



**REGULAR MEETING
HEARING OFFICER AGENDA
Wednesday, February 1, 2023
6:00 P.M.**

HEARING OFFICER

Paul Novak

STAFF

Beilin Yu, Zoning Administrator
Alison Walker, Planner
Katherine Moran, Associate Planner
Ivan Galeazzi, 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.

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**Permit Center Hearing Room
175 North Garfield Avenue, Pasadena, CA 91101**

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

REGULAR CASES

A. V #11957 AND CE #401: 1360 AND 1380 SOUTH LOS ROBLES AVENUE - COUNCIL DISTRICT #7

- 1) Variance: To allow an accessory structure to be located to the side of the primary structure, where the Zoning Code requires placement of accessory structures behind the rear wall plane of the primary structure;
- 2) Minor Conditional Use Permit: To allow an accessory structure with an overall height of 17 feet and top plate height of 14 feet, where the Zoning Code allows a maximum overall height of 15 feet and a maximum top plate height of nine feet; and,
- 3) Certificate of Exception: To allow a lot line adjustment to consolidate two existing parcels into one.

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 Section 15305, (Class 5, Minor Alterations in Land Use Limitations); and,
- 2) Approve the Variance, Minor Conditional Use Permit, and Certificate of Exception with conditions.

Case Manager: Alison Walker

B. V #11961: 1780 DEVON ROAD – COUNCIL DISTRICT #6

- 1) Variance: To allow a solid front yard wall, where the Zoning Code requires walls, fences, and gates located within the front yard setback to be at least 50 percent open; and
- 2) Minor Variance: To allow a 4'-6" high wall where the maximum height permitted by the Zoning Code is four feet.

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 Variance and Minor Variance with conditions.

Case Manager: Ivan Galeazzi

C. VHR #11964: 731 EAST WASHINGTON BOULEVARD – COUNCIL DISTRICT #5

Variance for Historic Resources: To allow four uncovered residential parking spaces, where the Zoning Code requires covered parking for residential uses. The request for relief is in conjunction with the adaptive reuse of an eligible historic resource that is being converted from a nonresidential use to a mixed-use project.

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 Variance for Historic Resources with conditions.

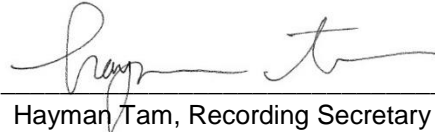
Case Manager: Katherine Moran

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 27th day of January 2023, 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/.



Beilin Yu, Zoning Administrator



Hayman Tam, Recording Secretary