



**MINUTES
SPECIAL MEETING – 3:00 P.M.
HEARING OFFICER
Wednesday, September 2, 2020
Virtual Meeting**

Meeting Started: 3:00 P.M.
Meeting Adjourned: 3:25 P.M.

Hearing Officer Present: Paul Novak

Acting Zoning Administrator: David Sinclair

Staff Present: Luis Rocha, David Sinclair, Carlos Chacon, Jason Van Patten, Katherine Moran

1. READING OF PROCEDURES

2. PUBLIC HEARINGS

MINOR CASES

A. MCUP #6835: 1196, 1198, 1200 SUMMIT AVENUE– COUNCIL DISTRICT #3

Minor Conditional Use Permit: To allow the expansion of a nonconforming use, where a nonconforming use may not be altered or expanded, unless a Minor Conditional Use Permit is first obtained. The project includes additions, totaling 296 square feet, to two existing dwelling units. The project also includes the construction of two attached garages, totaling 853 square feet. The subject site is located within the RM-12 (Multi-family residential - two units per lot) zoning district, and is developed with three residential dwelling units, where the Zoning Code allows for two dwelling units.

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: Katherine Moran

APPROVED

APPEAL DATE: September 14, 2020

EFFECTIVE DATE: September 15, 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

B. MV #11926: 841 N. FAIR OAKS AVENUE– COUNCIL DISTRICT #3

Minor Variance: allow the construction of a new 3-story mixed-use project consisting of seven residential units above one floor of office space with a reduced three-foot six-inch front yard for the residential portion of the project (second and third floors), where a ten-foot setback is required. The subject property is located within the FGSP-C-3A (Fair Oaks Orange Grove Specific Plan-Limited Commercial District 3, Sub district A).

Staff Recommendation:

- 1) In conjunction with the Consolidated Design Review approval on August 30, 2019, it was determined that the project is Categorically 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 further been determined that there are no changed circumstances or new information as part of the proposed Minor Variance that necessitate further environmental review; and
- 2) Approve the Minor Variance with conditions.

Case Manager: Carlos Chacon

APPROVED

APPEAL DATE: September 14, 2020

EFFECTIVE DATE: September 15, 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

C. CUP #6833: 3225 E. FOOTHILL BOULEVARD – COUNCIL DISTRICT #4

Conditional Use Permit: To allow the off-site sale and consumption of beer and wine in addition to on-site instructional tastings (Type 2 and Type 20 ABC Licenses) in conjunction with the operation of an Industry Restricted, Small Scale land use (wine production). The subject site is located within the EPSP-d2-CL (East Pasadena Specific Plan, subarea d2, limited commercial district) 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: Katherine Moran

APPROVED

APPEAL DATE: September 14, 2020

EFFECTIVE DATE: September 15, 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. CE #380: 100 W. CALIFORNIA BOULEVARD, 625 S. FAIR OAKS AVENUE, 10 CONGRESS STREET – COUNCIL DISTRICT #6

Certificate of Exception: To allow a lot line adjustment between three adjacent parcels, 100 West California Boulevard (5719-027-061), 625 South Fair Oaks Avenue (5719-027-067), and 10 Congress Street (5719-027-055).

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations); and
- 2) Approve the Certificate of Exception with conditions.

Case Manager: Jason Van Patten

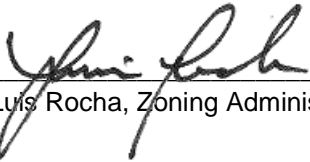
APPROVED

APPEAL DATE: September 14, 2020

EFFECTIVE DATE: September 15, 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

3. ADJOURNMENT: approximately 3:25 p.m.



Luis Rocha, Zoning Administrator



Tess Varsh, Recording Secretary