



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

**HEARING OFFICER**

Paul Novak

**STAFF**

Beilin Yu, Zoning Administrator  
Jason Van Patten, Senior Planner  
Alison Walker, Planner  
Katherine Moran, Associate Planner  
Ivan Galeazzi, Assistant Planner  
Hayman Tam, Recording Secretary

Hearing Officer meetings are held on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of each month.

Agendas and related documents are available for public review on the City website at:  
[www.cityofpasadena.net/commissions/hearing-officer/](http://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](mailto: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/88090255536>

**OR**

**Phone: 1 (669) 900-6833 - Webinar ID: 880 9025 5536**

### **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 [commentsHO@cityofpasadena.net](mailto:commentsHO@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](mailto:htam@cityofpasadena.net).



**AGENDA  
SPECIAL MEETING  
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1. **READING OF PROCEDURES**
2. **PUBLIC HEARING**

**MINOR CASES**

**A. MCUP #7020: 1692 UNIVERSITY DRIVE AND 1695 OXFORD AVE – COUNCIL DISTRICT #2**

Minor Conditional Use Permit: To allow the expansion of a nonconforming use. The project includes additions, totaling 972 square feet, to three existing dwelling units. The subject site is located within the RM-12 (Multi-family residential, two units per lot) zoning district, and is developed with three residential dwelling units, where the Zoning Code allows for two dwelling units.

**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: Ivan Galeazzi

**REGULAR CASES**

**B. NDP #6993: 830 RIM ROAD – COUNCIL DISTRICT #4**

Neighborhood Development Permit: To allow the demolition of an existing single-story residence and attached garage, and the construction of a new 2,668 square-foot, single-story, residence with an attached 441 square-foot garage. The property is located in the RS-6-ND (Single-Family Residential, Neighborhood Development 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 15303, (Class 3, New Construction or Conversion of Small Structures); and
- 2) Approve the Neighborhood Development Permit with conditions.

Case Manager: Ivan Galeazzi

**C. TTM #83877: 569 & 571 LINCOLN AVENUE – COUNCIL DISTRICT #3**

Tentative Tract Map: To consolidate two land lots and create nine air parcels for residential condominium purposes. The site is located within the RM-32(Multi-Family Residential, 0-32 dwelling units per acre) zoning district.

**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 Tentative Tract Map with conditions.

Case Manager: Ivan Galeazzi

**D. SCP #7015: 1200 S. OAK KNOLL AVENUE – COUNCIL DISTRICT #7**

Single-Family Compatibility Permit: To exceed the Neighborhood Compatibility allowed square footage of 5,951 square feet in order to facilitate a 1,008 square-foot, two-story, addition to an existing 5,728 square-foot two-story residence with a detached garage. The property is zoned RS-2 (Single-Family Residential, 0-2 dwelling units allowed per acre of site area).

**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 Single-Family Compatibility Permit with conditions.

Case Manager: Katherine Moran

**E. TPM #83861: 3450 E. SIERRA MADRE BOULEVARD – COUNCIL DISTRICT #4**

Tentative Parcel Map: To subdivide an existing 348,990 square-foot parcel into two parcels. Through the subdivision process, Parcel #1 would measure 65,633 square feet in area and contain an existing two-story office building, and Parcel #2 would measure 283,357 square feet in area and contain an existing two-story church building. No new development is proposed with this application. The subject site is located within the PS (Public and Semi-Public) zoning district.

**Staff Recommendation:**

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions); and
- 2) Approve the Tentative Parcel Map with conditions.

Case Manager: Alison Walker

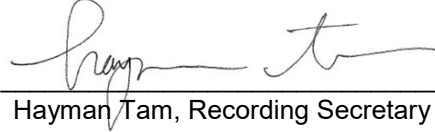
### 3. ADJOURNMENT

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 30<sup>th</sup> 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/](http://www.cityofpasadena.net/commissions/hearing-officer/).



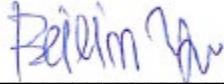
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Jennifer Paige, AICP, Acting Director of  
Planning and Community Development



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Hayman Tam, Recording Secretary



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Beilin Yu, Zoning Administrator