

**AGENDA  
HEARING OFFICER HEARING  
October 2, 2019**

**HEARING OFFICER**

**UNDINE PETRULIS**

**STAFF**

Luis Rocha	Acting Zoning Administrator
Kristen Johnston	Planner
Kent Lin	Associate 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  
October 2, 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 #6729: 715 South Oak Knoll Avenue – Council District #7**

Minor Conditional Use Permit: To allow the enlargement of a nonconforming use, where a nonconforming use may not be altered or enlarged unless a Minor Conditional Use Permit is first obtained. The project includes additions, totaling 1,054 square feet, to two existing dwelling units, and a 208 square-foot addition to an existing two-car detached garage. The subject site is located within the RS-6 (Single-Family Residential) zoning district, and is developed with two residential dwelling units, where the Zoning Code allows for one dwelling unit.

**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); and
  - 2) Approve the Minor Conditional Use Permit, with conditions.
- Case Manager: Kristen Johnston

**REGULAR CASES**

**B. V #11903: 1419 Wellington Avenue – Council District #6**

- 1) Variance: To allow construction of an accessory structure (swimming pool and spa) within the front yard, where an accessory structure is required to be located behind the rear wall plane of the primary structure; and
- 2) Minor Variance: To allow construction of a five-foot high fence, with a combination of steel, wood, and concrete block materials, along the east and north property lines and within the front yard of a single-family residence, where the maximum allowed height is four feet.

**Staff Recommendation:**

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures); and
  - 2) Approve the Variance and Minor Variance, with conditions.
- Case Manager: Kristen Johnston

**C. VTTM #76048: 913 Boston Court – Council District #5**

Vesting Tentative Tract Map: To allow the creation of 12 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 Vesting Tentative Tract Map, with conditions.
- Case Manager: Kent Lin

**D. TTM #82690: 1665 N. Fair Oaks Avenue – Council District #1**

Tentative Parcel Map: To allow the creation of seven 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

**E. TTM #82691: 1655 N. Fair Oaks Avenue – Council District #1**

Tentative Parcel 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

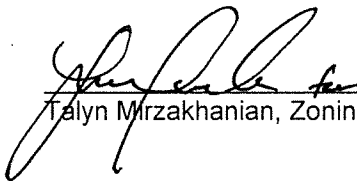
**3. ADJOURNMENT**

**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 27<sup>th</sup> 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 Mirzakhanian, Zoning Administrator

  
\_\_\_\_\_  
Carrie Banks, Recording Secretary