



**MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, March 2, 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: Paul Novak
Acting Zoning Administrator: Jason Van Patten
Staff Present: Beilin Yu, Luis Rocha, Alison Walker, Ivan Galeazzi, Joseph Weaver

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

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

APPROVED

APPEAL DATE: March 14th, 2022

EFFECTIVE DATE: March 15th, 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. 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

APPROVED

APPEAL DATE: March 14th, 2022

EFFECTIVE DATE: March 15th, 2022

<p>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</p>
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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

APPROVED

APPEAL DATE: March 14th, 2022

EFFECTIVE DATE: March 15th, 2022

<p>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</p>
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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

APPROVED

APPEAL DATE: March 14th, 2022

EFFECTIVE DATE: March 15th, 2022

<p>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</p>
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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

APPROVED

APPEAL DATE: March 14th, 2022

EFFECTIVE DATE: March 15th, 2022

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the modification with additional conditions to: 1) allow rear outdoor patio use for dining until 10 p.m.; 2) allow televisions, projectors or other devices used to transmit moving images in the rear outdoor patio area for major sport events only; 3) allow the restaurant to be open from 10 a.m. – 1 a.m., 4) allow customer dancing to be on the first floor inside the restaurant; and 5) to schedule a hearing to review compliance with the conditions of approval at 6 and 12 months.

ADJOURNMENT: approximately 7:45 p.m.



Jason Van Patten, Senior Planner



Hayman Tam, Recording Secretary