



**SPECIAL MEETING
HEARING OFFICER AGENDA
Wednesday, February 17, 2021
5:30 P.M.**

HEARING OFFICER

Alex Garcia

STAFF

David Sinclair, Senior Planner
Jason Van Patten, Senior Planner
Jennifer Driver, Planner
Alison Walker, Associate 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/86982441150>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 869 8244 1150

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
SPECIAL MEETING
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1. **READING OF PROCEDURES**
2. **PUBLIC HEARINGS**

REGULAR CASES

A. V #11936: 1904 WAGNER STREET – COUNCIL DISTRICT #2

Variance: To allow a 515 square-foot addition to an existing one-story single-family residence without providing the required two-car covered parking. The Zoning Code requires two covered parking spaces for additions in excess of 150 square feet. The proposal would maintain an attached one-car garage.

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 Variance with conditions.

Case Manager: Jason Van Patten

B. V #11932: 1465 PEGFAIR ESTATES DRIVE – COUNCIL DISTRICT #6

- 1) Variance: To allow construction of an accessory structure within the front yard area, where an accessory structure is required to be located behind the rear wall plane of the residence pursuant to 17.29.070.C.3; and,
- 2) Minor Variance: To allow a 14'-8" front yard setback, where a minimum setback of 25 feet is required.

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 and Minor Variance with conditions.

Case Manager: Alison Walker

C. CUP #6816: 1827 E. VILLA STREET– COUNCIL DISTRICT #2

Conditional Use Permit: To allow the off-site sale of a full line of alcoholic beverages (beer, wine, and distilled spirits) in conjunction with the operation of an existing, 3,782 square-foot grocery store (Linda Rosa). The subject site is divided between the CL (Commercial Limited) and RM-12 (Multi-Family Residential, Two-Units per Lot) zoning districts. A Conditional Use Permit is required for the off-site sale of alcohol in the CL zoning district.

Staff Recommendation:

- 1) Find that this project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(5); Administrative Code, Title 14, Chapter 3, §15270(a), Projects Which are Disapproved; and,
- 2) Disapprove the Conditional Use Permit.

Case Manager: Jennifer Driver

D. HDP #6864: 515 COVINGTON PLACE – COUNCIL DISTRICT #6

Hillside Development Permit: To allow the construction of a 1,334 square-foot, addition and a new 1,203 square-foot basement to the existing 3,181 square-foot, two-story single-family residence. The house also has an attached 462 square-foot garage that will remain. The application includes a 775 square-foot first-story addition, a 559 square-foot second-story addition, demolition of 117 square feet on the first floor, and a 1,203 square-foot basement addition. The project would result in a 4,398 square-foot residence with the attached 462 square-foot garage and 1,203 square-foot basement. 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. The property is zoned RS4-HD-LD21 (Hillside Overlay District and South Grand-Covington Place Landmark 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 Hillside Development Permit with conditions.

Case Manager: Katherine Moran

3. ADJOURNMENT

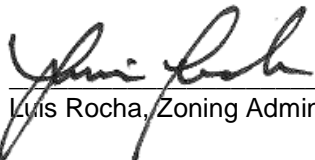
POSTING STATEMENT: I HEREBY CERTIFY that this Agenda, in its entirety was posted on the City Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on or before the 12th day of February 2021, by 5:30 p.m. The agenda will also be posted 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