



**SPECIAL MEETING
HEARING OFFICER AGENDA
Wednesday, September 7, 2022
5:30 P.M.**

HEARING OFFICER

Paul Novak

STAFF

Jason Van Patten, Senior Planner
Natsue Sheppard, Planner
Alison Walker, Planner
Katherine Moran, Associate 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/87210340147>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 872 1034 0147

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

MINOR CASES

A. MCUP #6995: 2116 EAST VILLA STREET – COUNCIL DISTRICT #2

- 1) Minor Conditional Use Permit: To allow a reduction in the required number of parking spaces, with a parking demand study, for a project located within the Allen Station Transit-Oriented Development area. The project proposes 60 on-site and off-site parking spaces, where 82 parking spaces are required for an institutional use (Villa Esperanza).
- 2) Minor Modification to Approved Project: To allow changes to an approved site plan, architecture, and/or the natures or conditions of an approved project under 2014 Villa Esperanza Master Plan.

Staff Recommendation:

- 1) An Initial Study with a Mitigated Negative Declaration was approved for the project by the City Council at a public hearing on September 29, 2014. The Initial Study determined that the project will have less than significant environmental impacts with the incorporation of the proposed Mitigation Measures. The proposed modification will not result in any new environmental impacts.
- 2) Approve the Minor Conditional Use Permit with conditions.
Case Manager: Natsue Sheppard

B. MCUP #6975: 150 SOUTH LOS ROBLES AVENUE – COUNCIL DISTRICT #7

Minor Conditional Use Permit: To allow the installation and operation of a wireless telecommunications facility (Wireless Telecommunications Antenna Facilities, Minor) on the roof of an existing commercial office building. The project consists of the installation of antennas, ancillary equipment, and screening materials mounted to the penthouse of the building.

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 Conditional Use Permit with conditions.

Case Manager: Katherine Moran

REGULAR CASES

C. VTTM #83642: 150 SOUTH OAK KNOLL AVENUE – COUNCIL DISTRICT #7

Vesting Tentative Tract Map: To allow the creation of 19 air parcels on one land lot for residential condominium purposes. The 19-unit residential project received Final Design Review approval on August 10, 2021. This application only concerns the creation of air parcels that will allow the sale of each dwelling unit. This application does not address the design or construction of the 19-unit project and does not include any changes to the previous Design Review approval.

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 Vesting Tentative Tract Map with conditions.

Case Manager: Ivan Galeazzi

D. SIX MONTH REVIEW OF MODIFICATION OF CUP #2726: 72 N. FAIR OAKS AVENUE (DER WOLFSKOPF) – COUNCIL DISTRICT #3

Modification of Conditional Use Permit: A six-month review of Modification to Conditional Use Permit #2726, issued to the current business operator (Der Wolfskopf) on March 2, 2022. The purpose of the review is to assess the operating conditions of the approved entitlement and the business operator's compliance with approved conditions.

Staff Recommendation:

- 1) Acknowledge that all the conditions of approval for Modification of CUP #2726 are still valid and the business operator is in compliance with the conditions of approval.

Case Manager: Alison Walker

3. ADJOURNMENT

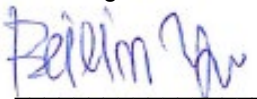
POSTING STATEMENT: I HEREBY CERTIFY that this Agenda, in its entirety was posted on the City Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on or before the 2nd day of September 2022, by 5:30 p.m. The agenda will also be posted 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/.



Jennifer Paige, AICP, Acting Director of
Planning and Community Development



Hayman Tam, Recording Secretary



Beilin Yu, Zoning Administrator