

**AGENDA
HEARING OFFICER HEARING
FEBRUARY 6, 2019**

Paul Novak

STAFF

Beilin Yu, Acting Zoning Administrator
Kristen Johnston, Associate Planner
Kent Lin, Associate Planner
Jamie Peltier, 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.

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

**AGENDA
HEARING OFFICER
FEBRUARY 6, 2019**

**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

MINOR CASES

A. MV #11896: 288 Markham Place – Council District #6

Minor Variance: To allow a front yard fence with a reduced setback of 7½” from the front property line, where the required setback is 18” from the front property line. The property is located within the RS-4-LD9 (Single-Family Residential, Governor Markham Landmark District) zoning district. A Minor Variance is required for a front yard fence located within the 18” required setback.

Staff Recommendation:

- 1) Find that this project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(5); Administrative Code, Title 14, Chapter 3, §15270(a), Projects Which are Disapproved; and
- 2) Disapprove the Minor Variance.

Case Manager: Kristen Johnston

REGULAR CASES

B. V #11897: 1605 Whitefield Road – Council District #2

Variance: To allow the construction of a 238 square-foot addition to the existing 966 square-foot single-family residence that currently has a one-car garage. This application includes the following requests:

1. Variance to allow construction of a 238 square-foot addition and deviate from the required two covered parking spaces. An addition over 150 square feet requires compliance with the parking standard of two-covered spaces;
2. Minor Variance to allow a reduction of the side yard setback to 24”, where the required setback is 5’6; and
3. Minor Variance to allow a reduction of the rear yard setback to 10’11”, where the required setback is 25’.

Staff Recommendation:

- 1) Find the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities); and
- 2) Approve the Variance and Minor Variances with conditions.

Case Manager: Jamie Peltier

C. TPM #69916: 253 N. Michigan Avenue – Council District #5

Tentative Parcel Map: To allow a condominium conversion project by creating four air parcels on one land lot for residential condominium purposes. The existing parcel is currently developed with four residential dwelling units. Through the tentative parcel map process, the four existing residential dwelling units would be converted for individual ownership on one common parcel. No demolition of existing structures or new construction is proposed as part of this application.

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 Tentative Parcel Map with conditions.

Case Manager: Kent Lin

D. TTM #69919: 272 N. Chester Avenue – Council District #2

Tentative Tract Map: To allow a condominium conversion project by creating five air parcels on one land lot for residential condominium purposes. The existing parcel is currently developed with five residential dwelling units. Through the tentative tract map process, the five existing residential dwelling units would be converted for individual ownership on one common parcel. No demolition of existing structures or new construction is proposed as part of this application.

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 Tentative Tract Map with conditions.

Case Manager: Kent Lin

E. VTTM #82280: 170-180 S. Euclid Avenue – Council District #6

Vesting Tentative Tract Map: To allow the consolidation of two land parcels and, subsequently, the subdivision of the property into 43 air parcels for condominium purposes. A new mixed-use project with 42 residential units and 940 square feet of commercial space received Final Design Review approval on October 9, 2018. This application is limited to the creation of air parcels to allow the individual sale of the commercial space and dwelling units. This application does not address the design or construction of the mixed-use project and does not include any proposed changes to the previous Design Review approval.

Staff Recommendation:

- 1) Find the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332 (Class 32: Infill Development); and
- 2) Approve the Vesting Tentative Tract Map with conditions.

Case Manager: Beilin Yu

3. ADJOURNMENT

POSTING STATEMENT:

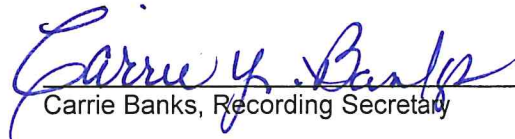
HEREBY CERTIFY that this Agenda, in its entirety was posted on the Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on the 1st day of February, 2019 by 5:30 p.m. The agenda will also be posted on the bulletin board outside the front 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.

 for

Talyn Mirzakhania, Zoning Administrator


Carrie Banks, Recording Secretary