

**AGENDA  
HEARING OFFICER HEARING  
OCTOBER 18, 2017**

**HEARING OFFICER**

**Undine Petrulis**

**STAFF**

Kelvin Parker, Zoning Administrator  
David Sanchez, Senior Planner  
Beilin Yu, Planner  
Kristen Johnston, 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.*

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

**AGENDA  
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OCTOBER 18, 2017**

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**Public Meeting 6:00P.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#6395: 1505 North Marengo Avenue – Council District #1**

Conditional Use Permit: The Human Services and Recreation Department of the City of Pasadena has submitted an application for a Conditional Use Permit to allow the establishment of a Park and Recreation Facilities use at the Washington Middle School gymnasium. Activities and programs proposed at the gym include: youth and adult sports league, clinics, practices, and tournaments; fitness classes such as weight training, dance classes; and other recreational classes, and afterschool programs.

**Staff Recommendation:**

- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15323, (Class 23, Normal Operations of Facilities for Public Gatherings); and
  - 2) Approve the Conditional Use Permit with conditions.
- Case Manager: Beilin Yu

**B. CUP#6578: 695 East Colorado Boulevard – Council District #3**

Conditional Use Permit: The applicant, Allison Hill on behalf of A.C. Vroman, Inc., has submitted a Conditional Use Permit application to allow the on-site sale and consumption of limited alcohol (beer and wine) in conjunction with the operation of an existing Retail Sales land use (Vroman's Bookstore).

**Staff Recommendation:**

- 3) 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
  - 4) Approve the Conditional Use Permit with conditions.
- Case Manager: Kristen Johnston

**C. CUP#6560: 39 Congress Street – Council District #6**

The applicant, Anthony J. Palazzola, Inc. has submitted a Conditional Use Permit application to establish a Medical Services – Hospitals land use within a medical office building that is currently being expanded. The proposed use would occupy a 2,650 square-foot, fourth-floor tenant space previously approved for a medical office use. The ongoing expansion of the building was previously authorized March 16, 2016, pursuant to Minor Conditional Use Permit #6376, which included a Variance to exceed the height limit. The approval authorized a 55-foot tall, four-story, 17,105 square-foot addition to an existing three-story, 17,500 square-foot medical office building (34,605 gross square feet). The current proposal requires the following:

- 1) Conditional Use Permit: To establish a Medical Services-Hospitals land use within a 2,650-square-foot portion of a 34,605-square-foot, four-story medical office building that is currently under construction;
- 2) Minor Conditional Use Permit: To reduce the parking requirement with a parking study; and

- 3) Minor Change to Minor Conditional Use Permit #6376: To allow a 675-square-foot, fourth-floor addition to reach a height of 55 feet, where the maximum permitted is 45 feet. Minor Conditional Use Permit #6376 previously authorized a height of 55 feet.

**Staff Recommendation:**

- 1) Find that the project will not result in any potentially significant impacts that were not already analyzed as part of the Initial Study and Mitigated Negative Declaration (IS/MND) prepared for Minor Conditional Use Permit #6376, and adopt the Addendum to the IS/MND;
- 2) Approve the Conditional Use Permit with conditions;
- 3) Approve the Minor Conditional Use Permit with conditions; and
- 4) Approve the Minor Change to Minor Conditional Use Permit #6376.

Case Manager: Jason Van Patten

**D. CUP #6579: 624 E. Colorado Boulevard – Council District #7**

Conditional Use Permit: The applicant, Robert Montano, has submitted a Conditional Use Permit application to allow the on-site sale and consumption of limited alcohol (beer and wine) in conjunction with the operation of a 2,863-square-foot restaurant (Cali Soul Foods) that is under construction.

**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 Van Patten

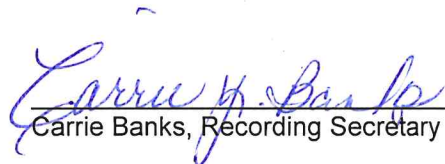
**3. ADJOURNMENT**

**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 13<sup>th</sup> day of October, 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