

**AGENDA
HEARING OFFICER HEARING
SEPTEMBER 18, 2019**

HEARING OFFICER

UNDINE PETRULIS

STAFF

David Sinclair	Acting Zoning Administrator
Jason Van Patten	Planner
Jennifer Driver	Planner
Kristen Johnston	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.*

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

**AGENDA
HEARING OFFICER
September 18, 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 #11900: 296 North Oak Avenue – Council District #2

Minor Variance: To allow the development of a three-unit multi-family residential project with a reduced front yard setback. The request includes a Minor Variance to allow a 24-foot front yard setback, where the minimum required is 39 feet. The property is located within the RM-16 (Multi-Family Residential, City of Gardens) zoning district.

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: Kristen Johnston

REGULAR CASES

B. TPM #82665: 755 E. Del Mar Boulevard – 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: Jennifer Driver

C. CE#358: 1265, 1275 Rancheros Road and 927 Linda Vista Avenue – Council District #6

Certificate of Exception: A lot line adjustment between three adjacent parcels, 1265 Rancheros Road (Parcel 1), 1275 Rancheros Road (Parcel 3), and 927 Linda Vista Avenue (Parcel 2). The proposal would take 60,380 square feet from Parcel 1 and add to Parcel 2. An additional 60,380 square feet would be taken from Parcel 1 and added to Parcel 3. The proposal would result in the elimination of Parcel 1 and the consolidation of three lots into two. No construction, demolition, or tree removal is proposed as part of this application.

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 15061 (Review for Exemption); and
- 2) Approve the Certificate of Exception with conditions.

Case Manager: Jason Van Patten

D. MCUP #6646: 1311 Hillcrest Avenue – Council District #7

- 1) Minor Conditional Use Permit: To allow a 755 square-foot accessory structure to exceed the maximum allowable top-plate height in order to achieve a design that is architecturally compatible with the primary structure; and
- 2) Variance: To allow a second driveway, where the Zoning Code allows for a maximum of one driveway serving a single-family residential use.

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 Conditional Use Permit and Variance with conditions.

Case Manager: Kristen Johnston

E. CUP #6754: 20 E. Union Street #160 – Council District #3

Conditional Use Permit: To allow the on-site sale and consumption of beer and wine in conjunction with the operation of a restaurant (Dirt Dog).

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: Abdu Lachgar

3) ADJOURNMENT

POSTING STATEMENT:

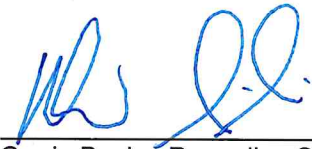
HEREBY CERTIFY that this Agenda, in its entirety was posted on the Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on the 13th day of September, 2019 by 5:30 p.m. The agenda will also be posted on the bulletin board outside the front 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 Mirzakhani, Zoning Administrator



Carrie Banks, Recording Secretary