



**SPECIAL MEETING
HEARING OFFICER AGENDA
Wednesday, February 2, 2022
5:30 P.M.**

HEARING OFFICER

Paul Novak

STAFF

Beilin Yu, Zoning Administrator
Jason Van Patten, Senior Planner
Alison Walker, 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

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/87223296241>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 872 2329 6241

Public Comment Instructions

If you wish to provide comments, you may do so as follows:

1. CORRESPONDENCE, TO BECOME PART OF THE RECORD:

Members of the public may submit correspondence of any length up to the close of the public hearing. Comments must be sent to htam@cityofpasadena.net.

2. LIVE PUBLIC COMMENTS DURING THE MEETING

During the meeting, members of the public may provide live public comment on an agenda item, at the time the Hearing Officer solicits public comment, by either (a) if using the Zoom application, selecting the “raise hand” function; or (b) if participating by telephone, pressing *9 to raise your hand. Public comments are limited to 3 minutes each.

Your live comments during the Hearing Officer meeting will be recorded as part of the meeting. By staying on the line and making public comment during the Hearing Officer meeting, you are agreeing to have your phone call recorded.

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**

REGULAR CASES

A. NDP #6912: 3810 GREENHILL ROAD – COUNCIL DISTRICT #4

Neighborhood Development Permit: To allow the construction of a new 4,050 square-foot one-story single-family dwelling, with a detached 400 square-foot two-car garage.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, (New Construction or Conversion of Small Structures); and
- 2) Approve the Neighborhood Development Permit with conditions.
Case Manager: Jason Van Patten

B. REVOCATION OF CUP #2726: 72 N. FAIR OAKS AVENUE (DER WOLFSKOPF) – COUNCIL DISTRICT #3

Revocation of Conditional Use Permit: A City-initiated public hearing to consider the revocation of Conditional Use Permit (CUP) #2726, originally approved by the Hearing Officer on August 18, 1993. CUP #2726 allows the sale of alcoholic beverages, live entertainment, and commercial entertainment in conjunction with the operation of a restaurant use. As authorized by Section 17.78.090 (Permit Revocation or Modification) of the Zoning Code, the Hearing Officer has the authority to revoke any discretionary land use permit, such as a Conditional Use Permit. This is a continued public hearing. The revocation was originally scheduled for the July 15, 2020 public hearing, at which time the Hearing Officer continued the case to a date uncertain.

Staff Recommendation:

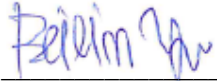
- 1) Continue to March 2, 2022 Hearing Officer meeting
Case Manager: Alison Walker

3. ADJOURNMENT

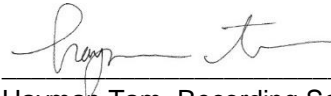
POSTING STATEMENT: I HEREBY CERTIFY that this Agenda, in its entirety was posted on the City Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on or before the 28th day of January 2022, by 5:30 p.m. The agenda will also be posted at 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



Beilin Yu, Zoning Administrator



Hayman Tam, Recording Secretary