

**MINUTES
HEARING OFFICER
March 6, 2019**

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

**Hearing Officer Present: Undine Petrusis
Acting Zoning Administrator: David Sinclair
Staff Present: Abdu Lachgar, Kristen Johnston, Jason Van Patten**

1. ROLL CALL AND READING OF PROCEDURES

2. PUBLIC HEARINGS

MINOR CASES

A. MV #11893: 345 Oneida Drive – Council District #4

Minor Variance: To allow the construction of a 1,084 square-foot single-story addition to an existing, 1,780 square-foot, single-family residence within the required front yard setback and the required side yard setback. The request includes a Minor Variance to allow the addition to provide a 16'1" front yard setback, where the minimum required is 30'11"; and a Minor Variance to allow the addition to provide an 8'6" side yard setback, where the minimum required is 10'.

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); and
- 2) Approve the Minor Variance with conditions.

Case Manager: Abdu Lachgar

APPROVED WITH CONDITIONS

APPEAL DATE: March 18, 2019

EFFECTIVE DATE: March 19, 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 conditions found in attachment B

REGULAR CASES

B. HDP #6635: 1150 Wellington Avenue – Council District #6

Hillside Development Permit: To allow the construction of a 3,585 square-foot, single-story residence with an attached 441 square-foot garage and a 600 square-foot pool house. A Hillside Development Permit is required for construction of a new single-family residence. The subject site is located within the RS-4-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 15303, (Class 3, New Construction or Conversion of Small Structures); and
- 2) Approve the Hillside Development Permit with conditions.

Case Manager: Kristen Johnston

APPROVED WITH CONDITIONS

APPEAL DATE: March 18, 2019

EFFECTIVE DATE: March 19, 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 conditions found in attachment B

C. HDP #6668: 990 S. San Rafael Avenue – Council District #6

Hillside Development Permit: To allow the construction of a new 5,425 square-foot two-story, single-family dwelling, with attached 500 square-foot, two-car garage.

- 1) Hillside Development Permit to allow the construction of a new single-family dwelling with attached garage and pool; and
- 2) Variance to allow conversion of an existing primary structure to an accessory structure. The converted structure would maintain its current location at the front property line, in front of the new dwelling; where the Zoning Code does not permit accessory structures to be located between the residence and the front property line.

Staff Recommendation:

- 1) Find the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (Class 3: New Construction);
- 2) Approve the Hillside Development Permit with conditions; and
- 3) Disapprove the Variance.

Case Manager: Jason Van Patten

APPROVED WITH CONDITIONS

APPEAL DATE: March 18, 2019

EFFECTIVE DATE: March 19, 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 conditions found in attachment B

D. CUP #6657: 521 East Green Street – Council District #7

Conditional Use Permit: To allow the on-site sale and consumption of limited alcohol (beer and wine) in conjunction with the operation of a restaurant, as a part of a College, Nontraditional Campus Setting land use (Institute of Culinary Education). The site is located within the CD-4 (Central District, Pasadena Playhouse sub-district) zoning district.

Staff Recommendation:

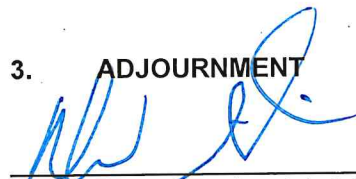
- 1) Continue to March 20, 2019

Case Manager: Kristen Johnston

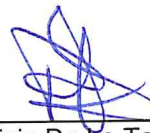
Continued Case to March 20, 2019

HEARING OFFICER ACTION: The Hearing Officer adopted the recommendation to move this item to March 20, 2019.

3. **ADJOURNMENT**



David Sinclair, Zoning Administrator



Patricia De La Torre, Recording Secretary