



**SPECIAL MEETING
HEARING OFFICER AGENDA
Wednesday, June 15, 2022
5:30 P.M.**

HEARING OFFICER

Alex Garcia

STAFF

Beilin Yu, Zoning Administrator
Jason Van Patten, Senior Planner
Natsue Sheppard, Planner
Alison Walker, 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/86155370180>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 861 5537 0180

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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Wednesday, June 15, 2022
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1. **READING OF PROCEDURES**
2. **PUBLIC HEARING**

REGULAR CASES

A. CE #393: 131 LINDA VISTA AVENUE – COUNCIL DISTRICT #6

Certificate of Exception: A lot line adjustment that would consolidate adjacent parcels 5708-027-014 and 5708-027-015 into a single parcel, and parcels 5708-029-009 and 5708-027-012 into a separate single parcel. No construction, demolition, or tree removal 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 15301, (Class 1, Existing Facilities); and
- 2) Approve the Certificate of Exception with conditions.

Case Manager: Jason Van Patten

B. SCP #6949: 544 PEPPER STREET – COUNCIL DISTRICT #1

- 1) Single Family Compatibility Permit: To exceed the maximum Neighborhood Compatibility Analysis by allowing a residence with a floor area of 2,178 square feet, where the maximum permitted is 1,768 square feet. The project entails construction of a 1,291 square-foot single-story addition to an existing 887 square-foot residence, and construction of a new 411 square-foot detached garage.
- 2) Minor Variance: To allow a new detached 441 square-foot garage to maintain a front yard setback of 36 feet from the south (Zanja Street) property line, where the Zoning Code requires a minimum front yard setback of 42'-8".

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301, (Class 1, Existing Facilities); and
- 2) Approve the Single Family Compatibility Permit and Minor Variance with conditions.

Case Manager: Ivan Galeazzi

C. CUP #7004: 75 W WALNUT STREET #115 – COUNCIL DISTRICT #3

Conditional Use Permit: To establish a Massage Establishment land use (The NOW Pasadena). A Conditional Use Permit is required to allow a Massage Establishment land use within the CD-1 (Central District Specific Plan, Old Pasadena Subdistrict) 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 Conditional Use Permit with conditions.

Case Manager: Beilin Yu

D. MCUP #6924 AND CE #391: 139 S CATALINA AVENUE – COUNCIL DISTRICT #7

- 1) Minor Conditional Use Permit: To allow valet parking for a mixed-use project;
- 2) Certificate of Exception: To allow a lot line adjustment between two adjacent parcels, 5735-027-032 (Parcel #1) and 5735-027-005 (Parcel #2). The lot line adjustment would relocate the shared interior lot line north 10 feet, taking 1,760 square feet from Parcel #1 and allocating it to Parcel #2.

Staff Recommendation:

- 1) Find that 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 Section 15305, (Class 5, Minor Alterations in Land Use Limitations); and,
- 2) Approve the Minor Conditional Use Permit and Certificate of Exception with conditions.

Case Manager: Alison Walker

E. CUP #6953: 83 S. HILL AVENUE – COUNCIL DISTRICT #7

Conditional Use Permit: To allow minor renovations to the St. Philip the Apostle Parish that includes the construction of new entrance patio, attached entry canopies, and interior and exterior renovation of the parish center that results in 56 square-feet of additional floor area. A Conditional Use Permit is required for minor changes that are inconsistent with an approved Master Plan.

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 Conditional Use Permit with conditions.

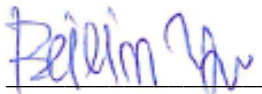
Case Manager: Natsue Sheppard

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 10th day of June 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