



**REVISED AGENDA
HEARING OFFICER
SPECIAL MEETING - 3:00pm
May 6, 2020**

HEARING OFFICER
Paul Novak

STAFF

Beilin Yu	Senior Planner
Kristen Johnston	Planner
Jason Van Patten	Planner
Carlos Chacon	Assistant Planner
Katherine Moran	Assistant Planner
Alison Walker	Assistant Planner
Tess Molinar	Recording Secretary

Hearing Officer Meetings are held on the 1st and 3rd Wednesday of each month.

Agendas and related documents are available for public review on the City website at:
<https://www.cityofpasadena.net/commissions/hearing-officer/>

ADA: To request a disability-related modification or accommodation necessary to facilitate meeting participation, please contact the Planning & Community Development Department as soon as possible at (626) 744-4009 or (626) 744-4371 (TDD) or tmolinar@cityofpasadena.net. Providing at least 72-hour advance notice will help ensure availability. Language translation services may also be requested with 72-hour advance notice by calling (626) 744-4009.

PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE FOLLOWING MEETING WILL TAKE PLACE SOLELY BY TELECONFERENCE/ VIDEOCONFERENCE.

ACCESS TO THE MEETING IS AS FOLLOWS:

<https://zoom.us/j/91919927394>

OR JOIN THE MEETING BY TELEPHONE:

(669) 900-6833

MEETING ID: 919 1992 7394

PUBLIC COMMENT INSTRUCTIONS:

IF YOU WISH TO PROVIDE COMMENT YOU MAY DO SO AS FOLLOWS:

1. ADVANCE CORRESPONDENCE: BY SUBMITTING PUBLIC COMMENT OF ANY LENGTH TO TMOLINAR@CITYOFPASADENA.NET PRIOR TO 9 AM THE DAY OF THE MEETING. PLEASE BE AWARE THAT, WHILE THESE COMMENTS WILL BE PROVIDED TO THE MEMBERS OF THE BODY AND WILL BECOME PART OF THE MEETING RECORD, THEY WILL NOT BE READ ALOUD.
2. MEETING DAY COMMENT: AFTER 9 AM ON THE DAY OF THE MEETING AND DURING THE MEETING MEMBERS OF THE PUBLIC MAY SUBMIT UP TO 200 WORDS REGARDING ITEMS ON THE AGENDA TO:

<https://www.cityofpasadena.net/planning/public-comment/>

IF YOU WANT YOUR 200 WORD COMMENT TO BE READ ALOUD DURING THE AGENDA ITEM, PLEASE INDICATE SO AT THE BOTTOM OF THE LINK ABOVE. THIS WILL SERVE AS YOUR PUBLIC COMMENT CARD FOR THE ITEM. THE BODY RESERVES THE RIGHT TO SUMMARIZE COMMENTS IF NECESSARY FOR THE ORDERLY AND TIMELY FLOW OF THE MEETING. ALL COMMENTS IN THEIR ENTIRETY WILL BECOME PART OF THE MEETING RECORD.

IF YOU NEED A REASONABLE MODIFICATION OR ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT BECAUSE YOU ARE UNABLE TO PARTICIPATE ELECTRONICALLY AS SET FORTH ABOVE, PLEASE CONTACT THE CITY AT LEAST 72 HOURS IN ADVANCE BY CALLING (626) 744-4009

PUBLIC COMMENTS WILL BE LIMITED TO MATTERS ON THIS AGENDA.



**REVISED AGENDA
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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

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

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

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

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

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

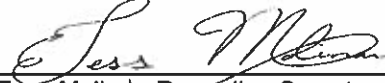
3. ADJOURNMENT

POSTING STATEMENT:

I 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 May, 2020 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://www.cityofpasadena.net/commissions/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.



David M. Reyes Director



Tess Molinar, Recording Secretary



David Sinclair, Acting Zoning Administrator