



**MINUTES
PLANNING COMMISSION
REGULAR MEETING - 6:30 P.M.
Wednesday, May 8, 2024**

**City Hall, Council Chambers, Room S249
100 North Garfield Avenue, Pasadena, CA 91101**

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 Hansen called the meeting to order at 6:35 p.m.
Present: Commissioners Sims, Higginbotham, Giessinger, Delgado, Cole (6:36 p.m.), Vice Chair Hernandez, Chair Hansen
Absent: Commissioner Olivas (excused)
Staff: Jennifer Paige, Jason Mikaelian, Luis Rocha, Beilin Yu, Anita Cerna, David Sinclair, Caroline K. Monroy, Liana Muradian, Jenny Cristales-Cevallos, Brent Maue, Joaquin Siques, Michael King

The Planning Commission voted (4-2) to swap the order of items. Commissioners Sims, Higginbotham, Delgado, and Vice Chair Hernandez were in favor and Commissioner Giessinger and Chair Hansen were in opposition. Commissioner Cole was absent at the time of vote. Item 5A was heard before item 4A.

2. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

- None

3. **APPROVAL OF MINUTES**

- A. **FEBRUARY 7, 2024**

Commissioner Delgado moved approval of the February 7, 2024 meeting minutes. Seconded by Vice Chair Hernandez. Minutes approved 6-0.

AYES: Commissioners Sims, Higginbotham, Giessinger, Delgado, Vice Chair Hernandez, Chair Hansen

NOES: None

ABSTAIN: None

ABSENT: Commissioner Cole (absent at time of vote), Olivas (excused)

B. MARCH 12, 2024

Commissioner Delgado moved approval of the March 12, 2024 meeting minutes. Seconded by Vice Chair Hernandez. Minutes approved 7-0.

AYES: Commissioners Sims, Olivas, Higginbotham, Giessinger, Delgado, Cole, Vice Chair Hernandez, Chair Hansen

NOES: None

ABSTAIN: None

ABSENT: Commissioner Olivas (excused)

C. APRIL 10, 2024

Commissioner Delgado moved approval of the April 10, 2024 meeting minutes with minor spelling correction. Seconded by Vice Chair Hernandez. Minutes approved 7-0.

AYES: Commissioners Sims, Olivas, Higginbotham, Giessinger, Delgado, Cole, Vice Chair Hernandez, Chair Hansen

NOES: None

ABSTAIN: None

ABSENT: Commissioner Olivas (excused)

5. INFORMATION ITEM

A. STUDY SESSION: NORTH LAKE SPECIFIC PLAN UPDATE

This item provided the Planning Commission and the public information related to the public realm for the North Lake Specific Plan (NLSP). Staff from the Department of Public Works (Urban Forestry and Street Maintenance Divisions) and Department of Transportation attended and presented background on their respective planning efforts for North Lake Avenue. Feedback received will inform the preparation of the proposed NLSP to be presented to the Planning Commission for review and recommendation at a future date. This was a study session only; no decision was made at this meeting.

Case Manager: David Sinclair

Chair Hansen limited public comments to two minutes each.

Public Comment

- Annette Yasin (Bungalow Heaven Neighborhood Association)
- Neil Larson (Bungalow Heaven Neighborhood Association Subcommittee)
- Amy Deavoll
- Liza Billington
- Daniel De Weldon
- Tina Miller
- Andrew Salimian (Pasadena Heritage)
- Asher Vollmer
- Collin Bogart

- Siena Leslie
- Paul Jacoy
- Barth Garret

Staff received written correspondence from 67 individuals or groups prior to the meeting, which were distributed to the Planning Commission, posted online, and made part of the record.

A subcommittee was formed including Commissioners Delgado, Cole, Sims, and Hernandez to discuss the item further.

4. PUBLIC HEARING

A. **CONDITIONAL USE PERMIT #6926: 2915 E. COLORADO BLVD. (2914, 2926, 2932, 2940, AND 2948 E. WALNUT ST., 2929 AND 2942 NINA ST., AND 40 N. SUNNYSLOPE AVE.) – COUNCIL DISTRICT #4**

The applicant, Rusnak Pasadena, applied to establish a new auto dealership (Porsche), with incidental auto maintenance, on a site consisting of eight contiguous parcels. The project would retain the existing 13,585 sq. ft. Swanson and Peterson building (2914 E. Walnut St.) and demolish all other improvements and replace them with a 58,849 sq. ft. two-story structure for vehicle display, offices and service bays; a 4,864 sq. ft. car wash structure; and a canopy structure for vehicle display. Other on-site improvements include new parking areas for customer parking and vehicle display, landscaping, and lighting. The project would also include the vacation of the eastern terminus of Nina St., east of Sunnyslope Ave., for incorporation into the project site. The project was originally presented to the Planning Commission at a public hearing on July 27, 2022 and continued to a future date. The project requires the following applications:

- 1) Conditional Use Permit: To allow the establishment of a vehicle sales and leasing land use;
- 2) Conditional Use Permit: To allow new construction exceeding 25,000 sq. ft. in size;
- 3) Minor Variance: To allow the new canopy structure be set back 43 ft. from the corner side property line (Sunnyslope Ave.), while the setback requirement is 5 ft.; and
- 4) Street Vacation: To allow the vacation of a public street (Nina St., east of Sunnyslope Ave.) and transfer of ownership to a private owner (Rusnak Pasadena).

It was recommended that the Planning Commission, after a public hearing, recommend to the City Council the following:

- 1) Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- 2) Adopt the findings and approve Conditional Use Permit #6926, with conditions of approval;
- 3) Find that the subject portion of land proposed for vacation is consistent with the General Plan Mobility Element and is unnecessary for present or prospective public use for street purposes;

- 4) Declare that the City's interest in the subject portion of land proposed for vacation is in easement dedicated for public street purposes; and that the land is not owned by the City in fee title; and that it is not subject to the provisions of Chapter 4.02, Sale of Surplus Real Property, of the Pasadena Municipal Code;
- 5) Adopt a resolution vacating the subject portion of land, in accordance with the conditions and recommendations contained in the report; and
- 6) Authorize the City Manager to execute a Condition Satisfaction Contract between the City and the applicant.

Case Manager: Beilin Yu

Applicant Presentation

Andrew Arizmendi, Stephanie DeWolfe and Isaac Xu presented to the Commission and answered questions.

Public Comment

- Georgie Kajer
- Regina Dowling Jones
- Andrew Salimian (Pasadena Heritage)
- Estelle Campbell

Staff received written correspondence from two individuals or groups prior to the meeting, which were distributed to the Planning Commission, posted online, and made part of the record.

Motion

Commissioner Delgado moved to recommend that City Council approve staff recommendation 4) Street Vacation: To allow the vacation of a public street (Nina St., east of Sunnyslope Ave.) and transfer of ownership to a private owner (Rusnak Pasadena). Seconded by Vice Chair Hernandez. Approved 7-0.

AYES: Commissioners Sims, Higginbotham, Giessinger, Delgado, Cole, Vice Chair Hernandez, Chair Hansen

NOES: None

ABSTAIN: None

ABSENT: Commissioner Olivas (excused)

Motion

Commissioner Cole moved to recommend that City Council deny staff recommendation 1) Conditional Use Permit: To allow the establishment of a vehicle sales and leasing land use. Seconded by Commissioner Delgado. Approved 5-2.

AYES: Commissioners Sims, Giessinger, Delgado, Cole, Chair Hansen
NOES: Commissioner Higginbotham, Vice Chair Hernandez
ABSTAIN: None
ABSENT: Commissioner Olivas (excused)

Motion

Commissioner Cole moved to recommend that City Council deny staff recommendation 2) Conditional Use Permit: To allow new construction exceeding 25,000 sq. ft. in size. Seconded by Commissioner Delgado. Approved 4-3.

AYES: Commissioners Sims, Giessinger, Delgado, Cole,
NOES: Commissioner Higginbotham, Vice Chair Hernandez, Chair Hansen
ABSTAIN: None
ABSENT: Commissioner Olivas (excused)

Motion

Commissioner Cole moved to recommend that City Council approve staff recommendation 3) Minor Variance: To allow the new canopy structure be set back 43 ft. from the corner side property line (Sunnyslope Ave.), while the setback requirement is 5 ft. Seconded by Commissioner Giessinger. Approved 6-1.

AYES: Commissioners Sims, Higginbotham, Giessinger, Cole, Vice Chair Hernandez, Chair Hansen
NOES: Commissioner Delgado
ABSTAIN: None
ABSENT: Commissioner Olivas (excused)

Motion

Commissioner Cole moved to recommend that City Council approve staff recommendation to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Seconded by Commissioner Giessinger. Approved 6-1.

AYES: Commissioners Sims, Higginbotham, Giessinger, Cole, Vice Chair Hernandez, Chair Hansen
NOES: Commissioner Delgado
ABSTAIN: None
ABSENT: Commissioner Olivas (excused)

6. COMMENTS AND REPORTS FROM STAFF

- Director Paige informed the Planning Commission that the May 22, 2024 meeting will be cancelled.

7. COMMENTS AND REPORTS FROM COMMITTEES

A. Design Commission (Delgado)

- No meeting was held since the last update, but a meeting is scheduled for May 14, 2024.

B. Board Of Zoning Appeals (Giessinger)

- No meeting was held since the last update, but a meeting is scheduled for May 16, 2024.

C. CIP Subcommittee (Higginbotham)

- Director Paige, Chair Hansen, and Commissioner Cole provided a brief update on what occurred when the CIP was brought to City Council.

8. COMMENTS FROM COMMISSIONERS

- Commissioner Delgado informed the Planning Commission that the Southern California Planning Congress is holding a presentation and discussion called Connecting People to Places (on the new Inglewood Transit Connector). The online event is free to attend and will be on Saturday, May 11, 2024 from 10:00 a.m. to 12:00 p.m.
- Commissioner Delgado informed the Planning Commission that Andrew Salimian is leaving Pasadena Heritage to join the Los Angeles Conservancy.
- Commissioner Cole will be attending the Congress for the New Urbanism conference in Cincinnati, Ohio.
- Chair Hansen informed the Planning Commission that there was a farewell dinner the previous Saturday for Sue Mossman, who is retiring from Pasadena Heritage.

9. ADJOURNMENT – Chair Hansen adjourned the meeting at 10:04 p.m.

Luis Rocha, Planning Manager

Tess Varsh, Recording Secretary