



**SPECIAL MEETING
HEARING OFFICER AGENDA
Wednesday, April 21, 2021
5:30 P.M.**

HEARING OFFICER

Alex Garcia

STAFF

David Sinclair, Senior Planner
Jason Van Patten, Senior 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 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/81432334355>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 814 3233 4355

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 21, 2021
5:30 P.M.**

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

REGULAR CASES

A. CUP #6846: 1870-1890 E. WALNUT STREET, 175 N. GREENWOOD AVENUE, 170 N. PARKWOOD AVENUE – COUNCIL DISTRICT #2

A request for a Conditional Use Permit and an Affordable Housing Concession Permit (AHCP) to facilitate the construction of an 84,844 square-foot 2-4 story multifamily residential development with 58 residential units (including 28 moderate income units) and 93 parking spaces within one subterranean level. The CUP is required to allow the development of a multifamily use within one-quarter mile of the Allen Street Station in a transit-oriented development (TOD) area. The following are proposed:

- 1) Conditional Use Permit: To allow the development of a multifamily use located within one-quarter mile of the Allen Street Station in a transit-oriented development (TOD) area; and
- 2) Affordable Housing Concession Permit for: 1) Floor Area Ratio (FAR) – to exceed the maximum FAR; 2) Open Space – to reduce the minimum open space/garden requirements; and 3) Height – to exceed the maximum height limits.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15332 (Class 32, In-fill Development Projects);
- 2) Approve the Conditional Use Permit with conditions; and
- 3) Approve the Affordable Housing Concession Permit with conditions.

Case Manager: Jason Van Patten

B. TTM #83167: 673-685 E. CALIFORNIA BOULEVARD – COUNCIL DISTRICT #7

Tentative Tract Map: To allow the creation of eight 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 RM-16 (Residential Multi-family, 0-16 dwelling units per acre) 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

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 16th 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:

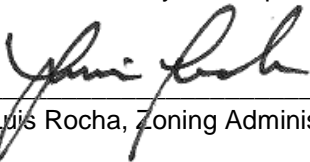
www.cityofpasadena.net/commissions/hearing-officer/.



David M. Reyes, Director of Planning
and Community Development



Tess Varsh, Recording Secretary



Luis Rocha, Zoning Administrator