



**MINUTES
PLANNING COMMISSION
SPECIAL MEETING – 4:30 P.M.
Wednesday, December 17, 2020
Virtual Meeting**

1. **ROLL CALL** – Chair Olivas called the meeting to order at 4:30 p.m.
Present: Commissioners Nanney, Miller, Lyon, Coher, Wendler, Vice-Chair Coppess, Chair Olivas
Excused Absent: Commissioner Barar
Staff: David Reyes, Jennifer Paige, Theresa Fuentes, Luis Rocha, David Sinclair, Conrad Viana
2. **APPROVAL OF MINUTES**
 - A. **November 19, 2020** - Commissioner Nanney moved approval of the November 19, 2020 Meeting Minutes. Seconded by Commissioner Coher. Minutes approved 5-0. Commissioner Lyon abstained.
3. **DIRECTOR'S REPORT**

Director Reyes gave a brief update on Planning Commission meeting timeline for the next month.
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

Public Comment

 - Mic Hansen
 - Pasadena Heritage - Andrew Salimian
 - Nina Chomsky
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
Approve the proposed Zoning Code Amendment to the nonconforming use chapter of the Zoning Code.

Public Comment

- Cindy Schnuelle

Motion

Commissioner Coher moved staff recommendation. Seconded by Commissioner Coppess. Motion approved 5-2.

6. COMMENTS AND REPORTS FROM STAFF

- Happy Holidays

7. COMMENTS AND REPORTS FROM COMMITTEES

- A. **Design Commission** – None
- B. **Board of Zoning Appeals** – A Tree Removal Permit was declined approval at the BZA meeting held on December 3, 2020.

8. COMMENTS AND REPORTS FROM COMMISSIONERS

- This is Commissioner Miller's last meeting on the Planning Commission.

9. ADJOURNMENT – Chair Olivas adjourned the meeting at approximately 6:36 p.m.

David Sanchez, Principal Planner

Tess Varsh, Recording Secretary