



**MINUTES
PLANNING COMMISSION
SPECIAL MEETING – 4:30 P.M.
Wednesday, September 23, 2020
Virtual Meeting**

1. **ROLL CALL** – Vice-Chair Olivas called the meeting to order at 4:30 p.m.
Present: Commissioners Barar, Coher, Coppess, Miller, Wendler, Vice-Chair Olivas
Excused Absent: Commissioner Nanney, Lyons, and Chair Williams
Staff: David Reyes, Jennifer Paige, David Sanchez, Kevin Johnson, Theresa Fuentes
2. **APPROVAL OF MINUTES**
 - A. **September 9, 2020** - Commissioner Coher moved approval of the September 9, 2020 Meeting Minutes. Seconded by Commissioner Wendler. Minutes approved 4-0. Commissioner Barar abstained.
3. **DIRECTOR’S REPORT**

Director Reyes informed the Commission about a webinar hosted by the City on Tuesday, September 22 about potential development projects at the Civic Center. They plan to have a webpage up tomorrow, Thursday, September 24, 2020 for the public to view the recorded webinar and make comments.
4. **INFORMATION ITEM**
 - A. **Study Session: Zoning Code Text Amendment: “Animal Sales and Services”**

Discussion on a potential Zoning Code Amendment that would allow certain Animal Sales and Services uses (such as a veterinary clinic) in the Central District or portions of the Central District where these uses are currently prohibited.
Presented by Director Reyes
5. **PUBLIC HEARING**
 - B. **Declaration of Surplus Property for property located at 280 Ramona Street and Determination of General Plan consistency under State Surplus Land Act for properties at 280 Ramona Street, 78 N. Marengo Avenue, 255 E. Union Street and 95 N. Garfield Avenue (YWCA site).**

It is recommended that the Planning Commission recommend that the City Council:

 - 1) Find that the proposed action is not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15060 (c)(2), 15060 (c)(3), and 15378, as the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a “project”;
 - 2) Find that the proposed disposition of the properties at 78 N. Marengo Avenue, 255 E. Union Street, 95 N. Garfield Avenue & 280 Ramona Street, following declarations that such properties are surplus property, is consistent with the General Plan; and

- 3) Declare the property at 280 Ramona Street as surplus property and exempt from the competitive sale requirement under Pasadena Municipal Code Chapter 4.02.

Case Manager: Kevin Johnson

Public Comment:

- John Byram
- Marsha Rood
- Anthony Manousos
- Nina Chomsky
- Mic Hansen

Motion 1:

Commissioner Wendler moved the first staff recommendation that the proposed action is not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15060 (c)(2), 15060 (c)(3), and 15378, as the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a "project". Seconded by Commissioner Barar. Motion approved 4-2.

Motion 2:

Commissioner Wendler moved the second staff recommendation that the proposed disposition of the properties at 78 N. Marengo Avenue, 255 E. Union Street, 95 N. Garfield Avenue & 280 Ramona Street, following declarations that such properties are surplus property, is consistent with the General Plan. Seconded by Commissioner Barar. Motion approved 4-2.

Motion 3:

Commissioner Wendler moved the third staff recommendation to declare the property at 280 Ramona Street as surplus property and exempt from the competitive sale requirement under Pasadena Municipal Code Chapter 4.02. Seconded by Commissioner Barar. Motion failed 3-3.

C. Proposed Amendment to the Historic Preservation Ordinance:

It is recommended that the Planning Commission recommend that the City Council:

- 1) Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15308, Class 8, of the CEQA guidelines pertaining to actions by regulatory agencies for the protection of the environment. The proposed amendments generally strengthen and clarify existing regulations that apply to the protection of historical resources;
- 2) Find that the proposed Zoning Code Text Amendments are in conformance with the goals, policies, and objectives of the General Plan;
- 3) Find that the proposed Zoning Code Text Amendments would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City; and, therefore,
- 4) Approve the proposed Zoning Code Text Amendments to the Historic Preservation Ordinance.

Case Manager: Kevin Johnson

Public Comment:

- John Ripley

Motion:

Commissioner Coher moved to approve the staff recommendation. Seconded by Commissioner Wendler. Motion approved 6-0.

6. COMMENTS AND REPORTS FROM STAFF

- None

7. COMMENTS AND REPORTS FROM COMMITTEES

A. Design Commission – Commissioner Barar updated the Planning Commission about four items heard at the September 22, 2020 Design Commission meeting.

B. Board of Zoning Appeals – N/A

8. COMMENTS AND REPORTS FROM COMMISSION

- None

9. ADJOURNMENT – Vice-Chair Olivas adjourned the meeting at approximately 7:16 p.m.

David Sanchez, Principal Planner

Tess Varsh, Recording Secretary

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