



MINUTES
PLANNING COMMISSION
SPECIAL MEETING
Wednesday January 25th, 2017
Special Meeting at 6:00 p.m.
Council Chambers Room S249
100 N. Garfield Avenue, Pasadena 91101

1. **ROLL CALL** – Chair Jones called the meeting to order at 6:00 p.m.
PRESENT – Commissioners: Barar, Farhat, Coher, De Wolfe, Keane, Wendler Nelson and Chair Jones
EXCUSED ABSENT: Commissioner Williamson
STAFF: Jennifer Paige, Theresa Fuentes, Arthi Varma, David Sinclair, Martin Potter, and Jessica Sweeney
2. **CHANGE TO PLANNING COMMISSION CHAIRPERSON APPOINTMENT**
 - A. **Recommendation for Louisa Nelson to serve as Planning Commission Chair and for Greg Jones to serve as Planning Commission Vice-Chair though June 30th, 2017.**

Motion: Chair Jones moved approval to appoint Louisa Nelson to serve as Planning Commission Chair and Greg Jones to serve as Planning Commissioner Vice-Chair though June 30th, 2017. Commissioner Farhat seconded, motion approved unanimously.

3. **DIRECTOR'S REPORT** - None

4. **STUDY SESSION/WORKSHOP**

- B. **Zoning Code Amendments: Section 17.29 (Hillside Overlay Districts)**

David Sinclair (*Senior Planner*) and Martin Potter (*Associate Planner*) provided a power point presentation providing a brief background of the City's current regulations, and concerns that were discussed at our last meeting and possible solutions to those questions.

Public Comment:

The following people spoke:

- Mary Dee Romney (San Rafael Neighborhood Association)
- Uri Seiser
- Amy Engler (Pasadena Board of Realtors)
- Colleen Schwab
- Nina Chomsky (Linda Vista Annandale Association)
- Debra Oneill
- Susan Wogoman

Commission Comments

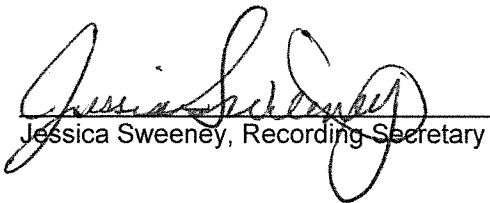
The Commission had the following comments and questions:

- The Commission had concerns regarding massing, and the height of basements and would like staff to consider limiting size of basements.
- Would like staff to look at the definition of Accessory Structures and consider all structures in gross floor area.
- Suggest staff consider the exclusion of the slope from the calculation when looking at Accessory Structures.
- Would like staff to provide more clarification within the definition of protected views, and specify what views are protected?
- Revising definition of primary living area and consider when primary living area is not on ground floor.
- Consider views from all stories.
- Would like staff to consider cost of story poles and exploring other options such as digital renderings and alternatives for costs to narrow down best option for HDP's.

- The Commission is open to considering amending of thresholds for projects exempt from Hillside Development Permit.
- Would like staff to explore, expanding the notice radius and also explore different scenarios for Average vs. Median size.
- Would like staff to look at expanding the 500 ft. for neighborhood compatibility.
- Would like Staff to consider expanding the notification radius to 1000 ft.
- Reversed Corner Lots should be flagged for a Hearing and additional notifications should be required for projects on reverse-corner lots.
- Would like staff to consider there be a noticed site visit for all Board of Zoning Appeals projects.
- Would like staff to consider looking into discounted rates for fees for 2nd story additions and looking into not requiring all of the technical studies

The Commission expressed their disappointment in the turnout of public attendance at tonight's meeting and would like to have had more input from the public before proceeding any further. Would like staff to expand noticing a little broader and hold another meeting with the same information provided tonight to receive more feedback before finalizing any recommendations.

5. **COMMENTS AND REPORTS FROM STAFF** - Arthi informed the Commission of an upcoming Community Meeting on Short Term rentals scheduled for February 16, 2017 at the Senior Center from 6 – 8 p.m. and encouraged all that were interested, to attend.
6. **COMMENTS AND REPORTS FROM COMMISSION** - None
7. **COMMENTS AND REPORTS FROM COMMITTEES**
 - **Design Commission** – Commissioner Keane – *Reported on the meeting of*
 - *Advisory Review* – Lower Arroyo Seco – Main Entry
 - *Preliminary Consultation* – 360 North Arroyo Blvd. – Rose Bowl Aquatic Center
 - *Concept Design Review:*
 - 380 East Union Street
 - 290 East Colorado Boulevard
 - **Board of Zoning Appeals** – Chair Farhat Vice Chair Nelson, Commissioner Coher and Williamson – *No Report*
 - **CIP Subcommittee** - Chair Wendler, Commissioners DeWolfe and Barar – *No report*
 - **Centennial Plaza Subcommittee** – Chair DeWolfe, Commissioner Farhat and Coher – *No Report*
8. **ADJOURNMENT** – Chair Jones adjourned the meeting at approximately 10:18 p.m.


 Jessica Sweeney, Recording Secretary