



PLANNING COMMISSION
Regular Meeting, 6:30 p.m.
Wednesday, October 23, 2019

PLANNING COMMISSION

David Coher - Chair: District 1
Tim Wendler - Vice-Chair: District 5
Ali Barar - Secretary: District 6
Felicia Williams - Rep: Mayor
Donald C. Nanney - Rep: District 4
Michael Coppess - At Large/District 4
Steven Olivas - Rep: District 3
Jason Lyon - Rep: District 7
Blair Miller - Rep: District 2

STAFF

David M. Reyes, Director of Planning & Community Development
Talyn Mirzakhonian, Zoning Administrator
David Sanchez, Principal Planner
Guille Nunez, Management Analyst IV
Andre Sahakian, Senior Planner
Jason Van Patten, Planner
Theresa Fuentes, Assistant City Attorney
Ted Reynolds, City Attorney's Office
Patrisia De La Torre, Recording Secretary

Any submitted documents will be made available for public review at the Permit Center, 175 North Garfield Avenue, from 8:00 a.m. to 5:00 p.m. Monday through Thursday and 8:00 a.m. to 12:00 p.m. Friday. Please contact the Planning & Community Development Department at (626) 744-4009 for specific time and date of availability.

Planning Commission meetings are held on the 2nd and 4th Wednesday of each month.

In compliance with the American with Disabilities Act (ADA) of 1990, listening assistive devices are available with a 24-hour advance notice. Please call (626) 744-4009 or (626) 744-4371 (TDD) to request use of a listening device. Language translation services are available for this meeting by calling (626) 744-4009 at least 48 hours in advance.

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AGENDA
PLANNING COMMISSION
Wednesday, October 23, 2019
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
 - May 9, 2018

5. PUBLIC HEARINGS

- A. **Conditional Use Permit: Cannabis Retailer Application #6759: Request to Allow the Retail Sales of Cannabis at 908 E. Colorado Boulevard for “Integral Associates Dena, LLC”**

(CONTINUED ITEM FROM OCTOBER 9, 2019)

It is recommended that the Planning Commission:

- 1) Find that an Environmental Impact Report (EIR) was certified for the Colorado at Lake Project; that corresponding CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program were adopted for the Colorado at Lake Project; and that there are no substantial changes to the project, changed circumstances, or new information of substantial importance that would trigger further environmental review as documented in an Addendum to the Colorado at Lake Project EIR that addresses the subject Conditional Use Permit. Find also that the proposed project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) and Section 15303 (Class 3, New Construction or Conversion of Small Structures) and there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances; and
- 2) Approve the Findings for the Conditional Use Permit (Attachment A); and
- 3) Approve the proposed Conditional Use Permit: Cannabis Retailer Application #6759 with Conditions of Approval (Attachment B)

Case Manager: Guille Nunez

B. **Conditional Use Permit #6658 at 83 N. Lake Avenue**

A Conditional Use Permit (CUP) application to allow the construction of a six-story mixed-use project consisting of 54 residential dwelling units, 100,898 square feet of office (Administrative Business Professional), 7,852 square feet of retail sales, 3,540 square feet of restaurant, and 362 parking spaces (at grade and three subterranean levels). A CUP is required for new construction of a mixed-use project where the nonresidential portion exceeds 25,000 square feet.

Staff Recommendation:

It is recommended that the Planning Commission:

- 1) Find that the project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects,

and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances; and

- 2) Approve Conditional Use Permit #6658 with the adoption of findings in Attachment A and conditions of approval in Attachment B.

Case Manager: Jason Van Patten

C. Zoning Code Amendment – Playhouse District Parking Requirements

Staff will present analysis and recommendations for an ordinance to reduce parking requirements for restaurant and entertainment uses in the CD-4 (Pasadena Playhouse) Zoning district.

It is recommended that the Planning Commission:

- 1) Find that the Zoning Code Amendments are exempt from the California Environmental Quality Act because they qualify for Categorical Exemption pursuant to Section 15305 (Class 5 – Minor Alterations in Land Use Limitations), and there are no features that distinguish this project from others in the exempt class; therefore there are no unusual circumstances;
- 2) Adopt the required findings for the Zoning Code Amendments (Attachment A); and
- 3) Recommend that the City Council approve the Zoning Code Amendments as presented to the Planning Commission.

Case Manager: Andre Sahakian

6. COMMENTS AND REPORTS FROM STAFF

7. COMMENTS AND REPORTS FROM COMMITTEES

- **Design Commission** – Commissioner Coppess
- **Board of Zoning Appeals** – Chair Williams, Vice-Chair Nanney – Commissioners: Barar, Wendler and Olivas
- **CIP** – To be appointed subsequently as needed

8. COMMENTS AND REPORTS 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 18th, day of October 2019 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: <https://ww5.cityofpasadena.net/commissions/planning-commission/>


David M. Reyes, Director of
Planning & Community Development


Patrisia De La Torre, Recording Secretary