

**AGENDA
HEARING OFFICER HEARING
JANUARY 16, 2019**

**HEARING OFFICER
Undine Petrulis**

STAFF

Luis Rocha, Acting Zoning Administrator
Beilin Yu, Senior Planner
Kent Lin, Associate Planner
Kristen Johnston, Associate Planner
Jason Van Patten, Associate 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 (ADA) of 1990, listening assistive devices are available with a 24-hour advance notice. Please call (626) 744-4009 or (626) 744-4371 (TDD) to request use of a listening device. Language translation services may be requested with 48-hour advance notice by calling (626) 744-4009.

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<https://ww5.cityofpasadena.net/planning/commissions-and-meetings/hearing-officer/>*

**AGENDA
HEARING OFFICER
JANUARY 16, 2019**

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

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

MINOR CASES

A. AHCP #11879: 127 & 141 N. Madison Avenue – Council District #3

Affordable Housing Concession Permit: A request for two affordable housing concessions to facilitate the construction of a 72,000 square-foot, five-story mixed-use project consisting of 49 residential units (including four units dedicated to "very-low income" households), 4,210 square feet of commercial office, and 101 parking spaces. The request includes:

- 1) Affordable Housing Concession Permit to allow a floor area ratio (FAR) of 2.25, where the maximum allowed is 1.5;
- 2) Affordable Housing Concession Permit to allow a building height of 62 feet; where the maximum allowed is 50 feet; and
- 3) Private Tree Removal Permit to allow the removal of four protected trees on private property.

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 Projects);
- 2) Approve the Affordable Housing Concession Permit with conditions; and
- 3) Approve the Private Tree Removal Permit, with conditions.

Case Manager: Jason Van Patten

REGULAR CASES

B. Mod to CUP#1540: 169 Arlington Drive – Council District #6

Modification to Conditional Use Permit #1540: To allow operational changes to an existing day-care facility. Conditional Use Permit #1540 was approved in 1985 to allow the establishment of a day-care school with an enrollment of 40 pupils. A total of eight conditions of approval were incorporated as part of the approval. Specifically, condition #6 states: "hours of operation shall be between 9:00 a.m. and 12:00 p.m., Monday through Friday with occasional classes and parent meetings in the afternoon and evenings but never later than 8:00 p.m.". The application requests modification to the hours of operation to 8:00 a.m. to 6:00 p.m., with not more than 40 students at any one time. Additionally, the modification clarifies that the occasional classes and parent meetings in the afternoon and evenings would be limited to a maximum of six events with a maximum of 80 attendees per calendar year, and that these events would cease at 9:00 p.m.

Staff Recommendation: CONTINUED TO A DATE UNCERTAIN

Case Manager: Beilin Yu

C. TPM #82352: 275 Cordova Street – Council District #6

Tentative Parcel Map: The applicant, the City of Pasadena, has submitted a Tentative Parcel Map application to allow the subdivision of an existing 53,652 square-foot parcel to create two parcels. Through the subdivision process, Parcel #1 will be 13,881 square feet in area and is currently improved with an existing surface parking lot. Parcel #2 will be 39,771 square feet in area and is currently developed with an existing multi-family residential senior housing apartment building with subterranean parking. There is no new development proposed with this application. The subject site is located within the CD-2 (Central District, Civic Center/Midtown sub-district) zoning district.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions); and
 - 2) Approve the Tentative Parcel Map, with conditions.
- Case Manager: Kristen Johnston

D. CUP #6614: 461 North Altadena Drive – Council District #4

- 1) Conditional Use Permit: To allow the conversion of existing service bay area to convenience store within an existing building for a Vehicle Service Station use,
- 2) Conditional Use Permit: To allow the off-site sale of limited alcohol (beer and wine), and
- 3) Conditional Use Permit: To allow the extended hours of operation from 5:00 a.m. to 10:00 p.m. daily for the dispensing of fuel and convenience store.

Conditional Use Permits are required for the alteration of a Vehicle Service Station use, to allow off-site sale of limited alcohol, and to allow for extended hours of operation within the CL (Commercial Limited) zoning district.

Staff Recommendation:

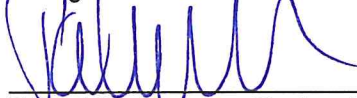
- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities);
 - 2) Approve the Conditional Use Permits to allow the alteration of the existing Vehicle Service Station with conditions by converting existing service bay area to convenience store, with conditions;
 - 3) Approve the Conditional Use permit to allow the off-site sale of limited alcohol, with conditions.
 - 4) Disapprove Conditional Use Permit to allow extended hours of operation.
- Case Manager: Kent Lin

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 11th day of January, 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 Mirzakhanian, Zoning Administrator



Carrie Banks, Recording Secretary