

**AGENDA  
HEARING OFFICER HEARING  
SEPTEMBER 20, 2017**

**HEARING OFFICER**

**Undine Petrulis**

**STAFF**

Kelvin Parker, Zoning Administrator  
David Sanchez, Senior Planner  
Jason Killebrew, Planner  
Kent Lin, Associate Planner  
Carrie Banks, Recording Secretary

*Applications will be made available for public review  
(by appointment only) at the Permit Center, 175 North Garfield Avenue.  
Please contact the Current Planning Division at (626) 744-4009 for specific time and date of availability.  
Documents or display boards submitted at the hearing become the property of the City of Pasadena.  
**Hearing Officer Meetings are held on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of each month.***

*In compliance with the Americans with Disabilities Act (ADA) of 1990, listening assistive devices are available with a 24-hour advance notice. Please call (626) 744-4009 or (626) 744-4371 (TDD) to request use of a listening device. Language translation services may be requested with 48-hour advance notice by calling (626) 744-4009.*

*Hearing Officer Agendas are also available on the Internet:  
[Cityofpasadena.net/planning/meetings/homemtgs.asp](http://Cityofpasadena.net/planning/meetings/homemtgs.asp)*

**AGENDA  
HEARING OFFICER  
SEPTEMBER 20, 2017  
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**Public Meeting 6:00 P.M.  
175 North Garfield Avenue  
Permit Center Hearing Room, 1<sup>st</sup> Floor**

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

**REGULAR CASES**

**A. CUP #6451: 193 South Allen Avenue – Council District #7**

- 1) Conditional Use Permit: To allow the after-the-fact establishment of a Religious Facilities land use (BuddhaNimit Temple) in a RM-16 (Residential Multi-Family, 0-16 units per acre) zoning district. A Conditional Use Permit is required for the establishment of a Religious Facilities use within the RM-16 zoning district. The applicant is also requesting that six parking spaces located at the rear of the site to be provided in tandem configuration underneath an existing carport structure.
- 2) Minor Conditional Use Permit: To allow parking spaces in tandem configuration.
- 3) Minor Conditional Use Permit: To allow shared parking with the adjacent Rose City Church parking lot.

**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);
- 2) Approve the Conditional Use Permit and Minor Conditional Use Permit with conditions.  
Case Manager: Kent Lin

**B. VTTM #74184: 711 E. Walnut Street – Council District #3**

Vesting Tentative Tract Map: To allow the creation of 115 air parcels for residential condominium purposes and six air parcels for commercial condominium purposes on one land lot for an approved mixed-use project. The project has received Concept Design approval on August 22, 2017. This application is for air parcels only.

**Staff Recommendations:**

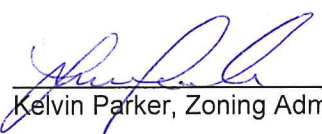
- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332 (Class 32: In-Fill Development); and
- 2) Approve the Vesting Tentative Tract Map with Conditions  
Case Manager: Jason Killebrew

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 15<sup>th</sup> day of September, 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](http://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

  
Carrie Banks, Recording Secretary