

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

1. ROLL CALL - Chair Hall called the meeting to order at 6:32 pm.

Present: Commissioners Persico, Hickambottom, Hansen, Jones, Nelson, Quirk, Farhat, Norton **Staff:** David Reyes, Denver Miller, Scott Reimers, Vicrim Chima, Brad Fuller, Jason Mikaelian, Annabella Atendido and Julia Garzon

- 2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA None
- 3. DIRECTOR'S REPORT None

4. APPROVAL OF MINUTES

Moved and seconded by Commissioners Persico and Nelson to approve the October 24, 2012 minutes. Minutes approved unanimously.

5. ACTION ITEM

a. Comments on the Draft EIR for the Glenarm Power Plant Project

Jason Mikaelian gave a powerpoint presentation and answered the Commission's guestions.

Public Comment:

Jenna Kachour, Pasadena Heritage, explained that Pasadena Heritage submitted a historic designation nomination in 2007 to the City. The City approved it as a national monument with some significant interior features called out in the designation. Pasadena Heritage will submit a letter before the comment period is over.

Public comment closed.

Commissioner Comments:

The Commission's comments included: whether the floor area improvements for the administrative offices is needed and should there be any additions to the study related to the impacts on cultural resources. A comment was expressed about the precision of the greenhouse gas emissions, and whether additional parking is needed given that there is existing parking at Glenarm St. and Arroyo Parkway.

Concern were expressed about whether any existing facilities that will no longer be used be removed from the site (e.g. the exhaust towers that are no longer in operation) and the interior use of the boilers. Other comments included a question on how the emissions are dispersed.

The Commission would prefer to get a hard copy of the EIR rather than a CD.

b. General Plan Land Use and Mobility Element Update

Scott Reimers gave a powerpoint presentation on the Specific Plan Boundary changes and answered questions.

Public Comment:

Ruth Christensen, resident, told the commission that South Arroyo Parkway is part of the Historic District. She would like to see new height development limits. She is concerned about health issues in the southwest portion of the City. New development should be focused on South Fair Oaks Avenue.

Jonathan Edewards, Christine Fedukoswki, and Wesley Reutimann, Downtown Neighborhood Association, gave a three minute powerpoint presentation on Land Use & Mobility Policies that achieve a compact, walkable Central District.

Public comment closed.

Commission Comments:

Commissioner Nelson would like to meet on a Saturday morning public hearing.

Action:

Commissioner Norton moved to approve the changes to the specific plan boundaries map; seconded by Commissioner Persico. Motion approved 8-1.

Chair Hall moved to continue the discussion on January 12, 2013 at 9 am. Motion approved 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 reported on the meeting held November 26, 2012:
 - Preliminary Consultation: 270 S. Oakland Avenue, a new City Of Gardens residential project consisting of 30 residential units with subterranean parking for 63 vehicles in the RM-48 zoning district.
 - Application for Consolidated Design Review: 155 N. Lake Avenue, a new ground floor entrance canopy, paving, trees, and building identification signage for the building at 155 N. Lake Avenue. The application also includes an application for Private Tree Removal to remove four existing trees on N. Lake Avenue.
 - Applications for Concept Design Review: a) 167 E. Walnut Street, the construction of a new 100-unit (89,795 square foot), six-story multi-family development with three levels of parking for 128 cars on a vacant lot. b) at 105 S. Los Robles Avenue, demolition of existing structures and construction of a five-story mixed-use building with 2,638 square feet of ground-floor commercial space and 50 residential units above.

Commissioner Hansen also reported on the meeting held on December 10, 2012:

- Continued Concept Design Review: 750 N. Fair Oaks Avenue, a new construction of a Senior Citizen's Mixed-use Apartment Building (Heritage Square) with 70 units and surface parking.
- Preliminary Consultation: 940 E. Colorado, Blvd., Phase IB, a rehabilitation of the commercial building adjacent to the Constance Hotel, demolition of a one-story commercial building and construction of a new three-story commercial building and four-story parking garage with pool deck.
- Application for Concept Design Review: 1203-1217 E. Colorado Boulevard, project is the construction of a five-story hotel (Hampton Inn) with 80 guest rooms and parking for 71 cars.

- **Board of Zoning Appeals -** Commissioners Norton, Farhat, Jones, Hickambottom and Persico No Meeting
- CIP Subcommittee Commissioners Nelson and Quirk No meeting
- General Plan Update Advisory Committee Commissioners Hall and Nelson -Commissioner Nelson reported on last week's December 6th meeting. The commissioner voted to make recommendations on the Boundary Changes, Land Use Diagram, and the Development Levels for the City.
- 9. ADJOURNMENT Chair Hall adjourned the meeting at 9:42 pm.

Julia Garzon, Recording Secretary