

**AGENDA
HEARING OFFICER HEARING
SPECIAL MEETING
SEPTEMBER 13, 2018**

HEARING OFFICER

Paul Novak

STAFF

Talyn Mirzakhanian, Zoning Administrator
Beilin Yu, Planner
Kent Lin, Associate Planner
Jennifer Driver, Associate Planner
Carrie Banks, 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 (ADA) of 1990, listening assistive devices are available with a 24-hour advance notice. Please call (626) 744-4009 or (626) 744-4371 (TDD) to request use of a listening device. Language translation services may be requested with 48-hour advance notice by calling (626) 744-4009.

*Hearing Officer Agendas are also available on the Internet:
<https://ww5.cityofpasadena.net/planning/commissions-and-meetings/hearing-officer/>*



AGENDA
HEARING OFFICER
SPECIAL MEETING
Thursday, September 13, 2018
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. MCUP#6647: 85 West Green Street– Council District #6

Minor Conditional Use Permit: To allow the construction of a new two-story, 17,458 square-foot, commercial structure. A basement measuring 3,044 square feet is also proposed. The first floor is proposed to be occupied by a restaurant and retail use, while the second floor is proposed to be occupied by office use. The basement is proposed to serve as storage space for the restaurant and office uses. The property is located within the Central District Transit Oriented Development Area, and a Minor Conditional Use Permit is required for a proposed commercial projects exceeding 15,000 square feet of gross floor area.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15302 (Class 2, Replacement or Reconstruction) and Section 15332 (Class 32, In-Fill Development Projects); and
- 2) Approve the Minor Conditional Use Permit with conditions.

Case Manager: Beilin Yu

B. MV #11887: 2058 E. Orange Grove Boulevard – Council District #4

Minor Variance: To construct a swimming pool and a new, six-foot tall, solid wall in the corner side setback of a property developed with a single-family dwelling in the RS-6 (Single-Family Residential, 0-6 dwelling units per acre) zoning district:

- 1) Minor Variance to allow an accessory structure (pool) to encroach five feet, six inches into the required 10-foot corner side setback;
- 2) Minor Variance to allow for a six-foot tall, solid wall between the street side property line and the side building line in the corner side yard, where the maximum height permitted is four feet; and,
- 3) Minor Variance to allow for a six-foot tall, solid wall within five feet of the street side property line in the corner side setback, behind the rear building line, where the maximum height permitted 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 (Class 3: New Construction or Conversion of Small Structures); and
- 2) Approve the Minor Variance with conditions.

Case Manager: Jennifer Driver

REGULAR CASES

C. CUP #6641: 2535 Nina Street – Council District #4

Conditional Use Permit: To allow the establishment of a "Vehicle Services – Vehicle/Equipment Repair" use. The proposal includes construction of a new 4,544 square foot, one-story vehicle equipment repair building on a 13,725 square-foot vacant lot. A Conditional Use Permit is required for the establishment of a "Vehicle Service – Vehicle/Equipment Repair" land use within the EPSP-d1-IG zoning district.

Staff Recommendation:

- 1) that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15303 (Class 3: New Construction or Conversion of Small Structures); and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Kent Lin

D. TTM#74796: 289 North El Molino Ave – Council District #3

Tentative Tract Map: To create 105 air parcels on one land lot for residential condominium purposes. This application only concerns the creation of air parcels that will allow the sale of each dwelling unit.

Staff Recommendation:

- 1) Find that the 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 Tentative Tract Map with conditions.

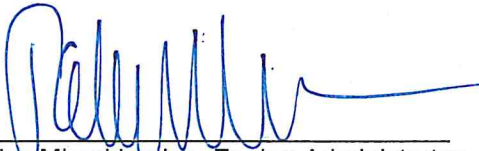
Case Manager: Beilin Yu

3. ADJOURNMENT

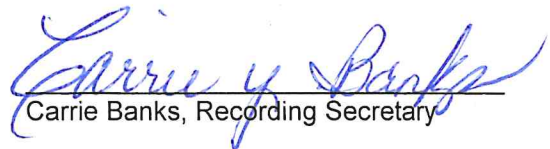
POSTING STATEMENT:

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 the 7th day of September, 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.



Talya Mirzakhanyan, Zoning Administrator



Carrie Banks, Recording Secretary