



**SPECIAL MEETING
HEARING OFFICER AGENDA
Wednesday, March 3, 2021
5:30 P.M.**

HEARING OFFICER

Paul Novak

STAFF

Paul Novak, Senior Planner
Jason Van Patten, 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/89239231069>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 892 3923 1069

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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Wednesday, March 3, 2021
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1. **READING OF PROCEDURES**
2. **PUBLIC HEARINGS**

REGULAR CASES

A. MV #11933 & TPM #82995: 130 W. HOWARD STREET AND 1556 NAVARRO AVENUE – COUNCIL DISTRICT #1

- 1) Minor Variance: To allow a 25' front yard setback, where a minimum 44'-1" is required pursuant to 17.22.050.A.1; and
- 2) Tentative Parcel Map: To allow the creation of two air parcels for residential condominium purposes.

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 Minor Variance and Tentative Parcel Map with conditions.
Case Manager: Alison Walker

B. CUP #6859: 199 SOUTH LOS ROBLES AVENUE #150 – COUNCIL DISTRICT #6

- 1) Conditional Use Permit: To allow the on-site and off-site sale of limited alcohol (beer and wine) in conjunction with the operation of a restaurant (Cordova Café & Bottleshop), and
- 2) Conditional Use Permit: To allow a walk-up window in conjunction with a restaurant.

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: Katherine Moran

C. VTTM #82169: 127-141 N. MADISON AVENUE – COUNCIL DISTRICT #3

Vesting Tentative Tract Map: To consolidate two land lots and create 49 air parcels for residential condominium purposes and one air parcel for commercial condominium purposes on one land lot. The subject site is located within the CD-3 (Central District Specific Plan, Walnut Housing) 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 Vesting Tentative Tract Map with conditions.

Case Manager: Jason Van Patten

D. HDP #6772: 534 LAKEVIEW ROAD – COUNCIL DISTRICT #6

- 1) Hillside Development Permit: To allow a 720 square-foot first-floor addition and 1,165 square-foot second-floor addition to an existing two-story, 2,466 square-foot single-family residence with an attached 420 square-foot two-car garage; and
- 2) Private Tree Removal Permit: To allow the removal of one protected *Olea europea* tree on private property.


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 that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances; and
- 2) Approve the Hillside Development Permit and Private Tree Removal Permit with conditions.

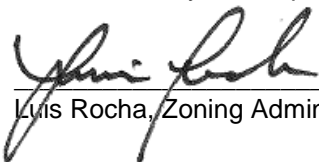
Case Manager: Jason Van Patten

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 26th 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



Luis Rocha, Zoning Administrator



Tess Varsh, Recording Secretary