



**SPECIAL MEETING
HEARING OFFICER AGENDA
Wednesday, November 4, 2020
3:00 P.M.**

HEARING OFFICER

Paul Novak

STAFF

Beilin Yu, Senior Planner
Kristen Johnston, Acting Management Analyst IV
Jennifer Driver, Planner
Kent Lin, Associate Planner
Alison Walker, Assistant Planner
Tess Varsh, 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:
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 and Community Development Department as soon as possible at (626) 744-7374 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) 744-7374. 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/83272013770>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 832 7201 3770

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 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. 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 and Community Development as soon as possible at (626) 744-7374 or tmolinar@cityofpasadena.net.



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

MINOR CASES

A. MV #11929: 1475 HILLCREST AVENUE – COUNCIL DISTRICT #7

Minor Variance: To allow the construction of a new pool and spa to encroach into a required front yard setback. The subject property is a double-frontage lot with frontages along Hillcrest Avenue and Oak Knoll Avenue. The new pool and spa is proposed to be set back 40'-8" from the property line along Oak Knoll Avenue, where the minimum required setback is 51'-0". The subject property is located within the RS-4 (Single-Family Residential) zoning district. A Minor Variance is required for the reduction of the required front yard setback.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures); and
 - 2) Approve the Minor Variance with conditions
- Case Manager: Kent Lin

REGULAR CASES

B. HDP #6725: 90 MALCOLM DRIVE – COUNCIL DISTRICT #6

Hillside Development Permit: To allow the construction of a 988 square-foot, two-story addition to the existing one-story 1,169 square-foot single-family residence with an attached 405 square-foot garage. The application includes a 502 square-foot addition to the same level as the existing residence and garage, and the addition of a new 486 square-foot lower level. The property is located within the RS-6-HD-SR (Single-Family Residential, Hillside Overlay District, San Rafael Area) zoning district. A Hillside Development Permit is required for any new square footage above the first story. No protected trees are proposed to be removed as part of the project.

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 Hillside Development Permit with conditions.
- Case Manager: Jennifer Driver

C. CUP #6849 AND TPM #83256: 701 E. UNION ST AND 100 N. EL MOLINO AVE – COUNCIL DISTRICT #3

Conditional Use Permit: To allow a park at the corner of Union Street and Oak Knoll Avenue. The request requires the following applications:

- 1) Conditional Use Permit: To allow the establishment of a Park and Recreation Facility; and
- 2) Tentative Parcel Map: To merge three existing parcels, and create two new parcels.

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); and
 - 2) Approve the Conditional Use Permit and Tentative Parcel Map with conditions.
- Case Manager: Beilin Yu

D. V #11923: 162 E CLAREMONT AVENUE – COUNCIL DISTRICT #3

Variance: To facilitate the interior alteration of a single-family residence to accommodate a two-car garage. The request requires the following applications:

- 1) Variance: To allow an 11-foot aisle width where 20 feet is required;
- 2) Variance: To reduce the required depth of a garage to 17 feet, where 18 feet is required and,
- 3) Variance: To allow a garage to be located in front of the primary structure, where the code requires the garage to be located behind the primary structure.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15270(a), (Projects Which are Disapproved); and
 - 2) Disapprove the Variances.
- Case Manager: Alison Walker

E. V #11930: 1155 LINDA VISTA AVENUE – COUNCIL DISTRICT #6

Variance: To allow 1,403 square feet or 40 percent front yard paving to facilitate the construction of a circular driveway, where the Zoning Code allows a maximum of 30 percent paving within the front yard. The subject property is located within the RS-4-HD (Single-Family Residential, 0-4 dwelling units per acre, Hillside Overlay District).

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15270(a), (Projects Which are Disapproved); and
 - 2) Disapprove the Variance.
- Case Manager: Kristen Johnston

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 30th day of October 2020, by 5:30 p.m. The agenda will also be posted at the Hale Building, 175 N. Garfield Avenue, and the agenda may be viewed at the City's website at: www.cityofpasadena.net/commissions/hearing-officer/.



David M. Reyes, Director of Planning
and Community Development



Tess Varsh, Recording Secretary



Luis Rocha, Zoning Administrator