



**AGENDA
HEARING OFFICER HEARING
NOVEMBER 15, 2017**

HEARING OFFICER

Undine Petrulis

STAFF

Kelvin Parker, Zoning Administrator
Talyn Mirzakhonian, Senior Planner
Kent Lin, Associate Planner
Jason Van Patten, 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 1st and 3rd 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*

**AGENDA
HEARING OFFICER
NOVEMBER 15, 2017**

HEARING OFFICER

**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. MCUP #6591: 661 Landor Lane – Council District #7

Minor Conditional Use Permit: To allow the construction of an 880 square-foot detached garage with a maximum height of 24'-8", where the maximum permitted is 15 feet, in order to achieve a design that is architecturally compatible with the primary structure. A Minor Conditional Use Permit is required to exceed the standard for maximum height of an accessory structure.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15303(e) (New Construction 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 Minor Conditional Use Permit with conditions.

Case Manager: Kent Lin

REGULAR CASES

B. TTM #74800: 218 South Oakland Avenue – Council District #7

Tentative Tract Map: To create 21 residential condominium parcels on one 17,841 square-foot parcel of land. On December 19, 2012, the Hearing Officer approved Affordable Housing Concession Permit #11758 to allow the construction of a new 27,376 square-foot, three-story multi-family residential building with 21 units and one level of subterranean parking. On February 27, 2015 a building permit was issued for construction of the project. The current proposal is for the creation of air parcels only and does not include any proposed changes to the previous review and approvals granted.

Staff Recommendation:

- 1) Find the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332 (Class 32, In-Fill Development) 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 Tentative Tract Map with conditions.

Case Manager: Carlos Chacon

C. VTTM #75029: 178 North Halstead Street – Council District #4

Vesting Tentative Tract Map: To create 19 air parcels on a single lot for residential condominium purposes. The 19-unit project was granted an Affordable Housing Concession Permit on July 20, 2016, and received Design Review approval on March 28, 2017. This application only concerns the creation of air parcels that would allow the sale of each dwelling unit. This

application does not address the design or construction of the 19-unit project and does not include any proposed changes to the previous review and approvals granted.

Staff Recommendation:

- 1) Find the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332 (Class 32, In-Fill Development) 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 Vesting Tentative Tract Map 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 9th day of November, 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.

(Per) 
Kelvin Parker, Zoning Administrator


Carrie Banks, Recording Secretary