



**SPECIAL MEETING
HEARING OFFICER AGENDA
Wednesday, December 2, 2020
3:00 P.M.**

HEARING OFFICER

Paul Novak

STAFF

Beilin Yu, Senior Planner
David Sinclair, Senior Planner
Jason Van Patten, Planner
Katherine Moran, 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/87071313313>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 870 7131 3313

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. MCUP #6852: 1483 ARROYO VIEW DRIVE – COUNCIL DISTRICT #6

Minor Conditional Use Permit: To allow the installation of a metal roof on an existing 1,736 square-foot residence and attached 400 square-foot two-car garage. A Minor Conditional Use Permit is required for any metallic finish on the exterior walls and/or roof of any primary structure pursuant to Section 17.40.110 of the Zoning Code. The site is located in the RS-4-HD (Residential Single-Family, Hillside Overlay) 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 Conditional Use Permit with conditions.

Case Manager: Katherine Moran

REGULAR CASES

B. V #11931: 1972-1994 LINCOLN AVENUE – COUNCIL DISTRICT #1

Variance: To exceed the maximum distance for off-site customer parking for a new restaurant. The maximum allowed distance is 500 feet and the proposed distance is approximately 1,200 feet. A Variance is required to deviate from any applicable development standard of the Zoning Code.

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 Variance with conditions.

Case Manager: David Sinclair

C. TTM #83197: 253 S. LOS ROBLES AVENUE – COUNCIL DISTRICT #6

Tentative Tract Map: To allow the creation of ninety air parcels on one land lot for residential condominium purposes. This application is for the creation of air parcels only. The subject site is located within the CD-2 (Central District Specific Plan - Civic Center/Midtown) zoning district.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 32, In-Fill Development Projects); and
- 2) Approve the Tentative Tract Map with conditions.

Case Manager: Katherine Moran

D. CUP #6807: 790 N. LAKE AVENUE – COUNCIL DISTRICT #5

Conditional Use Permit: To allow an existing drive-through business (Carl's Jr.) to be demolished and rebuilt for a new drive-through (Chick-fil-A) at the subject site. The project requires the following applications:

- 1) Conditional Use Permit: To allow the demolition and reconstruction of a drive-through business within the North Lake Specific Plan; and
- 2) Conditional Use Permit: To allow extended hours of operation. The applicant proposes to operate between 5:30 a.m. and midnight daily.

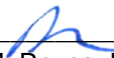
Staff Recommendation:

- 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 Conditional Use Permits

Case Manager: Jason Van Patten

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 27th 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