



**MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, June 15, 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: Jason Van Patten
Staff Present: Beilin Yu, Alison Walker, Ivan Galeazzi, David Sanchez

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

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

APPROVED

APPEAL DATE: June 27th, 2022

EFFECTIVE DATE: June 28th, 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

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

APPROVED

APPEAL DATE: June 27th, 2022

EFFECTIVE DATE: June 28th, 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. 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: Ivan Galeazzi

APPROVED

APPEAL DATE: June 27th, 2022

EFFECTIVE DATE: June 28th, 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 #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

APPROVED

APPEAL DATE: June 27th, 2022

EFFECTIVE DATE: June 28th, 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

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

APPROVED

APPEAL DATE: June 27th, 2022

EFFECTIVE DATE: June 28th, 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 with the removal of condition #12.

ADJOURNMENT: approximately 5:56 p.m.


Jason Van Patten, Senior Planner


Hayman Tam, Recording Secretary