



AGENDA
PLANNING COMMISSION
Wednesday, July 27th, 2016
Regular 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. DIRECTORS REPORT
4. APPROVAL OF MINUTES
 - June 22nd, 2016
 - July 13th, 2016
5. PUBLIC HEARING
 - A. **Time Extension for CUP #5407 - Crown City Medical at 550-566 East Colorado Boulevard**

Time Extension application for Conditional Use Permit #5407, which was approved by the Planning Commission on July 24, 2013, to allow for a five-story medical office building (112, 252 square feet) with ground-floor retail, four levels of medical office above, and five levels of subterranean parking below.

Staff recommendation:
Continue item to August 10th, 2016

Case Manager: Tracy Steinkruger
 - B. **Colorado Hill Planned Development – 1347-1355 East Colorado Boulevard and 39 North Hill Avenue; 1336 East Colorado Boulevard**

Planned Development application for the construction of two hotels generally located at the intersection of Colorado Boulevard and North Hill Avenue in the East Colorado Specific Plan area. The north parcel would be developed with a 375-room hotel and ground-floor commercial uses totaling approximately 350,000 square feet. The south parcel would be developed with a 150-room hotel and ground floor commercial uses totaling approximately 90,000 square feet. Staff recommends that the Planning Commission recommend that the City Council:

Staff recommendation:

 1. Recommend that the City Council certify the Final Environmental Impact Report and adopt a Mitigation, Monitoring, and Reporting Program;
 2. Recommend that the City Council adopt the Findings in Attachment A to approve a Zone Map Amendment from ECSP-CG-2 and RM-48-PK to PD (Planned Development) with the Conditions of Approval in Attachment B; and
 3. Recommend that the City Council adopt the Findings in Attachment A to approve PD 35 (Colorado Hill Hotel Planned Development) with the Conditions of Approval in Attachment B.

Case Manager: Tracy Steinkruger
 - C. **Lower Hastings/View Protection**

Amendment to the existing Neighborhood Overlay District including changes to setback requirements, materials and design elements, and floor area ratio, as well as a new Neighborhood Development Permit process, with a focus on view protection and privacy. Staff recommends that the Planning Commission recommend that the City Council:

Staff recommendation:

1. Adopt the Addendum to the previously adopted Negative Declaration;
2. Approve the Findings for Zoning Code Amendments; and
3. Approve the proposed Zoning Code Amendment to the Neighborhood District Overlay Zone, to include view protection and privacy standards in addition to previously adopted amendments to the Overlay on April 25, 2016 by City Council.

Case Manager: Martin Potter

D. Zoning Code Amendment to Create a Single-Level Overlay District

Zoning Code Amendment to amend Chapter 17.28 (Overlay Zoning District) of the City's Zoning Code to create a new Zoning Overlay District: SL (Single-Level). The proposed Single-Level Overlay District would allow for an owner-initiated process by which the construction of new second stories, including new residences, or additions to existing second stories could be prohibited. Owners of properties zoned RS (Residential, Single-Family), RS-1, RS-2, RS-4, and RS-6, as well as properties zoned RM-12 (two units per property), would be eligible to apply for this overlay district. Staff recommends that the Planning Commission recommend that the City Council:

Staff recommendation:

1. Adopt the environmental determination that the proposed Zoning Code Amendment is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, Article 5, §15061(b)(3) (General Rule));
2. Adopt the Findings to Amend the Zoning Code; and
3. Approve the Zoning Code Amendment to Section 17.28 (*Zoning Overlay District*) of the Pasadena Municipal Code to create Section 17.28.120 (*Single-Level Overlay District*).

Case Manager: David Sinclair

6. COMMENTS AND REPORTS FROM STAFF

7. COMMENTS AND REPORTS FROM COMMITTEES

- **Design Commission**
- **Board of Zoning Appeals** – Chair Jones, Vice-Chair Farhat, Commissioner Coher, Nelson and Williamson.
- **CIP Subcommittee** – Chair Nelson, Commissioners DeWolfe and Wendler
- **Centennial Plaza Subcommittee** – Chair DeWolfe, Commissioners Farhat and Coher

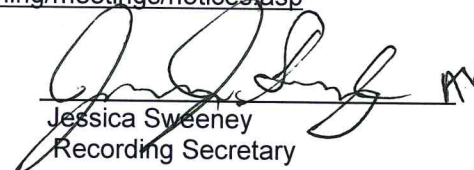
8. COMMENTS FROM COMMISSIONERS

9. AJOURNMENT

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, or before the 22nd, day of July 2016 by 5:30p.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: www.cityofpasadena.net/planning/meetings/notices.asp



David M. Reyes, Director of
Planning & Community Development



Jessica Sweeney
Recording Secretary