



**AGENDA
PLANNING COMMISSION
Wednesday, September 10, 2014**

**Regular Public Meeting, 6:30 pm
Council Chambers, Room S249
100 N. Garfield Avenue, Pasadena CA 91101**

- 1. ROLL CALL**
- 2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**
- 3. DIRECTOR'S REPORT**
- 4. APPROVAL OF MINUTES**
August 27, 2014
- 5. PUBLIC HEARING**

**A. Planned Development Zone Change For The Reuse Of The Desiderio Army Reserve Center
655 Westminster Drive**

Recommendation: It is recommended that the Planning Commission consider the Final Environmental Impact Report (EIR) and recommend to the City Council certification of the Final EIR, approval of the Zoning Map Amendment from West Gateway Specific Plan (WGSP-2) to Planned Development, adoption of the Planned Development Conditions of Approval, and addition of the Desiderio Planned Development to the Zoning Code. This will facilitate the demolition of the existing buildings on the site and the construction of nine affordable single-family homes and a neighborhood park.

Case Manager: Laura Dahl

B. Conditional Use Permit #6072: 260-400 East Colorado Boulevard

Project Description: Construction of a six-story, 179-room hotel and six-story mixed use building with 25,000 square feet of retail and restaurant space and 71 for-sale residential units.

Recommendation: It is recommended that the Planning Commission, after a public hearing:

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in Attachment C for the project;
2. Adopt the findings in Attachment A and approve Conditional Use Permit #6072 with the conditions of approval in Attachment B:
 - a. Conditional Use Permit: To allow the construction of a non-residential project over 25,000 square feet in size ('Major Project');
 - b. Conditional Use Permit: To allow a 'Lodging - Hotels, Motels' use;
 - c. Minor Conditional Use Permit: To allow the construction of a non-residential project over 15,000 square feet in size within the Transit-Oriented Development (TOD) Area;
 - d. Minor Conditional Use Permit: To allow shared parking;
 - e. Minor Conditional Use Permit: To allow on-site valet parking; and
 - f. Minor Variance: To allow the ground floor of the hotel building to be set back at least 50 feet from Green Street where the maximum allowable setback is five feet.
3. Direct staff to file a Notice of Determination within five days.

Case Manager: David Sinclair

7. Action Item

Transportation Metrics and Thresholds (Continued from July 23, 2014)

Recommendation: Consider the adoption of new transportation performance measures for transportation Impact analysis.

Case Manager: Mark Yamarone

8. COMMENTS AND REPORTS FROM STAFF

Chick-Fil-A construction status - David Reyes

9. COMMENTS AND REPORTS FROM COMMITTEES

Appointment of Commissioners to Committees and Commissions by Chair

Reports:

A. Design Commission - Commissioner Hansen

B. Board of Zoning Appeals - Chair Hickambottom, Vice- Chair Jones, Commissioners Farhat, Nelson, and Williamson

C. CIP Subcommittee - Chair Nelson, Commissioners DeWolfe and Wendler

10. COMMENTS FROM COMMISSIONERS

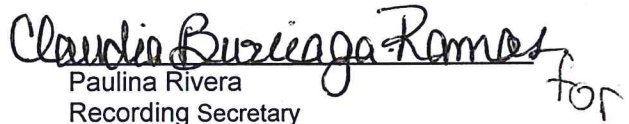
10. ADJOURNMENT

POSTING STATEMENT:

I HEREBY CERTIFY that this Agenda, in its entirety was posted on the Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on the 5th day of September 2014 by 5:30 p.m. The agenda will also be posted on the bulletin board outside the front entrance of the Hale Building, 175 N. Garfield Avenue, an electronic copy sent to the Central Library for posting and the agenda may be viewed at the City's website at: <http://www.ci.pasadena.ca.us/planning/meetings/notices.asp>



Kelvin Parker
Zoning Administrator



Claudia Buziaga-Ramos
Paulina Rivera
Recording Secretary for