



MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, January 19, 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: Alex Garcia
Acting Zoning Administrator: Beilin Yu
Staff Present: Luis Rocha, Natsue Sheppard, Katherine Moran, Ivan Galeazzi

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

MINOR CASES

A. MCUP #6906: 50 N. MENTOR AVENUE – COUNCIL DISTRICT #5

Minor Conditional Use Permit: to establish a work/live unit within the ground floor tenant space of an existing two-story commercial building located within the CD-5 (Central District Specific Plan, Lake Avenue Subdistrict) zoning district. Pursuant to Section 17.61.050 of the Zoning Code, a Minor Conditional Use Permit is required in order to establish a work/live unit.

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: Ivan Galeazzi

APPROVED

APPEAL DATE: January 31st, 2022

EFFECTIVE DATE: February 1st, 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 #6978: 1655 CARRIAGE HOUSE ROAD – COUNCIL DISTRICT #4

Minor Conditional Use Permit: to allow the installation of a new standing seam metal roof on an existing 2,029 square-foot residence, attached 519 square-foot two-car garage, and on a 996 square-foot addition undergoing plan check review. A Minor Conditional Use Permit is required for any metallic finish on the exterior walls and/or roof of any primary structure in the RS and RM-12 zoning districts pursuant to Section 17.40.110 of the Zoning Code.

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: Ivan Galeazzi

APPROVED

APPEAL DATE: January 31st, 2022

EFFECTIVE DATE: February 1st, 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

REGULAR CASES

C. CUP #6938: 1055 E. GREEN STREET – COUNCIL DISTRICT #7

Conditional Use Permit: to allow the establishment of a retail store that specializes in wine (Pasadena Wine Shop) with off-site sale of beer and wine and on-site instructional tastings (Type 42 ABC License). A Conditional Use Permit is required to allow the retail sale of beer and wine within the CD-5 (Central District Specific Plan, Lake Avenue Subdistrict) 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 Conditional Use Permit with conditions.
Case Manager: Katherine Moran

APPROVED

APPEAL DATE: January 31st, 2022

EFFECTIVE DATE: February 1st, 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

D. CUP #6930: 1200 E. CALIFORNIA BOULEVARD – COUNCIL DISTRICT #7

Conditional Use Permit: to allow the construction of a new three-story, 80,000 square-foot academic laboratory that requires minor changes that are inconsistent with the Caltech Master Plan. The proposed project would deviate from the identified building setback, the rooftop appurtenance area, and appurtenance height specified in the approved Master Plan. The project also involves relocation of a protected tree on the campus. A Conditional Use Permit is required for minor changes that are inconsistent with an approved Master Plan.

Staff Recommendation:

- 1) Pursuant to California Environmental Quality (CEQA) Guidelines Sections 15162 and 15164, an Addendum to the previously certified Final Supplemental Environmental Impact Report was prepared for the project and reviewed by the Design Commission during Concept Design Review on March 23, 2021. It was found that there are no changed circumstances or new information which would require further environmental review.
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Natsue Sheppard

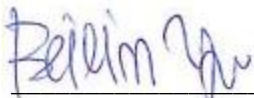
APPROVED

APPEAL DATE: January 31st, 2022

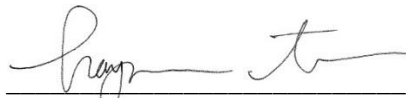
EFFECTIVE DATE: February 1st, 2022

HEARING OFFICER ACTION: The Hearing Officer acknowledged the Addendum that was prepared to the previously certified Final Supplemental Environmental Impact Report for the subject project, which was reviewed by the Design Commission during Concept Design Review on March 23, 2021; and decided that there are no changed circumstances or new information which would require further environmental review, and **approve** the project subject to findings in Attachment A and adopted conditions found in Attachment B

ADJOURNMENT: approximately 6:48 p.m.



Beilin Yu, Zoning Administrator



Hayman Tam, Recording Secretary