



**MINUTES
PLANNING COMMISSION
Wednesday July 24, 2019
Regular Meeting at 6:30 p.m.
City Hall, Council Chambers - Room S249
100 N. Garfield Avenue, Pasadena 91101**

1. **ROLL CALL** – Chair Coher called the meeting to order at 6:37 p.m.
PRESENT – Commissioners Wendler, Williams, Nanney, Barar, Coppess, Olivas, Lyon, Miller and Chair Coher
Excused Absent: None
Absent: None
Staff: David Reyes, Theresa Fuentes, Bill Huang, David Sanchez, Andre Sahakian and Patrisia De La Torre
2. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA - NONE**
3. **DIRECTORS REPORT**
David Reyes informed the Commission and the public that the Director's Report would be moved and combined with item 8 for this meeting.
4. **APPROVAL OF MINUTES**
 - June 26, 2019 - Commissioner Nanney moved approval of the June 26, 2019 minutes. Commissioner Williams seconded. Minutes approved unanimously. Commissioners Lyon and Miller abstained.
5. **INFORMATION ITEM**
 - A. **Zoning Code Amendment – Single Room Occupancy and Micro-Units:**
Staff facilitated a study session on the potential changes to the Zoning Code to encourage development of Single Room Occupancy and/or Micro-Units as a strategy to increase the production of affordable housing.
Case Manager: Andre Sahakian
(CONTINUED FROM JUNE 26, 2019 MEETING)

Public Comments
Jill Shook
6. **PUBLIC HEARINGS**
 - A. **Zoning Code Amendments: Update Inclusionary Housing Requirements and Establish an Affordable Housing Concession Menu:**
(CONTINUED ITEM FROM JUNE 26, 2019)
Staff provided a recap of the policymaking process to date, summarized the process by which an affordable housing concession menu would work if adopted, and summarized the issues that the Planning Commission had reached consensus on at the June 26, 2019 meeting as well as those issues that required further discussion and action by the Planning Commission.
It was recommended that the Planning Commission:
 - 1) Find that the Zoning Code Amendments are exempt from the California Environmental Quality Act;
 - 2) Adopt the required findings for the Zoning Code Amendments; and
 - 3) Recommend that the City Council approve the Zoning Code Amendments as presented to the Planning Commission.**Case Manager:** Andre Sahakian

Public Comments

Avram Gold (West Pasadena Resident's Association)
Nina Chomsky
Lily Molina (Greater Pasadena Affordable Housing Group)
Dan Beal (West Pasadena Resident's Association)
Anthony Manousos (Greater Pasadena Affordable Housing Group)
Andrew Salimian (Pasadena Heritage)
Ed Washatka (Pasadenans Organizing for Progress)
Jill Shook (Greater Pasadena Affordable Housing Group)
Eric Sunada (Greater Pasadena Affordable Housing Group)

Motion: Commissioner Wendler moved that the Commission take a formal position that recommends a 20% base case inclusionary requirement and defers to staff to recommend the affordability level breakdown. Commissioner Olivas seconded. Motion approved 5-3. Commissioner Williams abstained.

Motion: Commissioner Wendler moved that for the 20% base case inclusionary requirement that the Commission agreed upon the breakdown should emulate scenario 6, 5% very low, 5% low and 10% moderate. Commissioner Nanney seconded. Motion failed 3-4. Commissioners Miller and Coppess abstained.

Motion: Commissioner Miller moved that the Commission recommend a 25% inclusionary requirement that would be incentivized by a concession menu, and defer to staff to recommend the affordability level breakdown. Commissioner Wendler seconded. Motion approved 6-3.

Motion: Commissioner Williams made a motion to accept staff's recommendation for the concession menu with an amendment to the setback reductions such that a reduction would not be allowed if it would result in the removal of a protected tree. Commissioner Lyon seconded. Motion approved unanimously.

Motion: Commissioner Wendler moved approval of staff recommendation that the Zoning Code Amendments are exempt from the California Environmental Quality Act. Commissioner Barar seconded. Motion approved unanimously.

7. ACTION ITEM

A. General Meeting Protocol:

- 1) Presentation: Council Adaptation of Rules Applicable to all Commissions.
- 2) Adoption of Resolution of the Planning Commission of the City of Pasadena Amending Rules for the Conduct of its Meetings.

Public Comments

Nina Chomsky
Ed Washatka

Motion: Commissioner Nanney moved approval of the staff recommendation. Commissioner Barar Seconded. Motion approved 8-1.

8. COMMENTS AND REPORTS FROM STAFF

David Sanchez informed the Commission about the conclusion of Round 2 of the Specific Plan Workshops last week with the Lamanda Park Workshop.
David Reyes discussed the memo from City Manager Steve Mermell regarding Commercial Cannabis.

9. COMMENTS AND REPORTS FROM COMMITTEES

- **Design Commission** – None
- **Board of Zoning Appeals** – None
- **CIP** – None

10. COMMENTS FROM COMMISSIONERS

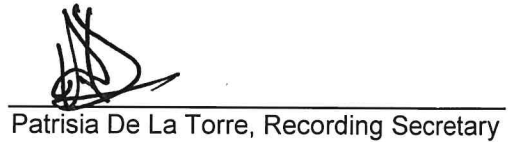
Chair Coher informed the Commission of the need to bring an item for recommendation by the Planning Commission to nominate a member to be the Planning Commission's representative on the Design Commission.

Motion: Chair Coher moved to recommend that City Council approve Commissioner Coppess as the Planning Commission representative for the Design Commission. Commissioner Olivas seconded. Motion approved unanimously.

Chair Coher designated the following Commissioners to serve on the Board of Zoning Appeals, Commissioner Williams as Chair, Commissioner Nanney as Vice-Chair and Commissioners Barar, Olivas and Wendler. Commissioners Miller, Lyon, Coppess and Chair Coher will serve as alternate members when needed.

11. ADJOURNMENT – Chair Coher adjourned the meeting at approximately 10:27 p.m.


David Sanchez, Principal Planner


Patrisia De La Torre, Recording Secretary