



**MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, November 2, 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: Jennifer Driver, Katherine Moran

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

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

APPROVED
APPEAL DATE: November 14th, 2022
EFFECTIVE DATE: November 15th, 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

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

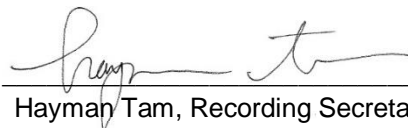
APPROVED
APPEAL DATE: November 14th, 2022
EFFECTIVE DATE: November 15th, 2022

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, including the following revised conditions: #19 to clarify that the roll-up door has been removed and replaced with a solid wall and not be reverted; and #26 to specify that sound study is for the proposed expansion area.

ADJOURNMENT: approximately 5:53 p.m.



Beilin Yu, Zoning Administrator



Hayman Tam, Recording Secretary