



**AGENDA  
HEARING OFFICER HEARING  
MAY 16, 2018**

**HEARING OFFICER**

**Undine Petrulis**

**STAFF**

David Sanchez	Acting Zoning Administrator
Carlos Chacon	Assistant Planner
Kent Lin	Associate Planner
Jason Van Patten	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.*

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<https://ww5.cityofpasadena.net/commissions/hearing-officer/>

**AGENDA  
HEARING OFFICER  
May 16, 2018**

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**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

**REGULAR CASES**

**A. CE #353: 357 Waverly Drive– Council District # 6**

Certificate of Exception: To allow a lot line adjustment between two adjoining parcels. Parcel 1 (AIN 5713-031-003) consists of a 20,698 square-foot rectangular lot. Parcel 2 (AIN 5713-031-004) consists of 14,274 square-foot lot located east adjacent of Parcel 1. The proposed Certificate of Exception would eliminate an interior lot line resulting in the consolidation of the two parcels into one legal lot. The combined lot size would be 34,972 square feet after the lot line adjustment. The site is located in the RS-4 (Residential Single-Family) zoning district.

**Staff Recommendation:**

- 1) Find that the 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 Section 15301 (Class 1, Existing Facilities); and there are no features that distinguish this project from others in the exempt classes; therefore, there are no unusual circumstances; and
  - 2) Approve the Certificate of Exception with conditions.
- Case Manager: Carlos Chacon

**B. TTM #74337: 320 Glenarm Street – Council District #7**

Tentative Tract Map: To allow the creation of five air parcels on one land lot for the development of residential condominiums. The residential project, which received Concept Design Review approval on January 29, 2018, consists of the demolition of an existing single-family residential structure, and the construction of a three-story multi-family structure with five residential units, over one level of subterranean parking. The Tentative Tract Map application is for the creation of five air parcels only; no changes to the previously approved residential project are proposed.

**Staff Recommendation:**

- 1) Continue to date uncertain.
- Case Manager: Kent Lin

**C. CUP #6627: 656 E. Green Street – Council District #7**

Conditional Use Permit: To allow the on- and off-site sale of alcohol (beer and wine) in conjunction with the operation of a restaurant (Piazza Bulgarini).

**Staff Recommendation:**

- 1) Find that the project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities); and that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances.
  - 2) Approve the Conditional Use Permit with conditions.
- Case Manager: Jason Van Patten

**D. MCUP #6639: 100 W. Walnut Street – Council District #3**

Minor Conditional Use Permit: To allow tandem, triple-stack, and valet parking (attendant parking) for the nonresidential uses proposed as part of a previously approved mixed-use development, located on property commonly referred to as the "Parsons" site.

**Staff Recommendation:**

- 1) Find that that there are no changed circumstances or new information as part of the proposed Minor Conditional Use Permit 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, inclusive of any additional actions or approvals that may be required to implement the proposed project (ie. MCUP for tandem, triple-stack, and valet parking); and
- 2) Approve the Minor Conditional Use Permit with conditions.

Case Manager: Jason Van Patten

**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 11<sup>th</sup> day of May, 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.



for Talyn Mirzakhanian, Acting Zoning Administrator



Claudia Burciaga-Ramos, Recording Secretary