

**ATTACHMENT E**  
**JULY 13 AND AUGUST 24, 2022 PLANNING COMMISSION MINUTES**



**MINUTES  
PLANNING COMMISSION  
REGULAR MEETING – 6:30 P.M.  
Wednesday, July 13, 2022  
Virtual Meeting**

**For a complete and detailed recap of the meeting, please log on to:**  
<https://www.cityofpasadena.net/commissions/audio-video-recordings/>

1. **ROLL CALL** – Chair Lyon called the meeting to order at 6:30 p.m.  
**Present:** Commissioners Cole (Arrived approximately at 6:38 p.m.), Delgado, Giessinger, Hernandez, Olivas, Rawlings, Vice Chair Hansen, Chair Lyon  
**Excused Absent:** Commissioner Coher  
**Staff:** Jennifer Paige, Theresa Fuentes, Luis Rocha, Jason Van Patten
2. **PUBLIC COMMENT NOT ON THE AGENDA**
  - None
3. **APPROVAL OF MINUTES**
  - A. **June 22, 2022** – Commissioner Rawlings moved approval of the June 22, 2022 meeting minutes. Seconded by Commissioner Delgado. Minutes approved 7-0.  
  
AYES: Commissioners Delgado, Giessinger, Hernandez, Olivas, Rawlings, Vice Chair Hansen, Chair Lyon  
NOES: None  
ABSENT: Commissioner Coher  
ABSTAIN: Commissioner Cole
4. **DIRECTOR’S REPORT**
  - Acting Director Paige provided a brief report and informed the Commission that the South Fair Oaks Specific Plan that was adopted by the City Council on July 11, 2022 and that the Housing Element and Religious Facilities with Affordable Housing will be presented on the upcoming July 18, 2022 City Council meeting.

**PUBLIC HEARING**

- Chair Lyon recused himself from the item and the remainder of the hearing. Vice Chair Hansen served as Chair for the remainder of the meeting.

**5. PLANNED DEVELOPMENT #39 (AFFINITY PROJECT) – 465-577 S. ARROYO PARKWAY**

The applicant, The Arroyo Parkway, LLC, has submitted applications for a Planned Development (PD) District and Variance for Historic Resources on a 3.3 acre site to facilitate the Affinity Project, which proposes demolition of six (of the nine) existing commercial buildings, and construction of two seven-story buildings consisting of medical office uses, assisted living and independent living uses, and ground floor commercial uses. Included is the ability to exchange medical office uses for up to 197 residential dwelling units. Up to five new levels of subterranean parking would accommodate the uses. The three existing buildings retained by the Project include the Whole Foods Market and an associated subterranean parking structure at 465 South Arroyo Parkway, and two historic structures at 501 and 523 South Arroyo Parkway.

It is recommended that the Planning Commission:

- 1) Recommend that the City Council certify the Final Environmental Impact Report and adopt the accompanying Mitigation Monitoring and Reporting Program;
- 2) Recommend that the City Council adopt the Findings in Attachment A to approve a Zone Map Amendment to reclassify the project site from CD-6 to PD-39 (Affinity Planned Development) with the Conditions of Approval in Attachment B;
- 3) Recommend that the City Council adopt the Findings in Attachment A to approve the PD Plan for PD-39 with the Conditions of Approval in Attachment B; and
- 4) Recommend that the City Council adopt the Findings in Attachment A to approve the Variance for Historic Resources with the Conditions of Approval in Attachment B.

Case Manager: Jason Van Patten

**Public Comments**

- Josh Taylor
- Natalie Bazarevitsch
- Josh Christensen
- Nicki Shepherd
- Nina Chomsky
- Richard Patterson
- Walt McTeer
- Kevin Duffy
- Lisa Cavelier
- Adrian Gudino
- Maria Coronado
- Aria Soeprono
- Ryan Nance
- Hector Lemus
- Melissa Moony
- Jackie Benavidez

- Pete Ewing
- Evan Davis
- Andrew Oksner
- Charlie
- Chuck Hinton
- Derek Moore
- Nicolas Reyes
- Carlos Carbajal Sr.
- Corey Crockerham
- Brandon Solorzano
- Carlos Carbajal Jr.
- Cesar Molina
- Matthew Mazur
- Herbert Hardy
- Chuck Powell
- Daniel Stein
- Joel Perez
- Jorge Torres
- Joe Fuchs
- Reign Francis
- Karen Zamora
- Damon Feldmeth
- Scott Feldman
- Elizabeth S.
- Jason Green
- Akila Gibbs
- Edgar Corral
- Andrew Salimian (Pasadena Heritage)
- Glenn Camhi
- Marissa Marchioni
- Jesus Gamez
- Ivan Burgara
- Crispin Carrasco
- Jonathan Saenz
- Angelo M.
- Jared Langford
- Sadie Lopez
- Edward Corser
- Megan Foker
- Lon Bender
- Sally Howell

- Erika Foy
- Henry Apodaca
- Eduardo Diaz

**Motion**

Commissioner Cole moved to close the public hearing. Seconded by Commissioner Hernandez. Motion approved 7-0.

AYES: Commissioners Cole, Delgado, Giessinger, Hernandez, Olivas, Rawlings, Vice Chair Hansen

NOES: None

ABSENT: Commissioner Coher, Chair Lyon (Excused from hearing)

ABSTAIN: None

**Motion**

Commissioner Rawlings moved to continue the hearing to August 24, 2022 Planning Commission meeting. Seconded by Commissioner Delgado. Motion approved 6-0.

AYES: Commissioners Delgado, Giessinger, Hernandez, Olivas, Rawlings, Vice Chair Hansen

NOES: None

ABSENT: Commissioner Coher, Cole (Departed from hearing), Chair Lyon (Excused from hearing)

ABSTAIN: None

**6. COMMENTS AND REPORTS FROM STAFF**

- None

**7. COMMENTS AND REPORTS FROM COMMITTEES**

**A. Design Commission** – Commissioner Delgado updated the Planning Commission on two projects discussed at the July 12, 2022 Design Commission meeting.

**B. Board of Zoning Appeals** – None

**8. COMMENTS FROM COMMISSIONERS**

- Commissioner Delgado stated that there was a subcommittee formed for the 280 Ramona Street housing project, across from City Hall. The subcommittee will be meeting for the first time on July 14, 2022.
- Commissioner Olivas acknowledged the staff for the work on PD-39 and being efficient on the presentation. The applicant’s presentation was also complimented.

**9. ADJOURNMENT** – Vice Chair Hansen adjourned the meeting at approximately 10:34 p.m.

  
 \_\_\_\_\_  
 Luis Rocha, Planning Manager

  
 \_\_\_\_\_  
 Hayman Tam, Recording Secretary



**MINUTES  
PLANNING COMMISSION  
REGULAR MEETING – 6:30 P.M.  
Wednesday, August 24, 2022  
Virtual Meeting**

**For a complete and detailed recap of the meeting, please log on to:**  
<https://www.cityofpasadena.net/commissions/audio-video-recordings/>

1. **ROLL CALL** – Vice Chair Hansen called the meeting to order at 6:30 p.m.  
**Present:** Commissioners Coher, Cole, Delgado, Giessinger, Olivas (Arrived approximately at 7:00 p.m.), Rawlings, Vice Chair Hansen  
**Excused Absent:** Commissioners Hernandez, Chair Lyon  
**Staff:** Jennifer Paige, Theresa Fuentes, Luis Rocha, Jason Van Patten
2. **PUBLIC COMMENT NOT ON THE AGENDA**
  - None
3. **APPROVAL OF MINUTES**
  - A. **July 27, 2022** – Continued to September 14, 2022.
4. **DIRECTOR'S REPORT**
  - None

**PUBLIC HEARING**

5. **PLANNED DEVELOPMENT #39 (AFFINITY PROJECT) – 465-577 S. ARROYO PARKWAY**

Continued from the July 13, 2022 Planning Commission meeting. The applicant, The Arroyo Parkway, LLC, has submitted applications for a Planned Development (PD) District and Variance for Historic Resources on a 3.3 acre site to facilitate the Affinity Project, which proposes demolition of six (of the nine) existing commercial buildings, and construction of two seven-story buildings consisting of medical office uses, assisted living and independent living uses, and ground floor commercial uses. Included is the ability to exchange medical office uses for up to 197 residential dwelling units. Up to five new levels of subterranean parking would accommodate the uses. The three existing buildings retained by the Project include the Whole Foods Market and an associated subterranean parking structure at 465 South Arroyo Parkway, and two historic structures at 501 and 523 South Arroyo Parkway.

It is recommended that the Planning Commission:

- 1) Recommend that the City Council certify the Final Environmental Impact Report and adopt the accompanying Mitigation Monitoring and Reporting Program;
- 2) Recommend that the City Council adopt the Findings in Attachment A to approve a Zone Map Amendment to reclassify the project site from CD-6 to PD-39 (Affinity Planned Development) with the Conditions of Approval in Attachment B;
- 3) Recommend that the City Council adopt the Findings in Attachment A to approve the PD Plan for PD-39 with the Conditions of Approval in Attachment B; and
- 4) Recommend that the City Council adopt the Findings in Attachment A to approve the Variance for Historic Resources with the Conditions of Approval in Attachment B.

Case Manager: Jason Van Patten

### **Motion**

Commissioner Cole moved to reopen the public hearing. Seconded by Commissioner Delgado. Motion approved 6-0.

AYES: Commissioners Coher, Cole, Delgado, Giessinger, Rawlings, Vice Chair Hansen

NOES: None

ABSENT: Commissioners Hernandez, Olivas, Chair Lyon

ABSTAIN: None

### **Public Comments**

- Melissa Moony
- Nina Chomsky
- Natalie Bazarevitsch
- Erika Foy
- Pete Ewing
- Bob Gutzman
- Lon Bender
- Charlie Stratton
- John Latta
- Bernard Halloran

### **Motion**

Commissioner Cole moved to close the public hearing. Seconded by Commissioner Rawlings and Coher. Motion approved 7-0.

AYES: Commissioners Coher, Cole, Delgado, Giessinger, Olivas, Rawlings, Vice Chair Hansen

NOES: None

ABSENT: Commissioner Hernandez, Chair Lyon

ABSTAIN: None

**Motion**

Commissioner Cole moved to reopen the public hearing. Seconded by Commissioner Rawlings. Motion approved 6-0.

AYES: Commissioners Coher, Cole, Delgado, Giessinger, Rawlings, Vice Chair Hansen  
NOES: None  
ABSENT: Commissioners Hernandez, Olivas, Chair Lyon  
ABSTAIN: None

**Motion**

Commissioner Rawlings moved to close the public hearing. Seconded by Commissioner Cole. Motion approved 7-0.

AYES: Commissioners Coher, Cole, Delgado, Giessinger, Olivas, Rawlings, Vice Chair Hansen  
NOES: None  
ABSENT: Commissioner Hernandez, Chair Lyon  
ABSTAIN: None

**Motion**

Commissioner Rawlings moved to amend the Historic Resource Variance to allow a maximum height of 75 feet for Building A as opposed to 80 feet. Seconded by Commissioner Delgado. Motion approved 5-2.

AYES: Commissioners Delgado, Giessinger, Olivas, Rawlings, Vice Chair Hansen  
NOES: Commissioners Coher, Cole  
ABSENT: Commissioner Hernandez, Chair Lyon  
ABSTAIN: None

**Motion**

Commissioner Cole moved to require a future residential use satisfy a 25 percent inclusionary housing requirement. Seconded by Commissioner Olivas. Motion approved 5-2.

AYES: Commissioners Cole, Delgado, Giessinger, Olivas, Rawlings  
NOES: Commissioners Coher, Hansen  
ABSENT: Commissioner Hernandez, Chair Lyon  
ABSTAIN: None

**Motion**

Commissioners Cole and Rawlings moved to approve the staff recommendation with the following additions or modifications (including the motions allowing a maximum height of 75 feet for Building A and that a future residential use satisfy a 25 percent inclusionary housing requirement):



- 1) Require a Historic American Building Survey for the two historic buildings prior to removal;
- 2) Amend recommended Conditional of Approval #12, requiring the applicant Landmark the two historic buildings but also require a historic structures report;
- 3) Require Building B provide a MERV 13 air filtration system and that the building owner maintain those filters;
- 4) Ensure maximum protection for street trees in relation to the excavation of the parking structure;
- 5) Require the parking structure to have the infrastructure in place so that all parking spaces can be retrofitted for electric charging. The required quantities of electric charging spaces are still required;
- 6) Require buildings to be all electric with the exception of any needed natural gas for medical uses, assisted living, and/or medical research;
- 7) Require buildings to be LEED Gold or higher;
- 8) Seek as close as practical to net neutrality in terms of water use on site or if not possible off site;
- 9) Allow residential use as an alternative to the medical office use as a conditional use, except that the use is by right, and that the Conditional Use Permit address the differences;

Seconded by Commissioner Delgado. Motion approved 7-0.

AYES: Commissioners Coher, Cole, Delgado, Giessinger, Olivas, Rawlings,  
Vice Chair Hansen

NOES: None

ABSENT: Commissioner Hernandez, Chair Lyon

ABSTAIN: None

## 6. COMMENTS AND REPORTS FROM STAFF

- Acting Director Paige provided a brief update that the new City Manager, Miguel Marquez, will be starting on August 29, 2022 and current Interim City Manager Cynthia Kurtz's last day will be Friday.

## 7. COMMENTS AND REPORTS FROM COMMITTEES

- A. **Design Commission** – Commissioner Delgado updated the Planning Commission that the August 9, 2022 Design Commission meeting was cancelled, however the subcommittee met for the third time with the applicant for 280 Ramona Street on August 11, 2022 and recommended that the revised plans be returned to the Design Commission for review.

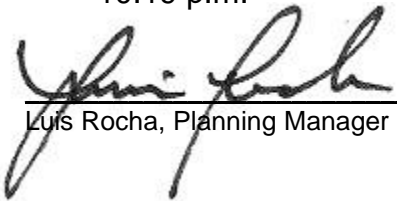
Commissioner Delgado also updated the Planning Commission on two projects discussed at the August 23, 2022 Design Commission meeting.

- B. Board of Zoning Appeals** – Commissioner Giessinger updated the Planning Commission on the August 18, 2022 appeal of a staff determination of an incomplete application for Concept Design review for a project at 141 South Lake Avenue, and noted the determination that the application is incomplete was upheld.

**8. COMMENTS FROM COMMISSIONERS**

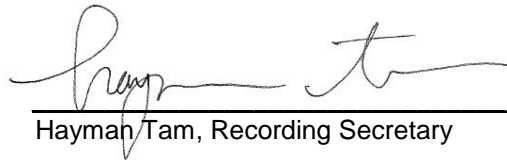
- Commissioner Cole discussed the format of staff reports and recommendations to the City Council. Commissioner Cole also discussed the urgency for the Planning Commission to be able to make a recommendation to the Council to modify or end the Planned Development process. Commissioner Rawlings asked staff to let the Planning Commission know when the PD-39 case goes to City Council. Commissioner Delgado provided comments about representatives attending Council meetings to answer questions about recommendations of the Commission. Commissioner Coher clarified that Commissioners may choose to attend the Council meeting and speak as they so choose. Commissioner Olivas suggested that the staff prioritize the discussion of this matter for a Planning Commission agenda, and thanked staff for their continued hard work on matters before the Commission.

**9. ADJOURNMENT** – Vice Chair Hansen adjourned the meeting at approximately 10:19 p.m.



---

Luis Rocha, Planning Manager



---

Hayman Tam, Recording Secretary