

**AGENDA
HEARING OFFICER
MARCH 21, 2018**

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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

MINOR CASES

A. MV #11876: 1299 Inverness Drive – Council District # 6

Minor Variance: To allow the construction of a five-foot high fence within the front yard setback, where the maximum allowed height is four feet. A Minor Variance is required for a fence that exceeds the maximum allowable height in the front yard.

Staff Recommendation:

- 1) Find the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303, Class 3, (Existing Facilities); and
- 2) Approve the Minor Variance with conditions.

Case Manager: Carlos Chacon

B. MV #11878: 625 Avocado – Council District #4

Minor Variance: To allow the construction of a new 918 square-foot single-story addition to an existing single-family residence with a reduced rear yard setback of 10 feet, six inches from the property line; where the minimum requirement is 25 feet. No protected trees are proposed to be removed as part of the project. A Minor Variance is required to encroach into a required setback.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities); and
- 2) Approve the Minor Variance with conditions.

Case Manager: Jamie Peltier

REGULAR CASES

C. CUP #6573: 2180 East Foothill Boulevard – Council District #2

Conditional Use Permit: The applicant, the City of Pasadena Department of Public Works, has submitted an application for a Conditional Use Permit to allow the establishment of a Public Maintenance and Service Facility to support the operations and maintenance of the Pasadena Transit fixed route services and Pasadena Dial-A-Ride paratransit services. The project entails the demolition of the existing 3,623 square-foot one-story commercial building; and the construction of a new 25,920 square-foot three-story maintenance and operation facility building, and three-story 59,980 square-foot, attached parking facility. Access to the parking facility would be from two driveways along Walnut Street, and one driveway from Foothill Boulevard. Approval of a Conditional Use Permit is required to establish a Public Maintenance and Service Facility in the CG (Commercial General) zoning district.

Staff Recommendation:

- 1) Adopt the Mitigated Negative Declaration prepared pursuant to California Environmental Quality Act ("CEQA") Guidelines Article 6 (Negative Declaration); and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Beilin Yu

D. CUP #6449: 54 N. Oakland Ave. – Council District #3

Conditional Use Permit: To allow the construction of a new six-story mixed-use building containing a total of 55 age-restricted senior citizen housing units, six of which would be affordable (very-low income) units, and 3,525 square feet of ground-level office and 2,634 square feet of ground level restaurant over two subterranean parking areas containing a total of 103 parking spaces. The applicant would be utilizing the density bonus provisions to increase the maximum density on the subject property from 37 units to 55 units; a 47.5 percent density increase. The project requires the following entitlements:

- 1) Conditional Use Permit: To allow a Density Bonus exceeding 35 percent. The applicant is proposing a 47.5 percent Density Bonus.
- 2) Minor Conditional Use Permit: To allow reduced parking in a senior citizen housing development to be reduced to 0.5 parking spaces per unit.
- 3) Affordable Housing Concession Permit: To allow the proposed site to have a Floor Area Ratio (FAR) that exceeds the code requirement. Pursuant to Section 17.30.40, Figure 3-9 of the City of Pasadena Zoning Code, the required Floor Area Ratio for this property is 2.0. This concession requests a Floor Area Ratio of 2.92.
- 4) Affordable Housing Concession Permit: To allow the proposed building to have height that exceeds the code requirement. Pursuant to Section 17.30.40, Figure 3-8 of the City of Pasadena Zoning Code, the height limit for the subject site is 50 feet (65 feet utilizing height averaging). This concession requests the building to have a maximum height of 65 feet.
- 5) Private Tree Removal: To remove one protected tree located on site.

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
- 2) Approve the Conditional Use Permit and Affordable Housing Concession Permits with conditions.

Case Manager: David Sanchez

E. CUP #6452: 535 E. Union St. – Council District #3

Conditional Use Permit: To allow the construction of a new four-story mixed-use building containing a total of 4 residential units, 6,595 square feet of office and 6,709 square feet of ground-level retail and the construction of a new six-story residential building containing a total of 82 residential units, ten of which would be affordable (very-low income) units, over two subterranean parking levels containing a total of 184 parking spaces. The applicant would be utilizing the density bonus provisions to increase the maximum density on the subject property from 57 units to 86 units; a 50% density increase. The project requires the following entitlements:

- 1) Conditional Use Permit: To allow a Density Bonus exceeding 35 percent. The applicant is proposing a 50 percent Density Bonus.
- 2) Affordable Housing Concession Permit: To allow the proposed site to have a Floor Area Ratio (FAR) that exceeds the code requirement. Pursuant to Section 17.30.40, Figure 3-9 of the City of Pasadena Zoning Code, the required Floor Area Ratio for this property is 1.5 and 2.0. This concession requests a total overall Floor Area Ratio of 2.23.
- 3) Affordable Housing Concession Permit: To allow the proposed buildings to have heights that exceed the code requirement. Pursuant to Section 17.30.40, Figure 3-8 of the City of Pasadena Zoning Code, the height limit for the subject site is 50 feet (65 feet utilizing height averaging). This concession requests the building to have a maximum height of 65 feet.
- 4) Private Tree Removal: To remove five protected trees located on site.

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
- 2) Approve the Conditional Use Permit and Affordable Housing Concession Permits with conditions.

Case Manager: David Sanchez

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 16th 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.



Luis Rocha, Senior Planner



Claudia Burciaga-Ramos, Recording Secretary