



**SPECIAL MEETING  
HEARING OFFICER AGENDA  
Wednesday, November 2, 2022  
5:30 P.M.**

**HEARING OFFICER**

Paul Novak

**STAFF**

Beilin Yu, Zoning Administrator  
Jason Van Patten, Senior Planner  
Jennifer Driver, Planner  
Katherine Moran, Associate 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/88905198879>

**OR**

**Phone: 1 (669) 900-6833 - Webinar ID: 889 0519 8879**

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

**REGULAR CASES**

**A. V #11945: 384 NORTH EUCLID AVENUE – COUNCIL DISTRICT #5**

The applicant, Susan Juarez, on behalf of the property owner, proposes to construct a new, 1,530 square-foot, two-story single-family residence with an attached two-car garage, and an attached, 534 square-foot Accessory Dwelling Unit (ADU) within the RM-32 (Multi-Family Residential, 32 dwelling units per acre) zoning district. There are no protected trees proposed for removal as part of this project. To facilitate the project the following are requested:

- 1) Variance: To allow the dwelling to intercept the required 30-degree side encroachment plane;
- 2) Variance: To permit a five-foot setback for a garage on a corner lot, where the Zoning Code requires a minimum of 18 feet;
- 3) Minor Variance: To permit a five-foot rear setback, where the Zoning Code requires a minimum of 25 feet; and
- 4) Minor Variance: To permit a five-foot corner side setback, where the Zoning Code requires a minimum of 10 feet.

**Staff Recommendation:**

- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (Class 3, New Construction and Conversion of Small Structures); and
  - 2) Approve the Variances and Minor Variances with conditions.
- Case Manager: Jennifer Driver

**B. MOD TO EUP #5279: 300 EAST COLORADO BOULEVARD, SUITES 200, 208, AND 211 – COUNCIL DISTRICT #6**

Modification of Expressive Use Permit (EUP) #5279, originally approved by the Hearing Officer on December 16, 2009, to allow the following:

- 1) The expansion of an existing restaurant and banquet facility with live entertainment (Noor; suites 200 and 211) into an adjacent tenant space with an outdoor patio area (formerly Bodega Wine Bar restaurant; suite 208); and

- 2) To allow an expansion of the on-site sale and consumption of beer, wine, and distilled spirits in conjunction with the proposed expansion.

**Staff Recommendation:**

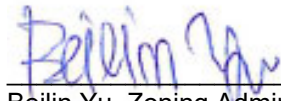
- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and
  - 2) Approve the Modification of the Expressive Use Permit with conditions.
- Case Manager: Katherine Moran

### **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 28<sup>th</sup> day of October 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/).

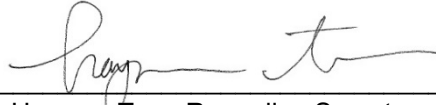
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Jennifer Paige, AICP, Acting Director of  
Planning and Community Development



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Beilin Yu, Zoning Administrator



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Hayman Tam, Recording Secretary