

Wednesday, November 8, 2017
Minutes of the Special Joint Meeting of the
City Council and Planning Commission

CALL TO ORDER

A Special Joint Meeting of the South Pasadena City Council and Planning Commission was called to order by Mayor Cacciotti on Wednesday, November 8, 2017, at 7:00 p.m., in the Amedee O. "Dick" Richards, Jr., Council Chamber, located at 1424 Mission Street, South Pasadena, California.

ROLL CALL

Present: Planning Commissioners Braun, Morrish, and Tom; Vice-Chair Koldus; and Chair Dahl; Councilmembers Joe, Khubesrian, and Mahmud; Mayor Pro Tem Schneider; and Mayor Cacciotti.

Absent: None.

City Staff

Present: Stephanie DeWolfe, City Manager; Teresa L. Highsmith, City Attorney; and Desiree Jimenez, Deputy City Clerk were present at Roll Call. Other staff members presented reports or responded to questions as indicated in the minutes.

PLEDGE OF ALLEGIANCE

Mayor Cacciotti led the Pledge of Allegiance.

ACTION/DISCUSSION

1. General Plan / Downtown Specific Plan Update – Direction Proceed with the Environmental Impact Report Phase

Planning and Building Director Watkins and Kaizer Rangwala, Founding Principal of Rangwala Associates, narrated a PowerPoint presentation entitled "General Plan / Downtown Specific Plan" and responded to Planning Commission and City Council inquiries.

Planning Chair Dahl thanked the Planning Commission and City Council for their efforts in reviewing the General Plan/Downtown Specific Plan update; requested an improvement in future presentation of the graphics.

Councilmember Mahmud recommended that staff develop an inclusionary housing ordinance.

In response to City Council inquiry, City Attorney Highsmith advised that the City will want to carefully consider identifying the appropriate amount of residential development that can be accommodated in South Pasadena.

In response to City Council inquiry, Planning and Building Director Watkins and Principal Rangwala discussed the following: 1) the emerging Climate Action Plan and efforts to ensure the General Plan is in compliance with climate action legislation; 2) the boundaries of the Mission and Fair Oaks Corridor; 3) the possibility of the replacement of retail with office space; 4) the preparation of a fiscal analysis, if so requested; and 5) consideration of an Enhanced Infrastructure District along Mission Street to be included in the policies and actions segment of the Environmental Impact Report (EIR).

Mayor Cacciotti opened the Public Comment period.

Andrea Fox, South Pasadena resident, emphasized the importance in addressing traffic control issues on Fremont Avenue; opined that the street is already over its capacity.

Samuel Zneimer, South Pasadena resident, thanked the community who have participated in the General Plan; discussed accessibility, bicycle and traffic safety on Mission Street and Fair Oaks Avenue as the face of South Pasadena; encouraged the progression of multi-modalism, active transportation, and the use of State Route 710 funds.

Harry Knapp, South Pasadena resident, discussed the need of the Housing Element.

Randy Hoffman, South Pasadena resident, requested clarity on his property being listed as a potentially eligible for individual resources; discussed his property being designated as a catalytic site; indicated he was interested and open to new ideas.

Planning and Building Director Watkins clarified certain properties will come before the City Council during consideration of the Historic Resources Inventory in early 2018.

Planning Commissioner Morrish recommended that a correction be made to verbiage within the General Plan which incorrectly indicates that the catalytic site, belonging to 625 Fair Oaks Avenue, is adjacent to the I-110 Freeway.

Bianca Richards, South Pasadena resident, stated she has attended several community meetings on the General Plan; indicated support for inclusionary zoning and a balance of live/work environment.

There being no others desiring to speak on this item, Mayor Cacciotti closed the Public Comment period.

Planning and Building Director Watkins recommended to move forward with California Environmental Quality Act (CEQA) by either using the numbers that have been presented by staff or have the Planning Commission and City Council alter the numbers to move forward into the EIR stage.

In response to City Council inquiry, City Attorney Highsmith advised the City Council on how the proposed items could be considered this evening.

Councilmember Mahmud recommended that the two questions being proposed by staff regarding the growth areas targeted for growth, renewal, and preservation and amount of growth projected in the different areas be separately considered.

Planning Commissioner Tom indicated support for remaining at 500 housing units.

Planning Vice-Chair Koldus indicated support for each of the questions being proposed; expressed interest in the fiscal impact of the development.

Planning Commissioner Morrish indicated support for each of the questions being proposed; recommended a name change for the Mission Street and Fair Oaks Avenue Corridor.

Planning Commissioner Braun indicated support and caution for the questions being proposed; expressed concern regarding the EIR being used against the City in the future.

In response to Planning Commission inquiry, Planning and Building Director Watkins and Principal Rangwala explained the approximations of proposed commercial and residential units; indicated that permitted densities will not be changed.

Planning Chair Dahl anticipated the identification of housing impacts within the EIR that may be able to be mitigated through discretionary action.

MOTION BY PLANNING COMMISSIONER TOM, SECOND BY COMMISSIONER MORRISH CARRIED 5-0, from the Planning Commission to the City Council to direct staff to proceed with the Environmental Impact Report phase of the General Plan/Downtown Specific Plan Update using the growth projections which includes 500 units of residential, 130,000 square feet of retail, and 300,000 square feet of office space as the target numbers and clarification regarding the Downtown Specific Plan Area Corridor.

In response to City Council inquiry, Planning and Building Director Watkins discussed the analysis during the EIR process; spoke about anticipated impacts resulting from projected growth.

Councilmember Khubesrian indicated support of approval of staff recommendation.

Mayor Pro Tem Schneider indicated support for approval of staff recommendation; indicated additional analysis of the adjusted once the EIR results have been received.

During the course of discussion, the City Council discussed projected population growth, the adjustment of unit numbers once the EIR results have been received; stated the projected timeline of the EIR and approval process.

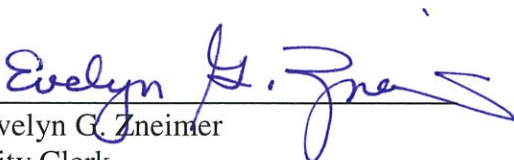
Mayor Cacciotti entertained a motion to approve the Planning Commission recommendation for the correct areas targeted for growth renewal and preservation and the amount of growth is appropriate with a friendly amendment by Planning Commissioner Morrish that we not want to specify an intersection but corridor for Mission Street and Fair Oaks Avenue and with the following numbers to be used: 500 units for residential, 130,000 square feet for retail, and 300,000 square feet for office space.

Councilmember Joe indicated support to direct staff to proceed also with the EIR consistent with the numbers and the recommendation.

MOTION BY COUNCILMEMBER KHUBESRIAN, SECOND BY COUNCILMEMBER MAHMUD CARRIED 5-0, to direct staff to proceed with the Environmental Impact Report phase of the General Plan/Downtown Specific Plan Update using the growth projections which includes 500 units of residential, 130,000 square feet of retail, and 300,000 square feet of office space as the target numbers and clarification regarding the Downtown Specific Plan Area Corridor.

ADJOURNMENT

Mayor Cacciotti adjourned the City Council Meeting at 9:48 p.m.


Evelyn G. Zneimer
City Clerk


Michael A. Cacciotti
Mayor

Minutes approved by the South Pasadena City Council on December 20, 2017.