

**AGENDA
HEARING OFFICER HEARING
DECEMBER 19, 2018**

HEARING OFFICER

Undine Petrulis

STAFF

Beilin Yu, Acting Zoning Administrator
Jason Van Patten, Associate Planner
Jennifer Driver, Associate Planner
Jamie Peltier, Assistant Planner
Abdu Lachgar, Contract 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.*

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<https://ww5.cityofpasadena.net/planning/commissions-and-meetings/hearing-officer/>*

**AGENDA
HEARING OFFICER
DECEMBER 19, 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

REGULAR CASES

A. HDP #6690: 736 Linda Vista Avenue– Council District #6

Hillside Development Permit: To allow for the construction of a 328 square-foot first floor addition, conversion of the existing 458 square-foot carport to living space, and the construction of a new 398 square-foot attached 2-car garage to an existing 2,359 square-foot one-story single-family residence on a 13,488 square-foot lot located within RS-4-HD (Single-Family Residential, Hillside Overlay District) zoning district.

Staff Recommendation:

- 1) Find that this 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: Jamie Peltier

B. HDP #6672: 1205 Hartwood Point Drive – Council District #4

Hillside Development Permit: To allow the construction of a 710 square-foot first-story addition and a 1,454 square-foot second-story addition to an existing one-story, 2,078 square-foot dwelling with attached, 480-square-foot two-car garage on a lot located within the RS-1-HD (Single-Family Residential, Hillside Overlay District) 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);
- 2) Approve the Hillside Development Permit with conditions.

Case Manager: Jason Van Patten

C. V #11895: 635 E. Union Street – Council District #3

Variance: To allow commercial uses along Union Street with a depth of 34'6" where the Zoning Code requires a minimum of 50 feet.

Staff Recommendation:

- 1) In conjunction with the Concept Design Review approval on December 12, 2017, the Design Commission determined 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). On June 26, 2018, in conjunction with the Final Design Review approval, the Design Commission determined that there were no changed circumstances or new information that would require further environmental review. Find that the request to adjust the commercial depth is covered by the general rule (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15061, Review for Exemption) that CEQA applies only to projects which have a potential for causing a significant effect on the environment. This request does not alter the building outline, exterior façade, or development footprint that the Design Commission previously found to be categorically exempt under CEQA. Therefore, this request would have no potential for causing a significant effect on the environment.

- 2) Approve the Variance with conditions.

Case Manager: Jason Van Patten

D. V #11899: 2071 Lincoln Avenue – Council District #1

Variance: To permit the operation of a new, 1,380 square-foot Fast Food Restaurant with zero parking on-site when one parking space is required for the change of use of the existing commercial building.

Staff Recommendation:

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

Case Manager: Jennifer Driver

F. CUP #6674: 399 E. Green Street – Council District #6

Conditional Use Permit: To allow the establishment of a Bar and Restaurant land use with the on-site sale and consumption of a full line of alcoholic beverages in conjunction with the operation of a new hotel (Hyatt Place). The site is located within the CD-2 (Central District Specific Plan, Civic Center/Midtown) zoning district. A Conditional Use Permit is required for the establishment of a Bar land use with on-site sale and consumption of full alcohol in the CD-2 zoning district.

Staff Recommendation:

- 1) Find the project to be 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: Abdu Lachgar

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 December, 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 Mirzakhani, Zoning Administrator



Carrie Banks, Recording Secretary