



Monday, August 28, 2017
Minutes of the Regular Planning Commission Meeting

CALL TO ORDER

A Regular Meeting of the South Pasadena Planning Commission was called to order by Chair Steven Dahl on Monday, August 28, 2017, at 6:31 p.m., in the Amedee O. "Dick" Richards, Jr., City Council Chamber, located at 1424 Mission Street, South Pasadena, California.

ROLL CALL

Present: Steven Dahl, Chair. Kelly Koldus, Vice-Chair. Janet Braun, Secretary. Kristin Morrish, Commissioner and Richard Tom, Commissioner

Council

Present: Marina Khubesrian, MD, Council Liaison

City Staff

Present: David G. Watkins, Director of Planning and Building. Holly O. Whatley, Assistant City Attorney. John Mayer, Senior Planner. and Edwar Sissi, Assistant Planner were present at Roll Call.

PUBLIC COMMENTS

None

REORDER AGENDA

A motion was made by Comm. Morrish, seconded by Comm. Tom to reorder the agenda by moving item number 2 – 2140 Huntington Drive to the first place on the agenda, for the purpose of providing the applicant of 249 Mockingbird Lane additional time to arrive to the meeting.

PUBLIC HEARINGS

1. 2140 Huntington (Conditional Use Permit/Design Review – Multi-Tenant Building and Veterinarian Clinic)

Senior Planner John Mayer presented his staff report, regarding approval for a new veterinarian clinic in addition to 3 signs and a design studio for a 2 unit multi-tenant building. Mr. Mayer reviewed the history and the details of the project. Mr. Mayer noted that the veterinarian clinic

will be called Vet Villa Animal Hospital, where dogs and cats will be treated. At the conclusion of his presentation, Vice-Chair Koldus inquired about second floor access. Mr. Mayer deferred to the applicant.

Chair Dahl declared the public hearing open. Erik Neergaard, the husband/business partner of Rebecca Swimmer addressed the question from Vice-Chair Koldus, regarding second floor access. Mr. Neergaard pointed out that there is a separate entrance that leads to a stairwell located inside the tower, which provides access to the second floor. Rebecca Swimmer introduced herself to the Commission and reviewed her education, training, and experience as a veterinarian. She pointed out that her husband will share the space with her as the designer. Seeing that there were no speakers in favor of or in opposition to this project, Chair Dahl declared the public hearing closed.

Comm. Tom commented that the site was previously approved as a car wash in 2005. Regarding the current [proposed] design, Comm. Tom approved of the concept/design for the veterinarian clinic. Comm. Morrish also acknowledged the previous design of the project but approved of the current proposed use as a veterinarian clinic. Vice-Chair Koldus verified with Mr. Mayer that if the use changes and a third tenant is added, the current Conditional Use Permit would have to be modified. Chair Dahl inquired, if someone could live in the upper space on the second floor, since a full bathroom is located there. Mr. Mayer noted that the project would have to change to a mixed use project and parking would have to be verified for that to occur.

After considering the staff report and draft resolution, a motion was made by Comm. Morrish, seconded by Comm. Tom to approve the project as submitted by staff.

The motion carried 5-0.

Resolution No. 17-15

2. 249 Mockingbird Lane (Hillside Development Permit/Design Review Modification – New Single Family Residence

Assistant Planner, Edwar Sissi presented his staff report via a PowerPoint presentation, regarding approval for a modification for a façade change to an existing Hillside Development Permit. Mr. Sissi reviewed the history and the details of the project. At the conclusion of his presentation, the Commission did not have questions for Mr. Sissi.

Chair Dahl declared the public hearing open. Project Architect, Jim Fenske introduced himself to the Commission and made himself available for questions. Vice-Chair Koldus inquired if a tankless water heater was included in the project. Mr. Fenske verified that he is going to use tankless water heaters for the project. Chair Dahl had design questions; therefore, he inquired as to how a door incorporated into the design of the “green roof” would work. Mr. Fenske noted that maintenance was the key. It would have to be maintained on a regular basis. At the inquiry of Chair Dahl, Mr. Fenske noted that the reflecting pond will remain as is and will not be turned into a “green roof”. Chair Dahl also inquired about the reasoning behind the removal of the

extended roof (brow) which minimized the flatness of the large wall on the south side of the project. Mr. Fenske approved of omitting the "brow" from the roof design, since he felt that the change would beautify and unify the project; therefore, Mr. Fenske was ok with the removal of the feature, since it would hinder the uniformity of the interior design.

Chair Dahl declared the public hearing open. The applicant, Quyen Hoang pointed out that the changes to the project were made after he had an onsite view of the project and was able to see how the project/windows worked together. Mr. Fenske was pleased that the homeowner was amenable to the proposed changes. Chair Dahl declared the public hearing closed.

Chair Dahl, summarized as follows: 1) the changes made by the architect resulted in enhancing the project, specifically a) the confirmation of a green roof and the access door, which will not be turned into a balcony; and b) the continuation of the window light rhythm, which ties the project together.

After considering the staff report and draft resolution, a motion was made by Comm. Braun, seconded by Comm. Tom to approve the project as submitted by staff.

The motion carried 5-0.

Resolution No. 17-16

MINUTES

3. Minutes of the regular Planning Commission Meeting of July 24, 2017.

The July 24, 2017 minutes for the regular meeting were approved with minor corrections.

COMMENTS

4. Comments from City Council Liaison

Council Liaison, Dr. Marina Khubesrian, pointed out that the City Council has been addressing districting issues, due to the possibility of a lawsuit; therefore, the City Council must district the city in a short period of time to eliminate any form of legal action. A consultant has been hired that is experienced in the matter of districting to assist the City Council in the matter. Dr. Khubesrian noted that the General Plan update meetings are on the horizon and that the recruitment for a permanent city manager is in the process.

5. Comments from Planning Commissioners

None

6. Comments from Staff

David Watkins, the Director of Planning and Building, noted that the next three City Council meetings will include public hearings for the districting of the city, which will be held on 9/6/17, 9/20/17 and 10/04/17 (decision meeting). Mr. Watkins announced the following meetings: 1) Saturday, 9/16/17 from 10:00 a.m. to 12:00 p.m., the City Council will hold a meeting work workshop, regarding city districts; 2) Our Active Community and Our Creative Community Focus Groups will meet on Tuesday, 8/29/17 in the Senior Center; 3) Tuesday, 10/10/17, the CORE Group meeting will occur in the Library Community Room at 7:00 p.m., which will be the last meeting in the series; and 4) 11/8/17, the City Council and the Planning Commission will hold a joint meeting to review the draft General Plan and Downtown Specific Plan documents, and provide direction regarding initiating the EIR phase of the update.

ADJOURNMENT

7. Chair Dahl adjourned the meeting at 7:11 p.m. to the next regularly scheduled Planning Commission meeting scheduled on September 25, 2017

I HEREBY CERTIFY that the foregoing minutes were adopted by the Planning Commission of the City of South Pasadena at a regular meeting held on September 25, 2017.

AYES: BRAUN, DAHL, KOLDUS & MORRISH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE



Vice-Chair



Janet Braun,
Secretary to the Planning Commission

ATTEST:



Elaine Serrano, Recording Secretary