



**REVISED SPECIAL MEETING  
PLANNING COMMISSION  
Thursday, December 17, 2020  
4:30 P.M.**

**MEMBERS**

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

**STAFF**

David M. Reyes, Director of Planning & Community Development  
Jennifer Paige, Deputy Director of Planning & Community Development  
David Sanchez, Principal Planner  
Luis Rocha, Zoning Administrator  
David Sinclair, Senior Planner  
Jennifer Driver, Planner  
Theresa Fuentes, Assistant City Attorney  
Tess Varsh, Recording Secretary

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

Agendas and related documents are available for public review on the City website at:  
[www.cityofpasadena.net/commissions/planning-commission](http://www.cityofpasadena.net/commissions/planning-commission).

*To request meeting materials in alternative formats or other disability-related modification or accommodation necessary to facilitate meeting participation, please contact the Planning & Community Development Department as soon as possible at (626) 744-7374 or [tmolinar@cityofpasadena.net](mailto:tmolinar@cityofpasadena.net). Providing at least 72-hour advance notice will help ensure availability.*

*Language translation services may also be requested with 72-hour advance notice by calling (626) 744-7374 or [tmolinar@cityofpasadena.net](mailto:tmolinar@cityofpasadena.net). Habrá servicio de interpretación disponible para éstas juntas llamando (626) 744-7374.*

## **PUBLIC PARTICIPATION**

PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE FOLLOWING MEETING WILL TAKE PLACE ***SOLELY BY TELECONFERENCE/VIDEOCONFERENCE***.

MEMBERS OF THE PUBLIC MAY PARTICIPATE ELECTRONICALLY IN THE OPEN SESSION PORTION OF THE MEETING.

ACCESS TO THE MEETING IS AS FOLLOWS:

**Video Conference:** <https://us02web.zoom.us/j/88930607370>

**OR**

**Phone: 1 (669) 900-6833 - Webinar ID: 889 3060 7370**

## **PUBLIC COMMENT INSTRUCTIONS**

If you wish to provide comment you may do so as follows:

**1. ADVANCE CORRESPONDENCE, TO BECOME PART OF THE RECORD:**

Submit public comment of any length to [tmolinar@cityofpasadena.net](mailto:tmolinar@cityofpasadena.net) prior to the meeting day. Please be aware that, while these comments will be provided to the members of the body and will become part of the meeting record, they will not be read aloud.

**2. COMMENTS TO BE READ ALOUD AT THE MEETING:**

At the start of the meeting, you may submit public comment of up to 200 words regarding items on the agenda to: <https://www.cityofpasadena.net/planning/public-comment/>. The body reserves the right to summarize comments if necessary for the orderly and timely flow of the meeting. All comments in their entirety will become part of the meeting record. Comments will not be accepted after the public comment period has closed.

Public comments will be limited to matters on this agenda.

If you need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act because you are unable to participate electronically as set forth above, please contact the Planning Department as soon as possible by calling (626) 744-7374 or [tmolinar@cityofpasadena.net](mailto:tmolinar@cityofpasadena.net).



**REVISED AGENDA  
SPECIAL MEETING  
PLANNING COMMISSION  
Thursday, December 17, 2020  
4:30 P.M.**

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
  - A. **November 19, 2020**
3. **DIRECTOR'S REPORT**
4. **PUBLIC MEETING**
  - A. **Planned Development #37 (PLN2018-00408) 740-790 E. Green Street, 118 S. Oak Knoll Avenue and 111 S. Hudson Avenue**

Staff will present the project and Mitigated Negative Declaration for information. No action will be taken on the item. The Planning Commission will be taking action at a later date regarding the CEQA clearance document and the Planned Development entitlement.

Case Manager: David Sinclair
5. **PUBLIC HEARING**
  - A. **Zoning Text Amendment: Non-Conforming Uses - Zoning Code Amendment to Modify the City's Regulations for Nonconforming Uses That Are Subject to an Operational License or Permit.**

The proposed project consists of Zoning Code amendments regarding nonconforming uses within the City.

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

    - 1) Find that the proposed Zoning Code Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, Minor Alterations in Land Use Limitations) and Section 15308 (Class 8, Actions by Regulatory Agencies for Protection of the Environment);
    - 2) Approve the Findings for the Zoning Code Amendment; and
    - 3) Approve the proposed Zoning Code Amendment to the nonconforming use chapter of the Zoning Code.
6. **COMMENTS AND REPORTS FROM STAFF**
7. **COMMENTS AND REPORTS FROM COMMITTEES**
  - A. **Design Commission** – Commissioner Barar
  - B. **Board of Zoning Appeals** – Chair Coppess, Commissioners Coher, Lyon, Miller, and Nanney

**8. COMMENTS AND REPORTS FROM COMMISSIONERS**

**9. ADJOURNMENT**

POSTING STATEMENT: I HEREBY CERTIFY that this Agenda, in its entirety was posted on the City Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on or before the 11th day of December 2020, 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 and the agenda may be viewed at the City's website at: <https://www.cityofpasadena.net/commissions/planning-commission/>.



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David M. Reyes, Director of Planning  
and Community Development



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Tess Varsh, Recording Secretary