



**MINUTES
HEARING OFFICER
OCTOBER 17, 2018**

**Public Meeting 6:00 P.M.
175 North Garfield Avenue
Permit Center Hearing Room, 1st Floor
Meeting Started: 6:00 P.M.
Meeting Adjourned: 7:15 P.M.**

Hearing Officer Present: Paul Novak
Acting Zoning Administrator: Luis Rocha
Staff Present: Carlos Chacon, Jamie Peltier

1. ROLL CALL AND READING OF PROCEDURES

2. PUBLIC HEARINGS

A. MCUP #6659: 370 North San Rafael Avenue – Council District # 6

Minor Conditional Use Permit: To install a metal roof on an existing single-family residence. A Minor Conditional Use Permit is required for any metallic finish on the exterior walls and/or roof of any primary structure pursuant. The site is located in the RS-2-HD (Residential Single-Family, Hillside Overlay) zoning district.

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 Minor Conditional Use Permit with conditions.

Case Manager: Carlos Chacon

PRESENTATION BY: Carlos Chacon

APPROVED WITH MODIFIED CONDITIONS

APPEAL DATE: 10/29/2018

EFFECTIVE DATE: 10/30/2018

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in attachment A and the adopted conditions found in attachment B

B. SE #11894: 39 Congress Street – Council District #6

Sign Exception: Three Sign Exception applications to allow three wall signs on an existing building, on three separate elevations (east, south and west), to be located above second story windows at an approximate height of 40 feet, where the maximum height allowed is 25 feet or the bottom of lowest second story window, whichever is lower. A Sign Exception is required for a sign that deviates from the maximum allowable height.

Staff Recommendation:

- 1) Find that 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 Exceptions with conditions.

Case Manager: Jamie Peltier

PRESENTATION BY: Jamie Peltier

HEARING OFFICER ACTION: The Hearing Officer decided to continue this case to the November 7, 2018 hearing.

C. CUP #6657: 521 East Green Street – Council District #7

Conditional Use Permit: To allow the on-site sale and consumption of limited alcohol (beer and wine) in conjunction with the operation of a restaurant, as a part of a College, Nontraditional Campus Setting land use (Institute of Culinary Education). The site is located within the CD-4 (Central District, Pasadena Playhouse sub-district) zoning district.

Staff Recommendation:

1) Continue to a date uncertain.

Case Manager: Kristen Johnston

HEARING OFFICER ACTION: The Hearing Officer decided to continue this case to a date uncertain.

D. V #11883: 645 Rockwood Drive – Council District # 6

Variance: To allow the construction of a swimming pool, and a new five-foot high wrought-iron fence, within the front yard. The site is developed with a single-family residence in the RS-2-HD (Single-Family Residential, 0-2 dwelling units per acre, Hillside Overlay District) zoning district. The application includes the following entitlements:

1. Variance: To allow construction of an accessory structure (swimming pool) within the front yard, where an accessory structure is required to be located behind the rear wall plane of the primary structure; and
2. Minor Variance: To allow replacement of an existing six-foot chain link fence with a new five-foot wrought-iron fence, within the front yard where the maximum allowed height is four feet.

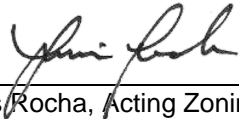
Staff Recommendation:

1) Continue to a date uncertain.

Case Manager: Carlos Chacon

HEARING OFFICER ACTION: The Hearing Officer decided to continue this case to a date uncertain.

3. ADJOURNMENT



Luis Rocha, Acting Zoning Administrator



Carrie Banks, Recording Secretary