



AGENDA
PLANNING COMMISSION
Wednesday, April 26, 2017
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
5. PUBLIC HEARING

A. Zoning Code Amendments: Section 17.29 – Hillside Overlay Districts

Zoning Code amendments to Section 17.29 (Hillside Overlay District) of the Zoning Code, affecting properties zoned HD, HD-1 (Upper Hastings Ranch), and HD-SR (San Rafael Area) to address topics such as view protection, basement size and location, accessory structures, and maximum house size in Upper Hastings Ranch. Staff also proposes revised thresholds for when public review through a Hillside Development Permit is required.

It is recommended that the Planning Commission, after a public hearing, recommend the City Council:

1. Find that the proposed Zoning Code Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15308 (Class 8, Actions by Regulatory Agencies for Protection of the Environment);
2. Approve the Findings for Zoning Code Amendments; and
3. Approve the proposed amendments to Section 17.29 (Hillside District) of the Zoning Code.

Case Manager: Martin Potter

B. Rose Villa-Oakdale Landmark District – (District 7)

It is recommended that the Historic Preservation Commission:

1. Find that the designation of a historic resource is categorically exempt from the California Environmental Quality Act (CEQA Guidelines §15308: Class 8 - Actions by Regulatory Agencies for Protection of the Environment);
2. Acknowledge the determination of the Historic Preservation Commission on November 1, 2016 that the Rose Villa-Oakdale Landmark District meets the criteria for designation (§17.62.070 P.M.C.).
3. Confirm that the designation has written support from at least 51% of the owners of individual parcels in the district (Attachment C).
4. Find that the proposed zone change is consistent with the General Plan (Goal 8 of the Land-use Element, "Historic Preservation: Preservation and enhancement of Pasadena's cultural and historic buildings, landscapes, streets and districts as valued assets and important representations of its past and a source of community identity, and social, ecological, and economic vitality.") and the purposes of the zoning ordinance (P.M.C. §17.10.010.B, "Conserve and protect the historical integrity and character of the City's neighborhoods.")

5. Recommend that the City Council approve the zone change to add the Rose Villa-Oakdale Landmark District, LD-25, landmark district overlay to the zoning map (Attachment A)

Case Manager: Kevin Johnson

C. Fuller Seminary Master Plan Amendment

The proposed Master Plan Amendment would reconfigure the 2006 Master Plan boundaries and forfeit development rights for all development previously approved and not constructed except for a 35,000 square-foot chapel. The amended Master Plan would also include a decrease in the student enrollment capacity from 2,014 campus-students to 1,090 students (950 campus students and 140 partially online/on-campus students).

It is recommended that the Planning Commission, after a public hearing, recommend the City Council:

1. Adopt the Subsequent Mitigated Negative Declaration (Attachment E) and Mitigation Monitoring and Reporting Program (Attachment F) for the proposed amendments to the Fuller Theological Seminary Master Plan;
2. Adopt the Findings (Attachment A) and Conditions of Approval (Attachment B) for the proposed amendments to the Fuller Theological Seminary Master Plan;
3. Adopt the requested amendments to the Fuller Theological Seminary Master Plan, thereby superseding the 2006 Master Plan document. The amended Master Plan documentation shall consist of adopting resolutions and conditions of project approval; and
4. Terminate the 2006 Development Agreement (Attachment D).

Case Manager: David Sinclair

6. COMMENTS AND REPORTS FROM STAFF

7. COMMENTS AND REPORTS FROM COMMITTEES

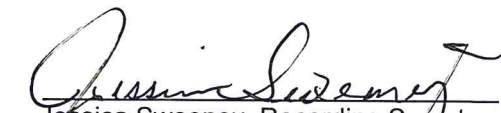
- **Design Commission** – Commissioner Keane
- **Board of Zoning Appeals** – Chair Farhat, Vice-Chair Nelson, Commissioners Coher, Jones and Williamson.
- **CIP Subcommittee** – Chair Wendler, Commissioners DeWolfe and Barar
- **Centennial Plaza Subcommittee** – Chair DeWolfe, Commissioners Farhat, Coher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

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 21st, day of April 2017 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