

**AGENDA
HEARING OFFICER
AUGUST 16, 2017**

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**Public Meeting 6:00 P.M.
175 North Garfield Avenue
Permit Center Hearing Room, 1st Floor**

1. ROLL CALL AND READING OF PROCEDURES
2. PUBLIC HEARINGS

MINOR CASES

- A. Minor Conditional Use Permit #6568: 170–172 S. Grand Oaks Avenue – Council District #7**
Minor Conditional Use Permit: The applicant has submitted a Minor Conditional Use Permit to allow the expansion of a nonconforming use. The subject property is situated within the RS-6 (Residential Single-Family) zoning district where only one dwelling unit is permitted on one lot. The subject site consists of an existing legal nonconforming two dwelling units on one lot on a site that is zoned for single-family use. The project proposes a 244 square-foot bedroom addition to the existing rear dwelling unit and a new 380 square-foot two-car detached carport. A Minor Conditional Use Permit is required for the expansion of a non-conforming use.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities); and
- 2) Approve the Minor Conditional Use Permit with conditions.

Case Manager: Kent Lin

REGULAR CASES

- B. Time Extension for TTM#068375: 154 –156 N. Mar Vista Avenue - Council District #5**
Time Extension for TTM# 068375: TTM#068375 was approved by the Hearing Officer on June 14, 2007 to allow the creation of six air parcels on one land lot for residential condominium purposes. A one-year time extension was granted by the Hearing Officer on May 4, 2016. The request is for a second, one-year extension from the expiration date June 14, 2017.

Staff Recommendation:

- 1) Design and Historic Preservation staff determined that the project is Categorically Exempt from CEQA (Section 15332, Class 32, In-Fill Development) on November 21, 2006 as part of the approval of the Consolidated Design Review. The proposed Time Extension will not result in any new environmental impacts; and
- 2) Approve the Time Extension for TTM#068375 with conditions

Case Manager: Jason Killebrew

- C. Hillside Development Permit #6563: 784 Linda Vista Avenue – Council District #6**
The applicant, Tom Marble, has submitted a Hillside Development Permit (HDP) application to allow the construction of a 132 square-foot addition to the first floor, and a 282 square foot, second story addition to an existing two-story single-family residence. The existing 2,762 square-foot single-family residence was permitted for a 495 square-foot first floor addition and a 497 square-foot second floor addition (BLD2017-00002) early this year. Also proposed is a 117 square-foot addition to a permitted 540 square-foot pool cabana building, a 640 square-foot detached three-car garage, a 720 square-foot recreational room; and a swimming pool. A Hillside Development Permit is required for a single-story addition to a dwelling unit that increases the

gross floor area by 20 percent of the existing floor area of the primary structure, a second-story addition that increases the gross floor area by 500 square feet or more and for a detached accessory structure that constitutes 20 percent of the gross floor area of the existing gross floor area of the primary structure. The thresholds apply either individually or in the aggregate with all other additions and all prior additions in the previous three years to the same lot.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures);
- 2) Disapprove the additions to the existing single-family residence; and
- 3) Approve the accessory structures with conditions.

Case Manager: Jason Killebrew

D. Conditional Use Permit #6559: 1206 Lincoln Avenue – Council District #1

Conditional Use Permit application to establish a child daycare center for children between the ages of 18 months to 5 years with extended hours of operation, within an existing commercial building. The proposed child daycare use is located within 150 feet of a residential zoning district and therefore may operate between the hours of 7:00 a.m. and 10:00 p.m. by right. Subject to the review and approval of a Conditional Use Permit, the child daycare and preschool may operate prior to 7:00 a.m. and/or after 10:00 p.m. A Conditional Use Permit is required for a child daycare use and for the extended hours of operation in the Lincoln Avenue Specific Plan.

Staff Recommendation:

- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, (Class 1, Existing Facilities); and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Kristen Johnston

3. ADJOURNMENT

POSTING STATEMENT:

HEREBY CERTIFY that this Agenda, in its entirety was posted on the Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on the 29th day of July, 2017 by 5:30 p.m. The agenda will also be posted on the bulletin board outside the front entrance of the Hale Building, 175 N. Garfield Avenue, an electronic copy sent to the Central Library for posting and the agenda may be viewed at the City's website at: www.cityofpasadena.net/planning/meetings/notices.asp.

Any items on this agenda will be made available at the Permit Center located at 175 N. Garfield Avenue during normal business hours.


Kelvin Parker, Zoning Administrator

 for
Carrie Banks, Recording Secretary