



MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, September 7, 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: Beilin Yu
Staff Present: Jason Van Patten, David Sanchez, Natsue Sheppard, Alison Walker, Katherine Moran, Ivan Galeazzi

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

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

APPROVED

APPEAL DATE: September 19th, 2022

EFFECTIVE DATE: September 20th, 2022

HEARING OFFICER ACTION: The Hearing Officer acknowledged the Initial Study with a Mitigated Negative Declaration that was approved for the subject project by the City Council at a public hearing on September 29, 2014; and decided that there are no changed circumstances or new information which would require further environmental review, and decided to **approve** the project subject to findings in Attachment A and adopted conditions found in Attachment B

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

APPROVED

APPEAL DATE: September 19th, 2022

EFFECTIVE DATE: September 20th, 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

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

APPROVED

APPEAL DATE: September 19th, 2022
EFFECTIVE DATE: September 20th, 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

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

APPROVED

APPEAL DATE: September 19th, 2022
EFFECTIVE DATE: September 20th, 2022

HEARING OFFICER ACTION: The Hearing Officer decided to take this case under advisement on September 7, 2022. On September 14, 2022, the Hearing Officer received and filed the six-month review, determining that all of the conditions of approval are still valid. Additionally, it was decided by the Hearing Officer that Condition #37 and #39 be modified.

ADJOURNMENT: approximately 7:13 p.m.



Jason Van Patten, Senior Planner



Hayman Tam, Recording Secretary