



**MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, February 16, 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: David Sinclair
Staff Present: Beilin Yu, Katherine Moran, Ivan Galeazzi

- 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

APPROVED

APPEAL DATE: February 28th, 2022

EFFECTIVE DATE: March 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

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

APPROVED

APPEAL DATE: February 28th, 2022

EFFECTIVE DATE: March 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

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

APPROVED

APPEAL DATE: February 28th, 2022

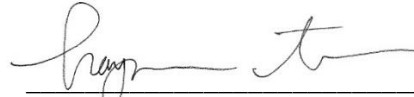
EFFECTIVE DATE: March 1st, 2022

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, receive and file information provided related to the conditions of approval, and **approve** the student enrollment increase with conditions

ADJOURNMENT: approximately 6:18 p.m.



David Sinclair, Senior Planner



Hayman Tam, Recording Secretary