



**MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, October 5, 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: Alison Walker, Katherine Moran, Ivan Galeazzi

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

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

APPROVED

APPEAL DATE: October 17th, 2022

EFFECTIVE DATE: October 18th, 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. 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

APPROVED

APPEAL DATE: October 17th, 2022

EFFECTIVE DATE: October 18th, 2022

<p>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</p>
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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

APPROVED

APPEAL DATE: October 17th, 2022

EFFECTIVE DATE: October 18th, 2022

<p>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</p>
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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

APPROVED

APPEAL DATE: October 17th, 2022

EFFECTIVE DATE: October 18th, 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

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

APPROVED

APPEAL DATE: October 17th, 2022

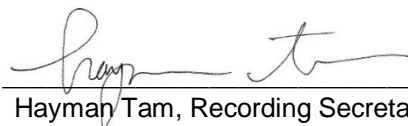
EFFECTIVE DATE: October 18th, 2022

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 6:18 p.m.



Beilin Yu, Zoning Administrator



Hayman Tam, Recording Secretary