



MINUTES
REGULAR MEETING – 6:00 P.M.
HEARING OFFICER
Wednesday, February 1, 2023
Permit Center Hearing Room
175 North Garfield Avenue, Pasadena, CA 91101

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
Zoning Administrator: Beilin Yu
Staff Present: Alison Walker, Katherine Moran, Ivan Galeazzi

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

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

APPROVED

APPEAL DATE: February 14th, 2023

EFFECTIVE DATE: February 15th, 2023

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. 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

APPROVED

APPEAL DATE: February 14th, 2023

EFFECTIVE DATE: February 15th, 2023

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

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

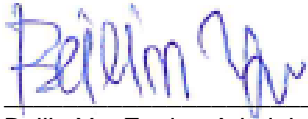
APPROVED

APPEAL DATE: February 14th, 2023

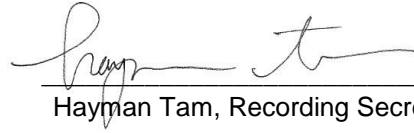
EFFECTIVE DATE: February 15th, 2023

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

3. ADJOURNMENT: approximately 6:16 p.m.



Beilin Yu, Zoning Administrator



Hayman Tam, Recording Secretary