



**MINUTES  
PLANNING COMMISSION  
SPECIAL MEETING – 4:30 P.M.  
Wednesday, February 24, 2021  
Virtual Meeting**

1. **ROLL CALL** – Chair Olivas called the meeting to order at 4:30 p.m.  
**Present:** Commissioners Nanney, Barar, Lyon, Coher, Delgado, Hansen, Wendler, Vice-Chair Coppess, Chair Olivas  
**Excused Absent:** None  
**Staff:** David Reyes, Jennifer Paige, Theresa Fuentes, David Sanchez, Natsue Sheppard, Luis Rocha
2. **APPROVAL OF MINUTES**
  - A. **February 10, 2021** - Commissioner Nanney moved approval of the February 10, 2021 Meeting Minutes. Seconded by Commissioner Wendler. Minutes approved 9-0.
3. **DIRECTOR'S REPORT**
  - No Report
4. **PUBLIC HEARING**
  - A. **Five-Year Review of Master Plan – Villa Esperanza**

Five-year review of Villa Esperanza Master Plan for compliance with the features of the plan and conditions of approval.  
It is recommended that the Planning Commission:

    - 1) Find that the proposed action herein is exempt from the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption); and
    - 2) Find that Villa Esperanza is in compliance with the conditions of approval and provisions of the Master Plan.

**Case Manager:** Natsue Sheppard

**Motion**  
Commissioner Wendler moved staff recommendation. Seconded by Commissioner Nanney. Motion approved 8-0. Commissioner Barar recused himself.
5. **INFORMATION ITEM**
  - A. **Study Session: Zoning Code Text Amendment: “Housing on Religious Facilities Properties”**

Discussion on a future Text Amendment to the Zoning Code that would allow housing and affordable housing opportunities on properties with Religious Facilities land uses.  
**Case Manager:** Martin Potter

**Item pulled by Staff**

**6. ACTION ITEM**

**A. Call for Review – 1811 North Raymond Avenue**

Consideration of a Call for Review of a Zoning Administrator determination to the Board of Zoning Appeals regarding a determination that a Residential Care, General land use did not lose its nonconforming status at 1811 N Raymond Ave.

**Case Manager:** Luis Rocha

**Public Comment**

- Pasadena Villa Senior Living

**Motion**

Commissioner Coher moved to approve the call for review and send the matter to the Board of Zoning Appeals. Seconded by Commissioner Wendler. Motion approved 7-1. Commissioner Nanney abstained.

**7. COMMENTS AND REPORTS FROM STAFF**

- None

**8. COMMENTS AND REPORTS FROM COMMITTEES**

- A. Design Commission** – Commissioner Barar informed the Planning Commission about three projects heard at the February 23, 2021 Design Commission meeting.
- B. Board of Zoning Appeals** – Vice-Chair Coppess informed the Planning Commission about the February 18, 2021 BZA meeting.

**9. COMMENTS AND REPORTS FROM COMMISSIONERS**

- **Commission Committee Appointments for Board of Zoning Appeals**
  - Commissioner Hansen was appointed as the fifth member of the Board of Zoning Appeals.

**10. ADJOURNMENT** – Chair Olivas adjourned the meeting at approximately 5:30 p.m.

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David Sanchez, Principal Planner

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Tess Varsh, Recording Secretary