

**AGENDA  
HEARING OFFICER HEARING  
FEBRUARY 7, 2018**

**HEARING OFFICER**

**Paul Novak**

**STAFF**

Kelvin Parker, Zoning Administrator  
Luis Rocha, Senior Planner  
Talyn Mirzakhian, Senior Planner  
Beilin Yu, Planner  
Jason Van Patten, Associate Planner  
Jamie Peltier, 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:  
<https://ww5.cityofpasadena.net/planning/commissions-and-meetings/hearing-officer/>*

**AGENDA  
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FEBRUARY 7, 2018**

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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**

**REGULAR CASES**

**A. MODIFICATION TO CUP #753: 225 Grandview Avenue – Council District #1**

Modification to Conditional Use Permit: The applicant, Grandview Foundation, Inc., has submitted an application for a Modification to Conditional Use Permit #753 to legalize five 120 square-foot structures in the rear yard of the existing General Residential Care Facility (Grandview Foundation). The structures would be used to provide a confidential setting where the facility staff could meet with the patients for one-on-one treatment. The number of patients (maximum of 20) and staff is not increasing with this request. The expansion of an existing General Residential Care Facility requires the review and approval of a Modification to the Conditional Use Permit.

**Staff Recommendation:**

- 1) 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
- 2) Approve the Modification to Conditional Use Permit with conditions.

Case Manager: Beilin Yu

**B. HDP #6532: 1732 Kaweah Drive – Council District #6**

Hillside Development Permit: To allow an 848-square-foot second-story addition to an existing one-story, 1,500-square-foot dwelling with attached, 397-square-foot two-car garage..

**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 Hillside Development Permit with conditions.

Case Manager: Jason Van Patten

**C. CUP#6613: 61 S. Fair Oaks Ave – 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 5,549 square-foot restaurant (Beer and Claw). 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: Jamie Peltier

**D. AHCP #11860: 747 E. Green Street -- Council District #7**

Affordable Housing Concession Permit: A request for two affordable housing concessions to facilitate construction of a new 83,801 square-foot, four- to seven-story, mixed-used building containing 72 residential units (including six "very low income" units), 5,345 square feet of commercial space, and 173 parking spaces in a subterranean garage. An existing 22,736 square-foot, 4-story, office building located on the subject site at the northeast corner of Green Street and Oak Knoll Avenue would remain. The applicant is requesting the following two Affordable Housing Concessions:

1. To allow the proposed building to exceed the maximum allowed floor area ratio. Pursuant to Section 17.30.040 (Figure 3-9) of the City of Pasadena Zoning Code, the maximum allowed floor area ratio is 3.0 for the northern 6,319 square-feet of the site and 2.0 for the remainder of the site. The applicant is requesting to increase the floor area ratio to 3.0 across the entire site; and
2. To allow the proposed building to exceed the maximum allowed height. Pursuant to Section 17.30.040 (Figure 3-8) of the City of Pasadena Zoning Code, the maximum building height allowed for the site is as follows: 75-feet for the northern 6,319 square-feet of the site (90 foot maximum building height could be achieved utilizing height averaging); 50-feet for the middle 16,647 square-feet of the site (65 foot maximum building height could be achieved utilizing height averaging); and 35-feet for the southern 12,576 square-feet of the site. The applicant is requesting a maximum building height of 87-feet and 9-inches in the northern portion of the site, 77-feet and 8-inches in the middle portion of the site, and 65-feet and 8-inches in the southern portion of the site.

**Staff Recommendation:**

- 1) Find that the 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.

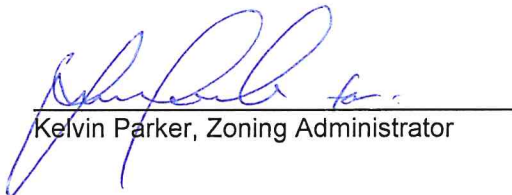
Case Manager: Talyn Mirzakhonian

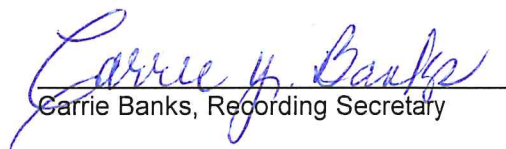
**3. ADJOURNMENT**

**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 2<sup>nd</sup> day of February, 2018 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.

  
Kelvin Parker, Zoning Administrator

  
Carrie Banks, Recording Secretary