



PLANNING COMMISSION
Regular Meeting, 6:30 p.m.
Wednesday, November 13, 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

Jennifer Paige, Deputy Director of Planning
David Sanchez, Principal Planner
Andre Sahakian, Senior Planner
Theresa Fuentes, Assistant City Attorney
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
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*Agendas are also available on the internet:
<http://ww5.cityofpasadena.net/commissions/planning-commission/>*



AGENDA
PLANNING COMMISSION
Wednesday, November 13, 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
 - October 9, 2019
5. PUBLIC HEARINGS

A. 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

(CONTINUE TO A FUTURE DATE- ITEM WILL BE RE-NOTICED)

B. Zoning Code Amendments: Updating Regulations for Single-Room Occupancy Uses

Staff will present analysis and recommendations for an ordinance to increase the maximum unit size for Single-Room Occupancy uses, and to allow the use in the CD-1 through CD-6 Zoning Districts without a conditional use permit.

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

C. Zoning Code Amendments: Cannabis Regulations

Staff will present analysis and recommendations for an ordinance to reduce the distance required between cannabis retailers from 1,000 feet to 450 feet, to increase the maximum permitted cannabis retailers per council district from one to three and clarify the language on distance requirements as measured to a residential zone.

It is recommended that the Planning Commission:

- 1) Find that the Zoning Code Amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3), the common sense exemption and 15301 "Existing Facilities" (Class 1); 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: Jennifer Paige, AICP

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

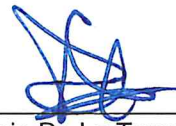
9. ADJOURNMENT

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 7th, day of November 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/>

AS



David M. Reyes, Director of
Planning & Community Development



Patrisia De La Torre, Recording Secretary