



**MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, September 21, 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: Beilin Yu
Staff Present: Jennifer Driver, Alison Walker, Katherine Moran

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

MINOR CASES

A. MCUP #7031: 2434 OSWEGO ST. – COUNCIL DISTRICT #4

Minor Conditional Use Permit: To allow rooftop trellis structures to exceed the allowable building height of 32-feet by two feet, for a proposed multi-family building. The project site is located in the RM-32 (Multi-Family Residential, City of Gardens) zoning district.

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: Alison Walker

APPROVED

APPEAL DATE: October 3rd, 2022

EFFECTIVE DATE: October 4th, 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

B. V #11944: 1411 EDGEHILL PLACE – COUNCIL DISTRICT #6

- 1) Variance: To allow a driveway gate and fence to be constructed across an access easement that serves more than one property;
- 2) Variance: To allow a solid driveway gate and fence, where the Zoning Code requires a fence located in the front yard to be at least 50 percent open; and
- 3) Minor Variance: To allow a 6'-0" tall driveway gate and fence, where the maximum height requirement is 4'-0".

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15270(a), (Projects Which are Disapproved); and
- 2) Disapprove the Variance.

Case Manager: Katherine Moran

DISAPPROVED

APPEAL DATE: October 3rd, 2022

EFFECTIVE DATE: October 4th, 2022

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **disapprove** the project subject to findings in Attachment A

C. MOD TO CUP #4886: 3352 E. FOOTHILL BLVD - COUNCIL DISTRICT #4

- 1) Modification to Conditional Use Permit #4886: Conditional Use Permit #4886 was approved on April 30, 2007 to allow a Commercial Entertainment land use (A Noise Within Theater). The current application requests changes to one condition (Condition #15) to allow for the on-site sale and consumption of a full line of alcoholic beverages.
- 2) Conditional Use Permit: To allow the on-site sale of a full line of alcoholic beverages in conjunction with the operation of an existing Commercial Entertainment land use (A Noise Within Theater). A Conditional Use Permit is required for the on-site sale of alcoholic beverages.

Staff Recommendation:

- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) Section 15301 (Class 1, Existing Facilities); and,
- 2) Approve the Modification to Conditional Use Permit #4886 with conditions.

Case Manager: Jennifer Driver

APPROVED

APPEAL DATE: October 3rd, 2022

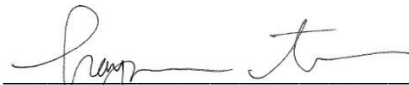
EFFECTIVE DATE: October 4th, 2022

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the modification with additional conditions: 1) add a condition to require a staff in the outdoor area to ensure the alcohol consumption remains in the area; 2) modify condition #10 to remove the inspection requirement and have the project subject to ongoing condition monitoring; 3) modify condition #14 to allow alcoholic beverages to be served in disposable unsealed or opened cans or bottles; 4) add a condition to prohibit the off-site and consumption of alcohol as condition #5e

ADJOURNMENT: approximately 6:33 p.m.



Beilin Yu, Zoning Administrator


Hayman Tam, Recording Secretary