

MINUTES PLANNING COMMISSION WEDNESDAY, OCTOBER 10, 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 6:34 pm.

Present: Commissioners Persico, Hickambottom, Hansen, Jones, Nelson, Farhat, Norton and

Hall.

Excused: Commissioner Quirk

Staff: Vince Bertoni, Stephanie DeWolfe, David Reyes, Denver Miller, Scott Reimers, Vicrim Chima, Theresa Fuentes and Julia Garzon

2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA - None

3. DIRECTOR'S REPORT - Vince Bertoni, Planning Director, reported on the General Plan Land Use and Mobility Element schedule beginning with tonight's meeting. Expecting to take it to City Council by the end of the 2012, begin working on the Draft Environmental Impact Report in January of 2013, finish the Draft by the summer of 2013, begin working on the Mobility Element by taking it to the Transportation Advisory Commission by Fall of 2013, and finally taking it to City Council by the end of 2013.

4. ACTION ITEM

a. Jurisdiction of the Planning Commission and amendments to Title 3

Theresa Fuentes, City Attorney, explained that the Planning Commission has limited jurisdiction over proposed amendments in Title 3 (Civic Events and Facilities) regarding the Rose Bowl.

Public Comment:

Nina Chomsky disagreed that the Planning Commission has no jurisdiction. Expressed that in the Planning Commission bylaws, the Commission has authority to send a letter to the City Council, approved and signed by the Chair, to review a project.

Public Comment was closed.

Action:

Commissioner Hansen moved that the Planning Commission request the City Council formally refer the NFL and the Rose Bowl EIR to the Planning Commission for review and recommendations prior to the City Council's consideration of its approval. Seconded by Commissioner Farhat. No opposition, the motion was approved 8-0.

b. General Plan Land Use and Mobility Element Update

Staff DeWolfe gave a brief review of the General Plan's history and explained that the Commission was being asked to provide questions or comments and that no action was being requested. It was followed by a presentation by staff.

Public Comments:

Ruth Christensen did not recommend approval of the draft General Plan as presented. She was concerned about traffic and the noise associated with it. (Letter submitted)

Sue Mossman, Pasadena Heritage, agreed with the changes to the guiding principles and commended staff on the great work they had done. She suggested striking out "yet distinct from", from the second guiding principle. She also suggested that the same guiding principle should read, "Historic districts will retain their character and be dynamic places", deleting "and allow for new construction and additions that are sensitively designed".

Iris G Baker-Zhao asked for a zone change at her business.

Michelle White advocated for more affordable housing at all levels. She stated that the general principles only target people with jobs or employers providing affordable housing without mentioning very-low income families in the City.

Carla Walecka, Chair of the Playhouse District Association, talked about jobs-housing balance and infill development in the Central District.

Greg Gunther stated that much of Pasadena's attraction flows from the vitality of downtown.

Erlinda Romo, Executive Director of the Playhouse District Association, was in favor of targeting grown in the Central District. She said that the Central District provides 25% of the cities revenue. She supports investing in the Central District and allowing for infill development.

Jill Shook advocated for a principle to make it more feasible for people who work in Pasadena, to live in Pasadena. She was concerned about the disparity between increased jobs and no corresponding increase in affordable housing.

Richard McDonald suggested that the new General Plan be interrelated with the existing General Plan. He stated that there should be a detailed EIR with digital simulations, more residential development in the Central District, and that guiding principles should have more flexibility.

Jonathan Edwards promoted walkability and sought increased development levels in the Central District and South Fair Oaks Specific Plans.

Karen Yook supported continued development and growth in Pasadena that would lead to a sustainable and walkable urban City.

Wesley Reutmoun would like more walkability and safe, user-friendly public transit stations.

Commissioner Comments:

Guiding Principle *2: Issues with the word "adjacent", would like for staff to take into account the context and sense of place, and would like to know what the Historic Preservation Commission's comments are.

Guiding Principle *8: Comments were made regarding whether private schools should be supported and whether public schools should have more prominence.

Floor Area Ratio Range: Concerns regarding the use and legality of the floor area ratio ranges on the General Plan Land Use Diagram.

Questions for Staff: Commissioners asked staff to return with information on the number of people who both live and work in the Central District and Citywide, how many square feet of commercial and housing units have entitlements or are in the pipeline, what percentage of people would be in a quarter-mile radius of a transit station if the existing General Plan was built out, and the West Pasadena Resident's Association's input on the West Gateway Specific Plan.

- 5. COMMENTS AND REPORTS FROM STAFF None
- 6. COMMENTS AND REPORTS FROM COMMISSION None
- 7. COMMENTS AND REPORTS FROM COMMITTEES
 - **Design Commission -** Mic Hansen Reported on the Design Commission meeting on October 8, 2012:
 - Preliminary Consultation 150 S. Los Robles Ave., Construction of a five-story mixed-use building with 2,638 square feet of ground-floor commercial space and 50 residential units above.
 - Concept Design Review 842 E. Villa Ave., Construction of a 6-story, 25-unit addition to the Villa Gardens Senior Housing Facility.
 - Concept Design Review 750 N. Fair Oaks., Construction of a senior citizen's mixed-use apartment building (Heritage Square) with 70 units and surface parking.
 - **Board of Zoning Appeals -** Chair Mark Persico, Richard Norton, Vince Farhat, and Greg Jones No report.
 - CIP Subcommittee Louisa Nelson and Richard Quirk No report.
 - General Plan Update Advisory Committee Dante Hall, Louisa Nelson No report.
- 8. ADJOURNMENT Chair Hall adjourned the meeting at 10:36 pm.