



**SPECIAL MEETING
HEARING OFFICER AGENDA
Wednesday, April 7, 2021
5:30 P.M.**

HEARING OFFICER

Paul Novak

STAFF

Beilin Yu, Senior Planner
Jason Van Patten, Senior Planner
Jennifer Driver, 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 tvarsh@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/89853163444>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 898 5316 3444

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 tvarsh@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 tvarsh@cityofpasadena.net.



**AGENDA
SPECIAL MEETING
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Wednesday, April 7, 2021
5:30 P.M.**

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

REGULAR CASES

A. V #11908: 1388 W. COLORADO BOULEVARD – COUNCIL DISTRICT #6

Variance: To facilitate the construction of a 675 square-foot, single-story medical office building, the applicant requests the following due to easements that traverse the property:

- 1) Variance: To adjust the parking requirement to allow no parking spaces on-site;
- 2) Minor Variance: To adjust the required five-foot fixed front setback (Colorado Boulevard) and allow a 64'-9" setback; and
- 3) Minor Variance: To adjust the required five-foot fixed corner setback (Melrose Avenue) and allow a 17'-4" setback.

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);
- 2) Approve the Variance with conditions; and
- 3) Approve the Minor Variances with conditions.

Case Manager: Jason Van Patten

B. MODIFICATION TO CUP #6740: 1253 EAST COLORADO BOULEVARD – COUNCIL DISTRICT #5

Modification to Conditional Use Permit #6740: To allow the establishment of a banquet hall (Club, Lodge and Private Meeting Hall land use), in conjunction with an existing Adult Day Care land use (CUP#6740), within an existing commercial building in the ECSP-CG-1 (East Colorado Specific Plan, Commercial General, Mid City subdistrict) zoning district. The following entitlements are requested:

- 1) Conditional Use Permit: To permit the extended hours of operation for the Club, Lodge and Private Meeting Hall land use from 3:00 p.m. to 2:00 a.m.,


- daily, in lieu of the permitted hours of 7:00 a.m. to 10:00 p.m., daily, when adjacent to a residential zoning district;
- 2) Minor Conditional Use Permit: To permit shared parking both on-site and off-site at 1217 E. Colorado Boulevard between the previously approved land use (Adult Day Care) and the proposed land use (Club, Lodge and Private Meeting Hall); and,
 - 3) Minor Conditional Use Permit: To permit valet parking on-site in conjunction with the Club, Lodge and Private Meeting Hall land use.

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 Modification to Conditional Use Permit #6740.
- Case Manager: Jennifer Driver

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 2nd day of April 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