



MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, November 18, 2020
Virtual Meeting

Hearing Officer Present: Alex Garcia
Zoning Administrator: Luis Rocha
Staff Present: Beilin Yu, Katherine Moran, Alison Walker, Jason Van Patten, Jennifer Driver

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

APPROVED

APPEAL DATE: November 30, 2020

EFFECTIVE DATE: December 1, 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.
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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, as an accessory use to an existing Retail Sales land use (Vroman's Bookstore), which 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

APPROVED

APPEAL DATE: November 30, 2020

EFFECTIVE DATE: December 1, 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.

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

APPROVED

APPEAL DATE: November 30, 2020

EFFECTIVE DATE: December 1, 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. 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 subject 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

APPROVED

APPEAL DATE: November 30, 2020

EFFECTIVE DATE: December 1, 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.

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

Tentative Parcel 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 explained the Lead Agency's (City of Pasadena) decision not to prepare a subsequent or supplemental CEQA documentation in compliance with Section 15164 (Addendum to an EIR or Negative Declaration) of the CEQA guidelines (Title 14, Chapter 3, Article 11). The addendum found that the project revisions would not result in any potentially significant impacts that were not already analyzed. The Addendum was adopted by the Board of Zoning Appeals on October 30, 2019. A similar determination was made during the Concept Design Review, which was approved on May 12, 2020. 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

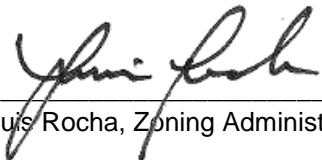
APPROVED

APPEAL DATE: November 30, 2020

EFFECTIVE DATE: December 1, 2020

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination that the project is consistent with the Addendum to the Mitigated Negative Declaration and **approve** the project subject to findings in Attachment A and adopted conditions found in Attachment B.

3. ADJOURNMENT: approximately 6:53 p.m.



Luis Rocha, Zoning Administrator



Tess Varsh, Recording Secretary