



**OFFICIAL MINUTES
REGULAR MEETING OF
THE PLANNING COMMISSION
WEDNESDAY JANUARY 27, 2010, AT 6:15 P.M.
COUNCIL CHAMBERS, ROOM S249
100 N. GARFIELD AVE., PASADENA, CA 91101**

1. **ROLL CALL** - Chair McDonald called the meeting to order at 6:15 pm
Present: Persico, Wilson, Norton, Janisch, Naber, Quirk and McDonald
Absent: Ann Hickambottom (excused) and Dante Hall (excused)
2. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA** - none
3. **APPROVAL OF MINUTES** – November 11, 2009 and December 9, 2009
Moved / seconded by Commissioners Naber and Norton to approve the November 11, 2009 minutes. Commissioner Wilson abstained. No opposition. The minutes were approved.

It was requested the minutes of December 9, 2009 be adjusted to reflect Commissioners comments expressed during meeting with regards to Action Item: Greenhouse Gas Reduction Plan that were not included. Staff will bring back a revised version of these minutes for approval.

4. **ACTION ITEM**

Amendment to CIP to add Water Integrated Resource Plan and Urban Water Management Plan
Robert Avila, Community Planning

It is recommended that the Planning Commission advise the City Council to find that the new projects proposed for inclusion in this amendment to the Recommended Capital Improvements Program for FY2010-2014 is consistent with the objectives and policies of the City of Pasadena's General Plan.

The current program consists of renovations to the city-owned building at 1415 N. Raymond Avenue for development into a Teen Education Center; replacing existing high wattage light bulbs with light emitting diodes (LED) bulbs in city-owned facilities; trail construction and trailhead improvements for the Annandale Canyon Park area; and the water Integrated Resource Plan (IRP) for the resource planning, feasibility, and technical studies related to the selection and construction of new water supply and demand side resources.

For CIP FY2010-2014, the background materials were forwarded to the CIP Sub-committee, consisting of Commissioners Richard Janisch and Ann Hickambottom to review the recommendations. The subcommittee members reviewed the materials and unanimously found the proposed projects to be consistent with the goals, policies, and objectives of the General Plan.

Staff has reviewed and provided the General Plan consistency statements for the new project. Staff found the new project clearly advances the goals and objectives of specific General Plan elements, such as Land Use, Mobility and Public Facilities.

Public comments: No comments

Motion:

Moved / seconded by Commissioners Janisch and Quirk to approve staff recommendation. No opposition, the motion was approved.

5. INFORMATIONAL ITEM

Lower Hastings Ranch Zoning Study - Status report
Beilin Yu, Current Planning

The Planning Department is conducting a study to potentially amend the development standards pertaining to the Lower Hastings Ranch neighborhood. A Community Meeting was held last month, at which time the residents expressed a desire to establish an interim study overlay ordinance to require discretionary review (such as a Minor Conditional Use Permit) for second story additions, while amendments to the regulations applicable to the neighborhood are underway. Staff does not believe an interim study overlay should be established because the number of second story additions in the neighborhood is low and the interim study will delay the code amendment. The Lower Hastings Ranch Neighborhood is located in East Pasadena, south of Sierra Madre Boulevard, west of the City's eastern most boundary, north of Sears Way and east of Rosemead Boulevard. The neighborhood consists of approximately 600 residential properties, which were mainly developed between the late 1940's and early 1950's with many homes having Ranch Style architectural features.

Staff is presenting the residents' immediate concern to the Planning Commission; however, staff believes that an interim study overlay ordinance will delay the code amendment as an interim ordinance will also require analysis and research to develop. The proposed project on Rim Road has recently pulled its building permit before an interim study district could be established. Additionally, because the number of building permits for second-stories in the Lower Hastings Ranch neighborhood has been very low (three in the past three years) staff does not believe that an interim study overlay ordinance is of great necessity. Based on the low number of permits, Staff recommends that the code amendment continues and an interim overlay ordinance not be studied and adopted. Staff is currently developing amendments to the development standards in the Neighborhood Overlay District to address comments received during the community meeting. Once the amendments are drafted, staff will hold another community meeting with the residents of the neighborhood to ensure they are generally in conformity with what the community is seeking.

Staff reviewed report and answered questions.

Public comments:

Lou Pierce, resident – Does not like the idea of a 2nd story suddenly appearing next to a single story. This is going to decrease the value of the neighbor next door. Requested printed requirements for 2nd stories and asked if this temporary conditional use permit is it going to be looser or tighter than the existing one?

Jim Brenning, Lower Hastings Ranch Association – Said that this amendment is already written and in effect in Upper Hastings and all that has to be done is transfer to the Lower Hastings Ranch. He did not think that there needed to be studied or rewritten. If it's going to take a while to put this in place then there needs to be something done in the meantime.

Kurt Brown, resident – Asked staff to take into account the issue how to handle design and architecture features.

Diane Kirbey, Lower Hastings Ranch Association – Handled out a copy of City Council agenda report dated 2-23-93 Amendments To Title 17, Zoning – (Neighborhood Overlay) Zone District (Lower Hastings Ranch) in which 2nd stories were agreed upon. Expressed the following concerns:

- Preserving the vistas that that come with the varying elevations of Lower Hastings Ranch and respecting the character of neighborhoods.
- The impacts of quality of life for the neighbors and privacy (example; a remodel on Cliff adversely affected three homes on Rim, because Cliff sits higher than Rim. When in the backyard of the homes on Rim, you are looking at a 12 feet height wall of a house looming over).
- The house on Rim was destroyed without a permit and the pool in the backyard was dug up. There is only a hole in the backyard. The concern is safety of having a swimming pool hole in the rain.
- Need something concrete from the Planning Department; a timeline as to how we are going to proceed with this.

Marian Leos, resident – Asked the Commission to move forward with anything that would prevent people from having to have someone build second stories and block the view from their property.

The Planning Commission asked that this item be placed on the agenda for the meeting of April 14, 2010 for a follow up.

6. COMMENTS AND REPORTS FROM STAFF - None

7. COMMENTS AND REPORTS FROM COMMISSION

Consideration of Call for Review of Minor Change to Fuller Master Development Plan

Antonio Gardea, Community Planning

Staff presented background information regarding the Fuller Master Plan and the Hammond House relocation. Photographs and site plans were shown illustrating the existing site and proposed project.

The applicant intends to improve a vacant lot as an expanded parking area and planting areas. The rationale for processing Fuller's request as an administrative approval was because the Plan did not address interim uses and the proposed project was deemed a minor change.

Moved / seconded by Commissioners Persico and Norton that the Board of Zoning Appeals call up the Directors decision of January 6, 2010.

8. REPORTS AND COMMENTS FROM COMMITTEES

- **Design Commission** – Commissioner Norton

Concept Design Review (call for review)

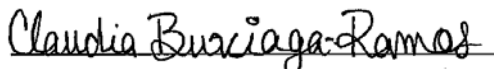
455-467 E. Washington Blvd., new Macedonia missionary Baptist church — Construction of 9,900 s.f. house of worship. Action: Approve staff recommendations with conditions.

Report from Sub-Committee

125 N. Raymond Avenue, Raymond Renaissance (plaster cornice and compliance with conditions of approval, letter of August 24, 2009). Report from subcommittee on plaster cornice at Raymond Renaissance project. The commission reaffirmed that it was the Buchanan's responsibility to bring the proposal for a covenant to the subcommittee as opposed to the full commission.

- **Board of Zoning Appeals** – Commissioners Quirk, Naber, Hall, Persico, and Wilson – No meeting
- **CIP Subcommittee** – Commissioner Janisch, Hickambottom – Reported tonight.
- **Open Space Committee** – Commissioner Janisch – Will be a community outreach meeting in May.
- **General Plan Update Committee** – Commissioners Naber and Hall – Getting ready for phase 2, in which a summary report all of the comments received which will be presented, then it will be going to council for a 45 day review period. Asked that this item be placed in the Planning Commission agenda for the first meeting in March.

9. ADJOURNMENT – Chair McDonald adjourned the meeting at 7:48 pm



Claudia Burciaga-Ramos, Recording Secretary



**OFFICIAL MINUTES
REGULAR MEETING OF
THE PLANNING COMMISSION
WEDNESDAY FEBRUARY 24, 2010, AT 6:15 P.M.
COUNCIL CHAMBERS, ROOM S249
100 N. GARFIELD AVE., PASADENA, CA 91101**

1. **ROLL CALL** – Chair McDonald called the meeting to order at 6:19 p.m.
Present: Persico, Hall, Naber, Quirk and McDonald
Absent: Hickambottom, Wilson, Norton and Janisch

2. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA -**
Ruth Christiansen, resident – Voiced gratitude to the decision made by City Council for both 501 and 523 South Arroyo Parkway designation as landmarks due to historic integrity.

3. **APPROVAL OF MINUTES** – December 9, 2009 and January 27, 2010
Approval of minutes was continued to March 10, 2010 meeting due to lack of quorum.

4. **INFORMATIONAL ITEM**
Water System Integrated Resources Plans
Natalie Zwinkels, Pasadena Water & Power
Information on this item is available at <http://ww2.cityofpasadena.net/waterandpower/waterplan/>
Staff's presentation included the following:
Pasadena Water and Power (PWP) Water System Overview and Supply Issues
Water System:
 - 14 storage reservoirs, 16 groundwater wells, 19 booster stations, 37,220 meters, 3,273 fire hydrants and 500 miles of pipeSources of Water Supply:
 - Local groundwater 35% and imported water from MWD* 65%State Water Project
 - 3 consecutive years of drought, Court ordered cutbacks in Bay-Delta pumping due to Endangered Species Act and is currently at 5% allocationColorado River:
 - Drought since 1999Local Supply
 - 2007, 2008, 2009 record low water levelsMWD Water Costs
 - In 2009, full service water rates increased 15% (3 times the previous year's increase)
 - Over next five years, MWD expects annual double-digit rate increases
 - Bay-Delta solution is expected to cost billions for MWD aloneClimate Change
 - California DWR estimates that future climate change could reduce SWP supplies statewide by as much as 15% by 2030Groundwater
 - Pumped from the Raymond Basin
 - Contamination issues

Water Integrated Resources Plan (WIRP) Scope and Process & Schedule
Multiple Opportunities for Stakeholder Input
Advisory Committee - 13 members
 5 meetings - 1st meeting March 4
City Council, Municipal Services Committee, Environmental Advisory Commission
Public Workshops:
 1st workshop held November 10
 2nd workshop March 30, 2010 – Altadena Main Library – 6:30 pm
 3rd workshop in August

Public comment:

Ruth Christiansen, resident – Would like to see individual meters that measure water usage for apartments.

Green City Annual Report 2009 and Green City Indicators Report 2009

Alice Sterling, Planning & Development

Staff gave a brief review of the Green City Indicators Report for 2009 which provides four years of quantifiable data on more than 170 measurements that chart Pasadena's progress in achieving the Green City Action Plan target.

The City of Pasadena received approximately \$272,000 in recycling revenue for FY 2009.

Based upon a projected drop in the amount of material collected due to a reduction in consumer consumption and the temporary rate reductions, staff previously anticipated a 15 to 20% reduction in revenue for the 2010 FY or approximately \$216,000. Staff negotiated a \$10 per ton increase for the first quarter of 2010 based upon holiday shipping projections and the lack of material in the market. This will increase the projected 2010FY revenue from approximately \$216,000 to approximately \$299,000. Green City information can be found at: www.cityofpasadena.net/greencity

5. COMMENTS AND REPORTS FROM STAFF – No comments

6. COMMENTS AND REPORTS FROM COMMISSION –

Commissioner Persico mentioned that ironically the packet for this meeting, that was delivered by messenger, included the Green City reports which if sent electronically would have conserved resources.

Chair McDonald reported that the City Council had a CEQA workshop in which he offered three suggestions; to have applicants submit the documents related to an initial study under CEQA to have them think about environmental issues, to have staff work with the applicant on the initial study and that be provided to the City Council as part of information item on review of major projects so that the Council could decide early on what would be studied in the EIR. The third suggestion was to think about master EIR's for specific plans so that there is an incentive to build what the city has decided it wants built. He mentioned that a CEQA presentation by the City Attorney's office would be welcome especially for the new members of the Planning Commission.

Commissioner Naber would like the Department of Transportation to bring the Commission up to date on guidelines that they are currently providing developers for what should be studied in the EIR's.

7. REPORTS AND COMMENTS FROM COMMITTEES

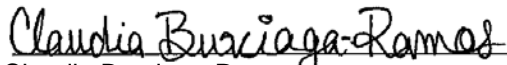
- **Design Commission** – Commissioner Norton – No meeting.
- **Board of Zoning Appeals** – Commissioners Quirk, Naber, Hall, and Wilson –
Call for Review of the decision of the Director of Planning & Development regarding Minor Change to Fuller Master Development Plan: 110 North Los Robles Avenue. The Board of Zoning Appeals decided to uphold the decision of the Director of Planning & Development and approve the minor change to Fuller Master Development Plan.

Modification to Minor Conditional Use Permit: To modify a shared parking agreement to allow the square footage to be leased for restaurant use to increase by 1,401 square feet. With the applicant's request, the maximum square feet allowed for restaurant use would increase to 13,598 sq. No new construction is proposed under this modification.

The Board of Zoning Appeals decided to sustain the Hearing Officer's decision and approve the modification to minor conditional use permit with added and modified conditions.

- **CIP Subcommittee** – Commissioner Janisch, Hickambottom – No report.
- **Open Space Committee** – Commissioner Janisch – No report
- **General Plan Update Committee** – Commissioners Naber and Hall – Coming to the Planning Commission on March 24, 2010 with a draft of the summary report.

8. ADJOURNMENT – Chair McDonald adjourned the meeting at 7:40 p.m.


Claudia Burciaga-Ramos, Recording Secretary



**OFFICIAL MINUTES OF THE
PLANNING COMMISSION
WEDNESDAY MARCH 10, 2010**

**Special Public Meeting, 5:15 p.m.
A public meeting was conducted to view the site at:**

182 S. Orange Grove Boulevard

**PUBLIC MEETING, 6:15 PM
COUNCIL CHAMBERS, ROOM S249
100 N. GARFIELD AVE., PASADENA, CA 91101**

1. **ROLL CALL** – Chair McDonald called the meeting to order at 6:19 p.m.
Present: Hickambottom, Wilson, Norton, Hall, Naber, Janisch, Quirk and McDonald
Absent: Persico (excused)
2. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA** - None
3. **APPROVAL OF MINUTES** –
The minutes of December 9, 2009 and January 27, 2010 were unanimously approved.
4. **ACTION ITEM**
182 S. Orange Grove - Ambassador West Project - Change to approved project
Emily Stadnicki, Design & Historic Preservation
It is recommended that the Planning Commission:
 1. Recommend that the City Council find that the activity described in the application for changes to the approved Ambassador West Project and related variance application was subject to adequate environmental review in the EIR adopted by the City Council for the Ambassador West Project on April 2, 2007, and that there are no changed circumstances or new information which would trigger further environmental review;
 2. Recommend that the City Council make the specific findings listed in this report; and
 3. Recommend that the City Council approve this application with the conditions as listed.

The current property owners, Warren and Zoe Hsiau, bought the 182 S. Orange Grove Boulevard property approximately one year ago with the intent to use the 18,400 square foot Mayfair Mansion as a single family residence. In order to inhabit the building, they submitted applications for a change to the approved Ambassador West project and Variance #11669 to build a two-car garage in the front yard. The site, which will be a 17,890 square foot lot upon final City Council approval and recording of Vesting Tentative Tract #63103, is in the interior of the Ambassador West project campus with no street frontage, and is developed with the Landmark-eligible Mayfair Mansion. It is zoned WGSP-1B (West Gateway Specific Plan, Subdistrict 1B, "The Ambassador College campus east of Orange Grove Boulevard"). To the north of the property is the Landmark-eligible Terrace Villa, to the east is the Ambassador Campus central lawn which is to remain permanent open space, to the south will be a public access easement and future condominium development, and immediately to the west is a row of garages for an existing apartment complex on South Orange Grove Boulevard.

The plans submitted with the application propose a 716 square foot single-story detached garage with space for two vehicles and storage, located in the northwest corner of the site. Architectural

features include a flat roof, coarse texture stucco coating, carriage house-style garage door, custom stained solid wood door with Tudor arch, a pair of wood double-hung dual-paned windows, and a wood trellis structure supported by two stucco columns and attached to the front of the garage. A proposal to build new fences, gates, and trellises to enclose the front yard is also part of the submitted plans but the property owner has agreed to eliminate these features from the project.

CHANGE TO APPROVED AMBASSADOR WEST PROJECT

Change of Use of Mayfair Mansion
New Detached Garage
New Public Pathway Encroachment
New Paving
Trees
Fences, Gates, and Trellises
Design Review of Garage

VARIANCE #11669

Floor Area
Accessory Structure Location
Accessory Structure Development Standards
On-Site Covered Parking

Staff concludes that the findings for the following entitlements can be made: Change to the approved Ambassador West project and the Variance requests for a new detached garage to exceed the maximum floor area of the property, to locate an accessory structure in the front yard, to provide an accessory structure setback of less than two feet, and to provide less than two on-site covered parking spaces for a single-family residence. Approval of the change to the approved Ambassador West project and these variance requests will allow a lower-intensity residential use to replace an institutional use of the Mayfair Mansion with only minor changes to the Ambassador West campus setting. Staff concludes that the findings for the following entitlements cannot be made: Variance requests to provide a side yard setback of 3'-10" where 10 feet is required, to provide an accessory structure top plate height greater than 9 feet, and to provide more than 22 feet of accessory structure wall that is set back less than 5 feet from the property line.

Public comments:

Mark Houston, agent – Thanked the Commission for the sensitivity to the preservation of Mayfair Mansion. He is in favor of approving the project.
Zoe Su, resident – Hopes to see the project move forward so that she can move in soon.

Motion:

Moved / seconded by Commissioners Quirk and Janisch to recommend approval of staff's recommendation with revisions to Planning Conditions of Approval on page 16-17, #15, #16, #18, #20 (as shown below in bold and italic) with the addition of a recommendation.

15. The construction of the project shall comply with the standards of the City's Historic Preservation Ordinance and the Secretary of the Interior's Standards. Revised plans (*including landscape plans, paving plans, elevations and architectural drawings for the garage*) shall be submitted to the Design & Historic Preservation staff for Design Review *by the Historic Preservation Commission at a public hearing.*

16. *The existing decorative concrete walkways shall be maintained as public access* and none of the existing decorative concrete walkways shall be altered. Relocation of two lamp posts to accommodate the garage and driveway is allowed.

18. *The revised plans required under condition #15 shall show the* new paving of the front yard and access easement shall only be the minimum necessary for vehicle access, turning, and maneuvering. *Said plans shall further show that no parking will be permitted at any time on the paving and sign advising of this restriction shall be posted at the driveway entrance.*

20. To protect the two Sycamore trees, the garage shall be located at least 8 feet from the trunk of each tree. The applicant shall submit a report by a certified arborist that evaluates the effect of the new garage on the two Sycamores and makes recommendations of additional tree protection measures if needed. All tree protection measures recommended in

the arborist report shall be shown on the site and landscape plans to the satisfaction of staff. *Applicant shall provide on-site supervision by an arborist during construction.*

Recommendation: It was suggested by the Planning Commission that revised plans accompany the application to City Council to better illustrate the proposed project.

Vote:

Yes: Hickambottom, Norton, Janisch, Quirk and McDonald

Noes: Wilson and Naber

Abstain: None

Absent: Persico

The motion was approved 6-2

909 S. Fair Oaks Specific Plan Analysis

Erin Clark, Economic Development

That the Planning Commission comment on a request that the City Council initiate an amendment to the South Fair Oaks Specific Plan and Zoning Code text to allow for residential uses west of Fair Oaks Avenue and north of Hurlbut Street.

Proposal:

- 175-unit assisted living facility (Residential Care, General)
- 184,000 square foot
- Four stories (56ft)
- 118 subterranean parking spaces

Required Amendments:

- Specific Plan Text Amendment
- Zoning Code Text Amendment

Per the Planning Division's current work plan, a comprehensive review of the South Fair Oaks Specific Plan is scheduled to begin in 2012. Comprehensive updates of all existing specific plans will begin in 2011, starting with the East Pasadena and West Gateway Specific Plans. This sequence could vary, however, with changes to the work plan priorities. Absent direction from the City Council that the current order of specific plan reviews be changed, staff suggests that 2012 is the appropriate time to consider changes to the South Fair Oaks Specific Plan.

Staff recommendation is that the South Fair Oaks Specific Plan remains as adopted; there are no proposed changes at this time. As no specific change in land use or development approval is proposed, there is no project that requires CEQA review. Environmental review will be conducted if a project such as a Specific Plan amendment is initiated by City Council.

Public comment:

John Yonai of Tierra West Advisors on behalf of the applicant, Regency Park Senior Living— Asked for the planning commission support to seek Council's approval.

Commission Discussion:

Commissioners acknowledged that senior housing is an increasingly critical need in Pasadena, Huntington Hospital supports the location of senior housing facilities in close proximity to its campus, and the applicant, Regency Park Senior Living, has already proven itself capable of developing, constructing, and operating a high quality facility in the immediate area. These factors, as well as the 12 year time span since the Specific Plan was adopted and the underutilized status of the subject site, contributed to support for initiation of a limited review of the Specific Plan based on the specific application for development of senior housing that has been submitted to the City. Chair McDonald reiterated to the applicant that support of a focused land use review did not in any way imply support for the proposed project or provide for any guarantees of future support for necessary land use entitlements with respect to the proposed project.

Those Commissioners in support of the staff recommendation cited the fact that any staff work associated with amending the South Fair Oaks Specific Plan, even a focused analysis, requires that staff resources be diverted from other priorities. Consequently, a review of the South Fair Oaks Specific Plan is indeed shifting the South Fair Oaks Specific Plan ahead of other scheduled reviews.

Motion:

Moved / seconded by Commissioners McDonald and Quirk that the Planning Commission recommends to the City Council that the master application be processed with any analysis required for amendments to the general plan, specific plan, or zoning code as staff deems necessary. This motion will not change the order of comprehensive specific plan reviews within the Department's work plan or the General Plan schedule.

Vote:

Yes: Hickambottom, Wilson, Hall, Naber, Quirk and McDonald

Noes: Norton and Janisch

Abstain: none

Absent: Persico

Motion approved 6-2

5. INFORMATIONAL ITEM

Northwest Project Areas Planned Amendment and Merger

Vincent Gonzalez, Northwest Programs

Staff reported on an update to the Planning Commission concerning the status of the merger of the five Northwest Redevelopment Project areas. The five-Redevelopment Project Areas include: Orange Grove, Lincoln Avenue, Fair Oaks Avenue, Villa-Parke and Lake/Washington.

The process would encompass the following actions:

1. Merge the five existing project areas into a single financial and administrative unit
2. Territory Addition – Establish a new survey area to research the addition of new territory to the Northwest Redevelopment Project areas.
3. Project Area time Limit Extension – Merge, and possibly increase tax increment caps (increasing the tax increment caps would assure the PCDC continued financial capabilities in the Northwest Project Area by maximizing its tax increment authority).

Major steps in the Merger/Plan Amendment process:

Preparation of a Preliminary Plan, Legal Description, Preliminary Report, Redevelopment Plan Amendment, Environmental Documentation, Public Outreach, City Council/PCDC, Planning Commission, Meeting, Plan Adoption and Report to City Council.

Staff reviewed the report and answered questions.

6. DISCUSSION ITEM

General Plan Outreach Summary Report

Jason Mikaelian, Planning & Development

Staff summarized the General Plan Outreach report and gave a PowerPoint presentation:

PowerPoint presentation:

Blueprint to guide the City's future (Required by State Law, Seven Required Elements, Land Use, Transportation, Housing, Noise, Safety, Open Space and Conservation, Optional Elements, Housing updated every 5 years).

Updating 4 elements - Land Use, Mobility, Open Space and Conservation

- 2008 – City Council appointed 9 member Open Space and Conservation Element Committee (these will be combined as one element)
- Spring 2009 – City Council appointed 22 member General Plan Update and Advisory Committee (GPUAC)

Housing Element - Currently being reviewed by State

Phase I - Defining Issues, Vision, and Goals 3,000+ community members

- 40 neighborhood and business organizations, 12 Community and District Workshops
- Speaker series, Back-to-school nights, Youth Council and other youth group meetings
- Special events: Open House, Latino Heritage, Water Fair, Art Night, Green Fair, etc.

Traditional media - Press releases, In-Focus Newsletter, Flyers, posters & post cards, KPAS

New media - Website, On-line ads, E-mail list (700+), Facebook

Targeted outreach - Neighborhood Associations, Business Associations, Faith community & non-profits, MoveAbouts

Outreach Summary Report

- Overview of process, Summary of key themes, Documentation of all comments

- Prepared by staff and GPUAC, Draft for public review March 5 through April 19
- City Council, Commission Meetings & Special GPUAC Meeting
- Final to City Council May 2010
- Public Outreach & Outreach Report, will provide framework
- Compare current General Plan and Outreach Report to identify areas of alignment, conflict and areas not addressed
- Balance new environmental regulations, state requirements and fiscal and economic impacts
- Develop alternatives to address issues raised
- Preferred alternative to be translated into specific policies and strategies into updated General Plan

Dominant Themes - Topics heard most frequently and most passionately

Complementary Themes - Other topics heard throughout outreach process

Other Recurring Issues and Concerns - Topics not necessarily within framework of update

Community Character- Discussed more than any other topic, Broad, overlapped with all, Categories, Very little disagreement

- Qualities - Small town feel, Great neighborhoods, Historic architecture, Trees, beautiful natural setting, Arts, culture and entertainment, Diversity of people, businesses and neighborhoods, Concern regarding loss of quality of life

Growth and Density - Majority want growth reduced, Many want better management of growth, Some support more growth
 Design and Architecture - Concerned how new development fits with existing architectural context, Want quality design and construction

Traffic - Majority believed congestion is increasing, Some stated traffic is a sign of economic success, Speeding, cut-through traffic and better traffic management also raised

Transit - Need for more bus service, Better coordination between transit providers, Support for Gold Line extension and downtown streetcar/trolley

Open Space and Parks - More open space and parkland, Need for better maintenance of existing parks and open space areas

Economic Development - Need to preserve job base and increase job training, Attention to vacant storefronts, More focus in Northwest and Eastern Pasadena

Complementary themes - Environmental sustainability, Historic preservation, Trees, Parking, Walking & biking, Disparities, Places for youth

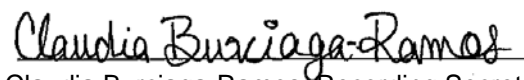
Other recurring issues - Government responsiveness, Education and schools, Programming for youth, City services, Financial services for arts & culture, Homeless services.

Expectations from the Planning Commission:

Comments on overall report, Is it consistent with what you hear from the community? The specific issues your committee/commission addresses on a regular basis?

Provide official Committee/Commission comments - By April 19, 2010

7. **COMMENTS AND REPORTS FROM STAFF** – Staff mentioned that in the past Commissioners had requested staff reports with 20 pages or less be distributed electronically; asked if that would still be the preferred practice in the future. Staff was instructed to explore options to see what is the most green and cost efficient.
8. **COMMENTS AND REPORTS FROM COMMISSION** - None
9. **REPORTS AND COMMENTS FROM COMMITTEES**
 - **Design Commission – Commissioner Norton – Have not met.**
 - **Board of Zoning Appeals** – Commissioners Quirk, Naber, Hall, and Wilson – No meeting.
 - **CIP Subcommittee** – Commissioner Janisch, Hickambottom – No report
 - **Open Space Committee** – Commissioner Janisch – Met on Monday and saw the same presentation from tonight.
 - **General Plan Update Committee** – Commissioners Naber and Hall – Presented tonight.
10. **ADJOURNMENT** – Chair McDonald adjourned the meeting at 10:24 pm


 Claudia Burciaga-Ramos, Recording Secretary



**OFFICIAL MINUTES
REGULAR MEETING OF
THE PLANNING COMMISSION
WEDNESDAY MARCH 24, 2010, AT 6:15 P.M.
COUNCIL CHAMBERS, ROOM S249
100 N. GARFIELD AVE., PASADENA, CA 91101**

1. **ROLL CALL** – Vice-Chair Quirk called the meeting to order at 6:18 p.m.
Present: Hickambottom, Wilson, Norton, Hall, Janisch, Naber and Quirk
Absent: Persico (excused), McDonald (excused)

2. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**
Mary Barrie, Friends of Hahamongna – Mentioned that Planned Development – 16 should be restudied to be designated open space.
Nina Chomsky, Friends of Hahamongna – Talked about removing the PD zoning from the Hahamongna Annex, and rezoning to open space. Asked how to get this initiated and into a work program.

3. **ACTION ITEM**
Recommended Capital Improvement Program (CIP) FY 2011-2015
Robert Avila, Community Planning
It is recommended that the Planning Commission advise the City Council to find that the new projects proposed for inclusion in the Capital Improvement Program for FY2011-2015 are consistent with the City of Pasadena's General Plan.
State law requires planning agencies to review a city's Capital Improvement Program (CIP) for consistency with the General Plan. Also, Section 2.105 of the Municipal Code authorizes the Planning Commission to make recommendations on matters which affect implementation of the General Plan and the "orderly physical development of the city," including capital improvements.
The 2011-2015 CIP budget includes 360 projects previously approved, and nine new projects that are being proposed for new budget allocations. The entire recommended CIP FY2010-2015 will be submitted to the City Council for review and approval before the end of FY2010.
For CIP FY2011-2015, The Planning Commission CIP Sub-committee, consisting of Commissioners Richard Janisch and Ann Hickambottom met with Planning, Public Works, Transportation Department and PWP staff on March 11, 2009 to review the general plan consistency statements and ask questions of staff. The background materials were forwarded to the subcommittee to prepare recommendations for the Planning Commission. The subcommittee reviewed the 9 new projects for their consistency with the General Plan and the recommended funding for FY2011, and unanimously found the projects to be consistent with the spirit and intent of the General Plan.
Staff found that these new projects clearly advance the goals and objectives of specific General Plan elements, such as Land Use, Mobility, and Public Facilities.

Public comments: No comments

Motion:

Moved / seconded by Commissioners Hickambottom and Norton to approve staff recommendation. No opposition, the motion was approved.

4. DISCUSSION ITEM

General Plan Outreach Summary Report
Jason Mikaelian, Planning & Development

Staff reviewed presentation given at the last Planning Commission meeting, asked if there were any questions or concerns from last meetings and mentioned that Commissioners can give comments in writing before April 19.

5. COMMENTS AND REPORTS FROM STAFF - None

6. COMMENTS AND REPORTS FROM COMMISSION - None

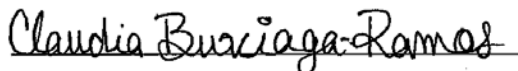
7. REPORTS AND COMMENTS FROM COMMITTEES

- **Design Commission** – Commissioner Norton –
 - Consideration of a request for a Call for Review - 523 S. Arroyo Pkwy — Consolidated design review for storefront alterations and façade improvements. *Action:* Unanimously approved to not call for review:
 - Application for Concept Design Review - 680 E. Colorado Blvd., Playhouse Plaza — new construction of a 159,829 s.f. mixed-use building with subterranean parking. *Action:* To continue to 4/29/10:

- **Board of Zoning Appeals** – Commissioners Quirk, Naber, Hall, Hickambottom, and Wilson –
ZA#36: 590 N. Lake Avenue – Zoning Administrator’s Interpretation: Appeal on the use classification Vehicle Services - Vehicle/equipment Repair and Section 17.34.030.B. (North Lake Specific Plan, Nonconforming Uses) of the Zoning Code. Action: The Board of Zoning appeals decided to uphold the interpretation of the zoning administrator regarding section 17.34.030.b. (North Lake Specific Plan, nonconforming uses) of the Zoning Code. The Board of Zoning Appeals found that the proposed use is inconsistent with the intent of the North Lake Specific Plan.

- **CIP Subcommittee** – Commissioner Janisch, Hickambottom –will meet Monday. Reported tonight.
- **Open Space Committee** – Commissioner Janisch – Will meet on Monday March 29, 2010
- **General Plan Update Committee** – Commissioners Naber and Hall

8. ADJOURNMENT – Vice-Chair Quirk adjourned the meeting at 7:55 p.m.



Claudia Burciaga-Ramos, Recording Secretary



**OFFICIAL MINUTES
REGULAR MEETING OF
THE PLANNING COMMISSION
WEDNESDAY APRIL 14, 2010, AT 6:15 P.M.
COUNCIL CHAMBERS, ROOM S249
100 N. GARFIELD AVE., PASADENA, CA 91101**

1. **ROLL CALL** – Chair McDonald called the meeting to order at 6:22 p.m.
Present: Hickambottom, Persico, Wilson, Norton, Naber, Quirk and McDonald
Absent: Hall (excused) and Janisch (not excused).
2. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA** - none
3. **APPROVAL OF MINUTES** – February 24, 2010 and March 10, 2010
 - o The minutes of February 24, 2010 were unanimously approved.
 - o Commissioners requested the minutes of March 10, 2010 be adjusted to reflect additional recommendations expressed during the meeting that were not included. Staff will bring back these minutes for approval at the next meeting.

4. INFORMATION ITEM

**Power System Integrated Resources Plan
Gurcharan Bawa, Water and Power**

Staff reviewed PowerPoint presentation that included the following and answered questions:

Background

- Plan to optimize supply resources to meet City's electrical demand for next 20 years
- State-mandated plan to reduce green house gases, aging local power plant (30 to 40+ years)
- Community environmental concerns, regulations require updating IRP every 5 years

Community's priorities

- Reliable service, environmental leadership
- Stable and competitive rates, allow for flexibility in the plan
- Manage market risks, maintain PWP's fiscal health

Key areas of uncertainty

- Evolving Legislations/ regulations... climate initiatives, fuel / market power prices
- Load (PWP and neighboring regions), capital costs for new generating assets
- Availability of renewable resources (locally or remote)
- Technology (general, demand management, energy efficiency)
- Sale price for liquidation of IPP Coal Power, reliability of older gas-fired units in Pasadena

2009 IRP Recommendations

- Reduce IPP (coal) by 35 MW to serve Pasadena by 2016
- Replace existing local Broadway 3 generating unit with a new efficient combined cycle unit of (=65MW)
- Upgrade existing local Glenarm gas turbines 1 & 2
- Energy efficiency and load management

Energy Savings: reduce energy sales by 13.3% below expected levels by 2016

Peak load savings: reduce peak load by 10% below expected levels by 2012

Additional demand response: reduce peak load by an additional 5 MW by 2012

- Renewable portfolio standard: 15% by 2010, 33% by 2015 and 40% by 2020
- GHG Emissions reductions: 5% by 2010, 25% by 2015, and 40% by 2020

2009 IRP Progress Report

CEQA Basics Informational Item

Theresa Fuentes, Assistant City Attorney

Staff reviewed PowerPoint presentation that included the following and answered questions:

Overview

- Primer on the law in general, not on the application of CEQA to any particular project

Process

- The City is required by law to prepare and certify a legally adequate EIR
- Certification of any CEQA document does not constitute a land use entitlement.

The decision whether to prepare an EIR begins with a three-step process

- If project exempt, file Notice of Exemption
- Prepare an Initial Study (must be based on facts, technical studies and substantial evidence)
- Prepare an EIR: Generally take 12+ months to release a draft EIR for public comment, required 45-day circulation period for public comment, required written responses to comments prior to certification

Timeline

- Generally, close to 2 years to Final EIR certification in Pasadena
No set "shelf life" of an EIR. CEQA prohibits repeated environmental review of the same project unless: substantial changes proposed to the project, changed circumstances, new information of new significant effects or more severe significant effects.

Topics of Interest

- Thresholds of significance
 - Fundamental question: Is there "substantial evidence that any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment"
 - City sets thresholds of significance against which impacts are measured
 - Thresholds can be changed at any time, from that point forward.
 - Thresholds cannot be changed on a project-by-project basis
 - Thresholds must be developed through a public review process and supported by substantial evidence

Baseline

- EIR must describe the environmental setting to establish the baseline used to determine whether impacts are significant

Cumulative impacts

- Is the project's incremental effect significant when viewed in connection with the effects of other past, present, probable future projects
- Recent updates to City maintenance of list: Project placed on list upon submission of application and taken off at issuance of Certificate of Occupancy

Alternatives

- EIR must identify a reasonable range of alternatives
- "Rule of reason"
- If further alternatives analysis is desired to address land use issues, that can be done in a land use document

Land Use

- In general, an EIR is not the best place for a robust discussion of land use issues that do not have potentially significant environmental effects.
- Generally, consistency with GP, SP, and zoning is a less than significant environmental impact.

Findings

- CEQA's findings for adequacy of an EIR are no substitute for and are very different from land use findings

Statement of Overriding Consideration (SOC)

- A Statement of Overriding Consideration is also different from land use findings.

Transportation Review of Development Projects

Mike Bagheri, Department of Transportation

Staff reviewed PowerPoint presentation and answered questions:

Transportation Impact Review & Current Practice & Guidelines

- To provide the public, private consultants and City staff with standards, guidelines, objectives and criteria to be used in the preparation of a traffic study
- To promote consistency and fairness in the Department's review of traffic studies
- To minimize technical disagreements
- To ensure legal defensibility of the department's findings and determinations
- Transportation impact analyses are an integral part of the environmental review process that is required for all proposed projects that are not categorically exempt under the California Environmental Quality Act (CEQA)

- Under CEQA, jurisdictions have the right to categorically exempt projects consisting of less than five housing units and nonresidential projects with less than 2,500 square feet of floor area (CEQA 15303)
- Upon submission of an application for discretionary action, the City of Pasadena Department of Transportation (PASDOT) will determine whether or not a transportation review is required relative to the CEQA guidelines and City policy (thresholds)

If a review is required, the following steps describe how to initiate the process:

- Applicant contacts PasDOT with a request to commence the study
- PasDOT solicits bids from a panel of consultants who have been pre-qualified (Transportation Assessments are assigned on a rotating basis for a flat fee)
- PasDOT forwards the best bid (based on cost, schedule, and experience) to the applicant for approval
- Once authorization to proceed is received from the applicant along with a deposit to fund the study and pay the City's Traffic Review Fee, PasDOT prepares a purchase order and instructs the consultant to commence the work

Type of Project	Exemption	Category 1: Transportation Assessment (TA)	Category 2: Transportation Impact Study (TIS)
Residential (based on # of units)	4 units or less	5 – 25 units	26+ units
Commercial (based on # of net new trips)	Less than 70 daily trips and less than 11 trips in any peak hour	71 – 150 daily trips, or 11 – 20 trips in any peak hour	151+ daily trips, or more than 20 trips in any peak hour

- Institute of Transportation Engineers (ITE) Trip Generation Handbook
- San Diego Association of Government (SANDAG)
- Conduct surveys for unique uses

Traffic Growth on Street Segment	Required Traffic Mitigation Measures
0.0 – 2.4% Daily Traffic Growth	Staff review and conditions
2.5% - 4.9% Daily Traffic Growth	Initial study required if existing count is greater than 2,000 VPD; Soft mitigation required
5.0% - 7.4% Daily Traffic Growth	Initial study required; Soft mitigation required; Physical mitigation may be required
7.5% + Daily Traffic Growth	Initial study required; soft mitigation required; Extensive physical mitigation may be required; Project alternatives may be considered

The City's Transportation Impact Review Current Practice and Guidelines does not define any Level Of Service (LOS) as "acceptable." Rather, the City analyzes the impact a particular project may have on an intersection and sets thresholds above which the change is significant and therefore must be mitigated. The intersections LOS designations of A to F are based on volume-to-capacity (V/C) ratios. The City's policy is to assess a project's traffic-related impacts based on the incremental changes to the intersections V/C ratios when comparing existing conditions to future project built-out conditions. In the event that a project's impact cannot be mitigated (regardless of the LOS level) the decision makers are deciding, on a case-by-case basis, whether to allow an intersection to operate at a particular LOS level which may be lower than the level at which the intersection operated previously.

- Critical Volumes (V) – sum of critical volumes of vehicles in all directions at an intersection during peak hours. Generally, critical volumes are conflicting moves/vehicles that cannot clear the intersection concurrently. For example, eastbound moving vehicles are in conflict with westbound left-turning vehicles.
- Intersection Capacity (C) – maximum capacity of an intersection defined as maximum number of critical volumes of vehicles that can clear an intersections in an hour
- V/C – Ratio of volume over capacity

Intersection	Peak hour	Existing Year	Existing w/ Project	Future pre-project w/ambient growth	Future pre-project w/Ambient + Related Projects	Future w/Project	Change in V/C

Cumulative Projects Impact

Sections 15355(b) of CEQA defines cumulative projects' impact as:

"The cumulative impacts from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time."

- In June of 2004, in response to Council concerns over the analysis of cumulative impacts in the City, an independent review of the City's past and current practices on environmental review particularly in the area of traffic impact assessment was commissioned. In general, the team found that Pasadena's procedures are correct, consistent, comprehensive and effective.
- Mitigation measures for cumulative project impacts are addressed through a list of processes not specific to the individual project being evaluated such as:
 - Traffic Reduction / Transportation Impact Fee (TR/ TIF)
 - Mitigation and conditions of approval specific to each related project
 - Development impact fees specific to a project
 - CIP program contributions specific to a project

We are exploring new metrics to assess impacts of new developments on all modes of travel as a part of the General Plan Update. These options will be presented to TAC for review, and ultimately Council for consideration.

Increasing Emphasis on:	Decreasing Emphasis on:
Network management	Additional capacity
Travel time reliability	Reducing individual intersection delay
Improved transit services	
Complete Streets	
Multifunctional rights of way: green streets, social spaces	
Managing – multimodal system	

Specific candidate measures
 Multimodal level of service
 Speed suitability for streets by type
 Parking supply and pricing suitability
 Traffic volumes

5. COMMENTS AND REPORTS FROM STAFF

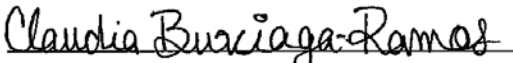
Request for joint meeting of the Planning Commission, Transportation Advisory Commission, North Lake Village Business Association and Northwest Commission on May 13, 2010 at 6:30p.m. Commissioners discussed attending a joint meeting with TAC, North Lake Village Business Association and Northwest Commission on May 13, 2010 to discuss the North Lake Avenue Parking Study. Staff will speak with the Northwest Commission and talk about a meeting date.

6. COMMENTS AND REPORTS FROM COMMISSION - none

7. REPORTS AND COMMENTS FROM COMMITTEES - none

- **Design Commission** – Commissioner Norton – met on
 - Consideration of a Request for a Call for Review: 523 S. Arroyo Pkwy — Consolidated design review for storefront alterations and façade improvements. Action: approved to not call for review
 - Application for Concept Design Review: 680 E. Colorado Blvd., Playhouse Plaza — New construction of a 159,829 s.f. Mixed-use building with subterranean parking. Action: Continued to 4/29/10
- **Board of Zoning Appeals** – Commissioners Quirk, Naber, Hall, Hickambottom, and Wilson – Will meet next week. Commissioner Wilson will not be able to attend, Commissioner Janisch will Substitute.
- **CIP Subcommittee** – Commissioner Janisch, Hickambottom – No report
- **Open Space Committee** – Commissioner Janisch – No report
- **General Plan Update Committee** – Commissioners Naber and Hall – Still in the 45 day of the comment period of the draft. Will sent to City Council for adoption on May 10.

8. ADJOURNMENT – Chair McDonald adjourned the meeting at 9:46


 Claudia Burciaga-Ramos, Recording Secretary



**OFFICIAL MINUTES
OF THE PLANNING COMMISSION
WEDNESDAY MAY 26, 2010, AT 6:15 P.M.
COUNCIL CHAMBERS, ROOM S249
100 N. GARFIELD AVE., PASADENA, CA 91101**

1. **ROLL CALL** – Chair McDonald called the meeting to order at 6:17 pm
Present: Hickambottom, Persico, Wilson, Norton, Naber, Janisch and McDonald
Absent: Commissioner Hall (excused), and Commissioner Quirk (excused)

2. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**
Mark Graf, resident – Asked the Commission for help in implementing a component of the Mobility Element. Said the Transportation Advisory Commission has not determined the environmental capacity for the City's streets and that the Planning Commission should step-up and try to find out what is the environmental capacity on the streets that are affected by the developments that are approved. The Planning Commission should stop approving projects until it does.

3. **APPROVAL OF MINUTES** –
The minutes for March 10, 2010 were unanimously approved. Commissioner Persico abstained. The minutes for March 24, 2010 were unanimously approved. Commissioners McDonald and Persico abstained.

4. **PUBLIC HEARING**
SMV/Noise within Development Agreement - Annual Review – **Continued to future meeting**
Leon White, Economic Development

Polytechnic School Master Development Plan - 5 year review
Robert Avila, Community Planning

For the record:

Commissioner Wilson recused himself from participating on this item.

Planning manager John Poindexter recused himself from participating on this item.

It is recommended that the Planning Commission following the public hearing, take the following actions:

- Find the Polytechnic School to be in compliance with the conditions and provisions of the 2005 Master Plan; and
- Recommend that the next compliance review take place in 2015.

Staff provided a breakdown of actions the Polytechnic School is required to undertake according to the conditions and provisions anticipated for completion within the first five years of the Master Plan. Completed projects included the identification of alternate locations on campus for the three Myron Hunt classrooms structures, and completion of the southern half of the Wilson Avenue street improvements. Projects currently under construction include the 2-level subterranean parking garage, and two-story classroom and administration buildings on the North Campus. Staff also listed the requirements, the timing for implementation and the status on the progress made towards compliance with provisions of the Master Plan to be completed by year five.

Public comment:

Christopher Patton, resident – Commended Polytechnic School for making the site looked respectable during construction while traffic was routed when Wilson Avenue was being resurfaced. He expressed concern about the sight of the storage containers currently on the property, what body makes the decision on building heights, and what is the proposed traffic plan once the two-story subterranean garage is done?

Motion:

Moved / seconded by Commissioners Janisch and Persico to approve staff recommendation.

Vote:

Commissioner Wilson abstained. No opposition, the motion was approved 6-0

5. WORKSHOP

Master Sewer Plan

Steve Walker, Public Works

Staff gave a brief PowerPoint presentation and answered questions. Mentioned he will send the link to the Master Sewer Plan to Commissioners.

6. INFORMATION ITEM

Housing Element - Informational presentation

William Trimble, Community Planning

Staff gave a brief presentation and answered questions.

The Housing Element incorporates revisions to the Draft Housing Element (2008). The Commission considered the Draft Element in September 2008, before the Council approved submitting it to the California Department of Housing and Community Development (HCD) for comments. After discussions with HCD during 2009-2010 concerning the agency's written comments and various possible changes, staff revised the Housing Element. The most consequential change to the Draft Element is a substantial revision of the inventory of specific sites for development. The inventory, which is required by state law, must identify sites that are feasible for developing the remaining housing units in the assigned Regional Housing Needs Assessment (RHNA) by 2014. The RHNA allocation for the City of Pasadena is 2,869 units, including both affordable and above-moderate income units. Production of above-moderate income housing has exceeded the City's share. Specific potential sites are necessary, however, for 820 lower income units and 153 moderate income units.

HCD stated that only the sites in the inventory (1) that accommodate at least 20 units each and (2) that are identified as vacant, providing parking, or having a marginal use are adequate for development of the 820 *lower income* units. HCD did not specify, however, which sites on the inventory would not meet these two qualifications. Though there are sufficient sites to accommodate the 820 lower income units, there is only a minimal surplus of sites for these units in the inventory, based on the specific qualifications given by HCD. For the remaining 153 moderate income units, the inventory does include capacity for an additional 1,028 units, more than enough to accommodate the RHNA share. Planning Division staff will hold a community meeting to present the recent revisions on June 8, 2010, at 6:30 P.M. in the Renaissance Plaza Community Room

Public comment:

Anne Cohen, resident – Asked for the restrictions for building second units be relaxed so that she can build a Granny Flat that would offer low income housing for her mother in law and eventually college students.

Michelle White, Pasadena Affordable Housing Group – expressed concern about the process for which affordable housing is going to be finance. Prefer the units over the in-lieu fee, there is the need to create more funding rather than changing the purpose of the units that we have now or subdividing large units that are typically for low income families into smaller units that are for homeless individuals.

7. COMMENTS AND REPORTS FROM STAFF

Lower Hastings Ranch - Informational status

John Poindexter, Planning Manager

Staff mentioned that in January of this year, the commission was provided with a presentation of the status of the planning study for Lower Hastings Ranch. Progress on the planning study is in the form of a community meeting in April that was held to present strategies that staff has developed to address issues that were mentioned at a community meeting in December of last year. Staff is in the process of coming up with specific recommendations regarding which of those alternatives are going to be recommended for adoption in the form of modifications to the zoning code. In necessary, another community meeting may be held in June, however if staff is able to modify the

recommended amendments to address most of the concerns, staff will present the draft Zoning Code amendments to the Planning Commission for a recommendation to the City Council probably in July.

Public comment:

Laura Rodriguez, resident – Said neighbors at Hastings Ranch started the process, they had meetings in which not too many residents were in opposition for what they want to do. Expressed concern that if not approve quickly the old overlay may stay in place and affect future construction. James Brennan, Lower Hasting Ranch Association – Mentioned the association has had several meetings to discuss the overlay and a moratorium. Commended staff for doing an outstanding job in addressing all their concerns and said there was a survey two months ago, and the results have not been compiled yet. Would like the Planning Commission to expedite the process, it has been a year and a half.

The Planning Commission asked staff to place this item in the agenda for June 23, 2010 after the decision to whether or not to have another community meeting. .

8. COMMENTS AND REPORTS FROM COMMISSION

Selection of Nominating Committee for FY 2011

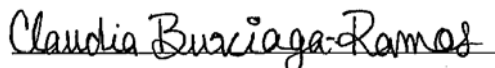
Richard McDonald

Chair McDonald appointed Commissioners Janisch, Wilson and Hickambottom to nominate officers for the FY2010-2011 on the June 9, 2010 meeting.

9. REPORTS AND COMMENTS FROM COMMITTEES

- **Design Commission** – Commissioner Norton – Site tour, no meeting.
- **Board of Zoning Appeals** – Commissioners Quirk, Naber, Hall, Hickambottom, and Wilson
 - MV #11677: 605 Elliott Drive – Minor Variance: To allow a new detached accessory structure to encroach into the required front yard setback of 65 feet. The structure is proposed to be located 26.5 feet from the front property line and will encroach 38.5 feet into the required setback, along El Molino Avenue.
Action: The Board of Zoning Appeals decided to uphold the hearing officer's decision and approve the minor variance with a modified condition; motion approved on a vote of 4-0.
- **CIP Subcommittee** – Commissioner Janisch, Hickambottom – No report
- **Open Space Committee** – Commissioner Janisch –Had a workshop at the Design College, about 20 people showed up.
 - **General Plan Update Committee** – Commissioners Naber and Hall – The City Council approved the community outreach report on May 17, and will meet at the end of June.

10. ADJOURNMENT – Chair McDonald adjourned the meeting at 8:50 p.m.



Claudia Burciaga-Ramos, Recording Secretary



**OFFICIAL MINUTES OF
REGULAR MEETING OF
THE PLANNING COMMISSION
WEDNESDAY JUNE 23, 2010, AT 6:15 P.M.
COUNCIL CHAMBERS, ROOM S249
100 N. GARFIELD AVE., PASADENA, CA 91101**

1. **ROLL CALL** – Chair McDonald called the meeting to order at 6:17 pm
Present: Hickambottom, Persico, Wilson, Hall, Janisch, Naber, Quirk and McDonald
Absent: Norton (excused)
2. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA -**
Michelle White, resident – Said it is difficult to participate in the process due to having no access to hard copy reports, specific plans, etc. such documents are usually several hundred pages long and some resident cannot afford to have the document printed for them.
3. **APPROVAL OF MINUTES –**
Moved / seconded by Commissioners Persico and Naber to approve the April 14, 2010 minutes. Commissioners Janisch and Hall abstained. No opposition, the minutes were approved 5-0.
4. **PUBLIC HEARING**
Housing Element
William Trimble, Community Planning
It is recommended that the Planning Commission, following a public hearing, recommend that the City Council:
 1. Adopt the attached Initial Study and Negative Declaration
 2. Adopt the 2008-2014 Housing Element

The Draft Housing Element addressed housing needs in the city for the years 2008-2014. It is one of seven elements of the General Plan that are mandated by state law. The Housing Element is subject to detailed state law requirements and to review by state's Department of Housing and Community Development (HCD), first as a Draft Element and then as an adopted Final Element. A Housing Element that complies with state law is a requirement for creation or merger of redevelopment project areas and also a requirement, or a significant factor in competitive scoring of applications, for state programs to fund affordable housing.

State law requirements changed after Pasadena adopted the 2000-2005 Housing Element. The Draft 2008-2014 Housing element responds to those changes as well as to various local initiatives of the past eight years. Four changes are especially important:

- First, the Draft Element reviews various community initiatives since 2002, including the Housing Affordability Task Force and the Housing Agenda for Action;
- Second, state law now requires that housing elements include an inventory of sites with the potential for development during the planning period;
- Third, recent state law (SB 2) requires that jurisdictions have at least one zoning district in which emergency shelters for homeless people are allowed by right, without a conditional use permit; and
- Fourth, the City's attention to people with special needs is now shown with a separate goal and supporting policies.

The Draft 2008-2014 Housing Element responds to the city's continuing discussion of housing policies and programs during the past eight years.

Public comment:

Michelle White, Affordable Housing Services – Said the Draft Housing Element is consistent with the requirement of the state and that the element largely mirrors the previous element and also reflects comments that are more than 2 years old. Since the approval of the last Housing Element the City has lost lots of low income and very low income households in the interim. Points mentioned in a document given to the Commission:

The General Plan Vision should include goal of preserving the City's racial, ethnic, ablist, economic and other diversity; this goal should be considered in conjunction with other goals, such as Historic Preservation;

Pasadena needs more data on demand for and supply of affordable units

- Affordable data should be categorized by affordability level
- City should inventory and monitor all rental housing for affordability
- City should track demand/need for affordable housing at all affordability levels

Pasadena should establish affordable housing priorities and standards

Programmatic Reforms

- Inclusionary Zoning ordinance
- Minimize down-zoning; up-zone where the area can accommodate increased density
- Redevelopment funding should at least satisfy general statutory minimums
- Identify new sources of funding for affordable housing
- Reduce minimum lot size for Second Unit Ordinance
- Continue and expand land-banking
- Preserve existing affordable rental housing
- Facilitate affordable housing planning and development by concentrating housing expertise and authority

Ruth Christensen, resident – Property owners should decide how to use their land. Said that there is plenty of affordable housing in the City, and feels there are too many microwave antennas permitted in Pasadena.

Moved / seconded by Commissioners Quirk and Janisch to close the public hearing. No opposition the public hearing was closed.

Commissioners expressed concerned with the inventory list and the funding of local mandates.

Motion:

Moved / seconded by Commissioners Janisch and Persico to adopt staff's recommendation.

Vote:

Yes: Hickambottom, Persico, Wilson, Hall, Janisch, Quirk, and McDonald

Noes: Naber

Absent: Norton

Motion carries 7-1

5. COMMENTS AND REPORTS FROM STAFF – No report

6. COMMENTS AND REPORTS FROM COMMISSION

Selection of Officers for FY 2011

Richard McDonald

The nominating committee consisting of Commissioners Janisch, Hickambottom and Wilson presented the following motion for Officers of the Planning Commission Fiscal Year 2010-2011:

Commissioner Quirk – Chair

Commissioner Naber - Vice-Chair

Commissioner Hall – Secretary

No opposition, the motion was approved.

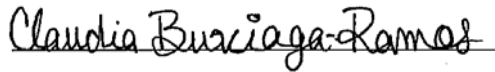
7. COMMENTS AND REPORTS FROM COMMITTEES

- **Design Commission** – Commissioner Norton – Master Sign Plan
 - 2355 E. Colorado Blvd., Vons Market - *Action:* Moved/seconded by Commissioners Chorbajian/Byram to approve staff recommendation.

Public Hearings

- Application For Consolidated Design Review - 309 S. Raymond Avenue — New Construction of a two-story (approx. 31,358 s.f.) building with approximately 29,275 s.f. of subterranean parking. *Action:* Moved/seconded by Commissioners Chorbajian/Peck to approve the staff recommendations with recommendations.
 - 530-534 S. El Molino Avenue — New construction of a three-story , 18,425 s.f., 12-unit residential multi-family project with subterranean parking (25 spaces), and demolition of three existing (non-historic) buildings Continue to 7/26/10.
- **Board of Zoning Appeals** – Commissioners Quirk, Naber, Hall, Hickambottom, and Wilson – Meeting was cancelled.
 - **CIP Subcommittee** – Commissioner Janisch, Hickambottom – No report
 - **Open Space Committee** – Commissioner Janisch – No report
 - **General Plan Update Committee** – Commissioners Naber and Hall –City Council approved the General Plan Outreach report. The consultant team that is going to work in this phase is not the same consultant that did the first. This one is going to be much more technical and also the same consultant is going to help thru the EIR process.

8. **ADJOURNMENT** – Chair McDonald mentioned that this would be his last meeting in the Planning Commission and adjourned the meeting at 8:19 p.m.



Claudia Burciaga-Ramos, Recording Secretary