

**AGENDA
HEARING OFFICER HEARING
APRIL 3, 2019**

HEARING OFFICER

Udine Petrulis

STAFF

| | |
|------------------|-----------------------------|
| Luis Rocha | Acting Zoning Administrator |
| Beilin Yu | Senior Planner |
| Nathan Gapper | Contract Planner |
| Kristen Johnston | Planner |
| Kent Lin | Associate Planner |
| Natsue Sheppard | 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 of 1990, Listening assistive devices are available
from the City Clerk's Office with a 24-hour advance notice. Please call (626) 744-4009 or
(626) 744-4785 to request use of a listening device at least one week in advance of the meeting.*

Agendas are also available on the internet:

<https://ww5.cityofpasadena.net/commissions/hearing-officer/>

**AGENDA
HEARING OFFICER
APRIL 3, 2019**

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

1. ROLL CALL AND READING OF PROCEDURES

2. PUBLIC HEARINGS

MINOR CASE

A. VHR #11901: 600 E. Colorado Boulevard – Council District #7

Variance for Historic Resources: To allow for relief from the minimum required off-street parking spaces to facilitate the adaptive reuse of an existing 14,815 square-foot former theater (United Artist Theater), a locally designated landmark, into restaurants, medical offices and a physical fitness club. The proposed project requests a relief from the 25 required off-street parking spaces.

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
- 2) Approve the Variances for Historic Resource, with conditions.

Case Manager: Nathan Gapper

B. MCUP #6703: 1914 Corson Street – Council District #2

Minor Conditional Use Permit: To allow for the alteration and enlargement of an existing, non-conforming single-family residence in the Commercial General 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 (Class 1, Existing Facilities); and
- 2) Approve the Minor Conditional Use Permit, with conditions.

Case Manager: Nathan Gapper

REGULAR CASES

C. TTM #74337: 320 E. Glenarm Street – Council District #7

Tentative Tract Map: To allow the creation of five air parcels on one land lot for residential condominium purposes. The new five unit residential project received Consolidate Design Review approval on January 29, 2018. This Tentative Tract Map application is for the creation of air parcels only. This application does not address the design or construction of the five-unit project and does not include any proposed changes to the previous Design Review approval.

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 of Small Structures); and
- 2) Approve the Tentative Tract Map with conditions.

Case Manager: Kent Lin

D. HDP #6561: 1211 Wellington Avenue – Council District #6

Hillside Development Permit: To allow a 913 square-foot addition to the first floor, and a 951 square-foot addition to the second floor to an existing two-story single-family residence.

A Minor Conditional Use Permit: To allow the enlargement of a nonconforming use.

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
- 2) Approve the Hillside Development Permit and Minor Conditional Use Permit, with conditions.

Case Manager: Kristen Johnston

E. CUP#6632: 1005 Armada Drive – Council District #1

Conditional Use Permit: To allow the addition of a new classroom building to an existing middle school (Chandler School). The addition would be 3,010 square feet in size and would have two stories (two-above ground levels with a below-ground level) with a 688 square-foot rooftop deck, which would also be used for classroom activities. In 2011, an addition of a new classroom building was approved as part of the second phase of the Chandler School Master Plan Amendment; however, the proposed project includes a new rooftop deck, which would result in exceeding the approved building envelope. A Conditional Use Permit is required for minor changes that are inconsistent with an approved Master Plan.

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 15314, Class 14 (Minor Additions to Schools); and
- 2) Approve the Conditional Use Permit with conditions.

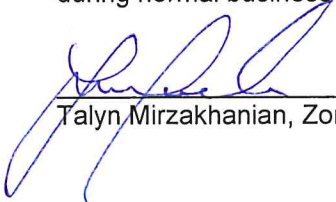
Case Manager: Natsue Sheppard

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 29th day of March, 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.



Talyn Mirzakhania, Zoning Administrator



Carrie Banks, Recording Secretary