



**AGENDA
HEARING OFFICER HEARING
November 6, 2019**

HEARING OFFICER

PAUL NOVAK

STAFF

David Sinclair	Acting Zoning Administrator
Katherine Moran	Assistant Planner
Abdu Lachgar	Contract Planner
Patrisia De La Torre	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
November 6, 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 CASES

A. SE #11909: 1095 E Colorado Boulevard – Council District #5

Sign Exception: Two Sign Exception applications to allow two wall signs on an existing building, on two separate elevations (west and south) to be located at an approximate height of 33 feet, where the maximum height allowed is 25 feet, or the bottom of lowest second story window, whichever is lower. A Sign Exception is required for a sign that deviates from the maximum allowable height.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15311 (Class 11, Accessory Structures). The proposed Sign Exceptions will not result in any new environmental impacts; and
- 2) Approve the Sign Exceptions with conditions.

Case Manager: Katherine Moran

B. MV #11911: 925 E. Elizabeth Street – Council District #2

Minor Variance: To allow to allow the encroachment of a 384 square-foot, covered patio within the required 25-foot required rear yard setback of an existing 1,424 square-foot single-family residence. The request includes a Minor Variance to allow the addition to provide a 13' rear yard setback, where the minimum required is 25'.

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 Minor Variance with conditions.

Case Manager: Abdu Lachgar

REGULAR CASES

A. TTM #82787: 65 N. Wilson Avenue – Council District #5

Tentative Tract Map: To allow the creation of six 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 15303 (Class 3, New Construction or Conversion of Small Structures); and
- 2) Approve the Tentative Tract Map with conditions.

Case Manager: Abdu Lachgar

B. TPM #82354: 72 S. Oak Avenue – 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 15303 (Class 3, New Construction or Conversion of Small Structures); and
- 2) Approve the Tentative Parcel Map with conditions.

Case Manager: Abdu Lachgar

C. CE #367: 3225 & 3235 East Colorado Boulevard – Council District #4

Certificate of Exception: To allow for a lot line adjustment between two existing legal parcels and consolidating them into one legal parcel. The application is for the consolidation of two existing legal parcels into one parcel only.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations); and
- 2) Approve the Certificate of Exception 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 1st day of November, 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



Patricia De La Torre, Recording Secretary