



**MINUTES
PLANNING COMMISSION
Wednesday September 27, 2017
Regular Meeting at 6:30 p.m.
Council Chambers Room S249
100 N. Garfield Avenue, Pasadena 91101**

1. **ROLL CALL** – Chair Wendler, called the meeting to order at 6:45 p.m.
PRESENT – Commissioners; Williams, Nanney, Wendler, Keane, Coher, Vice-Chair DeWolfe and Chair Wendler
Excused Absent: Commissioner Williamson and Barar
Staff: Kelvin Parker, Talyn Mirzakhian, David Reyes, Theresa Fuentes, Arthi Varma, Joanne Hwang, David Sinclair, Conrad Viana, Mike Bagheri, Jennifer Paige, Perry Banner, John Bellas and Jessica Sweeney.
2. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA** - None
3. **DIRECTORS REPORT**
Mr. Reyes informed the commission of the upcoming City Council meeting Monday October 2nd, 2017, where the City Council will be considering an ordinance for Zoning Code Amendment to add regulations for Short -Term Rentals.
4. **PUBLIC HEARING**
 - A. **Time Extension for CUP #5407 – Crown City Medical at 550-566 East Colorado Boulevard**
Talyn Mirzakhian (*Senior Planner*) presented a PowerPoint presentation providing background on the time extension for CUP#5407 Crown City Medical project at 550-566 East Colorado Boulevard.

Staff recommendation:

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

1. **Find** that on July 24, 2013, the Planning Commission made findings pursuant to the California Environmental Quality Act and adopted a resolution certifying a Subsequent EIR and adopting a Mitigation Monitoring and Reporting Program, Findings, and a Statement of Overriding Considerations as part of their approval of CUP #5407, and that there are no changed circumstances or new information that would trigger further environmental review; and
2. **Approve** the Time Extension for Conditional Use Permit #5407

Public Comments

- Brian Wallace (*Playhouse District Association*)

Commission Comments - None

Motion: Vice-Chair DeWolfe moved staff's recommendation as amended. Commissioner Coher seconded, motion approved unanimously.

Vote:

Keane - Yes	Wendler - Yes
Williams - Yes	Nanney - Yes
DeWolfe - Yes	Barar - Absent
Williamson - Absent	Coher - Yes

B. Polytechnic School Master Plan Amendment

Joanne Hwang (Planner) presented a PowerPoint presentation providing background information on the proposed Polytechnic Master Plan Amendment.

Staff Recommendation:

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

1. **Find** that the proposed Master Plan is exempt from review pursuant to the California Environmental Quality Act (CEQA), pursuant to the State CEQA guidelines Section 15314: Minor Addition to Schools; and
 2. **Approve** the proposed Master Plan for Polytechnic School by adopting the Findings (Attachment A) and Conditions of Approval (Attachment B).
- ❖ Commissioner Williams disclosed her affiliation with Polytechnic School and stated that she is a graduate and alumni of Polytechnic School and a donor in that capacity as an alumni, however she feels that she can be fair and impartial with the application presented before the commission for consideration.
 - ❖ Commissioner Coher disclosed his affiliation with Polytechnic School and stated that his two children attend Polytechnic School and that he does not receive any compensation from the school. He feels he can be fair and impartial with the application presented before the commission for consideration.

Public Comments

The following people spoke:

- Christopher Patton (*Resident*)
- Diane Stocke (*Resident*)
- Chandler Washington (*Current student at Polytechnic School*)
- Margaret Sabbag (*Polytechnic School*)
- Christle Balvin (*Resident*)
- Melany Hunt (*Applicant*)
- Stephen Rountree (*Applicant*)
- John Bracker (*Applicant*)

Commission Comments:

The Commission had a few process and clarification questions in which were answered by City staff:

- Was the intersection at Cornell Road and Mentor Avenue reviewed for improvements, and if so, what were the results of it?
- Is there a condition that can be added, to work with Caltech on the timing of the construction to reduce potential impact to the neighborhood?
- ❖ Commissioner Keane expressed that she was very supportive of the concept of the cap on the trips, to ensure that even with a student enrollment increase there is no net increase in trips. It is very respectful of the neighborhood and it also sends the project in the right direction of encouraging more people to get out of their car and take alternative means of transportation (biking, walking, carpool and etc.) to get to school. In connection with that, the pedestrian friendly character of the gym and enhanced tree canopies are very good to have in a design to achieve this and help retain the pedestrian friendly character of the overall neighborhood. She also expressed that the conditions presented as part of the proposed Master Plan are very detailed, very well thought out and that it was obvious that a lot of time and effort went into the document. Lastly they strike the right balance of allowing the school to modernize some of their facilities while protecting the neighborhood in the process.

Motion: Commissioner Keane moved approval of staff's recommendation, seconded by Commissioner Nanney. Motion approved unanimously.

Vote:

Keane - Yes	Wendler - Yes
Williams - Yes	Nanney - Yes
DeWolfe - Yes	Barar - Absent
Williamson-Absent	Coher - Yes

C. Municipal Code Amendment: Marijuana Regulations

Perry Banner (Contract Planner) presented a PowerPoint presentation on the background of the Municipal Code Amendment: Marijuana Regulations.

Staff Recommendation:

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

- 1. Find** that the action proposed herein is not a project subject to the California Environmental Quality Act (CEQA) in accordance with Section 21065 of CEQA and State CEQA Guidelines Sections 15060 (c)(2), 15060 (c)(3), and 15378, and that the proposed action is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3), the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment;
- 2. Adopt** the Findings of Consistency with the General Plan in Attachment A;
- 3. Recommend** that the City Council approve the proposed amendment to the Pasadena Municipal Code as contained in this report, which is to 1) prohibit citywide personal outdoor cultivation of marijuana and commercial marijuana activities, including retail sales and cultivation for commercial purposes, and 2) allow the delivery of marijuana and marijuana products into the City from commercial marijuana businesses in other jurisdictions; and
- 4. Recommend** that the City Council direct the City Attorney to prepare an ordinance amending the Pasadena Municipal Code as presented in this report.

Public Comments

The following people spoke:

- Cathy Morfopalos (Resident)
- Erika Foy (Protect Pasadena Kids)
- Dot Harvey (Resident)
- Patrick Debel (Resident)
- Koko Tabibzadeh (Resident)
- Shelly Backman (Resident)
- Catalina Gonzalez (Day One)
- George Boyajian (420 College)
- David Erickson (Resident)
- Rita Salazak-Ashford (Resident)
- Susan O'Leary

Commission Comments

The Commission had a few clarification questions regarding the deliveries of marijuana, which were answered by staff.

Motion: Commissioner Williams moved approval of staff's recommendations #1, #2, #3 (*part one*) and #4. Commissioner Coher Seconded. Motion approved unanimously.

Vote:

Keane - Yes	Wendler - Yes
Williams - Yes	Nanney - Yes
DeWolfe - Yes	Barar - Absent
Williamson - Absent	Coher - Yes

Motion: Commissioner Keane moved approval of staff's recommendation #3 (*part 2*) to allow the delivery of marijuana and marijuana products into the City from commercial marijuana businesses in other jurisdictions. Seconded by Commissioner DeWolfe. Motion carries **4-2**.

Vote:

Keane - Yes	Wendler - Yes
Williams - No	Nanney - No
DeWolfe - Yes	Barar - Absent
Williamson - Absent	Coher - Yes

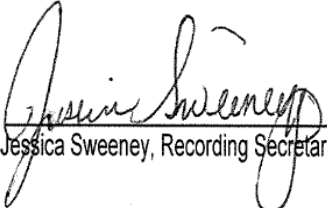
COMMENTS AND REPORTS FROM STAFF – None

COMMENTS AND REPORTS FROM COMMISSION – None

COMMENTS AND REPORTS FROM COMMITTEES

- **Design Commission** – Commissioner Keane reported on the September 27th, 2017 meeting:
 - Information update on the proposed design of the Chen Neuroscience Research Building, located on the campus of the California Institute of Technology (Caltech)
 - *Concept Design Review – 75 North Fair Oaks Avenue (Council District 3) – Approved*
 - *Final Design Review – 245 South Los Robles Ave (Council District 7) – Approved*
- **Board of Zoning Appeals** – Commissioner Coher, Williamson, Barar, Williams and Nanney (Wendler and DeWolfe to serve as backups) – *Next Meeting scheduled for October 4th, 2017*
- **Centennial Plaza Subcommittee** – Chair DeWolfe, Commissioner Farhat and Coher – *No Report*.

D. ADJOURNMENT – Chair Wendler adjourned the meeting at approximately 9:29 p.m.



Jessica Sweeney, Recording Secretary