

**MINUTES OF THE MEETING OF THE
CITY OF SOUTH PASADENA PLANNING COMMISSION
MEETING CONVENED THIS 24th DAY OF AUGUST 2015, 6:30 P.M.
AT THE AMEDEE O. DICK RICHARDS JR.
CITY COUNCIL CHAMBERS, 1424 MISSION STREET**

<p>ROLL CALL</p>		<p>Meeting convened at: 6:35 p.m.</p> <p>Commissioners Present: Kristin Morrish, Chair Steven Dahl, Vice-Chair Evan Davis Anthony George Richard Tom</p> <p>Council Liaison Robert S. Joe, Council Liaison</p> <p>Staff Present: David G. Watkins, Director of Planning and Building Holly O. Whatley, Assistant City Attorney John Mayer, Senior Planner Knarik Vizcarra, Assistant Planner</p> <p>Comm. Dahl led the pledge of allegiance.</p>
<p>PUBLIC COMMENTS</p>		<p>None</p>
<p>CONTINUED HEARING</p>	<p>1</p>	<p>1553 Camino Lindo – (Hillside Development Permit/Design Review - Single Family Demolition/New Single Family Residence)</p> <p>This item was continued from the June 22, 2015 meeting to provide the applicant with additional time to redesign the project due to the massing and the roof line of the project. The Public Works department included the following two conditions: 1) roadway clearance must be provided during construction at all times; and 2) the street frontage of the property must be repaved.</p> <p>Mr. Mayer presented his staff report, regarding approval for a Hillside Development Permit and Design review. Mr. Mayer noted that the applicant reduced the height of the building, second floor massing and added a shadow line for more detail. At the conclusion of Mr. Mayer’s staff report, Chair Morrish inquired about condition #22, whether there was a typo, regarding the replacement of asphalt, such as one foot of asphalt instead of one inch of asphalt.</p> <p>Chair Morrish declared the public hearing open. Crystal Wong, NLS Design representing the applicant noted that the architect chose to stay in keeping with the Modern style of the project and follow the existing footprint. The massing, wall height and materials were adjusted, per the request of the</p>

Commission. The following people expressed their concerns about the project: 1) Shlomo Nitani, 809 Flores De Oro, noted that the CC&R [Covenants, Conditions & Restrictions] regulations should be followed for this project regarding the setbacks and the buildable area. 2) Ed Dagermangy, 1550 Camino Lindo, noted that the house is too large for the neighborhood and that the Setback requirement should remain at 25 feet instead of 15 feet, to stay in keeping with the CC&R's.

Mr. Mayer noted the following: 1) the front yard setback for this project is set at 15 feet [table 2-8 So. Pas. Muni. Code Sec. 36.250.080]. A 25 feet setback would not be practical for a downslope lot, such as this one.

Comm. George inquired about how additional restrictions of the Altos de Monterey area were incorporated into the Zoning Code. Mr. Mayer noted that he would research the matter. Comm. George verified with Mr. Mayer that the CC & R's are agreements between private property owners, which are not under the purview of the Commission.

Comm. Dahl verified with Mr. Mayer that the Zoning Code will be used as a guide for the construction of this project, regarding square footage. Mr. Mayer noted that a chart was enclosed in the staff report demonstrating that the project is within the floor area ratio for the neighborhood. Comm. Dahl verified with Mr. Mayer that this is a request for a Hillside Development Permit only.

The Commission pointed out the following: 1) the previous concerns were addressed by the applicant, such as the reduction in building height, and the new north elevation; 2) the Zoning Code has been adhered to; and 3) the project falls within the design guidelines.

Chair Morrish inquired if the CC&R's apply to this project and suggested continuing this item until it is determined.

Comm. George noted that the CC&R's are not under the purview of the Planning Commission.

Comm. Davis discussed the CC&R's with City Attorney O'Whatley and summarized as follows: the CC&R's are a covenant normally between property owners with a common interest, which make an agreement amongst themselves and have a private right to enforce the agreement; therefore, if a project violates an existing covenant but it doesn't violate the City's regulations, it becomes a private matter instead of a city matter.

Mr. Watkins noted that some of the CC&R's were codified in the 2002 Zoning Code and setbacks were addressed as well. There are some variation regarding the setback requirements, which is reflected in the Zoning Code.

		<p>After considering the staff report and draft resolution, a motion was made by Comm. Dahl, seconded by Comm. George to approve the project as submitted by staff.</p> <p>The motion carried 5-0. Resolution (15-22)</p>
<p>PUBLIC HEARINGS</p>	<p>2</p>	<p>203 Cedar Crest Avenue/204 Mockingbird Lane (Hillside Development Permit/Design Review/Variance - New Duplex)</p> <p>This item was continued from the July 27, 2015 meeting. At the last meeting, the Commission expressed their concerns about the extent of the variance and its effect on the massing and appearance from Mocking Bird Lane.</p> <p>Assistant Planner, Knarik Vizcarra presented her staff report and noted that the applicant made modifications to the project, regarding a reduction in the total square footage, per the direction of the Planning Commission. Ms. Vizcarra noted that two neighbors inquired about the project and reviewed the plans. Mr. Graff felt that the reduction of height and massing along Mockingbird Lane were not completely addressed. Regarding the changes made to the project, Ms. Vizcarra noted that all of the findings were made and staff recommended approval of this project. At the conclusion of her staff report, Chair Morrish inquired about condition number 20, whether the applicant is responsible for replacing one foot or one inch of the existing asphalt. Ms. Vizcarra deferred the question.</p> <p>Chair Morrish declared the public hearing open. The applicant/architect, Elizabeth Herron spoke on behalf of the homeowner. Ms. Herron felt that she met the intent of the code with the modified design of the project, which took into consideration the irregular shape of the project site. Ms. Herron reduced the height of the building, which is visible as you travel up Mockingbird Lane. The modification was done in response to concerns expressed at previous Planning Commission meetings.</p> <p>The following people spoke in opposition to the project: a) Kurt Graf, 204 Cedar Crest Ave, #2; b) Tracie Large, 1637 Raymond Hill Rd., and c) Michael Gerrevitz, 1633 Raymond Hill Rd. The aforementioned speakers expressed their concerns regarding the following: 1) the massing along Mockingbird lane; 2) limited/congested parking, which will be exacerbated by the completion of this project; 3) the neighborhood streetscape will change; 4) the four story element of this project; and 5) future developers will build triplexes up to the property line, if this project sets a precedent.</p> <p>Ms. Herron noted that the project site is very unique; therefore, it has required special treatment; moreover, this project will not result in setting precedents for other projects.</p> <p>Ms. Herron noted that she took into consideration the comments from the</p>

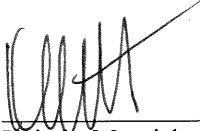
		<p>residents, the Commission and the Design Guidelines to design an attractive, functional, and viable piece of architecture for a livable structure.</p> <p>The Commission pointed out the following regarding the project: 1) the project was reduced in size; 2) the fourth story was eliminated; 3) the changes made in the area of design, materials, and finishes are more compatible with the neighborhood than the original project; and 4) the modified project will blend well with the neighborhood.</p> <p>Chair Morrish acknowledged the architect's efforts in taking into consideration the guidance from the Commission and the concerns of the neighbors. Chair Morrish noted that she was having difficulty making the findings for the project.</p> <p>The Commission discussed neighborhood impacts, and traffic impacts.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Tom, seconded by Comm. Davis to approve the project's Negative Declaration, Hillside Development Permit, Design Review and Variance for the property located at 203 Cedar Crest and 204 Mocking Bird Lane as submitted by staff, including the most recent set of plans.</p> <p>Comm. Dahl amended Comm. Tom's amendment to include the clarification of condition 20, regarding whether the condition is referring to one inch of asphalt or one foot of asphalt.</p> <p>The amendment was seconded by Comm. Davis.</p> <p>The motion carried 4-1 with Chair Morrish as the dissenting vote.</p> <p>Resolution (15-23)</p>
<p>NEW HEARINGS</p>	<p>3</p>	<p>191 Monterey Road (Planning - Extension)</p> <p>Senior Planner, John Mayer presented the applicant's request to extend planning approvals for a nine unit condominium complex located at 191 Monterey Road. Since the site is situated on a steep slope, the placement of a large crib wall, behind the development, was required in order to hold back the hillside. Mr. Mayer noted that modifications were made to the project and were reflected in the plans. The Commission did not have questions for Mr. Mayer at the conclusion of his presentation.</p> <p>Chair Morrish declared the public hearing open. Project Architect, Tom Nott, addressed the Commission and noted that he will use a nail system instead of excavating the hillside. This new system will cut down on excavating by 50 percent. Michael Cardoza, Structural Engineer, addressed the Commission and noted that he was getting familiar with the nail system.</p>

		<p>Commissioner George discussed with Mr. Cardoza, in detail, aspects of the new system. It was noted that shoring will be utilized in the building process. The only change to the project is the method, which will be used for building the retaining wall.</p> <p>The crib wall will look slightly different, since a horizontal and vertical nail grid will be utilized.</p> <p>Comm. Dahl inquired if Mr. Nott discussed the new system with City staff. Mr. Nott noted that it is a proven system. Comm. Morrish inquired if a full year extension was actually needed to complete the project. Seeing that there were no other speakers in favor of or in opposition to the project, Chair Morrish declared the public hearing closed.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Davis, seconded by Comm. Tom to approve the 12 month extension.</p> <p>The motion carried 5-0. Resolution (15-24)</p>
	4	<p>1233 Brunswick Avenue (Design Review/Variance – Single Family Addition)</p> <p>Senior Planner, John Mayer stated that no action was required for this item, due to changes made to the project; therefore, a variance was not required.</p>
	5	<p>Minutes of the Planning Commission’s July 27, 2015 meeting</p> <p>The minutes for the July 27, 2015 meeting were approved as submitted by staff.</p>
	6	<p>Comments from City Council Liaison</p> <p>Mayor Bob Joe pointed out the following decisions made by the City Council at their monthly meetings: A) <u>7/19/15</u> – 1) the City Council approved the second reading of an ordinance amending the City noise regulation to add city-recognized holidays to existing restrictions on construction activities; 2) The City Council heard the introduction and first reading of an ordinance to created and expedite processing a small residential solar panel system to receive administrative review and approval by staff within three days of a submittal of the completion of complying with AB 281[a]; 3) approved the introduction and the first reading of an ordinance amending the city parking restriction for loading zones near schools; 4) the City Council received a water conservation report and \$225,000 was allocated by the City for rebates for the purchase of high efficiency toilets, washing machines, irrigation controllers, turf removal and water audits; and 5) the City chose the Council of Gov. for FY 2015-16</p>
	7	<p>Comments from Planning Commissioners</p> <p>Chair Morrish & Comm. George requested to have consistent conditions of</p>

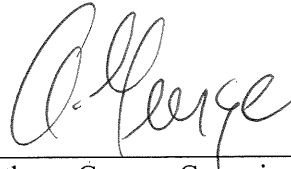
		approval for city projects.
	8	Comments from Staff None
ADJOURN- MENT	9	The meeting adjourned at 8:00 p.m. to the Planning Commission meeting scheduled for September 28, 2015.

I HEREBY CERTIFY that the foregoing minutes were adopted by the Planning Commission of the City of South Pasadena at a meeting held on the October 26, 2015.

AYES: DAVIS, GEORGE, MORRISH
NOES: NONE
ABSENT: DAHL & TOM
ABSTAIN: NONE



Kristin Morrish, Chair



Anthony George, Commissioner

ATTEST:



Elaine Serrano, Recording Secretary