

**AGENDA  
HEARING OFFICER HEARING  
NOVEMBER 1, 2017**

**HEARING OFFICER**

**Paul Novak**

**STAFF**

Kelvin Parker, Zoning Administrator  
Luis Rocha, Senior Planner  
Jason Killebrew, Planner  
Kristen Johnston, Associate Planner  
Carlos Chacon, 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  
HEARING OFFICER  
NOVEMBER 1, 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

**CONTINUED CASE**

**A. 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 previously 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) Receive and File information related to CUP#3278  
Case Manager: Jason Killebrew

**REGULAR CASES**

**B. CE#344: 371 Patrician Way – Council District #6**

Certificate of Exception: To allow a lot line adjustment between two adjoining parcels. Parcel #1 (AIN 5708-015-010) consists of a 15,997 square-foot rectangular lot. Parcel #2 (AIN 5708-015-011) consists of 12,856 square feet, located north east of Parcel #1. The proposed project would eliminate an interior lot line resulting in the consolidation of the two parcels into one legal parcel. The combined lot size would be 28,853 square feet after the lot line adjustment.

**Staff Recommendation:**

- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15305, (Class 5, Minor Alterations in Land Use Limitations) and that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances; and
- 2) Approve the Certificate of Compliance with conditions.  
Case Manager: Kristen Johnston

**C. HDP #6565: 535 South Grand Avenue – Council District #6**

Hillside Development Permit: To allow a 541 square-foot second story addition to an existing 3,001 square-foot, two-story, single-family residence. The site is located within the RS-4 HD (Single-Family Residential, 0-4 dwelling units per acre, Hillside Overlay District) zoning district. A Hillside Development Permit is required for any second story addition to an existing residence in the RS-4 HD zone.

**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) and that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances; and
- 2) Approve the Hillside Development Permit with conditions.

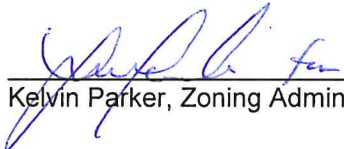
Case Manager: Carlos Chacon


**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 27<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