



**MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, January 5, 2022
Virtual Meeting**

For a complete and detailed recap of the meeting, please log on to:
<https://www.cityofpasadena.net/commissions/audio-video-recordings/>

Hearing Officer Present: Paul Novak
Acting Zoning Administrator: Jason Van Patten
Staff Present: Luis Rocha, Beilin Yu, Jennifer Driver, Alison Walker

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

MINOR CASES

A. MCUP #6913: 250 N. ALTADENA DRIVE – COUNCIL DISTRICT #4

- 1) Minor Conditional Use Permit: To allow tandem parking in conjunction with a new 7,750 square-foot two-story medical office building in the EPSP-d1-CG (East Pasadena Specific Plan subarea d1 general commercial district) zone. Nonresidential uses may incorporate tandem parking subject to the approval of a Minor Conditional Use Permit.

Staff Recommendation:

- 1) Find that the project is Categorically Exempt from the provisions of the California Environmental Quality Act pursuant to Section 15303, Class 3, (New Construction or Conversion of Small Structures); and,
- 2) Approve the Minor Conditional Permit with conditions.

Case Manager: Jason Van Patten

APPROVED

APPEAL DATE: January 18th, 2022

EFFECTIVE DATE: January 19th, 2022

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. MCUP #6911: 32 W. COLORADO BOULEVARD – COUNCIL DISTRICT #6

- 1) Minor Conditional Use Permit: To allow the operation of a Vehicle Services – Sales and Leasing, Limited land use (Lucid Motors) within an existing tenant space. The site is located within the CD-1-AD-1 (Central District Specific Plan, Old Pasadena subdistrict, Alcohol Density Overlay) zoning district. A Minor Conditional Use Permit is required for a Vehicle Services-Sales and Leasing, Limited land use within the CD-1-AD-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 15301 (Class 1, Existing Facilities); and
- 2) Approve the Minor Conditional Use Permit with conditions.

Case Manager: Alison Walker

APPROVED

APPEAL DATE: January 18th, 2022

EFFECTIVE DATE: January 19th, 2022

<p>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</p>
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REGULAR CASES

C. CUP #6905: 2180 E. WALNUT STREET – COUNCIL DISTRICT #2

- 1) Conditional Use Permit: To establish a General Adult Day-Care Facility in the CG (Commercial General) zoning district. The day care facility would accommodate up to 150 seniors and would operate from 8:00 a.m. to 2:30 p.m., Monday through Friday. The proposed use would occupy an existing 5,318 square-foot tenant space within an 11,495 square-foot commercial building and utilize an existing 36 space surface parking lot. Only interior modifications and restriping of the parking lot are proposed in order to accommodate the new use. No new square-footage is proposed.

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 Conditional Use Permit with conditions.

Case Manager: Jennifer Driver

APPROVED

APPEAL DATE: January 18th, 2022

EFFECTIVE DATE: January 19th, 2022

<p>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</p>
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ADJOURNMENT: approximately 5:51 p.m.



Jason Van Patten, Senior Planner



Hayman Tam, Recording Secretary