



MINUTES
REGULAR MEETING – 6:00 P.M.
HEARING OFFICER
Wednesday, August 2, 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
Acting Zoning Administrator: Beilin Yu
Staff Present: Michael Rocque, Eduardo Galdamez, Katherine Moran, Ivan Galeazzi, Joseph Weaver

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

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

APPROVED

APPEAL DATE: August 14th, 2023

EFFECTIVE DATE: August 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.
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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

APPROVED

APPEAL DATE: August 14th, 2023

EFFECTIVE DATE: August 15th, 2023

<p>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.</p>

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

APPROVED

APPEAL DATE: August 14th, 2023

EFFECTIVE DATE: August 15th, 2023

<p>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.</p>

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

APPROVED

APPEAL DATE: August 14th, 2023

EFFECTIVE DATE: August 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, with modification to conditions #12, #14, #15, and the additional condition provided by the Hearing Officer regarding the closure of the driveway at Paloma Street when the business is in operation.

3. **ADJOURNMENT:** approximately 7:06 p.m.



Michael Rocque, Senior Planner



Julia Garzon, Acting Recording Secretary