

**AGENDA  
HEARING OFFICER HEARING  
NOVEMBER 7, 2018**

**HEARING OFFICER**

**Paul Novak**

**STAFF**

Talyn Mirzahkanian, Zoning Administrator  
Beilin Yu, Planner  
Jamie Peltier, Assistant Planner  
Carlos Chacon, Assistant 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 1<sup>st</sup> and 3<sup>rd</sup> 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  
NOVEMBER 7, 2018**

**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

**CONTINUED CASES**

**A. 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 Mirzakhonian

**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

## **MINOR CASES**

### **C. MCUP #6673: 657 Linda Vista Avenue – Council District # 6**

Minor Conditional Use Permit: To install a metal roof on an existing 2,546 square foot residence and attached 440 square foot two-car garage. A Minor Conditional Use Permit is required for any metallic finish on the exterior walls and/or roof of any primary structure pursuant to Section 17.40.110 of the Zoning Code. The site is located in the RS-2-HD (Residential Single-Family, Hillside Overlay) zoning district. No protected trees are proposed to be removed as part of the project.

#### **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

### **D. AHCP #11873: 690-700 North Orange Grove Boulevard – Council District #3**

Affordable Housing Concession Permit: To facilitate the construction of a new mixed-use project consisting of 48 residential units (including eight low income units) and 7,389 square feet of commercial area within two buildings. The west building would be a 25,411 square-foot, three-story, multi-family building containing 25 residential units (including four low income units). The east building would be a 34,068 square-foot, three-story, mixed-use building containing 23 residential units (including four low income units) and 7,389 square feet of commercial space. A total of 123 parking spaces are proposed within one level of subterranean parking garage. The application includes the following entitlements:

- (1) Affordable Housing Concession Permit to allow the west building to exceed the maximum allowed height. Pursuant to Section 17.22.070.F.1.g of the City's Zoning Code, on lots 60'0" in width or greater in the RM-32 district, the maximum height of structures in the front 60 percent of the site is 24'0" to the highest ridgeline. In the rear 40 percent of the site the maximum height of structures is 36'0" to the highest ridgeline. No top plate is applicable. The applicant is requesting a maximum height of 36'0" throughout the entire site;
- (2) Affordable Housing Concession Permit to allow the east building to exceed the maximum allowed floor area ratio. The General Plan Designation for the eastern portion of the subject site is Low Mixed Use, which allows a maximum of 1.0 floor area ratio. The applicant is requesting to increase the floor area ratio for the eastern portion of the site to be 1.3; and
- (3) Private Tree Removal Permit to allow the removal of two protected trees:
  - a) A 14" DBH Trumpet Tree (*Tabebuia* sp.) that was located on the northwest corner of the site. *Tabebuia* trees with 10" DBH or greater are protected under the City's Tree Protection Ordinance; and
  - b) A 12.2" DBH Sweet *Michelia* Tree (*Michelia doltsopa*) located along Orange Grove Boulevard frontage, toward the eastern portion of the site. *Michelia doltsopa* trees with 12" DBH or greater are protected under the City's Tree Protection Ordinance.

#### **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);
- 2) Approve the Affordable Housing Concession Permit with conditions; and
- 3) Approve the Tree Removal Request with conditions.

Case Manager: Beilin Yu

## REGULAR CASES

### **E. CE #354: 1565-1579 Lombardy Road – Council District #7**

Certificate of Exception: To allow a lot line adjustment between two adjoining parcels. Parcel 1 (AIN 5327-010-008) consists of a 26,790 square-foot lot. Parcel 2 (AIN 5327-010-005) consists of an 18,747 square-foot lot, and is located east of and adjacent to Parcel 1. The proposed project would eliminate an interior lot line resulting in the consolidation of the two parcels into one legal parcel. The combined lot size would be 45,537 square feet after the lot line adjustment. The site is located within the RS-2 (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
- 2) Approve the Certificate of Exception with conditions.

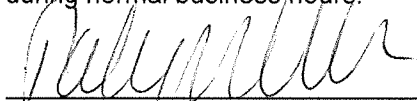
Case Manager: Carlos Chacon

### **3. ADJOURNMENT**

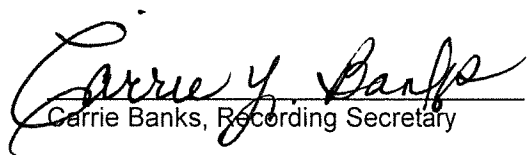
#### **POSTING STATEMENT:**

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 2<sup>nd</sup> day of November, 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/planning/commissions-and-meetings/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, Zoning Administrator



Carrie Banks, Recording Secretary