Garcia with LCRA Architects who gave a PowerPoint presentation.

Questions for Applicant:

The Commissioners asked about changes from the original approved project, parking, whether this was envisioned as a for sale project or a rental project, the commercial spaces; the wooden fencing by the bungalows on Orange Grove Place; changes between the previously submitted elevations which included wood siding, windows, landscape and hardscape plans.

Public Comments:

Timothy Mellin spoke about parking with respect to traffic patterns and the overall traffic pattern of the neighborhood.

Applicant Rebuttal:

Mr. Farrar spoke of a traffic analysis that addressed the circulation around the area.

Commissioner Discussion:

The Commissioners engaged in a robust discussion regarding parking for the Project and expressed concern regarding the number of parking spaces designated for public purposes.

The Commissioners agreed the project design and overall outcome maintains the spirit of what it was in the beginning and appreciated the project as a positive addition to the community.

Assistant City Attorney Cao and Commissioner Gallatin proposed modifications to the Conditions of Approval:

Regarding Planning Division General Conditions:

- P12.a. – Correct the spelling of *dinning* to *dining*.
- P35.d. – Strike the phrase – *listed below*.

Add:

- P45.h. – The applicant shall require 25 parking spaces to be shared with the public during reasonable business hours, as submitted to and approved by the Community Development Department. Any modifications to this condition shall be subject to the review and approval of the Planning Commission.

Regarding Building and Safety Division General Conditions:

Add:

- B17.a. - Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- B17.b. – Foundation inspection will not be made until the excavation has been surveyed and the depth of the footings is determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.

Decision:

Commissioner Gallatin moved, seconded by Vice-Chair Barthakur, to approve the project per Staff's recommendation, subject to the Conditions of Approval articulated to be amended by the Assistant City Attorney.

Chair Padilla directed Staff to call the Roll:

Commissioner Claypool	Yes
Commissioner Gallatin	Yes
Commissioner Dahl	Yes
Vice-Chair Barthakur	Yes
Chair Padilla	Yes

Motion carried, 5-0.

ADMINISTRATION

5. Comments from City Council Liaison:

Mayor Pro Tem Donovan provided an overview of the most recent City Council meeting.

6. Comments from Planning Commissioners:

Commissioner Dahl encouraged the Commissioners to attend the upcoming Commissioner Congress.

Vice-Chair Barthakur asked Staff to provide updates on the status of the Housing Element and other programs the Commission is working on (the Objective Development Standards, etc.) at a future meeting.

Chair Padilla requested Staff's assistance in preparing for her presentation at the Commissioner Congress.

7. Comments from Staff:

Planning Manager Chang thanked Commissioner Dahl for encouraging everyone to attend the Commissioner Congress scheduled for June 20; announced there is a virtual town hall Zoom meeting tomorrow at 6:30 pm about the November ballot initiative regarding the 45-foot building height limit; and noted that the Planning Department is actively looking to hire an associate planner. He thanked the Commissioners for all they achieved and accomplished this past year.

Assistant City Attorney Cao encouraged the Commissioners to attend the upcoming Commissioner Congress.

ADJOURNMENT:

8. Adjournment to the Regular Planning Commission meeting scheduled on July 9, 2024 at 6:30 pm:

There being no further matters, Chair Padilla adjourned the meeting at 8:47 p.m.



Lisa Padilla, Chair