



MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, July 7, 2021
Virtual Meeting

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| Hearing Officer Present: Paul Novak |
| Acting Zoning Administrator: David Sinclair |
| Staff Present: Beilin Yu, Jennifer Driver, Hayden Melbourne |

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

APPROVED

APPEAL DATE: July 19th, 2021

EFFECTIVE DATE: July 20th, 2021

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in Attachment A and adopted conditions found in Attachment B.

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

APPROVED

APPEAL DATE: July 19th, 2021

EFFECTIVE DATE: July 20th, 2021

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in Attachment A and adopted conditions found in Attachment B.

3. ADJOURNMENT: approximately 6:10 p.m.



David Sinclair, Senior Planner



Tess Varsh, Recording Secretary