



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

HEARING OFFICER

Paul Novak

STAFF

David Sinclair, Senior Planner
Beilin Yu, 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/89877655788>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 898 7765 5788

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
HEARING OFFICER
Wednesday, July 7, 2021
5:30 P.M.**

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

REGULAR CASES

A. CUP #6777: 140 SOUTH ALTADENA DRIVE – COUNCIL DISTRICT #4

- 1) Conditional Use Permit: To allow for the establishment of a Parks and Recreation Facility land use for a proposed park at the corner of South Altadena Drive and East Morningside Street. The park would occupy 13,000 square feet of the existing 38,500 square-foot site. No changes to the existing library building or parking lot are proposed. The site is located within the RM-32 HL-1 (Multi-Family Residential, 32 dwelling units per acre, Height District Overlay 1) zoning district. A Conditional Use Permit is required for the establishment of a Park and Recreation Facility within the RM-32 HL-1 zoning district.
- 2) Sign Exception: To allow 2.5 square-feet of sign area on a monument sign, in lieu of the maximum permitted sign area of one square foot within the RM-32 zoning district.

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 Section 15332 (Class 32, In-Fill Development); and,
- 2) Approve Conditional Use Permit #6777 and the Sign Exception, with conditions.

Case Manager: Jennifer Driver

B. V #11935: 85 WEST GREEN STREET– COUNCIL DISTRICT #6

Variance: To allow the construction of a 21,000 square-foot, four-story, mixed-use building, with 4,840 square-feet of ground floor commercial area and 18 residential units (including 4 low-income units) without providing the minimum of one off-street parking space for each residential unit on-site. Section 17.50.160.K.2 requires a minimum of one off-street parking space to be located on-site for each residential unit in a new project. The required parking space would be provided at an off-site location. The site is located within the CD1-AD-1 (Central District Specific Plan, Old Pasadena Subdistrict, Alcohol Overlay District 1) zoning district.

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 Variance with conditions.

Case Manager: Beilin Yu

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 July 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