



**MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, December 16, 2020
Virtual Meeting**

Hearing Officer Present: Alex Garcia
Acting Zoning Administrator: Luis Rocha
Staff Present: Alison Walker, Jennifer Driver

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

REGULAR CASES

A. CUP #6856: 3405 E. FOOTHILL BOULEVARD– COUNCIL DISTRICT #4

Conditional Use Permit: To allow the installation of walk-up windows in conjunction with the establishment of a restaurant use (Handel’s Ice Cream). The site is located within the EPSP-D2-CG-C (East Pasadena Specific Plan, Subarea D2 General Commercial district) zone. A Conditional Use Permit is required for the establishment of a restaurant use with walk-up window in the EPSP-D2-CG-C 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: Alison Walker

APPROVED

APPEAL DATE: December 28, 2020

EFFECTIVE DATE: December 29, 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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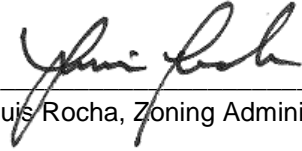
B. HDP #6837: 801 S. SAN RAFAEL AVENUE – COUNCIL DISTRICT #6

Hillside Development Permit: To allow the construction of two, new 600 square-foot detached accessory structures and the conversion of a playroom that is currently attached to the main house by a breezeway into a 262 square-foot detached accessory structure. The breezeway attachment will be removed and the existing playroom will be converted into a partially open cabana. The site is currently developed with a two-story, 4,760 square-foot dwelling with a detached 600 square-foot, three-car garage in the RS-4-HD (Single-Family Residential, Hillside Overlay District) zoning district.

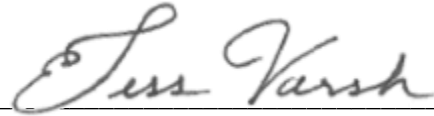
Staff Recommendation: CONTINUE TO JANUARY 6, 2021

HEARING OFFICER ACTION: The Hearing Officer decided to continue the case to January 6, 2021.

3. **ADJOURNMENT:** approximately 5:41 p.m.



Luis Rocha, Zoning Administrator



Tess Varsh, Recording Secretary