

**AGENDA  
HEARING OFFICER HEARING  
MARCH 20, 2019**

**HEARING OFFICER**

**Paul Novak**

**STAFF**

Beilin Yu	Acting Zoning Administrator
David Sinclair	Senior Planner
Nathan Gapper	Contract Planner
Kristen Johnston	Planner
Jennifer Driver	Planner
Claudia Burciaga-Ramos	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  
MARCH 20, 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. CUP #6657: 521 East Green Street – Council District #7**

Conditional Use Permit: To allow the on-site sale and consumption of a full line of alcohol beverages in conjunction with the operation of a restaurant, as a part of a College, Nontraditional Campus Setting land use (Institute of Culinary Education). The site is located within the CD-4 (Central District, Pasadena Playhouse sub-district) zoning district.

**Staff Recommendation:**

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, (Class 1, Existing Facilities); and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Nathan Gapper

**REGULAR CASES**

**B. HDP #6675: 1155 Linda Vista Avenue – Council District #6**

- 1) Hillside Development Permit: To allow the construction of a 3,221 square-foot, two-story single-family residence with two 461 square-foot attached garages, and three accessory structures; and
- 2) Minor Conditional Use Permit: To allow metallic finish on the exterior walls and roof of the main structure.

**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 Hillside Development Permit and Minor Conditional Use Permit with conditions.

Case Manager: Kristen Johnston

**C. CE#357: 257, 267 and 277 Sycamore Glen – Council District 6**

Certificate of Exception: To allow for a lot line adjustment between three adjoining parcels in the RS-6-HDSR (Single-Family Residential, 0-6 dwelling units per acre, San Rafael Hillside Overlay District). The proposed project will result in the elimination of Parcel #2 and subsequent allocation of Parcel #2 as follows: 3,713 square feet to Parcel #1 and 4,050 square feet to Parcel #3. The request will result in Parcel #1 at 9,335 square feet and Parcel #3 at 17,185 square feet.

**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 Section 15305 (Class 5: Minor Alterations in Land Use Limitations); and
- 2) Approve the Certificate of Exception with conditions.

Case Manager: Nathan Gapper

**D. CUP #6676: 1038 E. Colorado Boulevard – Council District #7**

- 1) Conditional Use Permit: To allow the establishment of off-site sales of a full line of alcoholic beverages in conjunction with an existing 16,659 square-foot drugstore (Rite Aid). No new floor area is proposed and the hours of operation are proposed at 7a.m. to 10 p.m. daily.
- 2) Variance: To deviate from the requirement of 1,000 feet of distance between sites with alcohol sales for off-site consumption.

**Staff Recommendation:**

Continue to May 15, 2019

Case Manager: Jennifer Driver

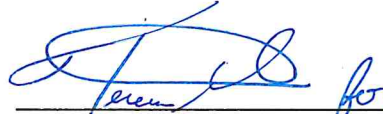
**3. ADJOURNMENT**

**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 15<sup>th</sup> day of March, 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.

 for

Talyn Mirzakhonian, Zoning Administrator

 for

Carrie Banks, Recording Secretary