



**MINUTES**  
**PLANNING COMMISSION**  
**SPECIAL MEETING – 3:00 P.M.**  
**Wednesday, July 22, 2020**  
**Virtual Meeting**

1. **ROLL CALL** – Chair Williams called the meeting to order at 3:00 p.m.  
**Present:** Commissioners Barar, Coher, Wendler, Nanney, Miller, Coppess, Lyon, Olivas, and Chair Williams  
**Excused Absent:** None  
**Staff:** David Reyes, Jennifer Paige, David Sanchez, Andre Sahakian, Guille Nunez, Theresa Fuentes
2. **APPROVAL OF MINUTES**
  - A. **July 8, 2020** - Commissioner Coher moved approval of the July 8, 2020 Meeting Minutes. Seconded by Commissioner Wendler. Minutes approved 8-0. Commissioner Barar abstained.
3. **DIRECTOR'S REPORT**

Director Reyes updated the Commission on some items Planning Staff have been working on:

  - We will have a community meeting in mid to late August about religious institutions.
  - We are tracking state laws regarding the subject of housing.
  - The Historic Preservation Ordinance is going to HPC on August 4. This will come back to Planning Commission in late September.
  - The Mansionization Ordinance is going to City Council sometime in August.
  - The Specific Plan Round 3 effort has started virtually.
  - Staff is starting to work on the Housing Element.
  - In response to the governor's order, we have created an online portal for applications for Outdoor Dining, Alcohol CUPs, etc. Guille is working on expanding this to personal services.
  - We currently have five Planned Developments in various stages of processing.
4. **ACTION ITEMS**
  - A. **Potential Changes to Residential Regulations**

Staff is recommending the Planning Commission consider initiation of two Zoning Code Amendments applicable to single-family residential development. The first is related to requiring new standards for basement excavations in single-family residential neighborhoods. The second would consider the entitlement process related to construction of detached garages proposed in front of the primary residential structure within the Hillside Overlay District.

It is recommended that the Planning Commission:

- 1) Initiate a Zoning Code Amendment to address community concerns related to residential basement excavation and the entitlement process related to construction of detached garages proposed in front of the primary residential structure within the Hillside Overlay District.

**Case Manager:** Andre Sahakian

**Public Comment:**

- Maria Juliani
- Nina Chomsky (Linda Vista- Annandale Association)

**Motion:**

Commissioner Lyon moved that the Planning Commission initiate the two Zoning Code Amendments recommended by staff and consider any comments the Commissioners offered in preparing that amendment. Commissioner Wendler seconded. Motion approved 9-0.

**5. PUBLIC HEARINGS**

**A. Conditional Use Permit: Cannabis Retailer Application #6758: Request to Allow the Retail Sales of Cannabis at 3341 E. Colorado Boulevard for “Varda, Inc”**

It is recommended that the Planning Commission:

- 1) Find that the proposed Conditional Use Permit: Cannabis Retailer application is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities); and,
- 2) Approve the Findings for the Conditional Use Permit; and
- 3) Approve the proposed Conditional Use Permit: Cannabis Retailer Application #6758 with Conditions of Approval

**Case Manager:** Guille Nunez

**Public Comment:**

- Gerald L. Rome (Attorney at Law for owner MSC Group United LLC)
- Paul Little (Pasadena Chamber of Commerce)

**Motion:**

Commissioner Wendler moved approval of staff’s recommendation with the condition, as agreed to by the applicant, not to sublease the remaining property to any sensitive uses. Commissioner Olivas seconded. Motion approved 7-2.

**6. APPOINTMENT OF BOARD OF ZONING APPEALS (BZA) MEMBERS**

- Members: Miller, Lyon, Nanney, Coher, and BZA Chair Coppess
- Alternates: Barar, Wendler, Olivas, and Chair Williams

**7. COMMENTS AND REPORTS FROM COMMITTEES**

- **Design Commission** – Commissioner Barar informed the Commission about three projects from the July 14, 2020 meeting.
- **Board of Zoning Appeals** – N/A

**8. COMMENTS AND REPORTS FROM COMMISSION**

- Vice-Chair Olivas recommended that a later meeting time would be better for Commissioners and the public. Director Reyes suggested a 4:30 p.m. start time for the August 12 meeting. Commissioner Nanney voiced his support for a later start time. Chair

Williams directed the Commissioners to check their schedules and let staff know if they have any conflicts with a 4:30 p.m. start time.

9. **ADJOURNMENT** – Chair Williams adjourned the meeting at approximately 5:20 p.m.

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David Sanchez, Principal Planner

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Tess Varsh, Recording Secretary

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