

MEETING MINTUES PLANNING COMMISSION WEDNESDAY, FEBRUARY 13, 2013 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 6:31 p.m.

Present: Commissioners Nelson, Hansen, Hickambottom, Farhat, Jones, Norton, Vice-Chair

Persico, and Chair Hall

Staff: Vince Bertoni, Theresa Fuentes, Denver Miller, Scott Reimers, Vicrim Chima, and Julia

Garzon

2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

Audrey O'Kelley, West Pasadena resident, supports the elimination of the West Gateway Specific Plan.

3. **DIRECTOR'S REPORT -** Vince Bertoni reported on the status of the former YWCA Building. There are currently three developers who responded to the City's request for a proposal. All three developers have proposed a boutique hotel. Selection of a developer will occur later.

4. APPROVAL OF MINUTES -

Moved and seconded by Vice-Chair Persico and Commissioner Nelson to approve January 12, 2013 and January 16, 2013 minutes. Minutes approved unanimously.

5. PUBLIC HEARING

a. General Plan Land Use and Mobility Element Update

Scott Reimers gave a powerpoint presentation.

Public Comment:

Jenna Kachour, Pasadena Heritage, supports the continued use of development caps in the General Plan. They also support med-high density residential zoning (RM-32) for the neighborhood south of McKinley school, between South El Molino Avenue and South Hudson Avenue. (Letter submitted)

Nina Chomsky, Pasadena resident, concerned with programmatic Environmental Impact Reports, (EIRs) and that the City would not be doing project level EIRs. The City should do maximum project level review for each specific projects and not depend on a programmatic EIR.

Audrey O'Kelley, West Pasadena resident, wanted to commend and thank the Commission and staff on their work done for the General Plan. Fearful of eliminating big project EIRs, she would like for the City to make the EIR understandable to the public and announce the implications it might have on the City.

Claire Bogaard, resident, thanked everyone for their hard work. She urged the Commission to leave the development caps in place. Recognizes that caps would be reached, but at that time the cap would be reviewed in that specific area and what the possible cap change may impact: such as traffic, parking, etcetera. Then after this review, a decision could be made to either add

square footage or encourage developers to look to other areas in the City. She is also concerned about the area around the Civic Center, opposed to raising any FAR and recommends that the City adopt a Form Based Code. She would like the commission and the staff to take these proposals out to the neighborhoods, hold public meetings, that way everyone would learn more about what is being proposed and what is being expected.

Marsha Rood, Central District resident, would like to see an improved jobs-housing balance, The current balance has degraded from 1.87 to 2.10, which means that there are more people working in the City that don't live there, hence, creating more traffic. She is a firm believer in a Form Based Code for the City, with the Central District being the first priority.

Greg Gunther, Vice-Chair with the Playhouse District Association, talked about fiscal responsibility. In the Central District, development levels will be built up to 2.5 million square feet of commercial development and 3,750 residential units. The economic analysis showed a surplus of 13.5 million dollars as a result of new development, which was less than half of the Rose Bowl's bonds and the cost of the 2011 windstorm recovery. He would like for the Central District development levels to accommodate the current pipeline to help the City's future growth.

Bob Oltman, resident, East Pasadena residents wants a transit village in East Pasadena. It would be necessary to maintain the projected housing levels and that East Pasadena have commercial development level of 2 million sq. ft. no reductions.

John Grech, property owner, affirms staff recommendation to maintain current zoning designation south of McKinley school.

Jonathan Edewards, Downtown Pasadena Neighborhood Association, supports a progressive view for a better downtown, specifically designed around walkability with great public spaces that encourages social interactions. He is interested in urban revival, mix of uses that combine commercial and residential. He would like to target growth and substantial development levels in the Central District and South Fair Oaks.

Public comment closed, moved by Commissioner Norton, seconded by Commissioner Farhat.

Actions:

Commissioner Farhat moved to retain the existing system of development caps as a policy in the General Plan; seconded by Vice-Chair Persico, motion approved 7-1.

Vice-Chair Persico moved to support the number of housing units and commercial square feet proposed by staff as stated in the staff report, seconded by Commissioner Jones, motion approved 6-2.

Commissioner Norton moved that the area between East Del Mar Boulevard and East California Boulevard and between South Hudson Avenue and South El Molino Avenue, be shown in the General Plan as Medium High Density residential (0-32 Du/Acre) instead of High Density residential (0-48 Du/Acre), seconded by Commissioner Nelson. Commissioner Norton withdrew his motion. This item will be re-opened for further discussion on February 27th.

Commissioner Farhat discussed the EIR process and moved to endorse pre-scoping meetings, full baseline studies for recreation, cultural resources and traffic, computer based massing models, and expand noticing and comment periods. Commissioner Farhat then withdrew the motion. He offered a new motion that the Planning Commission recommend as part of the General Plan implementation that special effort be undertaken to ensure that specific plans and the Zoning Code are brought into compliance with the General Plan simultaneously, if possible. Commissioner Norton seconded, motion approved 7-1.

Commissioner Farhat moved to concur with staff's recommendation regarding the General Plan EIR process:

- (1) Particularly with respect to the pre-scoping meetings,
- (2) The Commission recommends a robust general plan program EIR that would go beyond the bare minimum and would include, if possible, the following elements:
 - a. Modeling showing height, density and massing of projects and project alternatives in at least key areas of the city;
 - b. Full baseline studies for recreation, cultural resources, and traffic;
 - c. In addition to a no project alternative a range of alternatives to be informed by the prescoping meetings; and
 - d. That the Planning Commission support staff's recommendation, if they were to make such a recommendation, to seek necessary resources to do a robust EIR.

There were friendly amendments by Commissioner Norton to:

- (1) Include in the EIR site specific information on what development we have assumed will take place there for purposes of setting what we are studying;
- (2) Set out what the maximum that could be on those sites under the General Plan;
- (3) Include in the EIR the existing cultural resources so that when we are evaluating impacts we will know where they are located:
- (4) Identify how the proposed development impacts opportunities for complete streets, designating open space sites, and view sheds or total available sheds from key intersections.

The City should be specific as to how this level of development reduces the opportunity for complying with other elements of the General Plan such as mobility, cultural resources and recreation. In the Land Use development diagram we need to take all those other things into account and show how this proposed development levels will impact those other elements.

Commissioner Farhat accepted amendments *1 and *2 but asked that it be added as an appendix, accepted amendment *3, but declined amendment *4.

Upon further discussion amongst the commission and the staff, Commissioner Norton withdrew his friendly amendments *1 and *2, but retained amendment *3. Seconded by Commissioner Nelson, approved unanimously.

- 7. COMMENTS AND REPORTS FROM STAFF None
- 8. COMMENTS AND REPORTS FROM COMMISSION None
- 9. COMMENTS AND REPORTS FROM COMMITTEES
 - Design Commission Commissioner Hansen Report continued to February 27, 2013.
 - **Board of Zoning Appeals -** Commissioners Norton, Farhat, Jones, Persico, and Hickambottom No Meeting.
 - CIP Subcommittee Commissioner Nelson No meeting.
 - General Plan Update Advisory Committee Commissioners Hall and Nelson No meeting.
- **10. ADJOURNMENT -** Chair Hall adjourned the meeting at 10:14 p.m.

Julia Garzon, Recording Secretary