

**MINUTES
HEARING OFFICER
March 20, 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: 6:58 P.M.**

Hearing Officer Present: Paul Novak
Acting Zoning Administrator: Beilin Yu
Staff Present: Nathan Gapper, Kristen Johnston, Jennifer Driver

1. ROLL CALL AND READING OF PROCEDURES
2. PUBLIC HEARINGS

CONTINUED CASE

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

Conditional Use Permit: To allow the on-site sale and consumption of a full line of alcohol beverages 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) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, (Class 1, Existing Facilities); and
 - 2) Approve the Conditional Use Permit with conditions.
- Case Manager: Nathan Gapper

ACTION: APPROVED WITH CONDITIONS

APPEAL DATE: APRIL 1, 2019

EFFECTIVE DATE: APRIL 2, 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 #6675: 1155 Linda Vista Avenue – Council District #6

- 1) Hillside Development Permit: To allow the construction of a 3,221 square-foot, two-story single-family residence with two 461 square-foot attached garages, and three accessory structures; and
- 2) Minor Conditional Use Permit: To allow metallic finish on the exterior walls and roof of the main structure.

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 and Minor Conditional Use Permit with conditions.
- Case Manager: Kristen Johnston

ACTION: APPROVED WITH CONDITIONS

APPEAL DATE: APRIL 1, 2019

EFFECTIVE DATE: APRIL 2, 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. CE#357: 257, 267 and 277 Sycamore Glen – Council District 6

Certificate of Exception: To allow for a lot line adjustment between three adjoining parcels in the RS-6-HDSR (Single-Family Residential, 0-6 dwelling units per acre, San Rafael Hillside Overlay District). The proposed project will result in the elimination of Parcel #2 and subsequent allocation of Parcel #2 as follows: 3,713 square feet to Parcel #1 and 4,050 square feet to Parcel #3. The request will result in Parcel #1 at 9,335 square feet and Parcel #3 at 17,185 square feet.

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) and Section 15305 (Class 5: Minor Alterations in Land Use Limitations); and
- 2) Approve the Certificate of Exception with conditions.

Case Manager: Nathan Gapper

ACTION: APPROVED WITH CONDITIONS

APPEAL DATE: APRIL 1, 2019

EFFECTIVE DATE: APRIL 2, 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 #6676: 1038 E. Colorado Boulevard – Council District #7

Conditional Use Permit: To allow the establishment of off-site sales of a full line of alcoholic beverages in conjunction with an existing 16,659 square-foot drugstore (Rite Aid). No new floor area is proposed and the hours of operation are proposed at 7a.m. to 10 p.m. daily.

Variance: To deviate from the requirement of 1,000 feet of distance between sites with alcohol sales for off-site consumption.

Staff Recommendation:

Continue to May 15, 2019

Case Manager: Jennifer Driver

ACTION: CONTINUED TO MAY 15, 2019 HEARING

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the staff request and continue this case to May 15, 2019.

3. ADJOURNMENT



Beilin Yu, Zoning Administrator



Patricia De La Torre, Recording Secretary