



**SPECIAL MEETING
HEARING OFFICER AGENDA
Wednesday, February 16, 2022
5:30 P.M.**

HEARING OFFICER

Alex Garcia

STAFF

David Sinclair, Senior Planner
Katherine Moran, Associate 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

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/82638320836>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 826 3832 0836

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

MINOR CASES

A. MCUP #6942: 1833 LOCUST STREET – COUNCIL DISTRICT #2

Minor Conditional Use Permit: To allow an 875 square-foot addition to an existing 785 square-foot single-family dwelling. The project also includes the partial demolition of an existing 1-car garage for the construction of a new 370 square-foot garage. The subject site is located within the CG (Commercial General) zoning district, and developed with a legally constructed single-family residential dwelling unit, where the Zoning Code currently does not allow single-family housing. A Minor Conditional Use Permit is required in order to expand a legal, nonconforming use.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, (Existing Facilities); and,
 - 2) Approve the Minor Conditional Use Permit with conditions.
- Case Manager: Ivan Galeazzi

REGULAR CASES

B. HDP #6904: 410 MOORESQUE DRIVE – COUNCIL DISTRICT #6

Hillside Development Permit: To allow the construction of a 1,384 square-foot, single-story addition to the existing 1,914 square-foot, single-story single-family residence, with detached 510 square-foot garage. The project would result in a 3,298 square-foot residence with a detached 510 square-foot garage. The property is located within the RS-2-HD (Single-Family Residential, Hillside Overlay District) zoning district. There are no protected trees proposed for removal as part of this project. A Hillside Development Permit is required for an

addition of 500 square feet or greater to the first floor of an existing structure within the RS-2-HD 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 Hillside Development Permit with conditions.

Case Manager: Katherine Moran

C. CUP #3278: 301 N. ORANGE GROVE BLVD (SEQUOYAH SCHOOL) – COUNCIL DISTRICT #1

Conditional Use Permit - Review: To allow an increase in the maximum student enrollment to 195 students (Phase 3), as allowed by Condition of Approval #3 of Modification to Conditional Use Permit #3278 (approved on July 30, 2019). Condition of Approval #4 requires a review of the school's compliance with the conditions of approval by the Hearing Officer at a public hearing prior to this student enrollment increase.


Staff Recommendation:

- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15314, (Class 14, Minor Additions to Schools);
- 2) Receive and file information provided related to the conditions of approval; and
- 3) Approve the student enrollment increase with conditions.

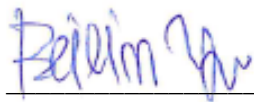
Case Manager: David Sinclair

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 11th day of February 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