

**AGENDA
HEARING OFFICER HEARING
APRIL 17, 2019**

HEARING OFFICER

Undine Petrusis

STAFF

David Sinclair	Acting Zoning Administrator
Luis Rocha	Senior Planner
Jason Van Patten	Planner
Abdu Lachgar	Contract Planner
Kent Lin	Associate Planner
Jennifer Driver	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 17, 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. MV #11904: 1285 N. Michillinda Avenue – Council District #4

Minor Variance: To allow a 10-foot tall fence between the occupancy frontage and the rear property line, where the Zoning Code limits height to six feet.

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 Minor Variance with conditions.

Case Manager: Jason Van Patten

REGULAR CASES

B. TPM #82482: 105 N. Parkwood Avenue – Council District #2

Tentative Parcel Map: To allow the creation of three air parcels on one land lot for residential condominium purposes. This application is for the creation of air parcels only.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions); and
- 2) Approve the Tentative Parcel Map with conditions.

Case Manager: Abdu Lachgar

C. TPM #82568: 199 S. Meridith Avenue – Council District #7

Tentative Parcel Map: To allow the creation of three air parcels on one land lot for residential condominium purposes. This application is for the creation of air parcels only.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions); and
- 2) Approve the Tentative Parcel Map with conditions.

Case Manager: Abdu Lachgar

D. TTM #82339: 61 N. Grand Oaks Avenue – Council District #2

Tentative Tract Map: To allow the creation of five air parcels on one land lot for residential condominium purposes. This application is for the creation of air parcels only.

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

E. EUP#6728 – 920 E. Mountain Street– Council District #5

Expressive Use Permit: To allow the establishment of a live performance venue and classroom facility (Commercial Entertainment Land Use and Personal Improvement Land Use) within an existing 6,297 square-foot portion of a retail storage space. The 78-seat theatre and 2,638 square-foot classroom will be used for both live performances and dance classes open to the company and the public. The proposed hours of operation are from 7:00 a.m. to 10:00 p.m. Monday through Sunday.

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 Expressive Use Permit.

Case Manager: Jennifer Driver

F. V #11902 – 2412 Brigden Road- Council District #4

The application proposes to convert an existing 119 square-foot covered porch to habitable floor area, as part of an existing 330 square-foot Accessory Dwelling Unit, resulting in a 449 square-foot Accessory Dwelling Unit. The site is currently developed with legal, non-conforming structures totaling 2,720 square feet (a 2,066 square-foot principal structure, 324 square-foot garage and the subject 330 square-foot accessory structure combined), and the proposed conversion would result in a total of 2,839 square feet on-site.

Variance: To permit the total floor area on-site (main residence and the two accessory structures combined) to exceed the permitted 2,435 square feet by 404 square feet, for a total size of 2,839 square feet;

Variance: To permit a reduction in the separation between two structures (between the Accessory Dwelling Unit and Accessory Structure) from 5'7" in lieu of 6';

Minor Variance: To permit a reduced rear yard setback of 2'6" in lieu of 10'; and,

Minor Variance: To permit a reduced side yard setback of 3' in lieu of 5'.

Staff Recommendation:

Continue to May 1, 2019

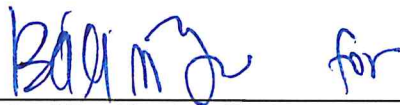
Case Manager: Jennifer Driver

3. ADJOURNMENT

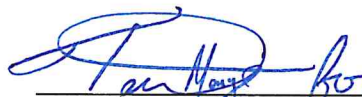
POSTING STATEMENT:

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 12th day of April, 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 Mirzakhian, Zoning Administrator



Carrie Banks, Recording Secretary