

**AGENDA  
HEARING OFFICER HEARING  
APRIL 18, 2018**

**HEARING OFFICER**

**Undine Petrulis**

**STAFF**

Talyn Mirzakhanian	Acting Zoning Administrator
Jennifer Driver	Associate Planner
Jason Van Patten	Associate Planner
Kristen Johnston	Associate Planner
Claudia Burciaga-Ramos	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 of 1990, Listening assistive devices are available  
from the City Clerk's Office with a 24-hour advance notice. Please call (626) 744-4009 or  
(626) 744-4785 to request use of a listening device at least one week in advance of the meeting.*

*Agendas are also available on the internet:*

<https://www5.cityofpasadena.net/commissions/hearing-officer/>

**AGENDA  
HEARING OFFICER  
APRIL 18, 2018**

**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

**MINOR CASES**

**A. SE #11880: 837 South Fair Oaks Avenue – Council District #6**

Sign Exception: To allow a 48 square-foot wall sign, facing Bellefontaine Street, to be located above a second story window, where wall signs shall have a maximum height of 25 feet or be located below the second story window, whichever is lower.

**Staff Recommendation:**

- 1) Find the project to be exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15311 (Class 11, Accessory Structures); and,
- 2) Approve the Sign Exception with conditions.

**Case Manager:** Jennifer Driver

**B. MV #11865: 417 N. Madison – Council District #3**

Minor Variance: To allow the demolition of on-site structures and construction of an approximately 42,000 square-foot, 35-unit multi-family residential structure on a property located at 417 N. Madison Avenue (AINs: 5731-021-056 and 5731-021-058) between Maple Street and Villa Street. The project requires a Minor Variance to allow the proposed project to encroach into the front yard setback. The project provides 65 parking spaces in a one-level subterranean parking structure.

**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 Minor Variance with conditions.

**Case Manager:** Tallyn Mirzakhanian

**REGULAR CASES**

**C. TPM #82020: 100 W. Walnut Street – Council District #3**

Tentative Parcel Map: To subdivide an approximate 15.4 acre parcel (Parcel 1 of Parcel Map No. 4591) into two separate lots. No demolition of existing structures or new construction is proposed as part of this application. Further, this application does not address the design or construction of any structures or improvements proposed, planned, or previously approved for the project site.

**Staff Recommendation:**

- 1) Find that that there are no changed circumstances or new information as part of the proposed Tentative Parcel Map application that necessitate further environmental review. The City Council certified a Final Environmental Impact Report (State Clearinghouse No. 2013071018) on April 27, 2015, in conjunction with an application for a Planned Development, Zone Change and Development Agreement for the subject site. The environmental analysis evaluated the environmental impacts of all of the various approvals, permits and actions required to approve and implement the proposed project. This included a tentative map; and
- 2) Approve the Tentative Parcel Map with conditions.

**Case Manager:** Jason Van Patten

**D. CUP #6585: 405 South Euclid Avenue – Council District #6**

Conditional Use Permit: To allow the demolition of an existing 897 square-foot campus chapel and reconstruction of a new 1,664 square-foot chapel in the same location in order to accommodate existing student enrollment. The project also includes the removal of six parking spaces, restriping the parking lot and reconfiguration of the existing drop-off and pick-up area and drive aisle.

**Staff Recommendation:**

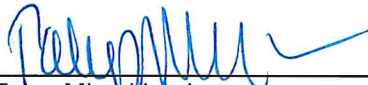
- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15314, (Class 14, Minor Additions to Schools); and
- 2) Approve the Conditional Use Permit with conditions.

**Case Manager:** Kristen Johnston

**3. ADJOURNMENT**

**POSTING STATEMENT:** I 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 or before the 13th, day of April 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/commissions/hearing-officer/>

  
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Talyn Mirzakhanian  
Acting Zoning Administrator

  
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