



**MINUTES  
PLANNING COMMISSION  
REGULAR MEETING – 6:30 P.M.  
Wednesday, June 23, 2021  
Virtual Meeting**

1. **ROLL CALL** – Chair Olivas called the meeting to order at 6:30 p.m.  
**Present:** Commissioners Barar, Coher, Delgado, Hansen, Hunt Hernandez, Nanney, Wendler (late 6:33pm), Vice Chair Lyon, and Chair Olivas  
**Excused Absent:** N/A  
**Staff:** David Reyes, Jennifer Paige, David Sanchez, Theresa Fuentes, Anita Cerna, Martin Potter
2. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**
  - None
3. **APPROVAL OF MINUTES**
  - A. **May 26, 2021** - Commissioner Coher moved approval of the May 26, 2021 meeting minutes. Seconded by Commissioner Hansen. Minutes approved 7-0. Commissioner Barar abstained. Commissioner Wendler was absent at the time of vote.

**CONTINUED PUBLIC HEARING**

4. **LINCOLN AVENUE SPECIFIC PLAN UPDATE**

Continued from June 9, 2021 Planning Commission meeting. Staff will present a recommendation for an update to the Lincoln Avenue Specific Plan (LASP), requiring the following approvals: General Plan Map Amendment, General Plan Text Amendment, Specific Plan Amendment, Zoning Map Amendment, and Zoning Text Amendment. The LASP is the first specific plan to be updated as part of the General Plan Implementation Program. The update will result in a refined plan vision, goals, and policies, permitted uses, residential densities, buildable area, and standards and guidelines to shape the built environment for the LASP area and implement General Plan Land Use policies. Staff will recommend that the Planning Commission:

  - 1) Recommend that the City Council consider an Addendum to the 2015 Pasadena General Plan Environmental Impact Report (EIR), along with the EIR, and find that the Addendum properly discloses only minor technical changes or additions to the EIR, and none of the conditions triggering a subsequent or supplemental EIR are present, as set forth in State CEQA Guidelines Section 15164; and

2) Recommend that the City Council make the Findings for Approval for the General Plan Map and Text Amendments, Specific Plan Amendment, and Zoning Code Map and Text Amendments in Attachment A and approve the proposed Lincoln Avenue Specific Plan (LASP).

**Case Manager:** Martin Potter

Documents related to this hearing can be found here:

<https://www.ourpasadena.org/LASP-PC-HR-060921>

### **Public Comment**

- Jackie Siegel
- Anthony Manousos
- Jill Shook
- Andrew Salimian (Pasadena Heritage)

### **Motion**

Commissioner Coher moved to recommend that the City Council consider an Addendum to the 2015 Pasadena General Plan Environmental Impact Report (EIR), along with the EIR, and find that the Addendum properly discloses only minor technical changes or additions to the EIR, and none of the conditions triggering a subsequent or supplemental EIR are present, as set forth in State CEQA Guidelines Section 15164. Seconded by Vice Chair Lyon. Motion approved 9-0.

### **Motion**

Vice Chair Lyon moved to recommend that the City Council make the Findings for Approval for the General Plan Map and Text Amendments, Specific Plan Amendment, and Zoning Code Map and Text Amendments in Attachment A and approve the proposed Lincoln Avenue Specific Plan (LASP) subject to other recommendations adopted by the Planning Commission. Seconded by Commissioner Coher. Commissioner Delgado provided a friendly amendment to include the following revisions as recommendations:

- Revise CG zoning to allow housing on the 2<sup>nd</sup> or 3<sup>rd</sup> floor.
- Move the complete streets program to the very earliest part of the implementation actions. Look at potentially widening parkways, adding diagonal parking, medians, etc. to get to the apparent narrowing of that area. Start with CG zone as a priority.
- Change Public Open Space to Publicly Accessible Open Space and specify whether all types of open space on a property are additive.
- In regards to the Kettles nursery site, have less specificity in the plan to encourage creative development with the understanding that what is proposed will have to be reviewed by the Design Commission.
- Preference for maintaining existing architecture in the CG zone.

Motion approved 9-0.

### **Motion**

Commissioner Delgado moved to recommend City Council revise the description of the CF zone to allow housing above the ground floor in the first 25 feet of the properties. Seconded by Commissioner Barar. Commissioner Barar provided a friendly amendment to allow staff to decide the dimension as 25 feet is not enough. Commissioner Delgado provided a friendly amendment to require that any development above the ground floor fronting Lincoln Avenue should consist of Live Work. Commissioner Delgado revised the motion to permit housing on the second and third floors up to 32 units/acre along the frontage of Lincoln Avenue in the CF zone to a depth of 35 feet. Seconded by Commissioner Barar. Motion failed 2-7.

### **Motion**

Commissioner Delgado moved to rezone the Lincoln Avenue Church Property to MU48 with the caveat that it be all affordable housing. No Second. Motion failed.

### **Motion**

Commissioner Delgado moved to explore a program for the CG Zone to locate and acquire publicly owned shared parking and explore establishing a Business Improvement District (BID) for those improvements during the implementation actions. Seconded by Commissioner Barar. Motion approved 9-0.

## **5. COMMENTS AND REPORTS FROM STAFF**

- None

## **6. COMMENTS AND REPORTS FROM COMMITTEES**

- A. Design Commission** – Commissioner Barar gave a brief update about three items heard at the June 22<sup>nd</sup> meeting.
- B. Board of Zoning Appeals** – Vice Chair Lyon gave a brief update on a case heard at the June 17<sup>th</sup> meeting.

## **7. COMMENTS AND REPORTS FROM COMMISSIONERS**

- Commissioner Delgado gave a brief update about the Housing Element Taskforce.
- Commissioners Nanney and Barar announced this as their last meeting on the Planning Commission.

## **8. UPCOMING AGENDA ITEMS**

- A. Housing Element Draft**  
(Tentatively scheduled for July 14)
- B. CIP – New Project**  
(Tentatively scheduled for July 14)
- C. Planned Development Process and Regulations**  
(Tentatively scheduled for July 28)

Director Reyes announced tentative upcoming Planning Commission schedule and agenda items.

9. **ADJOURNMENT** – Chair Olivas adjourned the meeting at approximately 10:25 p.m.

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David Sanchez, Principal Planner

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Tess Varsh, Recording Secretary

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