



**AGENDA
HEARING OFFICER HEARING
SEPTEMBER 19, 2018**

HEARING OFFICER

Undine Petruilis

STAFF

Luis Rocha, Acting Zoning Administrator
Talyn Mirzahkanian
Beilin Yu, Planner
Kent Lin, Associate Planner
Kristen Johnston, Associate Planner
Jason Van Patten, 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
SEPTEMBER 19, 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

CONTINUED CASE

A. MV#11881: 1415 El Mirador Drive– Council District #6

Minor Variance: To allow a driveway gate and fence along the side (west) property line, ranging in height 6'0" to 7'4" within the front yard, where the maximum allowed height is four feet. The Hearing Officer continued this application from the August 15, 2018 hearing.

Staff Recommendation:

- 1) Find that this project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(5); Administrative Code, Title 14, Chapter 3, §15270(a), Projects Which are Disapproved; and
- 2) Disapprove the Minor Variance.

Case Manager: Kristen Johnston

MINOR CASES

B. AHCP #11869: 253 S. Los Robles – Council District #6

Affordable Housing Concessions Permit: A request for two affordable housing concessions to facilitate construction of a new 94,165 square-foot, six-story, 92-unit, multi-family residential building (including eight "very low income" units), with 131 parking spaces in a three-level subterranean parking garage. The project includes demolition of an existing, 43,544 square-foot office building on site. The applicant is requesting the following two Affordable Housing Concessions:

1. To allow the proposed building to exceed the maximum allowed floor area ratio. Pursuant to Section 17.30.040 (Figure 3-9) of the City of Pasadena Zoning Code, the maximum allowed floor area ratio is 2.25 for the site. The applicant is requesting to increase the floor area ratio to 2.65; and
2. To allow the proposed building to exceed the maximum allowed height. Pursuant to Section 17.30.040 (Figure 3-8) of the City of Pasadena Zoning Code, the maximum building height allowed for the site is 60 feet (75 feet when height averaging is applied). The applicant is requesting a maximum building height of 80 feet.

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 Affordable Housing Concession Permit with conditions.

Case Manager: Talyn Mirzakhania

REGULAR CASES

C. TPM #76036: 201 & 203 S. Allen Avenue – Council District #7

Tentative Parcel Map: To allow the creation of two air parcels on one land lot for residential condominium purposes. The application is for the creation of air parcels only.

Staff Recommendation:

- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15315, (Class 15: Minor Land Divisions); and
- 2) Approve the Tentative Parcel Map with conditions.

Case Manager: Kent Lin

D. CUP #6660: 445 & 447 E. Colorado Boulevard – Council District #3

Conditional Use Permit: To allow the on-site sale of limited alcohol (beer and wine) in conjunction with the operation of a new restaurant (Donut Bar).

Staff Recommendation:

- 1) Find that the 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: Kent Lin

E. HDP #6580: 389 Linda Vista Avenue – Council District #6

Hillside Development Permit: To allow a one-story, 883 square-foot addition to an existing one-story, 2,761 square-foot dwelling with attached, 387 square-foot two-car garage. An 860 square-foot basement and roof deck are included in the proposal.

Staff Recommendation:

- 1) Find that the 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 Hillside Development Permit with conditions.

Case Manager: Jason Van Patten

F. CUP #6643: 141 W. Bellevue Drive – Council District #6

Conditional Use Permit: To allow the on- and off-site sale and consumption of alcohol (beer and wine) in conjunction with the operation of an Industry Restricted, Small Scale use (Del Pueblo microbrewery).

Staff Recommendation:

- 1) Find that the 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: 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 14th 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.



Talyn Mirzakhania, Zoning Administrator



Carrie Banks, Recording Secretary