

**AGENDA
HEARING OFFICER HEARING
SEPTEMBER 04, 2019**

HEARING OFFICER

PAUL NOVAK

STAFF

Beilin Yu	Acting Zoning Administrator
Jason Van Patten	Planner
Jennifer Driver	Planner
Katherine Moran	Assistant 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.*

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

**AGENDA
HEARING OFFICER
September 4, 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

CONTINUED CASE

A. AHCP #11870: 254 East Union Street – Council District #3

Affordable Housing Concession Permit: To allow the construction of a new 64,441 square foot, 6-story, mixed-use building with 1,939 square feet of office commercial space and 59 residential units (five very low income units). The building will contain four levels of parking, one at the ground level and three subterranean levels, with a total of 156 parking spaces. The project proposes to utilize Density Bonus. The maximum permitted density on the subject property is 44 units, and because the project is proposing to provide five very low income units, the project is eligible to utilize a 35% density bonus and thus the project is eligible to provide 59 units. Concessions may be requested when the density bonus provisions of Chapter 17.43 are utilized. The project requires the following entitlements:

- 1) Affordable Housing Concession Permit to increase the maximum allowable floor area ratio (FAR) from 2.25 to 2.96.
- 2) Affordable Housing Concession Permit to exceed the maximum permitted height from 60' to 75'.
- 3) Variance is being requested to deviate from the minimum required 50' depth for the ground floor commercial use.
- 4) Private Tree Removal to allow the removal of one 22" DBH European Olive (*Olea Europa*) and one 27" DBH European Olive (*Olea Europa*), both located along the front property line

Staff Recommendation:

- 1) Find that the project will not result in any potentially significant impacts that were not already analyzed as part of the Initial Study and Mitigated Negative Declaration (IS/MND) prepared for Variance #11810, and adopt the Addendum to the IS/MND;
- 2) Approve the Affordable Housing Concession Permit with conditions;
- 3) Approve the Variance with conditions; and
- 4) Approve Private Tree Removal.

Case Manager: Beilin Yu

REGULAR CASES

B. CUP #6727: 1035 E. Green Street – Council District #7

Conditional Use Permit: To allow the on-site sale and consumption of a full line of alcohol (beer, wine and distilled spirits) in conjunction with the operation of a new restaurant. (Tajji Restaurant)

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: Katherine Moran

C. CUP #6666: 3887 E. Sierra Madre Boulevard – Council District #4

- 1) Conditional Use Permit: To establish a banquet hall (Club, Lodge and Private Meeting Hall land use) in conjunction with an existing restaurant within the CL (Commercial Limited) zoning district;
- 2) Conditional Use Permit: To allow the on-site sale and consumption of a full line of alcohol (beer, wine and spirits) in conjunction with the operation of the banquet hall and restaurant; and
- 3) Conditional Use Permit: To allow the extended hours of operation from 7:00 a.m. to 1:00 a.m., daily for the banquet hall and restaurant.

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 three Conditional Use Permit with conditions.

Case Manager: Jennifer Driver

D. CUP #6709: 1336 E. Colorado Boulevard – Council District #7

Conditional Use Permit: To establish a Lodging – Hotels, Motels land use with associated retail sales and services uses. The proposed hotel would provide 150 guest rooms and occupy a five-story, approximately 90,000 square-foot building.

Staff Recommendation:

- 1) Find that there are no changed circumstances or new information as part of the proposed application that necessitate further environmental review beyond the Final Environmental Impact Report (FEIR) adopted by the City Council on September 12, 2016; and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Jason Van Patten

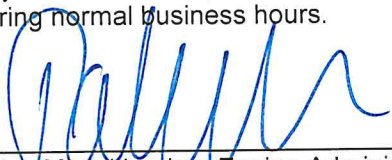
3. ADJOURNMENT

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 30th day of August, 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.



Talya Mirzakhanian, Zoning Administrator



Carrie Banks, Recording Secretary