



**SPECIAL MEETING
HEARING OFFICER AGENDA
Wednesday, October 6, 2021
5:30 P.M.**

HEARING OFFICER

Paul Novak

STAFF

David Sinclair, Senior Planner
Jason Van Patten, Senior Planner
Jennifer Driver, Planner
Emma Carrico, Assistant Planner
Ivan Galeazzi, Assistant Planner
Hayman Tam, 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) 744-7479 or htam@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) 744-7479. Habrá servicio de interpretación disponible para éstas juntas llamando (626) 744-7479 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/85682159725>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 856 8215 9725

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 htam@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 Department as soon as possible at (626) 744-7479 or htam@cityofpasadena.net.



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

MINOR CASES

A. MV #11942: 285 MARGUERITA LANE– COUNCIL DISTRICT #7

Minor Variance to allow a 524 square foot single-story addition to the rear of an existing single-story single-family residence with a 7'-8" setback where a 25-foot minimum rear setback is required.

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 Minor Variance with conditions.
- Case Manager: Emma Carrico

B. MV #11943: 265 MARGUERITA LANE– COUNCIL DISTRICT #7

Minor Variance to allow a 63 square foot single-story addition to the rear of an existing single-story single-family residence with an 11'-5" setback where a 25-foot minimum rear setback is required.

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 Minor Variance with conditions.
- Case Manager: Emma Carrico

REGULAR CASES

C. VTTM #74985: 737 E. WALNUT ST. – COUNCIL DISTRICT #3

Vesting Tentative Tract Map: To allow the creation of 43 air parcels (one commercial and 42 residential) for condominium purposes. The associated mixed-use project was granted Affordable Housing Concession Permit #11866 on July 16, 2018, and obtained Concept Design Review approval on

September 11, 2018. This application is limited to the creation of air parcels to allow the individual sale of the commercial space and dwelling units. This application does not address the design or construction of the 42-unit project and does not include any proposed changes to the previous Affordable Housing Concession Permit or Design Review approvals.

Staff Recommendation:

Remove the case from the agenda. A new public hearing notice will be sent, scheduling the matter for October 20, 2021

Case Manager: Ivan Galeazzi

D. MOD CUP #1813: 175 E. HOLLY STREET - COUNCIL DISTRICT #3

- 1) Modification to Conditional Use Permit #1813: Conditional Use Permit #1813 was approved February 22, 1988 to allow for live entertainment in conjunction with a restaurant use. The current application requests changes to two conditions of approval for the current restaurant use (Eden Bar and Grill): Condition #2 to allow for amplified live entertainment outdoors and to increase the hours allowed for outdoor entertainment and Condition #3 to allow for amplified live entertainment indoors.
- 2) Expressive Use Permit: To allow the addition of 290 square-feet of live performance and dance floor area. These improvements reclassifies the business as a Nightclub land use, and an Expressive Use Permit is required to establish a Nightclub land use. The property is located within the CD-2 (Central District, Civic Center – Midtown subdistrict) and an Expressive Use Permit is required for the establishment of a Nightclub within the CD-2 zoning district.

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 the Conditional Use Permit #1813 and the Expressive Use Permit.

Case Manager: Jennifer Driver

E. CUP #6807: 774-790 N. LAKE AVENUE – COUNCIL DISTRICT #5

- 1) Conditional Use Permit: To allow an existing drive-through business (formerly Carl's Jr.) to be demolished and rebuilt (Chick-fil-A). The property is located in the CL-SP-1d (Commercial Limited, North Lake Specific Plan, Village Building Type subdistrict), which allows a drive-through business to be demolished and rebuilt with the approval of a Conditional Use Permit as long as the square footage of the new building is not more than the building proposed to be demolished; and
- 2) Conditional Use Permit: To allow extended hours of operation. The applicant proposes to operate between 5:30 a.m. and midnight. Hours of operation are otherwise limited to 7:00 a.m. to 10:00 p.m. because the site is located within 150 feet of a residential zoning district.

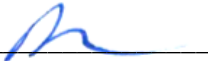
Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15302, (Class 2, Replacement or Reconstruction); and
- 2) Approve the Conditional Use Permits 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 1st day of October 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



Hayman Tam, Recording Secretary