



**AGENDA
HEARING OFFICER HEARING
October 16, 2019**

HEARING OFFICER

PAUL NOVAK

STAFF

Beilin Yu	Acting Zoning Administrator
Kristen Johnston	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
October 16, 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 #6745: 34 South Raymond Avenue – Council District #6

Conditional Use Permit: To allow the on-site sale and consumption of limited alcohol (beer and wine) in conjunction with the operation of an existing restaurant (Bayou Shrimp).

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

B. CUP #6766: 105 North Hill Avenue #102 – Council District #2

Conditional Use Permit: To allow the on-site sale and consumption of limited alcohol (beer and wine) in conjunction with the operation of an existing restaurant (Monsieur Crepe).

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. MCUP #6731: 781 South Grand Avenue – Council District #6

- 1) Minor Conditional Use Permit: To allow the relocation of an existing two-story, single-family residence (originally located at 164 Chestnut Street) identified as an eligible historic resource;
- 2) Variance for Historic Resources: To allow relief from the single-family residential parking requirement, where the Zoning Code requires two-covered parking spaces, with the project proposing no covered parking;
- 3) Variance for Historic Resources: To allow relief from the 28-foot maximum allowable height, with a proposed principal structure height of 29'-5"; and
- 4) Variance for Historic Resources: To allow relief from the encroachment plane requirement for principal structures, where the Zoning Code limits a projecting feature to encroach up to 36-inches.

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 Minor Conditional Use Permit and three Variances for Historic Resources with conditions.

Case Manager: Kristen Johnston

D. CE #356: 1450 Capinero Drive/412 Glen Holly Drive – Council District #6

- 1) Certificate of Exception: A lot line adjustment between two adjacent parcels [Parcel A: 1450 Capinero Drive and Parcel B: 412 Glen Holly Drive] within the RS-6-HD-SR (Single-Family Residential, 0-6 dwelling units per acre, San Rafael, Hillside Overlay District) zoning district. The proposal would take 688 square feet from Parcel B and add it to Parcel A. The request will result in Parcel A at 6,632 square feet, and Parcel B at 6,041 square feet.
- 2) Variance: To allow a lot nonconforming in size to continue to be less than the minimum required lot area of 7,200 square feet for Parcel A;
- 3) Variance: To allow a lot nonconforming in size to be further reduced to less than the minimum required lot area of 7,200 square feet for Parcel B;
- 4) Variance: To allow a lot with a nonconforming in size single-family residence to continue to be nonconforming in size on Parcel A; and
- 5) Variance: To allow a lot with a conforming in size single-family residence to be made nonconforming in size on Parcel B.

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 Certificate of Exception and Variances with conditions.

Case Manager: Jennifer Driver

E. Mod to CUP #5471: 96 E. Colorado Blvd – Council District #6

- 1) Modification to Conditional Use Permit #5471: Conditional Use Permit #5471 was approved in August 2011 to allow the sale of full alcohol in conjunction with the operation of an existing restaurant (Choza Mama). The current application requests changes to two conditions of approval: Condition #14 to permit the charging of a cover charge, and condition #15 to permit live entertainment.
- 2) Expressive Use Permit: To allow the addition of two 96 square-foot performance areas and a dance floor. These improvements reclassifies the business as a Nightclub, and an Expressive Use Permit is required to establish a Nightclub use.
- 3) Variance: To allow the new nightclub use to be located within 250 feet from bars and taverns, billiard parlors with alcohol service, and nightclubs. The property is located within the AD-1 Overlay District, which requires nightclubs with alcohol service to be separated from similar uses by a minimum of 250 feet.

Staff Recommendation:

- 1) Find that the project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(5); Administrative Code, Title 14, Chapter 3, §15270(a), Projects Which are Disapproved; and
- 2) Disapprove the Conditional Use Permit, Expressive Use Permit, and Variance

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 11th day of October, 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