



**MINUTES
HEARING OFFICER
MARCH 21, 2018**

**Public Meeting 6:00 P.M.
175 North Garfield Avenue
Permit Center Hearing Room, 1st Floor
Meeting Started: 6:00 p.m.
Meeting Adjourned: 7:10 p.m.**

Hearing Officer Present: Paul Novak
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Acting Zoning Administrator: Luis Rocha
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Staff Present: Beilin Yu, Jamie Peltier, Carlos Chacon, David Sanchez
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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

APPROVED WITH CONDITIONS

APPEAL DATE: 4/2/2018

EFFECTIVE DATE: 4/3/2018

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and approve the project subject to findings in attachment A and adopted conditions found in attachment B

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

APPROVED WITH CONDITIONS

APPEAL DATE: 4/2/2018

EFFECTIVE DATE: 4/3/2018

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and approve the project subject to findings in attachment A and adopted conditions found in attachment B

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

PRESENTATION BY: Beilin Yu

APPROVED WITH MODIFIED CONDITIONS

APPEAL DATE: 4/2/2018

EFFECTIVE DATE: 4/3/2018

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in attachment A and adopted conditions found in attachment B

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

PRESENTATION BY: David Sanchez

APPROVED WITH CONDITIONS

APPEAL DATE: 4/2/2018

EFFECTIVE DATE: 4/3/2018

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in attachment A and adopted conditions found in attachment B

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

PRESENTATION BY: David Sanchez

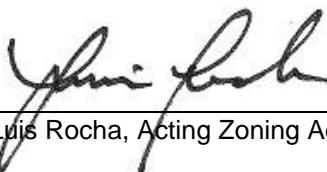
APPROVED WITH CONDITIONS

APPEAL DATE: 4/2/2018

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HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in attachment A and adopted conditions found in attachment B

3. ADJOURNMENT



Luis Rocha, Acting Zoning Administrator



Carrie Banks, Recording Secretary