



MINUTES
REGULAR MEETING – 6:00 P.M.
HEARING OFFICER
Wednesday, June 7, 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: Jason Van Patten, Joseph Weaver

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

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

APPROVED

APPEAL DATE: June 19th, 2023

EFFECTIVE DATE: June 20th, 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. 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

APPROVED

APPEAL DATE: June 19th, 2023

EFFECTIVE DATE: June 20th, 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. 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

APPROVED

APPEAL DATE: June 19th, 2023

EFFECTIVE DATE: June 20th, 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, with the modification to condition #20 and omitting condition #19

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

ACTION on June 7, 2023: TAKEN UNDER ADVISEMENT

ACTION on June 19, 2023: APPROVED

APPEAL DATE: July 3rd, 2023

EFFECTIVE DATE: July 4th, 2023

HEARING OFFICER ACTION: The Hearing Officer decided to take this case under advisement on June 7, 2023. On June 19, 2023, the Hearing Officer determined that there are no changed circumstances or new information as part of the proposed Tentative Parcel Map application that necessitate further environmental review, and **approved** the project subject to findings in Attachment A and adopted conditions found in Attachment B

3. **ADJOURNMENT:** approximately 6:10 p.m.



Jason Van Patten, Senior Planner



Hayman Tam, Recording Secretary