



**MINUTES
PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 12, 2012
Regular Public Meeting, 6:30 p.m.
Council Chambers, Room S249
100 N. Garfield Avenue, Pasadena CA 91101**

1. **ROLL CALL** - Chair Hall called the meeting to order at 6:31 p.m.
Present: Commissioners Hall, Persico, Hickambottom, Hansen, Quirk, Jones, Farhat and Norton
Absent: Commissioner Nelson (excused).

Staff: Vince Bertoni, Stephanie DeWolfe, David Reyes, Denver Miller, David Sinclair, Jennifer Paige-Saeki, Brad Fuller and Claudia Burciaga-Ramos

2. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA** - None
3. **DIRECTOR'S REPORT** - Spoke about the CEQA workshops and the necessity of updating the City's CEQA Guidelines and Administrative procedures. A report was prepared for tonight asking the Commission to comment on the proposed changes to the CEQA Guidelines and Administrative procedures. The Director also spoke about the Commission's review of the NFL Environmental Impact Report at next week's special meeting.

Questions were asked about the EIR for the NFL which the Director answered.

4. **APPROVAL OF MINUTES**

Moved and seconded by Commissioners Persico and Hickambottom to approve the May 23, 2012, and July 11, 2012. No opposition, the minutes were approved. Commissioners Norton and Farhat abstained.

Moved and seconded by Commissioner Hansen and Hickambottom to approve the June 13, 2012 minutes. No opposition, the minutes were approved as amended. Commissioners Norton and Farhat abstained.

5. **INFORMATION ITEM**

- a. CEQA Workshop - This was the fifth of the CEQA Workshops and centered on Historic Preservation. A presentation was conducted by Consultant Richard Starzak and emphasized the multi-step process for historic resources as part of the CEQA process. This includes identifying resources, determining the significance of an historic resource, evaluating its significance, accessing any impacts and discussing possible mitigation measures.

The Commission asked a variety of questions related to historic resources and the CEQA process. The consultant responded to these questions.

6. **COMMENTS AND REPORTS FROM STAFF**

- a. Application of the California Environmental Quality Act (CEQA)
Staff outlined the proposed changes to the City's CEQA Guidelines and Administrative Procedures. Specific changes to these documents will be presented to the Commission in 2013.

The Commission asked questions and staff responded. Staff agreed that the first step would be to bring forward the issues related to how project alternatives are developed for EIRs.

b. Draft Annual Report and Commission Workplan

The Commission reviewed and commented on the Draft Annual Workplan. The Commission approved and recommended two changes to the FY13 Workplan. The Commission added to the Workplan the proposed changes to the City's CEQA Guidelines and Administrative Procedures. Additionally they added that a Commission presentation be made of the Specific Plans' revision schedule once adopted by the Council.

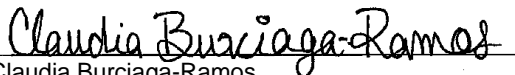
7. COMMENTS AND REPORTS FROM COMMISSION

The Chair outlined the changes to the committee assignments.

8. COMMENTS AND REPORTS FROM COMMITTEES

- **Design Commission** - Commissioner Mic Hansen reported on three meetings as follows:
 - **Meeting of July 23, 2012** (Concept Design Review) 770 E. Walnut St. - A proposal for a 3-5-story (118 units) mixed-use residential/retail complex consisting of approximately 103,130 square feet over a subterranean parking structure. **Action:** Continued the project to August 13, 2012 to allow for the architects to take into consideration the comments from the Design Commission.
 - **Meeting of August 27, 2012** (Preliminary Consultations) 175 E. Del Mar - New mixed-use residential/retail project, consisting of approximately 12,008 square feet of residential space (17 units) with 780 square feet of ground-floor retail space with one level of at-grade parking located. **Action:** The Design Commission provided their comments on the preliminary project.
 - **Meeting of September 10, 2012** Item 1. (Final Design Review) 940 E. Colorado Blvd. (Constance Hotel Project Phase Ib) - rehabilitation of the commercial building adjacent to the Constance Hotel, demolition of a one-story portion and construction of a new three-story commercial building and parking garage with pool deck. **Action:** Project Approval. Item 2. (Preliminary Consultation) 686 E. Union St. (Union Village) - Mixed use project which consists of 50,866 square feet with 118 residential units, a managerial office and retail spaces over subterranean parking. **Action:** The Design Commission provided their comments on the preliminary project.
- **Board of Zoning Appeals** - Chair Dante Hall, Ann Marie Hickambottom, Richard Quirk and Mark Persico - No meeting was held.
- **CIP Subcommittee** - Ann Marie Hickambottom, Mark Persico - No meeting was held.
- **General Plan Update Advisory Committee** - Dante Hall, Louisa Nelson. Staff gave an update, and it was explained that the Commission will be reviewing the concept plan for the General Plan revisions. The Council will also be reviewing the General Plan update.

9. ADJOURNMENT - Chair Hall adjourned the meeting at 9:15 p.m.


Claudia Burciaga-Ramos
Recording Secretary