



**SPECIAL MEETING
HEARING OFFICER AGENDA
Wednesday, November 18, 2020
5:30 P.M.**

HEARING OFFICER

Alex Garcia

STAFF

David Sinclair, Senior Planner
Jennifer Driver, Planner
Jason Van Patten, Planner
Katherine Moran, Associate Planner
Alison Walker, Associate 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/89013835095>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 890 1383 5095

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 #11924: 395 SAN PALO PLACE – COUNCIL DISTRICT #4

Minor Variance: To allow the construction of a 212 square-foot single-story addition to a single-family residence with a 14'-2" rear yard setback, where the minimum requirement is 25 feet. A Minor Variance is required to encroach into a required setback. The subject site is located within the RS-6 (Single Family 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 Minor Variance with conditions.

Case Manager: Katherine Moran

REGULAR CASES

B. MODIFICATION TO CUP #6578: 695 E COLORADO BLVD. – COUNCIL DISTRICT #3

Major Modification to Conditional Use Permit: To allow the off-site sale of limited alcohol (beer and wine) for an existing wine bar that is located within Vroman's Bookstore. The proposed off-site sales requires a modification to the conditions of an existing Conditional Use Permit for on-site sales and consumption of limited alcohol (beer and wine).

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, Section §15301, Class 1, Existing Facilities).; and
- 2) Approve the Modification to Conditional Use Permit with conditions.

Case Manager: Alison Walker

C. NDP #6842: 3860 MAYFAIR DRIVE – COUNCIL DISTRICT #4

Neighborhood Development Permit: To allow one-story additions totaling 898 square-foot to an existing 1,426 square-foot one-story, single-family residence. The subject site is located within the RS-6-ND (Single-Family Residential, Neighborhood Overlay District) zoning district. A Neighborhood Development Permit is required for a proposed addition that would be visible from a public right-of-way in the Lower Hastings Ranch neighborhood.

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 Neighborhood Development Permit with conditions.
- Case Manager: Jason Van Patten

D. CUP #6843: 2030 E COLORADO BLVD. – COUNCIL DISTRICT #7

Conditional Use Permit: To allow the operation of a new Vehicle Services – Washing and Detailing use (Wild Wash Express). The project will include the construction of a 3,490 square-foot car wash building, 30 self-serve vacuum stations, two vacuum equipment structures, one payment kiosk, and the remodel of an existing 2,580 square foot equipment and storage building. The site is located within the ECSP-CG-4 (East Colorado Specific Plan, The Route 66 area), where a Vehicle Services – Washing and Detailing use may be allowed with the approval of a Conditional Use Permit

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, §15303(e), Class 3, New Construction or Conversion of Small Structures); and
 - 2) Approve the Conditional Use Permit with conditions.
- Case Manager: Alison Walker

E. VTTM #83194: 250 E. UNION STREET – COUNCIL DISTRICT #3

Vesting Tentative Tract Map: To create 59 air parcels for residential condominium purposes and one air parcel for commercial condominium purposes on one land lot. This application is for the consolidation of the land lots and creation of air parcels only; no changes to the project are proposed as part of the current application. The site is located within the CD-2 (Central District - Midtown / Paseo Colorado) zoning district.

Staff Recommendation:

- 1) In conjunction with the approval of Variance #11810 for this project, an Initial Study and Mitigated Negative Declaration (IS/MND) was prepared in compliance with the California Environmental Quality Act (CEQA) and adopted by the Hearing Officer on September 2, 2015. Subsequently, and in conjunction with the review of Affordable Housing Concession Permit #11870 an addendum to the IS/MND was prepared to analyze the applicant's decision to increase the number of units, square footage, and height for the project. The Addendum was adopted by the Board of Zoning Appeals on October 30, 2019. It has further been determined that there are no changed circumstances or new information as part of the proposed Vesting Tentative Tract Map application that necessitate further environmental review and there are no features that distinguish this project from others previously reviewed; therefore, there are no unusual circumstances.; and


- 2) Approve the Vesting Tentative Tract Map with conditions.
Case Manager: Jennifer Driver

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 13th day of November 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



Luis Rocha, Zoning Administrator



Tess Varsh, Recording Secretary