

MINUTES
PLANNING COMMISSION
SPECIAL MEETING
Wednesday February 22, 2017
Time: 6:30 p.m.
City Yards – Public Works
233 West Mountain, Second Floor

1. **ROLL CALL** – Chair Nelson called the meeting to order at 6:32 p.m.
PRESENT – Commissioners Farhat, Coher, Williamson, Keane, Wendler, Vice-Chair Jones, and Chair Nelson
EXCUSED ABSENT: Commissioner DeWolfe and Barar
STAFF: David Reyes, Theresa Fuentes, Leon White, Kevin Johnson, Arthi Varma, David Sinclair, Martin Potter and Jessica Sweeney

2. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA - None**

3. **DIRECTOR'S REPORT – None**

4. **PUBLIC HEARING**

Thorndike-Madrillo Landmark District

Kevin Johnson (Senior Planner) provided a power point presentation providing background information on the project, summarizing the process for designating a Landmark District, district location and its boundaries, staff's analysis regarding the eligibility criteria of the district for designation and staff's recommendation.

Public Comment:

The following people spoke:

- Nadine Ishizu - *Resident*
- Elizabeth Chillimami - *Resident*
- Kay Leavens – *Resident*
- Leslie Childs – *Resident*
- Michael O'Connor – *Resident*
- Abe Chorbajian – *Resident*

**Chair Nelson closed Public Comment at 7:00 p.m.*

Commission Comments

The Commission had a few process and clarification questions on the project.

The commission had a discussion regarding the opposition from one of the residents that resides in the Madrillo Court portion of the Landmark District.

**Chair Nelson reopened Public Comment at 7:17 p.m. for the brief purpose of hearing from the Applicant regarding this particular issue. Chair Nelson reclosed public comment at 7:22 p.m.*

Motion: Commissioner Williamson moved that the Planning Commission approve staff's recommendation to recommend that the City Council approve the Landmark District Application and the various findings #1-5 and to ensure that Staff provides sufficient information to the City Council to demonstrate that the Thorndike Road portion of the Landmark District would qualify for designation if the City Council decides to separate the Madrillo Court portion from the Landmark District due to objections of property owners on Madrillo Court. Commissioner Keane second the motion. Motion carries 6-1.

Vote:

Keane - Yes	Wendler - Yes
Farhat - Yes	Nelson - Yes
DeWolfe - Absent	Jones- No
Williamson - Yes	Barar - Absent
Coher - Yes	

5. STUDY SESSION/WORKSHOP

Zoning Code Amendments: Section 17.29 (Hillside Overlay Districts)

David Sinclair (Senior Planner) and Martin Potter (Associate Planner) presented information on the background of the City's current regulations, the City's outreach efforts and staff's approach to the concerns identified by residents/commission and the potential changes to the existing development standards for single-family residential neighborhoods in the Hillside Overlay zones as part of the City's efforts to respond to mansionization (Phase 3).

Public Comments:

The following people spoke:

- Donald Saltarelli – *Resident*
- Clifton Allen – *Resident*
- Ada Gates – *Resident*
- Amy Engler – *Pasadena Board of Realtors*
- Jennifer Black – *Resident*
- Mic Hansen – *Resident*
- Hilda Hernandez – *Pasadena Foothills Association of Realtors*
- Blaine Cavena – *Resident*
- Daniel Grady - *Resident*
- Joan Dooley - *Resident*
- Nancy Youngblut - *Resident*
- Joe Dumbacher - *Resident*
- Michael Roster – *Resident*
- Debra O'Neil – *Resident*
- Mary Dee Romney – *San Rafael Neighborhood Association*
- Nina Chomsky – *Linda Vista Annandale Association*

Commission Comments:

The commission had the following questions and comments:

- Would like more clarification on the Neighborhood compatibility guidelines, what is their status in our code? What is the 35 percent bonus and what are the factors considered?
- The commission had concerns on the cost of permits and the hardship this may bring upon people. The commission would like staff to provide more information regarding the types of projects in which add permit cost and what types of projects don't require additional permits.
- Regarding color requirements, the commission would like more clarification as to who the color permit requires to, what limitations there are and the required areas this applies to. Would like to know if there is a way to have rules that are more manageable but yet a little more tailored rules to the neighborhoods. Adding some flexible rules on the paint color on properties and more clarification on who all this applies to as not all neighborhoods have the same character?
- The commission is in support of increasing notification radius.
- Regarding increasing compatibility radius going from 500ft. – 1000ft. See an issue with increasing compatibility radius on larger lots and would like staff to look into setting a limit for larger lots.
- What really should trigger the hillside development permit? Would like more clarification on whether there should be a hillside permit required for a new story period?
- What constitutes a Major renovation? The commission feels it is important to have the 50 percent or more of exterior walls, or something along those lines triggering the Hillside Development permit and not also having to do the roof line change.

- More clarification on the required areas/project that the HDP applies to. The commission would like to understand the maximum extent feasible permit language requirements. Some hierarchy of importance of the rules that must be complied with verses what is flexible to alter in order to achieve the view protection.
- Concerns regarding basement limits and would like if staff could define the basement language more, as they feel there are still potential impacts of the neighborhood, impacts to the hillside and etc.

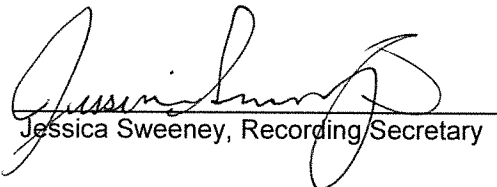
5. COMMENTS AND REPORTS FROM STAFF - None

6. COMMENTS AND REPORTS FROM COMMISSION – Vice-Chair Jones thanked Staff for all of the work put into the staff reports and meetings.

7. COMMENTS AND REPORTS FROM COMMITTEES

- **Design Commission** – Commissioner Keane reported on the February 14th, meeting:
 - *Preliminary Consultation – 3452 East Foothill Boulevard*
 - *Preliminary Consultation – 262-282 Los Robles Ave., /251, 265, 275 & 303 N. Oakland Ave.*
 - *Preliminary Consultation – 140 Chestnut Street – St. Andrews Church*
- **Board of Zoning Appeals** – Chair Farhat Vice Chair Nelson, Commissioner Coher and Williamson – Commissioner Farhat reported on the February 15th, 2017 meeting:
 - *Modification to EUP #3537: 490 East Union Street*
 - *V #11824: 615 Linda Vista Avenue*
- **CIP Subcommittee** - Chair Wendler, Commissioners DeWolfe and Barar – *Next meeting March 6th, 2017 at 8:00am.*
- **Centennial Plaza Subcommittee** – Chair DeWolfe, Commissioner Farhat and Coher – *No Report*

8. ADJOURNMENT – Chair Nelson adjourned the meeting at approximately 9:24 p.m.


Jessica Sweeney, Recording Secretary