



**MINUTES  
PLANNING COMMISSION  
REGULAR MEETING – 6:30 P.M.  
Wednesday, June 8, 2022  
Virtual Meeting**

**For a complete and detailed recap of the meeting, please log on to:**  
<https://www.cityofpasadena.net/commissions/audio-video-recordings/>

1. **ROLL CALL** – Chair Olivas called the meeting to order at 6:30 p.m.  
**Present:** Commissioners Delgado, Giessinger, Hansen, Hernandez, Rawlings, Wendler, Chair Olivas  
**Excused Absent:** Vice Chair Lyon, Commissioner Coher  
**Staff:** David Reyes, Luis Rocha, Theresa Fuentes, David Sinclair, Alison Walker
2. **PUBLIC COMMENT NOT ON THE AGENDA**
  - None
3. **APPROVAL OF MINUTES**
  - A. **April 13, 2022** - Continued to June 22, 2022
  - B. **April 27, 2022** - Commissioner Giessinger moved the approval of the April 27, 2022 meeting minutes with a minor edit. Seconded by Commissioner Rawlings. Minutes approved 7-0.  

AYES: Commissioners Delgado, Giessinger, Hansen, Hernandez, Rawlings, Wendler, Chair Olivas  
NOES: None  
ABSENT: Vice Chair Lyon, Commissioner Coher  
ABSTAIN: None
4. **DIRECTOR'S REPORT**
  - Director Reyes shared that he will be accepting a temporary assignment as Acting Assistant City Manager. He also announced that Deputy Director Jennifer Paige will be the Acting Director of Planning & Community Development.

**PUBLIC HEARING**

5. **FULLER THEOLOGICAL SEMINARY MASTER PLAN AND DEVELOPMENT AGREEMENT AMENDMENTS (270-282 NORTH LOS ROBLES AVENUE)**  
The proposed amendments to the Fuller Theological Seminary Master Plan and Development Agreement, originally adopted in 2006, would exclude the property at

282 N. Los Robles Avenue from both the Master Plan and Development Agreement, in order to facilitate the construction of a six-story multi-family residential development with 105 dwelling units. The property at 270 N. Los Robles Avenue is a part of the project site but is not a part of the Master Plan or Development Agreement. No other changes to the Master Plan or Development Agreement are proposed.

It is recommended that the Planning Commission:

- 1) Recommend that the City Council find that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15305 (Class 5: Minor Alterations in Land Use Limitations) and 15332 (Class 32: In-fill Development Projects);
- 2) Recommend that the City Council adopt the findings and conditions of approval for the proposed amendments to the Fuller Theological Seminary Master Plan; and
- 3) Recommend that the City Council amend the 2006 Development Agreement.

Case Manager: David Sinclair

#### **Public Comments**

- Jill Shook
- Ed Washatka

#### **Motion**

Commissioner Rawlings moved to approve the staff recommendation. Seconded by Commissioner Delgado. Motion approved 6-1.

AYES: Commissioners Delgado, Giessinger, Hansen, Hernandez, Rawlings, Chair Olivas

NOES: Commissioner Wendler

ABSENT: Vice Chair Lyon, Commissioner Coher

ABSTAIN: None

#### **6. RENEWAL OF PLANNED DEVELOPMENT #36 (3200 E. FOOTHILL BLVD. PLANNED DEVELOPMENT)**

A request to renew the Planned Development (PD) Plan for PD-36, originally approved by the City Council on July 16, 2018 and became effective on August 26, 2018, per Ordinance No. 7328. Pursuant to Section 17.26.020.C.3.e of the City's Zoning Code, a PD Plan shall expire two years from the effective date of the ordinance. However, on March 30, 2020, the City Council adopted Resolution No. 9774 suspending certain time limits, and extending the timeline of approvals of Planned Development by 24-months, in this case to August 26, 2022. The request is to renew the PD Plan for two additional years (August 26, 2024) from the expiration date.

#### **Staff Recommendation:**

- 1) Find that there are no changed circumstances or new information as part of the proposed application that necessitate further environmental review beyond the

Sustainable Communities Environmental Assessment (SCH#2018021017) by City Council on July 9, 2018; and  
2) Approve the renewal of Planned Development #36.  
Case Manager: Alison Walker

**Public Comments**

- Glen
- Pastor Zach
- Ray
- Jasper
- Elbie Hickambottom
- Devin Chotzen-Hartzell
- Jonathan Wong
- Margaret Wong
- Bill Ukropina

**Motion**

Commissioner Rawlings moved to approve staff recommendation. Seconded by Commissioner Delgado. Motion approved 7-0.

AYES: Commissioners Delgado, Giessinger, Hansen, Hernandez, Rawlings, Wendler, Chair Olivas  
NOES: None  
ABSENT: Vice Chair Lyon, Commissioner Coher  
ABSTAIN: None

**7. PLANNED DEVELOPMENT #39 (AFFINITY PROJECT) – 465-577 S. ARROYO PARKWAY**

The applicant, The Arroyo Parkway, LLC, has submitted applications for a Planned Development (PD) District and Variance for Historic Resources on a 3.3 acre site to facilitate the Affinity Project, which proposes demolition of six (of the nine) existing commercial buildings, and construction of two seven-story buildings consisting of medical office uses, assisted living and independent living uses, and ground floor commercial uses. Included is the ability to exchange medical office uses for up to 197 residential dwelling units. Up to five new levels of subterranean parking would accommodate the uses. The three existing buildings retained by the Project include the Whole Foods Market and an associated subterranean parking structure at 465 South Arroyo Parkway, and two historic structures at 501 and 523 South Arroyo Parkway.

It is recommended that the Planning Commission:

- 1) Continue the project to a date certain.

Case Manager: Jason Van Patten

This item will be renoticed to July 13, 2022.

**8. COMMENTS AND REPORTS FROM STAFF**

- None

**9. COMMENTS AND REPORTS FROM COMMITTEES**

- A. Design Commission** – None
- B. Board of Zoning Appeals** – None

**10. COMMENTS FROM COMMISSIONERS**

- Commissioner Hansen inquired if there were updates as it related to in-person public hearings.

**11. ELECTION OF OFFICERS FOR FY2022-2023**

**Motion**

Chair Olivas nominated Vice Chair Lyon as the incoming Chair for FY2022-2023. Seconded by Commissioner Wendler. Motion approved 7-0.

AYES: Commissioners Delgado, Giessinger, Hansen, Hernandez, Rawlings, Wendler, Chair Olivas

NOES: None

ABSENT: Vice Chair Lyon, Commissioner Coher

ABSTAIN: None

**Motion**

Chair Olivas nominated Commissioner Hansen as the incoming Vice Chair for FY2022-2023. Seconded by Commissioner Wendler. Motion approved 7-0.

AYES: Commissioners Delgado, Giessinger, Hansen, Hernandez, Rawlings, Wendler, Chair Olivas

NOES: None

ABSENT: Vice Chair Lyon, Commissioner Coher

ABSTAIN: None

**Motion**

Chair Olivas nominated Commissioner Rawlings as the incoming Secretary. Seconded by Commissioner Delgado. Motion approved 7-0.

AYES: Commissioners Delgado, Giessinger, Hansen, Hernandez, Rawlings, Wendler, Chair Olivas

NOES: None

ABSENT: Vice Chair Lyon, Commissioner Coher

ABSTAIN: None

**12. ADJOURNMENT** – Chair Olivas adjourned the meeting at approximately 8:21 p.m.

Luis Rocha, Planning Manager

Hayman Tam, Recording Secretary

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