



**SPECIAL MEETING
HEARING OFFICER AGENDA
Wednesday, December 7, 2022
5:30 P.M.**

HEARING OFFICER

Alex Garcia

STAFF

Beilin Yu, Zoning Administrator
Jason Van Patten, Senior Planner
Jennifer Driver, Planner
Katherine Moran, Associate Planner
Ivan Galeazzi, Assistant Planner
Joseph Weaver, Assistant Planner
Hayman Tam, Recording Secretary

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

Agendas and related documents are available for public review on the City website at:
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. 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/87304394747>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 873 0439 4747

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.

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.



**AGENDA
SPECIAL MEETING
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Wednesday, December 7, 2022
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1. **READING OF PROCEDURES**
2. **PUBLIC HEARING**

CONTINUED CASES

A. CUP #6665: 1550 SOUTH OAK KNOLL AVENUE – COUNCIL DISTRICT #7

Conditional Use Permit: To allow the replacement and relocation of existing pump stations at an existing water reservoir facility (Major Utility use). The project would remove a 136 square-foot building along the west side of the property and the existing pump and electrical equipment within. Additional pumps are also being removed on the south side of the property. A new, unenclosed pump station is proposed in the southeast portion of the property and would be located atop a concrete pad approximately 190 square feet in size. The Hearing Officer continued this case from the February 20, 2019 hearing.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities) and Section 15302 (Class 2, Replacement and Reconstruction); and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Joseph Weaver

MINOR CASES

B. MV #11954: 511 THOMPSON DRIVE – COUNCIL DISTRICT #4

Minor Variance: To modify required setbacks in conjunction with a proposed 495 square-foot addition to an existing single-family residence. The project requires a Minor Variance to allow a 28'-8" front yard setback, where a 37'-7½" is required and a second Minor Variance to allow a 4' rear yard setback, where 25' is required.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities); and
 - 2) Approve the Minor Variances with conditions.
- Case Manager: Ivan Galeazzi

C. MCUP #7021: 1055 EAST COLORADO BOULEVARD – COUNCIL DISTRICT #5

Minor Conditional Use Permit: To allow the installation and operation of a wireless telecommunications facility (Wireless Telecommunications Antenna Facilities, Minor) on the roof an existing commercial office building. The project consists of the installation of antennas, ancillary equipment, and screening materials mounted to the roof of the building.

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: Katherine Moran

REGULAR CASES

D. CE #404: 226 N. HOLLISTON AVENUE & 231 N. HILL AVENUE – COUNCIL DISTRICT #2

Certificate of Exception: To allow a lot line adjustment that would consolidate two adjacent parcels (AINs 5738-016-101, 5738-016-102) into a single parcel.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations); and
 - 2) Approve the Certificate of Exception with conditions.
- Case Manager: Jason Van Patten

E. NDP #6928: 3580 GREENHILL ROAD – COUNCIL DISTRICT #4

Neighborhood Development Permit: To allow the construction of a 138 square-foot, single-story, addition to the front of an existing single-family residence.

Staff Recommendation:

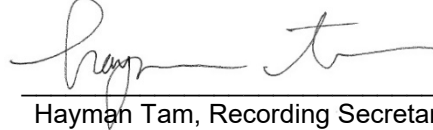
- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and,
 - 2) Approve Neighborhood Development Permit #6928 with conditions.
- Case Manager: Jennifer Driver

3. ADJOURNMENT

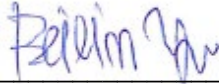
POSTING STATEMENT: I HEREBY CERTIFY that this Agenda, in its entirety was posted on the City Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on or before the 2nd day of December 2022, by 5:30 p.m. The agenda will also be posted at 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/.



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



Hayman Tam, Recording Secretary



Beilin Yu, Zoning Administrator