

DRAFT MINUTES PLANNING COMMISSION WEDNESDAY, NOVEMBER 28, 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 6:33 pm.

Present: Commissioners Hansen, Hickambottom, Jones, Nelson, Farhat, Quirk, and Norton **Staff:** Vince Bertoni, Denver Miller, Scott Reimers, Vicrim Chima, Theresa Fuentes and Claudia Burciaga Ramos

2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

Alicia Gilford, resident, staying at 1516 Navarro Ave *16, would like to see more affordable housing assistance in the City.

Michele White, Affordable Housing Services, spoke on the need to update the Housing Element,

Bert Newton, resident, spoke on the need for affordable housing and the need to have a more extensive outreach on housing and the General Plan.

3. DIRECTOR'S REPORT - Vince Bertoni gave the Commission an update on the approval of the ordinance regarding the number of events at the Rose Bowl. Also, spoke regarding Stephanie De Wolfe's resignation from the City and her new position with the City of West Hollywood; there will be two going-away parties and the Commission will be invited.

4. APPROVAL OF MINUTES

Moved and seconded to approve by Commissioners Farhat and Persico to approve the minutes of September 19, 2012 and October 10, 2012. Minutes approved unanimously.

5. ACTION ITEM

a. General Plan Land Use and Mobility Element Update

Scott Reimers gave a powerpoint presentation on the various General Plan and Mobility Element recommendations.

Public Comment:

Darrell Cozen, Greater Pasadena Jews for Justice, commented on affordable housing, and the need for supporting policies within the language of the General Plan that addressed affordable housing.

Michelle White, Affordable Housing Services, stated her general support for staff's recommendations. She also stated that there is no direct reference in the plan's policies or principles addressing the preservation of existing affordable housing stock. She advocated moving away from the production of affordable units to focusing on preserving existing units. She believes that affordable units should be replaced when demolished.

Nina Chomsky, resident, discussed the issues of compatible development, urban design, community character, and the Central District (CD). She stated that the Central District is the best

place to have a form-based code. She stated that there was a need to have a commitment to form based codes in the Central District and that this should be part of the General Plan.

John Byram, resident, spoke to support consistency between the General Plan and the specific plans.

Maddie Gavel Briggs, resident, spoke regarding Guiding Principle number [#]7 that was authored by an independent group. She requested access to Commissioners contact info on the web and requested that public workshops should accompany any public outreach process.

Patrick Briggs, resident, spoke to principle *1 and suggested that the following change be made to the second sentence: "These areas will have a diverse affordable and market rate housing stock" in order to speak directly to the topic of affordable housing. He also suggested including the following statement in the last sentence. "Diverse cultural needs."

Erlinda Romo, Playhouse District Association, outlined a number of points: 1) General Plan is a long range planning tool; it should be visionary and aspirational 2) Low vacancy rates in the CD 3) Compact, infill development promotes smart growth 4) Demand to live and work in CD will generate revenue 5) Foundation is already there, build on it 6) Transit and infrastructure already exist 7) Quality of life is increased with proximal residential and employment 8) 77% support targeted growth in the CD 9) Higher better uses for sites in the CD.

David Hitchcock, property owner, submitted a letter by Engelmann Real Estate Services. The letter addressed the draft land use diagram designation along East Orange Grove Blvd. and Mr. Hitchcock recommended changing the designation of a portion of East Orange Grove from Low Density Mixed use to the Medium Density designation, particularly east to Marengo Avenue along East Orange Grove Blvd.

Anthony Manousus, resident, stated affordable housing, and ethnic, cultural, and racial diversity is important. Include a statement directed to express the desire to retain a culturally diverse community.

Carla Walecka, Playhouse District Association, spoke in support of the policies, topic areas, guiding principles, land use diagram, and development levels. But she stressed that the levels in the Central District should be increased because development that is in some phase of the entitlement process will consume most of the allotted increase in development capacity currently being proposed for commercial square footage in the Central District. She stated that the current proposed levels be considered a mid-point for the EIR analysis. She also stated that housing opportunities near jobs is essential.

Zane Heming, Greater Pasadena Affordable Housing Group, stated that Pasadena has a responsibility to be a world leader. Economic vitality of Pasadena is essential and the promotion of jobs that provide a livable wage.

Jill Shook, Greater Pasadena Affordable Housing Group, discussed the idea of shared transportation, making transportation accessible for riders with more stops and more routes. She supported the notion of mixed income neighborhoods and presented ideas for methods that would result in the creation affordable housing.

Jonathan Edwards, Downtown Pasadena Neighborhood Association, focused on several points such as density vs. design, human scaled environment, live work balance and affordable housing.

Regina Betts, Greater Pasadena Affordable Housing Group, spoke to ensure there were affordable housing options for displaced people.

Tanya Robinson, Greater Pasadena Affordable Housing Group, spoke to ensure there were affordable housing options for displaced people.

Christine Reiter, Oakland Townhouse Homeowners Association, opposed the idea of giving concessions to projects which have affordable housing components (density bonuses and exception to setback). She advocated not sacrificing appropriately scaled projects just to get affordable housing.

Bob Reiter, resident, expressed concerns about new projects on Los Robles Ave, and whether there is any time limit on the validity of the entitlements. He also expressed concerns about the existing traffic on South Los Robles Ave.

James Peterson, resident, spoke in opposition to a specific project on 725 South Marengo.

Action:

Changes to the Guiding Principles (Attachment A.5)

Guiding Principle #1

Greg Jones moved that the Commission approve Guiding Principle #1 as follows: "Growth will be targeted to serve community needs and enhance the quality of life. Higher density development will be directed away from residential neighborhoods and into the Central District, Transit Villages, and Neighborhood Villages. These areas will have a diverse housing stock, job markets, exciting districts with commercial and recreational uses, and transit opportunities. New development will build upon Pasadena's tradition of strong sense of place; great neighborhoods, gardens, plazas, parks, and trees."

Commissioner Farhat seconded the motion.

For: Commissioners Farhat, Norton, Hickambottom, Jones, Quirk, Nelson, Hansen, Persico, Hall Against: None.

Motion carried unanimously.

Guiding Principle #4

"Pasadena will be a sustainable community. Safe, well designed, accessible and human - scale residential and commercial areas will be provided where people of all ages can live, work and play. These areas will include neighborhood parks, urban open spaces and the equitably distribution of public and private recreational facilities; new public spaces will be acquired. Human services will be coordinated and made accessible to those who need them." Greg Jones motioned to adopt the revised language. Commissioner Quirk seconded. Chair Hall called for opposition. There was none.

For: Commissioners Farhat, Norton, Hickambottom, Jones, Quirk, Nelson, Hansen, Persico, Hall Against: None.

Motion carried unanimously.

New Policy Topic Areas

Summary of Changes Recommended by Commissioners

Changes to Topic Area #1(Sustainability, Open Space & Conservation)

- Include policies that define the vision for the Central District and the Playhouse Subdistrict, similar to the definitions of Transit Village and Neighborhood Village (Land Use).
- Include "affordable" in policy E (Economic and Social Equity).
- Include a statement encouraging the adaptive reuse of structures city-wide, and encourage the adaptive reuse of non-historic structures (Conservation).
- Include language about access to open space (Open Space).

Changes to Topic Area *2 (Design, Historic Preservation, & Arts/Culture)

Include the summary of frequently heard themes in the introductory paragraph for the topic area.

- Include language or guidelines that speak to a building's "timelessness, durability, excellent materials, aesthetically superiority" (Contextual Design, Architectural Excellence).
- Include a policy that will explore the application of a form based code to the Central District (Contextual Design).
- Include policies supporting historic preservation efforts, i.e. encouraging the creation of new landmarks and landmark districts (Historic Preservation).
- Address the issue of "demolition by neglect" (Historic Preservation).

Changes to Topic Area #4 (Economic Vitality)

- Include a policy which states that mixed-use development is essential to the development and implementation of the "Transit Village" and "Neighborhood Village" concept.
- Include a policy that requires the specific plans be updated in timely fashion so that the General Plan can be implemented and to encourage economic development.
- Include a policy that supports vocational training (Policy "G").

Changes to Topic Area #5 (Education)

- Include a policy that supports interaction between public and private educational institutions.
- Include a policy supporting interaction between educational and cultural institutions.
- Include a policy that relates a strong educational system to an economically vital city.
- Include a policy encouraging the vocational training of students.
- Clarify policy "E." That language should be included in both policies "B" and "D."

Commissioner Farhat moved to approve the new policy topic areas for study in the EIR as supplemented and amended by Planning Commission comments as reflected in the record. It was seconded by Vice Chair Persico. There was no discussion, and there was no opposition.

For: Commissioners Farhat, Norton, Hickambottom, Jones, Quirk, Nelson, Hansen, Persico, Hall Against: None.

Motion carried unanimously.

The Mobility Supporting Initiatives, Goals, and Objectives

Commissioner Farhat moved to study the impact of these initiatives, goals, and objectives in the EIR. The motion was seconded by Commissioner Quirk. There was no discussion, there was no opposition.

For: Commissioners Farhat, Norton, Hickambottom, Jones, Quirk, Nelson, Hansen, Persico, Hall Against: None.

Motion carried unanimously.

Mobility Element Objective

Commissioner Farhat suggested the inclusion of a second bullet point under the second mobility objective concerning the protection of residential neighborhoods. Commissioner Farhat moved to approve the objectives, as amended. The motion was seconded by Commissioner Jones. There was no discussion and no opposition.

For: Commissioners Farhat, Norton, Hickambottom, Jones, Quirk, Nelson, Hansen, Persico, Hall Against: None.

Motion carried unanimously.

The New Land Use Policy Outline

Commissioner Norton recommended that a note be included that makes it clear that the

Commission's recommendation for approval speaks only to the organization of topic areas and not to their final content. This became a motion. The motion was seconded by Commissioner Jones. There was no discussion and no opposition.

For: Commissioners Farhat, Norton, Hickambottom, Jones, Quirk, Nelson, Hansen, Persico, Hall Against: None.

Motion carried unanimously.

6. COMMENTS AND REPORTS FROM STAFF - None

7. COMMENTS AND REPORTS FROM COMMISSION - None

8. COMMENTS AND REPORTS FROM COMMITTEES

- **Design Commission -** Commissioner Hansen Report deferred to next meeting due to time constraints.
- 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 and Nelson Report deferred to next meeting due to time constraints.
- 9. ADJOURNMENT Chair Hall adjourned the meeting at 10:53 p.m.

Julia Garzon, Recording Secretary