



**AGENDA
HEARING OFFICER
SPECIAL MEETING - 5:30pm
May 20, 2020**

HEARING OFFICER
Alex Garcia

STAFF

Luis Rocha	Senior Planner
Jason Van Patten	Planner
Jennifer Driver	Planner
Natsue Sheppard	Planner
Carlos Chacon	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/95467943726>

OR JOIN THE MEETING BY TELEPHONE:

(669) 900-6833

MEETING ID: 954 6794 3726

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.



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SPECIAL MEETING - 5:30pm
May 20, 2020**

1. ROLL CALL AND READING OF PROCEDURES
2. PUBLIC HEARINGS

REGULAR CASES

A. Mod to CUP#4577: 995 S. Fair Oaks Avenue – Council District #6

Modification of Conditional Use Permit #4577: To allow an addition to an existing Residential Care Facility with 149 units located in the IG-SP-AD-2 (South Fair Oaks Specific Plan, Industrial General, Alcohol Density Overlay District 2) and RM-32 HL-1 (Multi-Family Residential, 32 dwelling units per acre, Height District Overlay – 1) zoning districts:

- 1) Modification to Conditional Use Permit to allow a 89,622 square-foot, four-story addition with 88 units to the existing Residential Care Facility. A total of 111 parking spaces will be provided, at-grade and within a new two-level subterranean parking garage for the Residential Care Facility;
- 2) Certificate of Exception to allow a lot line adjustment between two existing legal parcels (AIN's 5719-022-108 and 5719-022-101) to consolidate into one legal parcel.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332 (Class 32, In-Fill Development Projects) and Section §15305, Class 5, (Minor Alterations in Land Use Limitations); and,
- 2) Approve the Modification to the Conditional Use Permit and the Certificate of Exception, with conditions.

Case Manager: Jennifer Driver

B. CUP#6747: Westridge School of Girls 324 Madeline Drive – Council District #6

- 1) Conditional Use Permit: To allow an increase in the maximum student enrollment, from 502 to 550 and increase full-time equivalent faculty/staff from 105 to 150. The project also includes modification of the existing parking lot to increase the number of parking spaces for the existing private school. A Conditional Use Permit is required for minor changes that are inconsistent with an approved Master Plan; and
- 2) Minor Conditional Use Permit: To allow vertical tandem parking with the installation of vertical vehicle lifts, within an existing private school parking lot (North Lot).

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15314, Class 14 (Minor Additions to Schools);
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Natsue Sheppard

C. CUP #6783: 1218 East Colorado Boulevard – Council District #7

Conditional Use Permit: To allow the on-site sale and consumption of alcohol (beer and wine) in conjunction with the operation of an existing restaurant (Daisy Mint). The subject site is located within the ECSP-CG-1 (East Colorado Specific Plan, Commercial General, the Mid-City Area) zoning district. A Conditional Use Permit is required for the on-site sale and consumption of alcohol in the ECSP-CG-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

D. CUP #6790: 854 East Green Street – Council District #7

Conditional Use Permit: To allow the on-site sale and consumption of alcohol (beer and wine) in conjunction with the operation of an existing restaurant (Republik Coffee Lounge). The subject site is located within the CD-5 (Central District Specific Plan, Lake Avenue sub-district) zoning district. A Conditional Use Permit is required for the on-site sale and consumption of alcohol in the CD-5 zoning.

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

E. CUP #6820: 1615 E. Washington Blvd – Council District #2

- 1) Conditional Use Permit: To allow the on-site sale and consumption of full alcohol (beer, wine, and distilled spirits) in conjunction with the operation of a restaurant with limited live entertainment (The George); and
- 2) Conditional Use Permit: To allow extended hours of operation of a restaurant within 150 feet of a residential 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: Alison Walker

F. CUP #6824: 2302-2304 E. Colorado Boulevard – Council District #4

- 1) Conditional Use Permit: To establish an Industry Restricted, Small Scale land use (Wild Parrot Brewing Company);
- 2) Conditional Use Permit: To allow the on- and off-site sale and consumption of alcohol (beer and wine) in conjunction with the operation of an Industry Restricted, Small Scale land use; and
- 3) Conditional Use Permit: To allow extended hours of operation. The applicant proposes to operate between 7:00 a.m. and 10:00 p.m., Sunday to Thursday, and between 7:00 a.m. and 11:30 p.m., Friday and Saturday. A Conditional Use Permit is required to operate between the hours of 10:00 p.m. and 7:00 a.m. when located within 150 feet of a residential zoning district.

Staff Recommendation:

- 1) Find that the project is 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, §15301, Class 1, Existing Facilities) and that there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances; and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Jason Van Patten

2. 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 15th 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/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.



David M. Reyes, Director



Tess Molinar, Recording Secretary



David Sinclair, Acting Zoning Administrator