



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

**HEARING OFFICER**

Paul Novak

**STAFF**

Jason Van Patten, Senior Planner  
Alison Walker, Associate Planner  
Ivan Galeazzi, Assistant Planner  
Joseph Weaver, Assistant Planner  
Fatima Benitez, Planning Technician  
Hayman Tam, Recording Secretary

Hearing Officer meetings are held on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of each month.

Agendas and related documents are available for public review on the City website at:  
[www.cityofpasadena.net/commissions/hearing-officer/](http://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](mailto: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/85962550114>

**OR**

**Phone: 1 (669) 900-6833 - Webinar ID: 859 6255 0114**

### **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](mailto: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](mailto:htam@cityofpasadena.net).



**AGENDA  
SPECIAL MEETING  
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1. **READING OF PROCEDURES**
2. **PUBLIC HEARING**

**MINOR CASES**

**A. MV #11950: 1710 LA CRESTA DRIVE – COUNCIL DISTRICT #1**

Minor Variance: To allow for a 5'-6" tall fence (three-foot wrought iron fence on top of a 2'-6" high plaster block wall) in the front yard setback where the maximum height permitted is four feet. The proposed fence will be located on the east side (Arroyo Boulevard) of the double frontage lot to provide an enclosure for a planned pool. The existing single-family residence is located within the RS-4 (Single-Family Residential, 0-4 units per acre) zoning district.

**Staff Recommendation:**

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303, (Class 3, New Construction or Conversion of Small Structures); and
- 2) Approve the Minor Variance with conditions.

Case Manager: Fatima Benitez

**REGULAR CASES**

**B. CE #383: 1541 INVERNESS DRIVE AND 1530 NORMANDY DRIVE –  
COUNCIL DISTRICT #6**

Certificate of Exception: To allow a lot line adjustment between two adjacent parcels located at 1530 Inverness Drive (AIN 5704-009-016) and 1530 Normandy Drive (AIN 5704-009-002). The proposal would shift an interior lot line south, taking 2,004 square feet from 1530 Normandy Drive and allocating it to 1541 Inverness Drive. No construction is proposed as part of the application.

**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 Certificate of Exception with conditions.  
Case Manager: Ivan Galeazzi

**C. TTM #83373: 814 MAGNOLIA AVENUE – COUNCIL DISTRICT #7**

Tentative Tract Map: To allow the creation of seven air parcels on one land lot for residential condominium purposes. This application is for the creation of air parcels only. The subject site is located within the RM-32 (Multi-Family Residential, City of Gardens) zoning district.

**Staff Recommendation:**

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 32, In-Fill Development Projects); and
- 2) Approve the Tentative Tract Map with conditions.  
Case Manager: Joseph Weaver

**D. MCUP #6744 & CE #396: 30 W. MOUNTAIN STREET AND 867 N. FAIR OAKS AVENUE – COUNCIL DISTRICT #3**

- 1) Minor Conditional Use Permit: To allow a new 17,366 square-foot three-story medical office building with surface and subterranean parking to incorporate tandem and triple stack parking. The project proposes 123 parking spaces, of which 60 are arranged in a tandem configuration (49% of total) and 30 are arranged in a triple stack configuration (24% of total);
- 2) Certificate of Exception: To allow a lot line adjustment between three adjacent parcels, Parcel 5726-002-086 (Parcel #1), 5726-002-067 (Parcel #2), and 5726-002-068 (Parcel #3). The proposed lot line adjustment would eliminate the shared interior lot lines, resulting in one parcel measuring 33,275 square feet in area; and,
- 3) Private Tree Removal Permit: To allow the removal of one mature *Eucalyptus polyanthemos* tree on private property.

**Staff Recommendation:**

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332 (Class 32, In-fill Development Projects); and,
- 2) Approve the Minor Conditional Use Permit, Certificate of Exception, and Private Tree Removal Permit with conditions.  
Case Manager: Alison Walker

**E. MODIFICATION OF CUP #2726: 72 N. FAIR OAKS AVENUE (DER WOLFSKOPF) – COUNCIL DISTRICT #3**

Modification to Conditional Use Permit: A City-initiated public hearing to consider the modification of conditions of approval of Conditional Use Permit (CUP) #2726, originally approved by the Hearing Officer on August 18, 1993 and subsequently modified by the Board of Zoning Appeals on April 16, 2003. 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 modify any discretionary land use permit, such as a Conditional Use Permit. Staff is recommending new and modified conditions of approval.

**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 Modification to the Conditional Use Permit with conditions.
- 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 25th 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/](http://www.cityofpasadena.net/commissions/hearing-officer/).

  
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David M. Reyes, Director of Planning and  
Community Development

  
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Hayman Tam, Recording Secretary

  
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Beilin Yu, Zoning Administrator