

**AGENDA  
HEARING OFFICER HEARING  
OCTOBER 4, 2017**

**HEARING OFFICER**

**Paul Novak**

**STAFF**

Kelvin Parker, Zoning Administrator  
Luis Rocha, Senior Planner  
Jason Killebrew, Planner  
Kent Lin, Associate Planner  
Jason Van Patten, Assistant 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.*

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[Cityofpasadena.net/planning/meetings/homemtqs.asp](http://Cityofpasadena.net/planning/meetings/homemtqs.asp)*

**AGENDA  
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OCTOBER 4, 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

**MINOR CASES**

**A. CE #343: 630 Prospect Boulevard – Council District #1**

Certificate of Exception: To allow a lot line adjustment between the two adjoining parcels. Parcel #1 (AIN 5711-005-023) consists of a 13,860 square-foot rectangular lot. Parcel #2 (AIN 5711-005-036) consists of 1,950 square-foot lot located at the rear of Parcel #1. The proposed project would eliminate the interior lot line resulting in the consolidation of the two parcels into one legal parcel. The combined lot size will increase to 15,810 square feet after the lot line adjustment. No new construction is proposed and no tree will be removed as part of this application.

**Staff Recommendation:**

- 1) Find that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15304 (Class 4: Minor Alterations to Land); and
  - 2) Approved the Certificate of Exception with conditions.
- Case Manager: Kent Lin

**REGULAR CASES**

**B. Review of CUP #3278: 301 N. Orange Grove Avenue – Council District #1**

Hearing Officer One-year Review of a Modification of Conditional Use Permit #3278, which was approved on August 18, 2016 to expand a religious assembly use (Neighborhood Church). No new construction is proposed. The Hearing Officer approved the following entitlements:

- 1) Modification of Conditional Use Permit (MCUP): to allow the alteration in the operation of an existing religious facilities (Neighborhood Church) land use;
- 2) Conditional Use Permit: to allow the establishment of a Private School (Sequoyah High School) of up to 130 students;
- 3) Conditional Use Permit: to allow the expansion of a Child Day Care Center (Fair Oaks Preschool) land use from 43 children to 69 children; and
- 4) Minor Conditional Use Permit: to allow shared parking between the proposed Religious Facilities, Private School and Child Day Care land uses.

This review is occurring in accordance with the conditions of approval for Conditional Use Permit #3278 requiring a review by the Hearing Officer within one year from the approval date. The purpose of the review is to assess the operating conditions of the approved entitlements and the property owner's compliance with approved conditions

**Staff Recommendation:**

- 1) *Continue to November 1, 2017.*
- Case Manager: Jason Killebrew

**C. CUP #6575: 650 E. Green Street – Council District #7**

Conditional Use Permit: To allow the on-site sale and consumption of full alcohol (beer, wine, and distilled spirits) in conjunction with the operation of a Bar or Tavern use that is proposed as part of a new restaurant use (Brewpub). The applicant is proposing to occupy an existing space measuring 8,760 square feet, of which 3,600 square feet will be designated as dining area and 575 square feet designated as bar area. A restaurant with a bar area that exceeds 500 square feet is considered a Bar or Tavern use. A Conditional Use Permit is required to establish a Bar or Tavern use within the CD-4 (Central District Specific Plan, Pasadena Playhouse subdistrict) zoning district.

**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 Conditional Use Permit with conditions.

Case Manager: Jason Killebrew

**D. V #11871: 103 Grace Terrace – Council District #6**

- 1) Variance: To allow the construction of a deck with visible underpinnings to reach a height of 7'-4" above grade, where the maximum height is limited to six feet; and
- 2) Minor Variance: To adjust the front setback and allow the deck to come within 7'-11" of the front property line, where the Zoning Code requires 25 feet.

**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 Variance with conditions; and
- 3) Approve the Minor Variance with conditions.

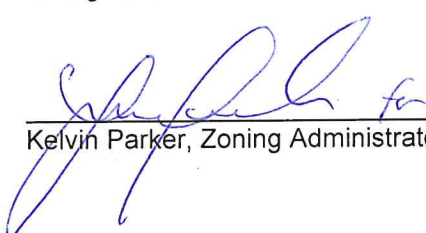
Case Manager: Jason Van Patten

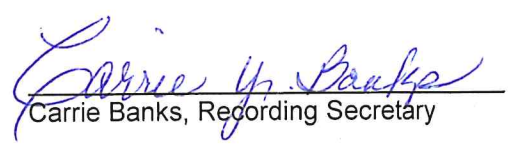
**3. ADJOURNMENT**

**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 29<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.

  
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Kelvin Parker, Zoning Administrator

  
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Carrie Banks, Recording Secretary