

**MINUTES
HEARING OFFICER
JANUARY 17, 2018**

HEARING OFFICER

**Public Meeting 6:00 P.M.
175 North Garfield Avenue
Permit Center Hearing Room, 1st Floor
Meeting Started: 6:00 P.M.
Meeting Adjourned: 6:15 P.M.**

1. ROLL CALL AND READING OF PROCEDURES

2. PUBLIC HEARINGS

A. 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 entitlement:

- 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) Continue to a date uncertain
Case Manager: Beilin Yu

HEARING OFFICER ACTION: The Hearing Officer decided to continue this case to the February 21, 2018 Hearing Officer meeting.

B. HDP #6542: 2030 Rosemont Avenue – Council District #1

Hillside Development Permit: A request to add 25 square feet to the first floor and 639 square feet to the second floor of an existing two-story, 2,081 square-foot, single-family residence. The project also includes a 180 square-foot addition to an existing attached garage located on the first floor. A Hillside Development Permit is required for any second story addition to an existing residence in the RS-4 HD zone. No protected trees are proposed to be removed as part of the project.

Staff Recommendation:

- 1) Continue to February 21, 2018 Hearing Officer meeting
Case Manager: Aimee Schwimmer

HEARING OFFICER ACTION: The Hearing Officer decided to continue this case to the February 21, 2018 Hearing Officer meeting.

C. CUP #6607: 927 & 929 E. Colorado Boulevard – Council District #5

Conditional Use Permit: To allow the on-site sale and consumption of limited alcohol (beer and wine) in conjunction with the operation of a proposed 4,605 square-foot restaurant (Annapurna Grill). No bar area is proposed. A Conditional Use Permit is required for the on-site sale and consumption of limited alcohol in conjunction with the operation of a restaurant use within the CD-5 – AD-2 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 that there

are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances; and

- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Kent Lin

APPROVED WITH CONDITIONS
APPEAL DATE: 1/29/2018
EFFECTIVE DATE: 1/30/2018
<u>SPEAKERS</u>
APPLICANT:
IN FAVOR:
IN OPPOSITION:
REBUTTAL:

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination and Findings recommended by Staff and **approve** the application with the Conditions listed in Attachment B and the Site Plan in Attachment C.

D. TTM #74947: 973 East Del Mar Boulevard – Council District #7

Tentative Tract Map: To allow the creation of 13 air parcels on one land lot for residential condominium purposes. The application is for the creation of air parcels only.

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 Tentative Tract Map with conditions.

Case Manager: Kristen Johnston

APPROVED WITH CONDITIONS
APPEAL DATE: 1/29/2018
EFFECTIVE DATE: 1/30/2018
<u>SPEAKERS</u>
APPLICANT:
IN FAVOR:
IN OPPOSITION:

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination and Findings recommended by Staff and **approve** the application with the Conditions listed in Attachment B and the Site Plan in Attachment C.

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 1st day of September, 2017 by 5:30p.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.


(For) Kelvin Parker, Zoning Administrator


Carrie Banks, Recording Secretary