



**MINUTES  
HEARING OFFICER  
May 6, 2020**

**Special Meeting - 3:00pm  
Virtual Public Meeting  
Meeting Started: 3:00pm  
Meeting Adjourned: 3:25pm**

<b>Hearing Officer Present:</b> Paul Novak
<b>Acting Zoning Administrator:</b> Beilin Yu
<b>Staff Present:</b> David Reyes, Carlos Chacon, Kristen Johnston, Alison Walker, Katherine Moran, and Jason Van Patten

**1. ROLL CALL AND READING OF PROCEDURES**

**2. PUBLIC HEARINGS**

**MINOR CASES**

**A. MCUP #6817: 1645-1647 Walworth Avenue– Council District #1**

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 652 square feet, to two existing dwelling units. The project also includes the construction of a 470 square-foot attached garage and a 368 square-foot detached carport. 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, (Class 1, Existing Facilities); and
- 2) Approve the Minor Conditional Use Permit with conditions.

Case Manager: Carlos Chacon

**APPROVED**

**APPEAL DATE: May 18, 2020**

**EFFECTIVE DATE: May 19, 2020**

**HEARING OFFICER ACTION:** The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in attachment A and adopted conditions found in attachment B

**REGULAR CASES**

**B. CUP #6789: 38 West Colorado Blvd – 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 a proposed restaurant (Jake’s Trustworthy Tap Room & Burgers) located in an existing restaurant tenant space. The site is located within the CD-1 AD-1 (Central District Specific Plan, Old Pasadena subdistrict, Alcohol Density Overlay district) zoning district. A Conditional Use Permit is required for the on-site sale and consumption of alcohol in 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: Carlos Chacon

**APPROVED**

**APPEAL DATE: May 18, 2020**  
**EFFECTIVE DATE: May 19, 2020**

**HEARING OFFICER ACTION:** The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in attachment A and adopted conditions found in attachment B

**C. CUP #6812: 146 South Lake Avenue, Suites 105 & 109 – Council District #7**

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

**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

**APPROVED**

**APPEAL DATE: May 18, 2020**  
**EFFECTIVE DATE: May 19, 2020**

**HEARING OFFICER ACTION:** The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in attachment A and adopted conditions found in attachment B

**D. V #11917: 771 North Holliston Avenue – Council District #2**

- 1) Variance: To allow a 223 square-foot addition to the rear of the existing 247 square-foot, single-car garage in a tandem configuration, where the Zoning Code prohibits tandem parking for a single-family residential use;
- 2) Minor Variance: To allow a 370 square-foot addition to the existing single-family residence with a three-foot rear yard setback, where the Zoning Code requires a minimum 25-foot rear yard setback;
- 3) Minor Variance: To allow the 223 square-foot garage addition with a three-foot side yard setback, where the Zoning Code requires a minimum side yard setback of 5'-8"; and
- 4) Minor Variance: To allow the detached garage and addition to maintain a three-foot side yard setback with a linear wall length of 38'-7", where the Zoning Code requires a minimum side yard setback of five feet when the linear wall length of an accessory structure exceeds 22 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
- 2) Approve the Variance and three Minor Variance's with conditions.

Case Manager: Kristen Johnston

**APPROVED**

**APPEAL DATE: May 18, 2020**  
**EFFECTIVE DATE: May 19, 2020**

**HEARING OFFICER ACTION:** The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in attachment A and adopted conditions found in attachment B

**E. VHR #11921: 33 & 45 West Green Street – Council District #6**

- 1) Variance for Historic Resources: To allow a Floor Area Ratio (FAR) up to 2.25, where the Zoning Code establishes a maximum of 2.0. The request for relief is in conjunction with the adaptive reuse of a designated contributing historic resource that is being converted from a nonresidential use to a mixed-use project; and
- 2) Certificate of Exception: To allow a lot line adjustment that would consolidate two adjacent parcels (AIN 5713-007-021, 5713-007-022) into a single parcel.

**Staff Recommendation:**

- 1) On July 22, 2014, in conjunction with the Concept Design Review approval for a two-to-four-story mixed-use project, the Design Commission determined the proposal was exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects) and that there were no features that distinguish the project from others in the exempt class; therefore, there are no unusual circumstances. It has been determined that there are no changed circumstances or new information as part of the Variance for Historic Resource and Certificate of Exception applications that necessitate further environmental review and in addition these requests qualify for categorical exemption per Chapter 3, §15331, Class 31, Historical Resource Restoration/Rehabilitation and §15305, Class 5, Minor Alterations in Land Use Limitations; and
- 2) Approve the Variance for Historic Resources and Certificate of Exception with conditions.  
Case Manager: Jason Van Patten

**APPROVED**

**APPEAL DATE: May 18, 2020**

**EFFECTIVE DATE: May 19, 2020**

**HEARING OFFICER ACTION:** The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in attachment A and adopted conditions found in attachment B

**F. Time Extension for TPM #72866: 500 South Pasadena Avenue – Council District #6**

Time Extension to Parcel Map: To allow a one-year time extension for Tentative Parcel Map #72866 to subdivide one existing parcel into two legal parcels. As approved by the Hearing Officer on October 1, 2014, the subdivision process would result in the following: Parcel #1 will be 19,643 square feet in size with an existing 3,588 square-foot single-story commercial building, and Parcel #2 will be 11,513 square feet in size with an existing 1,989 square-foot single-story commercial building.

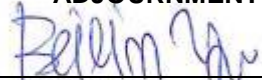
**Staff Recommendation:**

Continue: This item will be rescheduled and noticed for a future meeting.

Case Manager: Alison Walker

**HEARING OFFICER ACTION:** The Hearing Officer decided to **continue** the case to a date uncertain

**3. ADJOURNMENT:** approximately 3:25pm



Beilin Yu, Acting Zoning Administrator



Tess Molinar, Recording Secretary