



**REGULAR MEETING  
HEARING OFFICER AGENDA  
Wednesday, August 2, 2023  
6:00 P.M.**

**HEARING OFFICER**

Paul Novak

**STAFF**

Beilin Yu, Zoning Administrator  
Michael Rocque, Senior Planner  
Eduardo Galdamez, Planner  
Joseph Weaver, Associate Planner  
Ivan Galeazzi, Assistant 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*



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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. TTM #83656: 439 N. HOLLISTON AVENUE – COUNCIL DISTRICT #2**

Tentative Tract Map: To allow the creation of nine air parcels on one land lot for residential condominium purposes. The subject site is located within the RM-48 HL-36 (Multi-Family Residential, 0-48 dwelling units per acre, Height Overlay) zoning district.

**Staff Recommendation:**

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 32, In-Fill Development Projects); and
- 2) Approve the Tentative Tract Map with conditions  
Case Manager: Eduardo Galdamez

**B. TTM #84079: 2438 AND 2442 OSWEGO STREET – COUNCIL DISTRICT #4**

Tentative Tract Map: To allow for the creation of five air parcels on one land lot for residential condominiums purposes. The subject site is located within the within RM-32 (Multi-Family Residential 0-32 dwelling units per acre) zoning district.

**Staff Recommendation:**

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3, New Construction of Small Structures); and
- 2) Approve the Tentative Tract Map with conditions.  
Case Manager: Ivan Galeazzi

**C. TTM #84064: 1645 AND 1647 N. LAKE AVENUE – COUNCIL DISTRICT #1**

Tentative Tract Map: To allow the creation of six air parcels on one land lot for residential condominium purposes. The subject site is located within the RM-16 (Multi-Family Residential, 0-16 dwelling units per acre) zoning district.

**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 Tentative Tract Map with conditions
- Case Manager: Katherine Moran

**D. CUP #7033: 3161 E. ORANGE GROVE BOULEVARD – COUNCIL DISTRICT #4**

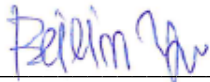
Conditional Use Permit: To allow the establishment of a Commercial Nursery land use on a Southern California Edison property. The subject site is located within the OS (Open Space) zoning district.

**Staff Recommendation:**

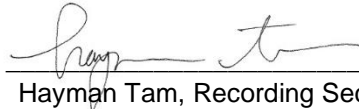
- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3, New Construction of Small Structures); and
  - 2) Approve the Conditional Use Permit with conditions
- Case Manager: Joseph Weaver

**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 28<sup>th</sup> day of July 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