



**MINUTES  
PLANNING COMMISSION  
REGULAR MEETING – 6:30 P.M.  
Wednesday, August 10, 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 Lyon called the meeting to order at 6:30 p.m.  
**Present:** Commissioners Coher, Cole (Arrived approximately at 6:36 p.m.), Delgado, Giessinger, Hernandez, Olivas, Rawlings, Vice Chair Hansen, Chair Lyon  
**Excused Absent:** None  
**Staff:** Jennifer Paige, Theresa Fuentes, Luis Rocha, Beilin Yu, Edwar Sissi
2. **PUBLIC COMMENT NOT ON THE AGENDA**
  - Nina Chomsky
3. **APPROVAL OF MINUTES**
  - A. **July 13, 2022** – Commissioner Rawlings moved approval of the July 13, 2022 meeting minutes. Seconded by Commissioner Olivas. Minutes approved 7-0.  
  
AYES: Commissioners Cole, Delgado, Giessinger, Hernandez, Olivas, Rawlings, Vice Chair Hansen  
NOES: None  
ABSENT: None  
ABSTAIN: Commissioner Coher, Chair Lyon
4. **DIRECTOR’S REPORT**
  - None

**ACTION ITEM**

5. **CALL FOR REVIEW – 1033 NORTH MENTOR AVENUE**  
Consideration of a Call for Review of a Director’s decision to the Board of Zoning Appeals regarding a disapproval of a Private Tree Removal Permit.  
Case Manager: Edwar Sissi  
  
**Public Comments**
  - Dawn O’Keeffe
  - James W O’Keeffe

**Motion**

Commissioner Rawlings moved to call for review to the Board of Zoning Appeals. Seconded by Commissioner Delgado. Motion approved 9-0.

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

**PUBLIC HEARING**

**6. PLANNED DEVELOPMENT #40 – 444 N FAIR OAKS AVE. (THROOP LUMBER)**

The applicant, Summerhill Apartment Communities Investments, LLC, has submitted an application for a Planned Development (PD) District, to facilitate the development of a mixed-use project, on two adjacent parcels: 444 N. Fair Oaks Ave (Parcel A) and 425 N. Raymond Ave (Parcel B). Parcel A would be improved with two, three- to five story, buildings with 3,000 square feet of commercial area and 199 dwelling units. Parcel B would be improved with three, two- to three-story buildings, with seven dwelling units. Parking for the project would be in a two-level underground parking garage located under Parcel A. All of the existing improvements on both parcels would be removed.

It is recommended that the Planning Commission:

- 1) Recommend that the City Council Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- 2) Recommend that the City Council adopt the Findings in Attachment A to approve a Zone Map Amendment to reclassify the project site from FGSP-C-3B and RM-12 to PD-40 (PD-40 Planned Development) with the Conditions of Approval in Attachment B; and
- 3) Recommend that the City Council adopt the Findings in Attachment A to approve the PD Plan for PD-40 with Conditions of Approval in Attachment B.

Case Manager: Beilin Yu

**Public Comments**

- Nina Chomsky
- Amalia Bowley Fuentes
- Angel Throop
- Jared Langford
- John

**Motion**

Commissioner Cole moved to continue the hearing to the September 14, 2022 Planning Commission meeting with a friendly amendment to require appointing a subcommittee composed of three members of the Commission. Seconded by Commissioner Rawlings. Motion approved 9-0.

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

**7. COMMENTS AND REPORTS FROM STAFF**

- None

**8. COMMENTS AND REPORTS FROM COMMITTEES**

- A. Design Commission** – Commissioner Delgado provided an update on a subcommittee meeting for a project at 280 Ramona Street.
- B. Board of Zoning Appeals** – None

**9. COMMENTS FROM COMMISSIONERS**

- Commissioners Cole and Delgado requested that a discussion on Planned Developments occur on an upcoming meeting. Commissioner Delgado requested that a discussion on the role of the Planning Commission and staff, as it related to recommendations, occur on an upcoming meeting. Commissioner Hernandez inquired if there were updates on in-person public hearings.

**10. ADJOURNMENT** – Chair Lyon adjourned the meeting at approximately 10:19 p.m.

  
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Luis Rocha, Planning Manager

  
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Hayman Tam, Recording Secretary