

**AGENDA
HEARING OFFICER HEARING
MARCH 7, 2018**

HEARING OFFICER

Undine Petrusis

STAFF

Talyn Mirzakhanian, Senior Planner
Luis Rocha, Senior Planner
Kent Lin, Associate Planner
Kristen Johnston, Associate 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:
<https://ww5.cityofpasadena.net/planning/commissions-and-meetings/hearing-officer/>*

**AGENDA
HEARING OFFICER
MARCH 7, 2018**

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 #6586: 160 E. California Boulevard – Council District #6

Minor Conditional Use Permit: To allow for the alteration and enlargement of an existing nonconforming Vehicle Service Station use. The proposed project consists of the conversion of three existing service bays into retail space, expanding the existing convenience store, which operates ancillary to the existing Vehicle Service Station use. The proposed expanded convenience store would be approximately 1,572 square feet in size. No additional changes are proposed to the primary Vehicle Service Station use. A Minor Conditional Use Permit is required to allow for the expansion and/or alteration of an existing nonconforming use.

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
- 2) Approve the Minor Conditional Use Permit with conditions.

Case Manager: Kent Lin

REGULAR CASES

B. V #11824: 615 Linda Vista Avenue—Council District #6

Variance: To allow a four-foot tall front yard fence to be completely opaque, where the Zoning Code requires walls, fences, and gates located within the front yard setback to be designed and constructed at least 50 percent open (i.e. be able to be seen through). A Variance is required to deviate from the design standards for fences subject to the RS zoning district development standards.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures); and
- 2) Approve the Variance for Fence Design with conditions.

Case Manager: Luis Rocha

C. CE#348: 1221 Romney Dr. & 954 Burleigh Dr. – Council District #6

Certificate of Exception: To allow a lot line adjustment between two adjoining parcels. Parcel 1 (AIN 5716-002-014) consists of a 13,781.90 square-foot flag lot. Parcel 2 (AIN 5716-002-011) consists of a 13,185.28 square foot double-frontage lot, located northeast of Parcel 1. The proposed project would adjust an interior lot line to accommodate existing property improvement encroachments. There is no new construction proposed or removal of trees as part of this application.

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 Exception with conditions.

Case Manager: Kristen Johnston

D. NDP #6599: 3740 Greenhill Road – Council District #4

Neighborhood Development Permit: To allow a one-story addition of 1,387 square-feet to an existing one-story, single-family residence. The project also includes the conversion of an existing carport to a 407 square-foot attached garage, and the construction of a 428 square-foot detached pool cabana. The property is located within the RS-6 zoning district and Neighborhood Overlay 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
- 2) Approve the Neighborhood Development Permit with conditions.

Case Manager: Kristen Johnston.

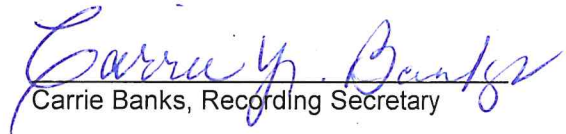
3. ADJOURNMENT

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 2nd day of March, 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: <https://ww5.cityofpasadena.net/planning/commissions-and-meetings/hearing-officer/> Any items on this agenda will be made available at the Permit Center located at 175 N. Garfield Avenue during normal business hours.



Jennifer Paige, Deputy Director



Carrie Banks, Recording Secretary