



**AGENDA  
HEARING OFFICER HEARING  
MAY 1, 2019**

**HEARING OFFICER**

**Paul Novak**

**STAFF**

Belin Yu	Acting Zoning Administrator
David Sinclair	Senior Planner
Nathan Gapper	Contract Planner
Jason Van Patten	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  
MAY 1, 2019**

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

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

**MINOR CASES**

**A. MCUP #6523: 670 Bellefontaine Street – Council District #6**

Minor Conditional Use Permit: To allow the expansion of a nonconforming multi-family residential use within a single-family residential zone;

Variance: To allow an accessory structure to exceed the maximum allowable accessory structure floor area; and

Minor Variance: To exceed the allowable overall height for an accessory structure.

**Staff Recommendation:**

- 1) Find that the 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 Conditional Use Permit, Variance, and Minor Variance.
- Case Manager: Nathan Gapper

**B. MCUP #6726: 1501 South Marengo Avenue – Council District #7**

Minor Conditional Use Permit: To allow a 600 square-foot detached garage to exceed the allowable overall height and top plate height in order to achieve a design that is architecturally compatible with the main structure.

**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 of Small Structures); and
  - 2) Approve the Minor Conditional Use Permit with conditions.
- Case Manager: Nathan Gapper

**CONTINUED CASE**

**C. V #11902 – 2412 Brigden Road – Council District #4**

Variance: To allow the retroactive enclosure of an existing 119 square-foot covered porch, as part of an existing 330 square-foot accessory structure, which results in a total of 2,839 square feet of gross floor area on-site, exceeding the maximum 2,435 square feet permitted.

**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 Variance.
- Case Manager: Jennifer Driver

**REGULAR CASE**

**D. TTM #82598: 2411 Oswego Street – Council District #4**

Tentative Tract Map: To consolidate two parcels into one and allow the creation of eight air parcels on a single lot for residential condominium purposes. The eight-unit project received Design Review approval on September 17, 2018. This application only concerns the consolidation of parcels and the creation of air parcels that will allow the sale of each dwelling unit. This application does not address the design or construction of the eight-unit project and does not include any proposed changes to the previous Design Review approval.

**Staff Recommendation:**

- 1) Find the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332 (Class 32, In-Fill Development Project).
- 2) Approve the Tentative Tract Map with conditions.

Case Manager: Jason Van Patten

**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 26<sup>th</sup> 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.

  
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Talyn Mirzakhonian, Zoning Administrator

  
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Carrie Banks, Recording Secretary