



**SPECIAL MEETING  
HEARING OFFICER AGENDA  
Wednesday, July 1, 2020  
3:00 P.M.**

**HEARING OFFICER**

Paul Novak

**STAFF**

Beilin Yu, Senior Planner  
Jennifer Driver, Planner  
Alison Walker, Assistant Planner  
Tess Molinar, Recording Secretary

Hearing Officer meetings are held on 1<sup>st</sup> and 3<sup>rd</sup> 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/>

*To request meeting materials in alternative formats or other disability-related modifications or accommodations necessary to facilitate meeting participation, please contact the Planning & Community Development Department as soon as possible at (626) 744-7374 or [tmolinar@cityofpasadena.net](mailto: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) 744-7374. Habrá servicio de interpretación disponible para éstas juntas llamando (626) 744-7374 al por lo menos con 24 horas de anticipación.*

## **PUBLIC PARTICIPATION**

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***.

MEMBERS OF THE PUBLIC MAY PARTICIPATE ELECTRONICALLY IN THE OPEN SESSION PORTION OF THE MEETING.

ACCESS TO THE MEETING IS AS FOLLOWS:

**Video Conference:** <https://us02web.zoom.us/j/85648381303>

**OR**

**Phone: 1 (669) 900-6833 - Webinar ID: 856 4838 1303**

## **PUBLIC COMMENT INSTRUCTIONS**

If you wish to provide comment, you may do so as follows:

**1. ADVANCE CORRESPONDENCE, TO BECOME PART OF THE RECORD:**

Submit public comment of any length to [tmolinar@cityofpasadena.net](mailto:tmolinar@cityofpasadena.net) prior to the meeting day. 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. COMMENTS TO BE READ ALOUD AT THE MEETING:**

At the start of the meeting, you may submit public comment of up to 200 words regarding items on the agenda to: [www.cityofpasadena.net/planning/public-comment](http://www.cityofpasadena.net/planning/public-comment). 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. Comments will not be accepted after the public comment period has closed.

Public comments will be limited to matters on this agenda.

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 Planning & Community Development Department as soon as possible at (626) 744-7374 or [tmolinar@cityofpasadena.net](mailto:tmolinar@cityofpasadena.net).



**AGENDA  
SPECIAL MEETING  
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1. **READING OF PROCEDURES**
2. **PUBLIC HEARINGS**

**MINOR CASES**

**A. MCUP #6829: 135 South Catalina Avenue – Council District #7**

Minor Conditional Use Permit: To allow nonresidential parking of a mixed-use project to incorporate tandem configuration. Of the 208 nonresidential parking spaces included in the proposed project, 28 spaces, or 13.5 percent of the nonresidential parking spaces, are proposed in tandem configuration. A Minor Conditional Use Permit is required for tandem parking in a nonresidential project.

**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
  - 2) Approve the Minor Conditional Use Permit with conditions.
- Case Manager: Alison Walker

**REGULAR CASES**

**B. TTM #74256: 2488 Mohawk Street – Council District #4**

Tentative Tract Map: To allow the creation of 21 air parcels on one land lot for residential condominium purposes. This application is for the creation of air parcels only.

**Staff Recommendation:**

- 1) Continue to a date uncertain
- Case Manager: Jennifer Driver

**C. CE #366: 350-356 S. Grand Avenue – Council District #6**

Certificate of Exception: To allow a lot line adjustment between two adjacent parcels, 350 S. Grand Avenue (Parcel #1) and 356 S. Grand Avenue (Parcel #2). The proposed lot line adjustment would eliminate the shared interior lot

line, resulting in one parcel measuring 29,720 square feet in area. Although not a part of the Certificate of Exception application, the project would also include the demolition of the existing single-family residence at 356 S. Grand Avenue. The subject site is located within the RS-4 (Single-Family Residential) zoning district. There are no tree removals proposed as part of this application.

**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: Beilin Yu

**3. ADJOURNMENT**

POSTING STATEMENT: I HEREBY CERTIFY that this Agenda, in its entirety was posted on the City Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on or before the 26<sup>th</sup> day of June 2020, by 5:30 p.m. The agenda will also be posted at the front entrance of the Hale Building, 175 N. Garfield Avenue and the agenda may be viewed at the City's website at: <https://www.cityofpasadena.net/commissions/hearing-officer/>.



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David M. Reyes, Director of Planning and  
Community Development



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Tess Molinar, Recording Secretary



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Luis Rocha, Zoning Administrator