

**AGENDA  
HEARING OFFICER HEARING  
December 18, 2019**

**HEARING OFFICER**

**UNDINE PETRULIS**

**STAFF**

|                      |  |
|----------------------|--|
| David Sinclair       | Senior Planner/Acting Zoning Administrator |
| Jason Van Patten     | Associate Planner                          |
| Jennifer Driver      | Planner                                    |
| Kent Lin             | Associate Planner                          |
| Carlos Chacon        | Assistant Planner                          |
| Katherine Moran      | Assistant Planner                          |
| Alison Walker        | Assistant 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  
December 18, 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**

**CONTINUED CASE**

**A. CE #370: 33 & 45 W. Green Street – Council District #6 (Continued from 11/20/19)**

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: Alison Walker

**MINOR CASES**

**B. MCUP #6733: 180 - 186 N. Sierra Bonita Avenue – Council District #2**

Minor Conditional Use Permit: To allow the enlargement of a legally established nonconforming use, where a legal nonconforming use may not be altered or enlarged unless a Minor Conditional Use Permit is first obtained. The project includes a 149 square-foot addition to one existing dwelling unit in a multi-family development. The subject site is located within the CG (Commercial General) zoning district, and is developed with four residential dwelling units, where the Zoning Code does not allow for multi-family residential use.

**Staff Recommendation:**

To be rescheduled for January 15, 2020.

Case Manager: Jennifer Driver

**C. MV #11912: 599 East Ashtabula Street – Council District #5**

- 1) Minor Variance: To allow the development of a single-family residential project with a reduced front yard setback. The request includes a Minor Variance to allow a 25-foot front yard setback, where the minimum required is 45.75 feet; and
- 2) Private Tree Removal Permit: To allow the removal of one protected tree 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 15303, (Class 3, New Construction or Conversion of Small Structures); and
- 2) Approve the Minor Variance with conditions.

Case Manager: Carlos Chacon

## **REGULAR CASES**

### **D. CUP #6743: 83 S. Hill Avenue – Council District #7**

- 1) Conditional Use Permit: To allow the construction of a two-story, 3,300 square-foot rectory on the St. Philip the Apostle Church Campus; and
- 2) Private Tree Removal Permit: To allow the removal of one protected tree 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 15301 (Class 1: Existing Facilities); and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Jason Van Patten

### **E. CUP #6761: 40 West Green Street – Council District #6**

Conditional Use Permit: To allow the on-site sale and consumption of a full line of alcoholic beverages (distilled spirits, beer, and wine) and the off-site sale of limited alcohol (beer and wine) in conjunction with the operation of a restaurant (Agnes Restaurant). A Conditional Use Permit is required for the sale and consumption of alcohol within the CD-1 AD-1 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, (Class 1, Existing Facilities); and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Katherine Moran

### **F. V #11913: 1501 S. Marengo Avenue – Council District #7**

Variance: To allow construction of a new accessory structure (swimming pool) to be located in the side yard of the primary structure, where an accessory structure is required to be located behind the rear wall plane of the primary structure.

#### **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 with conditions.

Case Manager: Kent Lin

### **G. 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: Alison Walker

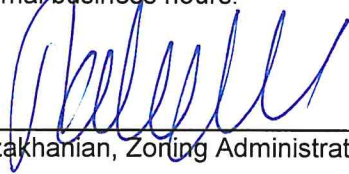
### 3. ADJOURNMENT

#### 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 12<sup>th</sup> day of December, 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



Patrisia De La Torre, Recording Secretary