



**MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, July 6, 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, Jennifer Driver, Katherine Moran, Joseph Weaver

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

MINOR CASES

A. MV #11948: 1026 LOCUST STREET – COUNCIL DISTRICT #5

Minor Variance: To allow a rear yard setback of 8’-6” where a minimum of 25 feet is required, in conjunction with additions totaling 126 square feet to an existing single-family residence. The site is located in the RM-32-PK (Multi-Family Residential, 0-32 units per acre, Parking Overlay) 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 Minor Variance with conditions.

Case Manager: Joseph Weaver

APPROVED

APPEAL DATE: July 18th, 2022

EFFECTIVE DATE: July 19th, 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. MCUP #6954: 1605 ELIZABETH STREET – COUNCIL DISTRICT #2

- 1) Minor Conditional Use Permit: To allow the alteration and conversion of a nonconforming dormitory use into a 63-unit multi-family residential project. Interior modifications, fencing, and parking lot improvements are included. No new square-footage is proposed. The project is located within the RM-12 (Multi-Family Residential, Two Units Per Lot) zoning district.

- 2) Private Tree Removal: To allow removal of two protected African Fern Pine trees (*Afrocarpus falcatus*) 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 15301 (Class 1, Existing Facilities); and
- 2) Approve the Minor Conditional Use Permit and Private Tree Removal Permit with conditions.

Case Manager: Katherine Moran

APPROVED

APPEAL DATE: July 18th, 2022

EFFECTIVE DATE: July 19th, 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

C. MCUP#7002: 988-990 BUCKINGHAM PLACE – COUNCIL DISTRICT #6

Minor Conditional Use Permit: To allow the installation of a new standing seam copper roof on a proposed 800 square-foot accessory dwelling unit (ADU). A Minor Conditional Use Permit is required for any metallic finish on a roof in the RS and RM-12 zoning districts. The site is located in the RS-2-HD (Residential Single-Family, 0-2 dwelling units per acre, Hillside District Overlay) 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 Minor Conditional Use Permit with conditions.

Case Manager: Jennifer Driver

APPROVED

APPEAL DATE: July 18th, 2022

EFFECTIVE DATE: July 19th, 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

ADJOURNMENT: approximately 5:47 p.m.


Jason Van Patten, Senior Planner


Hayman Tam, Recording Secretary