



**REGULAR MEETING
HEARING OFFICER AGENDA
Wednesday, August 16, 2023
6:00 P.M.**

HEARING OFFICER

Alex Garcia

STAFF

Beilin Yu, Zoning Administrator
Jason Van Patten, Senior Planner
Jennifer Driver, Planner
Alison Walker, Planner
Amy Wong, Planning Technician
Michi Takeda, Recording Secretary

Hearing Officer meetings are held on the 1st and 3rd Wednesday of each month.

Agendas and related documents are available for public review on the City website at:
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 mtakeda@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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**Permit Center Hearing Room
175 North Garfield Avenue, Pasadena, CA 91101**

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

MINOR CASES

A. VHR #11972: 110 EAST HOLLY STREET – COUNCIL DISTRICT #3

Variance for Historic Resources: To allow a ground floor ceiling height of 10'-3", where 15 feet is required. The request for relief is associated with the adaptive reuse of an eligible historic resource that is being converted from an Office, Administrative Business Professional use to a Communications Facility use.

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: Alison Walker

B. MV #11965: 1239 DOMINION AVENUE – COUNCIL DISTRICT #2

Minor Variance: To allow for a 35'-2" front setback, where a minimum of 37'-11" is required, in order to accommodate the construction of a 128 square-foot, single-story addition to an existing single-story single-family residence.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, (Class 1, Existing Facilities); and,
 - 2) Approve the Minor Variance with conditions.
- Case Manager: Jennifer Driver

- C. MCUP #71116: 169 W. COLORADO BOULEVARD – COUNCIL DISTRICT #3**
Minor Conditional Use Permit: To allow the operation of Vehicle Services – Sales and Leasing, Limited land use (Rivian) within an existing tenant space.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and
- 2) Approve the Minor Conditional Use Permit with conditions
Case Manager: Jason Van Patten

- D. MV #11947: 515 CHAMPLAIN AVENUE – COUNCIL DISTRICT #3**

Minor Variance: To allow an 18'-11" front yard setback, where a minimum of 28'-3" is required to facilitate the construction of two additional units to an existing five-unit multi-family residential 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 Minor Variance with conditions.
Case Manager: Alison Walker

REGULAR CASES

- E. TPM #83241: 440 N. OAK AVENUE – COUNCIL DISTRICT #2**

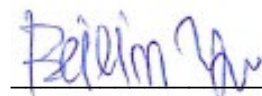
Tentative Parcel Map: To allow the creation of three air parcels on one land lot for residential condominium purposes. The three-unit project received Final Design Review approval on March 28, 2023. This application is for the creation of air parcels only that will allow for the sale of each unit.

Staff Recommendation:

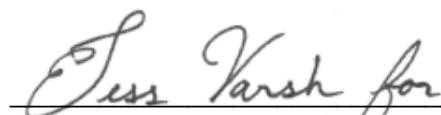
- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures); and
- 2) Approve the Tentative Parcel Map with conditions
Case Manager: Amy Wong

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 11th day of August 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/.



Beilin Yu, Zoning Administrator



Michi Takeda, Recording Secretary