



**MINUTES  
SPECIAL MEETING – 5:30 P.M.  
HEARING OFFICER  
Wednesday, April 20, 2022  
Virtual Meeting**

**For a complete and detailed recap of the meeting, please log on to:**  
<https://www.cityofpasadena.net/commissions/audio-video-recordings/>

<b>Hearing Officer Present:</b> Alex Garcia
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<b>Acting Zoning Administrator:</b> David Sinclair
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<b>Staff Present:</b> Beilin Yu, Ivan Galeazzi
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1. **READING OF PROCEDURES**
2. **PUBLIC HEARINGS**

**REGULAR CASES**

**A. TPM #83638: 63 N. SIERRA BONITA AVENUE – COUNCIL DISTRICT #2**

Tentative Parcel Map: To allow the creation of four air parcels on one land lot for residential condominium purposes. This application is for the creation of air parcels only. The site is located within the RM-16 (Multi-Family Residential, 0-16 dwelling 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 Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures); and,
- 2) Approve the Tentative Parcel Map with conditions.

Case Manager: Ivan Galeazzi

***APPROVED***

***APPEAL DATE: May 2<sup>nd</sup>, 2022***

***EFFECTIVE DATE: May 3<sup>rd</sup>, 2022***

<b>HEARING OFFICER ACTION:</b> The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and <b>approve</b> the project subject to findings in Attachment A and adopted conditions found in Attachment B
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**B. CE #397: 3452-3488 E FOOTHILL BOULEVARD – COUNCIL DISTRICT #4**

Certificate of Exception: To allow the consolidation of three adjacent parcels of land at 3452 E. Foothill Boulevard, 3472 E. Foothill Boulevard, and 3488 E. Foothill Boulevard into one parcel of land. As a result of the lot consolidation the size of the new parcel would be 190,426 square feet (4.37 acres). No new construction is proposed as part of this application.

**Staff Recommendation:**

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations); and
- 2) Approve the Certificate of Exception with conditions.

Case Manager: David Sinclair

**APPROVED**

**APPEAL DATE: May 2<sup>nd</sup>, 2022**

**EFFECTIVE DATE: May 3<sup>rd</sup>, 2022**

<p><b>HEARING OFFICER ACTION:</b> The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and <b>approve</b> the project subject to findings in Attachment A and adopted conditions found in Attachment B</p>
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**ADJOURNMENT:** approximately 5:52 p.m.



David Sinclair, Senior Planner



Hayman Tam, Recording Secretary