

**AGENDA
HEARING OFFICER HEARING
DECEMBER 20, 2017**

HEARING OFFICER

Undine Petruilis

STAFF

Kelvin Parker, Zoning Administrator
Luis Rocha, Senior Planner
Talyn Mirzakhanian, Senior Planner
Beilin Yu, Planner
Robert Avila, 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/homemtgs.asp*

**AGENDA
HEARING OFFICER
DECEMBER 20, 2017**

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**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

A. CONTINUED CASE

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

REGULAR CASES

B. CUP #6428: 160 N. Lake Avenue – Council District #5

Conditional Use Permit: To allow the establishment of a 700 square-foot, State certified, CRV buy-back recycling facility (Small Collection Facility) in the parking lot of an existing supermarket. The subject facility was administratively approved for operation in August 2000 and is deemed non-conforming as it does not comply with current standards applicable to recycling facilities. Recent zoning code changes require all CRV buy-back recycling facilities to meet current development standards and receive approval of a Conditional Use Permit to continue operation.

Staff Recommendation:

- 1) Find the project to be exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities) 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 Conditional Use Permit with conditions.

Case Manager: Robert Avila

C. CUP #6583: 16 Miller Alley – Council District #3

Conditional Use Permit: To allow the on-site sale and consumption of limited alcohol (beer and wine) in conjunction with the operation of a new 1,531 square-foot Restaurant land use (Prawn) including a 152 square foot outdoor patio. The proposed hours of operation are 10:00 AM to 10:00 PM daily. A Conditional Use Permit is required for the on-site sale and consumption of limited alcohol within the CD-1 zoning district.

Staff Recommendation:

- 1) Find the project to be exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities) 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 Conditional Use Permit with conditions.

Case Manager: Robert Avila

D. CUP #6593: 30 W. Green Street – Council District #6

Conditional Use Permit: To allow for the on-site sale and consumption of a full line of alcoholic beverages in conjunction with the operation of a 6,020 square-foot restaurant (Crack Shack). A restaurant use is permitted by right in the Central District; however, the sale of alcoholic beverages in conjunction with a restaurant use is subject to approval of a Conditional Use Permit.

Staff Recommendation:

- 1) Find the project to be exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities) 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 Conditional Use Permit with conditions

Case Manager: Jennifer Driver

E. AHCP #11866: 233 North Hudson Avenue – Council District #3

Affordable Housing Concession Permit: To allow the construction of a new 49,000 square foot, 5-story, mixed-use building containing 42 residential units (three very low income units), 5,835 square feet of commercial space, and 78 parking spaces within three levels of subterranean parking. The property is currently vacant. The project proposes to utilize Density Bonus. The maximum permitted density on the subject property is 32 units, and because the project is proposing to provide three very low income units, the project is eligible to utilize a 30% density bonus and thus the project is eligible to provide 42 units. Concessions may be requested when the density bonus provisions of Chapter 17.43 are utilized. The project requires the following entitlements:

- 1) Affordable Housing Concession Permit to increase the maximum allowable floor area ratio (FAR) from 2.25 to 3.00. The maximum permitted FAR on the subject 16,300 square-foot property is 2.25, or 36,675 square feet. The gross floor area of the new building is 49,000 square feet, which equates to a 3.00 FAR.

Staff Recommendation:

- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332, (Class 32, In-Fill Development Projects) 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 Affordable Housing Concession Permit with conditions.

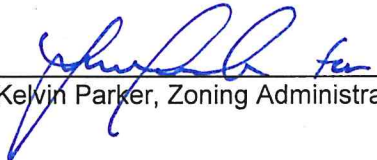
Case Manager: Beilin Yu

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 15th day of December, 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.



Kelvin Parker, Zoning Administrator



Carrie Banks, Recording Secretary