



**AGENDA
HEARING OFFICER HEARING
JUNE 19, 2019**

HEARING OFFICER

UNDINE PETRULIS

STAFF

Beilin Yu	Acting Zoning Administrator
Jason Van Patten	Planner
Jennifer Driver	Planner
Abdu Lachgar	Contract 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
June 19, 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**

REGULAR CASES

A. CUP #6677: 1237 Lincoln Avenue – Council District #1

- 1) Conditional Use Permit: To establish a Religious Facilities land use within an existing two-story building.
- 2) Sign Exception: To allow a freestanding sign with 12.5 square feet of sign area, where the zoning code limits the maximum sign area to one square-foot per sign.
- 3) Sign Exception: To allow a wall sign with 12.5 square feet of sign area, where the zoning code limits the maximum sign area to one square-foot per sign.

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 Conditional Use Permit and Sign Exceptions with conditions.
- Case Manager: Jason Van Patten

B. CUP #6740: 1253 E. Colorado Boulevard – Council District 5

Conditional Use Permit: To establish a General Adult Day-Care Facility in the ECSP-CG-1 (East Colorado Specific Plan, Commercial General, Mid-City subdistrict) zoning district within an existing 8,030 square-foot commercial building.

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 Conditional Use Permit with conditions.
- Case Manager: Jennifer Driver

C. TTM #82331: 170 N. Catalina Avenue – Council District #5

Tentative Tract Map: To allow the creation of nine 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 15332 (Class 32, In-Fill Development Project); and
 - 2) Approve the Tentative Tract Map with conditions.
- Case Manager: Abdu Lachgar

D. TPM #82276: 120 N. Oak 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 15303 (Class 3, New Construction or Conversion of Small Structures); and
- 2) Approve the Tentative Parcel Map with conditions.

Case Manager: Abdu Lachgar

E. Modification to V#11738: 167 E. Walnut Street – Council District #3

Modification to Variance #11738: To revise a condition of approval in order to comply with Fire Department regulations. Variance #11738 was originally approved by the Zoning Hearing Officer on June 6, 2012, to deviate from the required height and setback requirements to allow the construction of a new multi-family structure containing 100 residential units. Variance #11738 approved the structure to have a height of 90-feet (as measured from the existing grade at the Metropolitan Transportation Authority light-rail tracks), where the maximum permitted height is 60-feet. Two Minor Variances were also approved to allow the structure to provide a 136-foot setback from the Walnut Street frontage, where the maximum permitted setback is five-feet; and to allow a 55-foot setback from the Marengo Avenue frontage, where the maximum permitted setback is ten-feet. The requested modification would not alter the approved development.

Staff Recommendation:

- 1) An Initial Study with a Mitigated Negative Declaration was approved for the project by the Hearing Officer at a public hearing on June 6, 2012. The Initial Study determined that the project will have less than significant environmental impacts with the incorporation of the proposed Mitigation Measures. The proposed modification will not result in any new environmental impacts.
- 2) Approve the Modification to Variance #11738 with conditions.

Case Manager: Beilin Yu

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 14th day of June, 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 Mirzakhaniah, Zoning Administrator

Carrie Banks, Recording Secretary