



**MINUTES
HEARING OFFICER
JANUARY 16, 2019**

**Public Meeting 6:00 P.M.
175 North Garfield Avenue
Permit Center Hearing Room, 1st Floor
Meeting Started: 6:00p.m.
Meeting Adjourned: 7:45p.m.**

Hearing Officer Present: Undine Petrulis

Acting Zoning Administrator: Luis Rocha
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Staff Present: Jason Van Patten, Kristen Johnston, Kent Lin
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1. ROLL CALL AND READING OF PROCEDURES

2. PUBLIC HEARINGS

REGULAR CASES

A. AHCP #11879: 127 & 141 N. Madison Avenue – Council District #3

Affordable Housing Concession Permit: A request for two affordable housing concessions to facilitate the construction of a 72,000 square-foot, five-story mixed-use project consisting of 49 residential units (including four units dedicated to “very-low income” households), 4,210 square feet of commercial office, and 101 parking spaces. The request includes:

- 1) Affordable Housing Concession Permit to allow a floor area ratio (FAR) of 2.25, where the maximum allowed is 1.5;
- 2) Affordable Housing Concession Permit to allow a building height of 62 feet; where the maximum allowed is 50 feet; and
- 3) Private Tree Removal Permit to allow the removal of four protected trees on private property.

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 Private Tree Removal Permit, with conditions.

Case Manager: Jason Van Patten

APPROVED WITH CONDITIONS

APPEAL DATE: 1/28/2019

EFFECTIVE DATE: 1/29/2019

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 adopted conditions found in attachment B

B. Mod to CUP#1540: 169 Arlington Drive – Council District #6

Modification to Conditional Use Permit #1540: To allow operational changes to an existing day-care facility. Conditional Use Permit #1540 was approved in 1985 to allow the establishment of a day-care school with an enrollment of 40 pupils. A total of eight conditions of approval were incorporated as part of the approval. Specifically, condition #6 states: “hours of operation shall be between 9:00 a.m. and 12:00 p.m., Monday through Friday with occasional classes and parent meetings in the afternoon and evenings but never later than 8:00 p.m.”. The application requests modification to the hours of operation to 8:00 a.m. to 6:00 p.m., with not more than 40 students at

any one time. Additionally, the modification clarifies that the occasional classes and parent meetings in the afternoon and evenings would be limited to a maximum of six events with a maximum of 80 attendees per calendar year, and that these events would cease at 9:00 p.m.

Staff Recommendation: CONTINUED TO A DATE UNCERTAIN

CASE CONTINUED TO A DATE UNCERTAIN

HEARING OFFICER ACTION: The Hearing Officer adopted the recommendation to continue this case to a date uncertain.

C. TPM #82352: 275 Cordova Street – Council District #6

Tentative Parcel Map: The applicant, the City of Pasadena, has submitted a Tentative Parcel Map application to allow the subdivision of an existing 53,652 square-foot parcel to create two parcels. Through the subdivision process, Parcel #1 will be 13,881 square feet in area and is currently improved with an existing surface parking lot. Parcel #2 will be 39,771 square feet in area and is currently developed with an existing multi-family residential senior housing apartment building with subterranean parking. There is no new development proposed with this application. The subject site is located within the CD-2 (Central District, Civic Center/Midtown sub-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 15315 (Class 15, Minor Land Divisions); and
- 2) Approve the Tentative Parcel Map, with conditions.

Case Manager: Kristen Johnston

APPROVED WITH CONDITIONS

APPEAL DATE: 1/28/2019

EFFECTIVE DATE: 1/29/2019

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 adopted conditions found in attachment B

D. CUP #6614: 461 North Altadena Drive – Council District #4

- 1) Conditional Use Permit: To allow the conversion of existing service bay area to convenience store within an existing building for a Vehicle Service Station use,
- 2) Conditional Use Permit: To allow the off-site sale of limited alcohol (beer and wine), and
- 3) Conditional Use Permit: To allow the extended hours of operation from 5:00 a.m. to 10:00 p.m. daily for the dispensing of fuel and convenience store.

Conditional Use Permits are required for the alteration of a Vehicle Service Station use, to allow off-site sale of limited alcohol, and to allow for extended hours of operation within the CL (Commercial Limited) 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 (Existing Facilities);
- 2) Approve the Conditional Use Permits to allow the alteration of the existing Vehicle Service Station with conditions by converting existing service bay area to convenience store, with conditions;
- 3) Approve the Conditional Use permit to allow the off-site sale of limited alcohol, with conditions.
- 4) Disapprove Conditional Use Permit to allow extended hours of operation.

Case Manager: Kent Lin

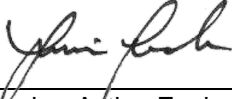
APPROVED WITH CONDITIONS 1) & 3); DISAPPROVED 2)

APPEAL DATE: 1/28/2019

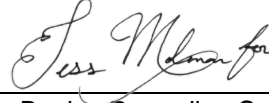
EFFECTIVE DATE: 1/29/2019

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the Conditional Use Permit to allow the alteration of the existing Vehicle Service Station use and to **approve** the Conditional Use Permit to allow the extended hours of operation, from 6:00 a.m. to 10:00 p.m. daily, subject to findings in attachment A and adopted conditions found in attachment B. In addition, the Hearing Officer decided to **disapprove** the Conditional Use Permit to allow the off-site sale of limited alcohol.

3. **ADJOURNMENT**



Luis Rocha, Acting Zoning Administrator



Carrie Banks, Recording Secretary