



**MINUTES**  
**PLANNING COMMISSION**  
**Wednesday October 23, 2019**  
**Regular Meeting at 6:30 p.m.**  
**City Hall, Council Chambers - Room S249**  
**100 N. Garfield Avenue, Pasadena 91101**

1. **ROLL CALL** – Chair Coher called the meeting to order at 6:32 p.m.  
**PRESENT** – Commissioners Wendler, Williams, Nanney, Barar, Olivas, Lyon and Chair Coher  
**Excused Absent:** Commissioners Coppess and Miller  
**Staff:** David Reyes, Jennifer Paige, Theresa Fuentes, Talyn Mirzakhian, Guille Nunez, Jason Van Patten, Ted Reynolds and Patrisia De La Torre

2. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA - NONE**

3. **DIRECTORS REPORT**

David Reyes informed the Commission that the City Manager has directed staff to prepare an amendment to the cannabis regulations; the item will be noticed on October 24, 2019 and will be brought to the Commission at the November 13, 2019 meeting.

4. **APPROVAL OF MINUTES**

- May 9, 2018 – Commissioner Barar moved approval of the May 9, 2018 minutes with minor changes. Commissioner Wendler seconded. Minutes approved 4-0. Commissioners Williams, Olivas and Lyon abstained.

**\*Chair Coher informed the Commission and the public that item 5C will be continued to the November 13, 2019 meeting.**

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 usual circumstances; and
- 2) Approve the Findings for the Conditional Use Permit: Cannabis Retailer application #6759 (Attachment A); and
- 3) Approve the proposed Conditional Use Permit: Cannabis Retailer application #6759 with Conditions of Approval (Attachment B)

**Case Manager:** Guille Nunez

**Public Comment:**

Wayne Hunt  
Martin Truitt  
Tim Dodd (SweetFlower Pasadena, LLC)

**Motion:**

Commissioner Wendler moved approval of staff's recommendations with clarifications on conditions 14 and 19. Commissioner Olivas seconded. Motion failed 3-4.

**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

**Public Comment:**

Sarah Ruskow (Just Float)  
Michael Ruskow (Just Float)  
Scot Stride (Just Float)  
Andreas Kraemer (Just Float)  
Alicia Hagen (Just Float)  
Andrew Salimian (Pasadena Heritage)  
Stewart Wang, MD

**Motion:**

Commissioner Lyon moved approval to adopt staff's recommendations with the modified conditions that demolition activities will be conducted only before 9 am and on Mondays, excavation within 75ft of the residential portion of the site will be conducted only before 9 am and on Mondays, debris processing will take place as far as possible but no less than 160ft from the Hudson Corridor, no jackhammers or pile drivers shall be used at the site, and the Design Commission in its review shall pay particular attention to the public street trees for the purpose of protecting as many street trees as possible. Commissioner Wendler seconded. Motion approved 6-1.

**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

**(CONTINUED TO NOVEMBER 13, 2019)**

**6. COMMENTS AND REPORTS FROM STAFF – None**

**7. COMMENTS AND REPORTS FROM COMMITTEES**

- **Design Commission – None**
- **Board of Zoning Appeals –** Commissioner Williams informed the Commission that the next meeting will October 30, 2019.
- **CIP - None**

**8. COMMENTS AND REPORTS FROM COMMISSIONERS - None**

**9. ADJOURNMENT –** Chair Coher adjourned the meeting at approximately 9:57 p.m.

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David Sanchez, Principal Planner

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Patrisia De La Torre, Recording Secretary

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