



**AGENDA
HEARING OFFICER HEARING
MAY 2, 2018**

HEARING OFFICER

Paul Novak

STAFF

Luis Rocha	Acting Zoning Administrator
Beilin Yu	Planner
Kristen Johnston	Associate Planner
Jamie Peltier	Assistant 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://ww5.cityofpasadena.net/commissions/hearing-officer/>

**AGENDA
HEARING OFFICER
MAY 2, 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. MV #11884: 969 S. Madison Avenue – Council District #7

Minor Variance: To allow an 8'-6" high fence in the corner side yard, where the maximum allowed height is four feet.

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) Disapprove the Minor Variance.

Case Manager: Jamie Peltier

REGULAR CASES

B. Time Extension for V #11738 – 167 E. Walnut Street – Council District #3

Second Time Extension request for Variance #11738: Variance #11738 was approved by the Zoning Hearing Officer on June 6, 2012 to deviate from the height and setbacks requirement to allow the construction of a new multi-family structure containing 100 residential units. Per Section 17.64.040 of the City's Zoning Code, a permit or approval is valid for 36 months from the effective date of approval. A time extension was approved by the City Council on April 3, 2017 for a one-year time extension from the effective date of the City Council approval. The request is for a second one-year extension from the expiration date of April 3, 2018.

Staff Recommendation:

- 1) An Initial Study with a Mitigated Negative Declaration was approved for the project by the Hearing Officer at a public hearing on June 6, 2012. The Initial Study determined that the project will have less than significant environmental impacts with the incorporation of the proposed Mitigation Measures. The proposed time extension application will not result in any new environmental impacts.
- 2) Approve the Time Extension Request

Case Manager: Beilin Yu

C. CUP#6629: 2965 East Colorado Boulevard – Council District #4

Conditional Use Permit: To allow the expansion of an existing, non-conforming Vehicle Services, Sales and Leasing land use. The project proposes to enclose an existing 2,400 square-foot outdoor display pad with storefront glass and incorporate it into the existing indoor showroom.

Staff Recommendation:

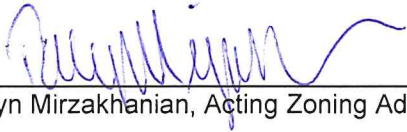
- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, (Class 1, Existing Facilities); and
- 2) Approve the Conditional Use Permit with conditions.

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 27th 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/>
Any items on this agenda will be made available at the Permit Center located at 175 N. Garfield Avenue during normal business hours.



Talyn Mirzakhanian, Acting Zoning Administrator


Claudia Burciaga-Ramos, Recording Secretary