



**REVISED SPECIAL MEETING
PLANNING COMMISSION
Wednesday, January 27, 2021
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
Julianna Delgado, 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
Kristen Johnston, Management Analyst IV
Andre Sahakian, Senior Planner
Theresa Fuentes, Assistant City Attorney
Tess Varsh, Recording Secretary

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

Agendas and related documents are available for public review on the City website at:
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. 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. 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/81506724238>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 815 0672 4238

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 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.



**REVISED AGENDA
SPECIAL MEETING
PLANNING COMMISSION
Wednesday, January 27, 2021
4:30 P.M.**

1. ROLL CALL

2. APPROVAL OF MINUTES

A. December 17, 2020

3. DIRECTOR'S REPORT

4. PUBLIC HEARING

A. CONDITIONAL USE PERMIT #6831: 590 S. FAIR OAKS

To allow the construction of a 99,800 square-foot, four-story office building and two-level subterranean parking garage, with a proposed height of 62 feet encompassing five contiguous parcels; Minor Conditional Use permits to allow tandem and triple stack parking, and shared parking.

It is Recommended that the Planning Commission:

- 1) Recommend that the City Council find that the Initial Study and EIR prepared for the project site under MCUP #5078 is in compliance with the California Environmental Quality Act (CEQA) and adopted by the Hearing Officer on September 15, 2009. An addendum to the IS/EIR has been prepared analyzing the revised project is in compliance with Section 15164 (Addendum to an EIR or Negative Declaration) of the CEQA guidelines (Title 14, Chapter 3, Article 11). The addendum found that the project revisions will not result in any potentially significant impacts that were not already analyzed;
- 2) Recommend that the City Council find that the Findings of Consistency with the General Plan in Attachment A to approve Conditional Use Permit #6831 with Conditions of Approval in Attachment B;
- 3) Recommend that the City Council find that the proposed Text Amendment to the South Fair Oaks Specific Plan and Zoning Code Amendment are in conformance with the goals, policies, and objectives of the General Plan;
- 4) Recommend that the City Council find that the proposed Text Amendment to the South Fair Oaks Specific Plan and Zoning Code Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City; and, therefore,
- 5) Recommend that the City Council approve Conditional Use Permit #6831 and the proposed Text Amendment to the South Fair Oaks Specific Plan

and Zoning Code Amendment as outlined in this report.
Case Manager: Kristen Johnston

B. ZONING CODE AMENDMENTS TO UPDATE THE AFFORDABLE HOUSING CONCESSION MENU FOR DENSITY BONUS PROJECTS

Staff will provide a one-year review on the implementation of the recently amended Inclusionary Housing Ordinance and Affordable Housing Concession Menu (“Menu”), and provide recommendations for further amendments to the Menu to clarify intent and improve implementation. It is recommended that the Planning Commission:

- 1) Find that the Zoning Code Amendments are exempt from the California Environmental Quality Act;
- 2) Adopt the required findings for the Zoning Code Amendments; and
- 3) Recommend that the City Council approve the Zoning Code Amendments as presented to the Planning Commission.

Case Manager: Andre Sahakian

5. COMMENTS AND REPORTS FROM COMMITTEES

A. Design Commission – Commissioner Barar

B. Board of Zoning Appeals – Chair Coppess, Commissioners Coher, Lyon, and Nanney


6. COMMENTS AND REPORTS FROM COMMISSIONERS

7. 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 22nd day of January 2021, 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/>.



David M. Reyes
Director of Planning & Community Development



Tess Varsh
Recording Secretary