



AGENDA
PLANNING COMMISSION
Wednesday, February 28, 2018
Regular Meeting, 6:30 p.m.
City Hall, 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**
 - October 25, 2017
 - January 10, 2018
5. **PUBLIC HEARING**
 - A. **3200 E. Foothill Boulevard: Mixed Use Project: Comments on Draft SCEA**

Receive comments on the Draft Sustainable Communities Environmental Assessment (SCEA) for a mixed-use project proposing 550 residential units and 9,800 square feet of commercial space at the existing Spacebank self-storage site.

Case Manager: David Sanchez

- B. **Huntington Memorial Hospital Master Plan Amendment**

The Huntington Memorial Hospital (Hospital) has identified several facilities that require seismic upgrades to comply with State laws governing the seismic safety of hospital facilities, and is therefore proposing a Master Plan Amendment to perform the required seismic upgrades and replace these facilities. A Revised Final Environmental Impact Report (EIR) has been prepared for the proposed project which includes the addition of 65 hospital beds to the Hospital, which analyzed the following environmental topic areas: Aesthetics, Air Quality, Greenhouse Gas Emissions, Noise, and Traffic. The Revised Final EIR determined that, as proposed, the project would result in significant and unavoidable environmental impacts to traffic due to the additional trips that would be generated by adding 65 hospital beds. The Revised Final EIR further determined that the environmentally superior alternative is Refined Alternative 2 - Reduced Patient Beds, which would add 17 hospital beds instead of 65 hospital beds and construct two buildings (West Annex A and B) instead of one tower (West Annex); all other operational aspects of the project would remain the same. Refined Alternative 2 would reduce the proposed project's impact on the environment to a less than significant level.

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

1. Certify the Revised Final Environmental Impact Report (Attachment D) and adopt the Mitigation Monitoring and Reporting Program for the proposed Huntington Memorial Hospital Master Plan Amendment project (Attachment E);
2. Adopt the findings in Attachment A and approve Refined Alternative 2 - Reduced Patient Beds, as described in the Revised Final Environmental Impact Report, referenced as the "Recommended Project" in this agenda report, with conditions of approval (Attachment B);

3. Adopt the findings in Attachment A for a Zoning Map Amendment to change the zoning designation of the property located at 620 and 624 South Pasadena Avenue from Commercial Office (CO) to Public and Semi-Public (PS) (Attachment F);
4. Adopt the findings in Attachment A and approve the Private Tree Removal Permit for the removal of six protected trees on the Huntington Memorial Hospital campus, and acknowledge that the proposed landscape design, as conditioned, emphasizes a replacement tree canopy that is sustainable over the long term by adhering to the adopted replacement matrix; and
5. Direct the City Attorney to prepare an ordinance within 60 days amending the official Zoning Map of the City of Pasadena established by Section 17.20.020 of Title 17 of the Pasadena Municipal Code (Zoning Code) to implement the zone change contained in this report.

Case Manager: Martin Potter

6. COMMENTS AND REPORTS FROM STAFF

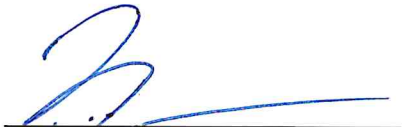
7. COMMENTS AND REPORTS FROM COMMITTEES

- **Design Commission** – Vice-Chair Keane
- **Board of Zoning Appeals** – Chair Williamson, Vice-Chair Coher, Commissioners; Barar, Nanney and Williams (Commissioner Wendler and DeWolfe to serve as backup)
- **Civic Center Task Force** – Commissioner DeWolfe

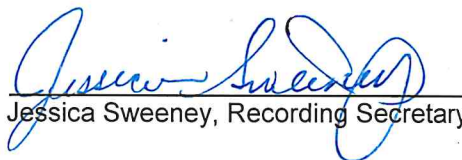
8. COMMENTS FROM COMMISSIONERS

9. ADJOURNMENT

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 23rd, day of February 2018 by 5:30 p.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