



**REGULAR MEETING  
HEARING OFFICER AGENDA  
Wednesday, June 7, 2023  
6:00 P.M.**

**HEARING OFFICER**

Paul Novak

**STAFF**

Beilin Yu, Zoning Administrator  
Jason Van Patten, Senior Planner  
Joseph Weaver, 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*



**AGENDA  
REGULAR MEETING  
HEARING OFFICER  
Wednesday, June 7, 2023  
6:00 P.M.**

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

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

**REGULAR CASES**

**A. HDP #7072: 1839 N ARROYO BLVD. – COUNCIL DISTRICT #1**

Hillside Development Permit: To allow construction of a pool, spa, pool equipment, hardscape, decking with handrail, and garden wall within 20 feet of the top edge of the Arroyo Seco slope bank.

**Staff Recommendation:**

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures) and;
  - 2) Approve the Hillside Development Permit with conditions
- Case Manager: Joseph Weaver

**B. CUP #7029: 475 S. LAKE AVENUE – COUNCIL DISTRICT #7**

Conditional Use Permit: To allow off-site sales of a full line of alcoholic beverages (beer, wine, and distilled spirits), as well as on-site instructional tastings (Type 21 and Type 86 ABC Licenses), in conjunction with a new 15,729 square-foot grocery store (Erewhon Natural Foods Market).

**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 Conditional Use Permit with conditions
- Case Manager: Joseph Weaver

**C. CUP #7095: 37 N. CATALINA AVENUE – COUNCIL DISTRICT #5**

Conditional Use Permit: To allow the on-site sale and consumption of full alcohol (beer, wine and distilled spirits) in conjunction with the operation of an existing

commercial entertainment use, (T Boyles). No off-site sale is proposed. This request is limited to an upgrade in license type.

**Staff Recommendation:**

- 1) Find this project to be exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities); and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Jason Van Patten

**D. TPM #84110: 491-577 S ARROYO PARKWAY – COUNCIL DISTRICT #6**

Tentative Parcel Map: To reconfigure four existing parcels (5722-008-002, 5722-008-012, 5722-008-016, 5722-008-017) with an aggregate land area of 92,120 square feet. After the subdivision, four parcels would remain with the same aggregate land area. The tentative map would facilitate development of the Affinity Project, previously approved by the City Council November 21, 2022. No demolition of existing structures or new construction is proposed as part of this application.

**Staff Recommendation:**

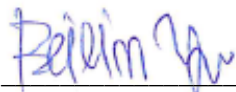
- 1) The City Council certified a Final Environmental Impact Report (State Clearinghouse No. 2021080103) on November 21, 2022, in conjunction with an application for a Planned Development, Zoning Map Amendment and Variance for Historic Resources for the subject site. The environmental analysis evaluated the environmental impacts of all of the various approvals, permits and actions required to approve and implement the proposed project; inclusive of a tentative map. Furthermore, it has been determined that there are no changed circumstances or new information as part of the proposed Tentative Parcel Map application that necessitate further environmental review.

- 2) Approve the Tentative Parcel Map with conditions.

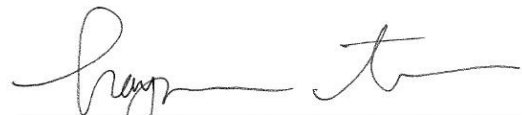
Case Manager: Jason Van Patten

**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 2<sup>nd</sup> day of June 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/](http://www.cityofpasadena.net/commissions/hearing-officer/).



Beilin Yu, Zoning Administrator

  
Hayman Tam, Recording Secretary