

**AGENDA
HEARING OFFICER HEARING
DECEMBER 5, 2018**

**HEARING OFFICER
PAUL NOVAK**

STAFF

Luis Rocha, Acting Zoning Administrator
Kristen Johnston, Associate Planner
Jennifer Driver, Associate 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 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
DECEMBER 5, 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

CONTINUED CASE

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

Variance: To allow the construction of a swimming pool, a glass fence and a 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 project requires 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;
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; and
3. Minor Variance to allow the construction of a glass fence with a height of 11'4" inches from existing grade, within the front yard where the maximum allowed height 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 Variance and Minor Variances with conditions.

Case Manager: Carlos Chacon

MINOR CASES

B. MV#11898: 721 – 725 Pasadena Avenue – Council District #6

Minor Variance: To allow a six-foot high fence and gate, as measured from existing grade, within the front yard of an existing Community Garden, where the maximum allowed height is four feet. The property is located within the RS-4-HH (Single-Family Residential, 0-4 dwellings per acre, Hospitality Home 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 15303, Class 3 (New Construction or Conversion of Small Structures); and
- 2) Approve the Minor Variance with conditions.

Case Manager: Jennifer Driver

C. MCUP #6692: 1070 North Lake Avenue – Council District #2

Minor Conditional Use Permit: The applicant, CNS La Villa Lake, LLC, has submitted a Minor Conditional Use Permit application to allow for the alteration of a nonconforming use. Variance #8191, approved on August 7, 1970, permitted a deviation from use of property requirements (development of multi-family residential on a single-family residential zoned parcel) and exception to applicable parking requirements to facilitate construction of a three-story, 114-unit FHA senior housing apartment building on a C-1 zoned property, with the building and parking extending 30-feet into the R-1 zoned property, and 72 parking spaces on the R-1 zone. The applicant is

requesting to eliminate the age-restriction for tenants, making the units available to non-seniors. The site is located within the CO-SP-1a and RS-6-LD-1 (Commercial Office District, North Lake Specific Plan, sub-district 1a and Single-Family Residential, Bungalow Heaven Landmark District) zoning district. A Minor Conditional Use Permit is required for alteration of a non-confirming use.

Staff Recommendation:

- 1) The Hearing Officer will be asked to consider whether this project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1 (Existing Facilities), and whether there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts the operation, leasing, and minor alterations of existing private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination; the modification of tenant age requirements is considered a negligible expansion of an existing use.; and
- 2) Approve the Minor Conditional Use Permit with conditions.

Case Manager: Kristen Johnston

REGULAR CASES

D. CUP#6670: 971 N. Altadena Drive – Council District #4

Conditional Use Permit: To allow a 441 square-foot addition to an existing 1,438 square-foot administration building for Frostig School, a Private School land use. The site is located in the PS (Public and Semi-Public) zoning district. No other alterations to the existing school or subject site are proposed.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15314, Class 14 (Minor Additions to Schools); and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Jamie Peltier

3. ADJOURNMENT

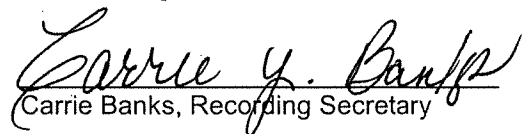
POSTING STATEMENT:

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 30th 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 Mirzakhani, Zoning Administrator



Carrie Banks, Recording Secretary