



MINUTES
PLANNING COMMISSION
WEDNESDAY, NOVEMBER 14, 2012
Regular Public Meeting, 6:30 p.m.
Council Chambers, Room S249
100 N. Garfield Avenue, Pasadena CA 91101

1. **ROLL CALL** - Vice-Chair Persico called the meeting to order at 6:32 pm.
Present: Commissioners Hansen, Jones, Nelson, Farhat, Quirk, Norton and Vice-Chair Persico
Excused: Chair Hall and Commissioner Hickambottom
Staff: Vince Bertoni, Denver Miller, David Reyes, David Sinclair, Theresa Fuentes and Julia Garzon

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

Joshua Levine Grater, Greater Pasadena Affordable Housing Group, passed out a letter and discussed the need to discuss affordable housing in the General Plan.

Ryan Alexander, resident, is in need of more affordable housing in this City.

Jill Shook, Greater Pasadena Affordable Housing Group, discussed the issue of resident displacement at Pasadena Manor. She does not agree on how this issue was handled by the City. She would like for the Guiding Principles to better protect citizens from displacement in the future.

3. **DIRECTOR'S REPORT** - Vince Bertoni on the Planning Commission's action to request the City Council to return the DEIR of the NFL to the Planning Commission. The Planning Commission wrote a letter to the City Council in which they reviewed but decided to keep their previous decision for the DEIR of the NFL to go directly to the City Council.

4. **INFORMATIONAL ITEMS**

- a. Economic Development Task Force Report Overview

Steve Mermell introduced Cecilia V. Estolano, with Le Sar Perez Advisors LLC, who gave a powerpoint presentation on the recommendations to implement Pasadena's economic development strategy, including objectives, strategies and first year actions.

- b. Public Works Department Capital Improvement Projects

Denver Miller gave a brief report on the item and asked the Commission to complete the form in their packet if they had any Capital Improvement Project recommendations for the Public Works Department.

5. **PUBLIC HEARINGS**

- a. Code Amendment to the Public Safety Facilities/Map Changes at 515 North Lake Avenue

Denver Miller gave a powerpoint presentation on the zoning code amendments to streamline the development review process for public safety facilities and a zone change and general plan diagram change for the property at 515 North Lake Avenue. He answered the Commission's questions.

Public Comment:

Jim Tyberg, Pasadena Covenant Church, asked a series of questions regarding the proposed zone change and requested that the church be kept informed and included in any changes or future meetings for this item.

Commission Comments

The Commission commented that they did not support removing the CUP requirement from the Zoning Code and felt that the amendment was too broad. They concluded that they could support an amendment that would allow the replacement or relocation of the existing stations without a CUP.

Action:

Commissioner Norton moved to support staff recommendations one and two but amend number three to read: "Approve the proposed Zoning Code amendments to streamline the development review process for the remaining eight fire stations". The motion also included a recommendation to approve the Zoning Map Amendment and Land Use Diagram. Seconded by Commissioner Jones, unanimously approved.

b. Comments of the draft EIR for Crown City Office Building at 550-556 East Colorado Boulevard

David Sinclair gave a powerpoint presentation on the subsequent draft environmental impact report prepared for the construction of a 112,252 square foot medical office building, the Crown City Medical Center, at 550-566 East Colorado Boulevard.

Public Comment:

Richard McDonald, representing the project applicant, answered a variety of questions from the Commission.

Commission Comments

The Commission had questions regarding impacts on views and aesthetics, historic resources, project objectives, and parking. David Sinclair and David Reyes responded to the various questions.

6. COMMENTS AND REPORTS FROM STAFF - None.

7. COMMENTS AND REPORTS FROM COMMISSION

Commissioner Nelson expressed her disappointment on the City Council's decision not to allow the Planning Commission review the NFL EIR.

8. COMMENTS AND REPORTS FROM COMMITTEES

- **Design Commission** - Commissioner Hansen - Reported on the Design Commission meeting on October 22, 2012:
 - **Preliminary Consultation** - 196-200 S. Oakland Ave., the project includes demolition of two single-family residences; and construction of a new, 21-unit multi-family residential project of 22,918 square feet over a subterranean parking garage.
 - **Preliminary Consultation** - 496 S. Arroyo Parkway, the project includes demolition of an existing commercial building and construction of a new mixed-use building of 40,246 square feet with private courtyard and a subterranean garage.
 - **Call for Review on a Consolidated Design Review** - Allendale Park bathroom, 1130 S. Marengo Ave.
- **Reported on the Special Design Commission meeting on November 13, 2012:**
 - **50% Advisory Review** - 100 South Orange Grove Boulevard, (Ambassador West Development Site, Parcels 3 and 5) the project consists of new multi-family residential development with 39 units on Lots 3 and 5 on the Ambassador West Campus.

- **Preliminary Consultation** - 715 South Marengo Avenue, this project was the demolition of two existing residential structures and the new construction of a multi-family project consisting of 13 residential units with subterranean parking for 28 vehicles.
- **Consolidated Design Reviews** - 1) 765 North Lake Avenue, (Burger King), façade improvements for an existing restaurant and new signage. 2) 1130 South Marengo Avenue, (Allendale Park) demolition of an existing restroom building and construction of a new restroom/storage facility with trash enclosure.
- **Board of Zoning Appeals** - Commissioners Persico, Hickambottom, Norton, Farhat, and Jones - No meeting.
- **CIP Subcommittee** - Commissioners Nelson and Quirk - No meeting
- **General Plan Update Advisory Committee** - Commissioners Hall, Nelson - No meeting. Commissioner Nelson stated that there will be a meeting on November 15, 2012.

9. ADJOURNMENT - Vice-Chair Persico adjourned the meeting at 9:24 pm.



Julia Garzon, Recording Secretary