



**REGULAR MEETING
PLANNING COMMISSION
Wednesday, May 8, 2024
6:30 P.M.**

MEMBERS

Mic Hansen, Chair, Mayor
Carol Hunt Hernandez, Vice Chair, At Large, District 5
Rick Cole, Representative, District 5
Julianna Delgado, Representative, District 2
Lambert Giessinger, Representative, District 4
Jennifer Higginbotham, Representative, District 7
Steven Olivas, Representative, District 3
VACANT, Representative, District 6
Beverly Sims, Representative, District 1

STAFF

Jennifer Paige, Director of Planning & Community Development
Jason Mikaelian, Deputy Director of Planning & Community Development
Luis Rocha, Planning Manager
Beilin Yu, Principal Planner
Anita Cerna, Principal Planner
David Sinclair, Senior Planner
Caroline K. Monroy, Assistant City Attorney
Tess Varsh, Recording Secretary

Planning Commission meetings are held on the 2nd and 4th Wednesday of each month.

Agendas and related documents are available for public review on the City website at:
www.cityofpasadena.net/commissions/planning-commission.

For accessibility information and requests, contact (626) 744-7374 or tvarsh@cityofpasadena.net. Providing at least 72 hours advance notice will help ensure availability.

Language translation services may also be requested with 72-hour advance notice by calling (626) 744-7374 or tvarsh@cityofpasadena.net. Habrá servicio de interpretación disponible para éstas juntas llamando (626) 744-7374.

Link to City Council's Meeting Policy:
cityofpasadena.net/CityCouncilMeetingPolicy

In order to facilitate public participation at meetings the City will accept public comment in the following manner:

1. Whether participating in-person or virtually at the meeting, members of the public may provide public comment by submitting a speaker card prior to the start of public comment on that item, at the following webpage:

www.cityofpasadena.net/planning/public-comment

The webpage, to submit a speaker card, will open **1 HOUR** prior to the posted start time of the meeting.

If a public comment speaker wishes to speak on more than one agenda item, please indicate which items on the online form. Public comments are limited to 3 minutes each, and the Chair may limit this time if reasonable under the circumstances.

2. **In-person Meeting Participation:** Complete an online speaker card at the following website: www.cityofpasadena.net/planning/public-comment

After submitting a public speaker card, members of the public may attend the meeting in-person by coming to the Pasadena City Council Chamber, Room S249 at City Hall at the date and start-time of the posted meeting.

Alternatively, a member of the public may attend the meeting in-person and complete a physical speaker card, available at the meeting, and provide it to the Recording Secretary.

Virtual Meeting Participation: For virtual participants, you may attend by connecting to the meeting using a computer, other electronic device, or by telephone. Please review the agenda to identify the published start time for the meeting and connect to the meeting just prior to, or at the start of the meeting.

To participate in public comment for an item and to be recognized to speak, it is required that the speaker login to the meeting using the same name or telephone number used on the Speaker Card form. This will allow City staff to locate and promote the speaker into the meeting when it is time for their public comment. Participants' phone calls to the meeting will be recorded as part of the meeting. By staying on the line and making public comment during the meeting by phone, you are agreeing to have your phone call recorded. Following is the connectivity information for virtual participation:

Computer or electronic devices, join the meeting at: cityofpasadena.net/cczoom

Telephone only dial-in: 1-669-900-6833, Meeting ID: 161 482 446

3. **Speaker Card Help Line**: If a public comment speaker needs assistance in completing a speaker card, please contact: tvarsh@cityofpasadena.net.
4. Members of the public may submit correspondence of any length prior to the start of the meeting, at the following email address:

commentsPC@cityofpasadena.net

Correspondence will be forwarded to the Planning Commission prior to the start of the meeting, posted online, and made part of the legislative record for the item.

**LIVESTREAM WITH CAPTIONING IS AVAILABLE AT WWW.PASADENAMEDIA.ORG,
AND ALSO AT WWW.CITYOFPASADENA.NET/COMMISSIONS/AGENDAS.**



**AGENDA
REGULAR MEETING
PLANNING COMMISSION
Wednesday, May 8, 2024
6:30 P.M.**

City Hall, Council Chambers - Room S249
100 North Garfield Avenue, Pasadena, CA 91101

1. **ROLL CALL**
2. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**
3. **APPROVAL OF MINUTES**
 - A. **FEBRUARY 7, 2024**
 - B. **MARCH 12, 2024**
 - C. **APRIL 10, 2024**
4. **PUBLIC HEARING**
 - A. **CONDITIONAL USE PERMIT #6926: 2915 E. COLORADO BLVD. (2914, 2926, 2932, 2940, AND 2948 E. WALNUT ST., 2929 AND 2942 NINA ST., AND 40 N. SUNNYSLOPE AVE.) – COUNCIL DISTRICT #4**

The applicant, Rusnak Pasadena, applied to establish a new auto dealership (Porsche), with incidental auto maintenance, on a site consisting of eight contiguous parcels. The project would retain the existing 13,585 sq. ft. Swanson and Peterson building (2914 E. Walnut St.) and demolish all other improvements and replace them with a 58,849 sq. ft. two-story structure for vehicle display, offices and service bays; a 4,864 sq. ft. car wash structure; and a canopy structure for vehicle display. Other on-site improvements include new parking areas for customer parking and vehicle display, landscaping, and lighting. The project would also include the vacation of the eastern terminus of Nina St., east of Sunnyslope Ave., for incorporation into the project site. The project was originally presented to the Planning Commission at a public hearing on July 27, 2022 and continued to a future date. The project requires the following applications:

 - 1) Conditional Use Permit: To allow the establishment of a vehicle sales and leasing land use;
 - 2) Conditional Use Permit: To allow new construction exceeding 25,000 sq. ft. in size;
 - 3) Minor Variance: To allow the new canopy structure be set back 43 ft. from the corner side property line (Sunnyslope Ave), while the setback requirement is 5 ft.; and

- 4) Street Vacation: To allow the vacation of a public street (Nina St., east of Sunnyslope Ave.) and transfer of ownership to a private owner (Rusnak Pasadena).

It is recommended that the Planning Commission, after a public hearing, recommend to the City Council the following:

- 1) Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- 2) Adopt the findings and approve Conditional Use Permit #6926, with conditions of approval;
- 3) Find that the subject portion of land proposed for vacation is consistent with the General Plan Mobility Element and is unnecessary for present or prospective public use for street purposes;
- 4) Declare that the City's interest in the subject portion of land proposed for vacation is in easement dedicated for public street purposes; and that the land is not owned by the City in fee title; and that it is not subject to the provisions of Chapter 4.02, Sale of Surplus Real Property, of the Pasadena Municipal Code;
- 5) Adopt a resolution vacating the subject portion of land, in accordance with the conditions and recommendations contained in the report; and
- 6) Authorize the City Manager to execute a Condition Satisfaction Contract between the City and the applicant.

Case Manager: Beilin Yu

5. INFORMATION ITEM

A. STUDY SESSION: NORTH LAKE SPECIFIC PLAN UPDATE

This item will provide the Planning Commission and the public information related to the public realm for the North Lake Specific Plan (NLSP). Staff from Department of Public Works (Urban Forestry and Street Maintenance Divisions) and Department of Transportation will attend and present background on their respective planning efforts for North Lake Avenue. Feedback received will inform the preparation of the proposed NLSP to be presented to the Planning Commission for review and recommendation at a future date. This is a study session only; no decision will be made at this meeting.

Case Manager: David Sinclair

6. COMMENTS AND REPORTS FROM STAFF

7. COMMENTS AND REPORTS FROM COMMITTEES

- A. Design Commission** – Chair Delgado
- B. Board of Zoning Appeals** – Vice Chair Giessinger, Commissioners Delgado, Hernandez, Higginbotham, and Olivas
- C. CIP Subcommittee** – Chair Higginbotham, Commissioners Cole, and Giessinger

8. COMMENTS FROM COMMISSIONERS

9. ADJOURNMENT

POSTING STATEMENT: I HEREBY CERTIFY that this Agenda, in its entirety was posted on the City Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on or before the 3rd day of May 2024, by 5:30 p.m. The agenda will also be posted at the Hale Building, 175 N. Garfield Avenue and the agenda may be viewed at the City's website at: <https://www.cityofpasadena.net/commissions/planning-commission/>.



Jennifer Paige, AICP
Director of Planning & Community Development



Tess Varsh
Recording Secretary