



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

**HEARING OFFICER**

Paul Novak

**STAFF**

Beilin Yu, Zoning Administrator  
Michael Rocque, Senior Planner  
Jennifer Driver, Planner  
Katherine Moran, Associate Planner  
Ivan Galeazzi, Assistant Planner  
Michi Takeda, 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) 744-7135 or [mtakeda@cityofpasadena.net](mailto: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) 744-7135. Habrá servicio de interpretación disponible para éstas juntas llamando (626) 744-7135 al por lo menos con 24 horas de anticipación*



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

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

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

**MINOR CASES**

**A. VHR #11971: 171 SOUTH GRAND AVENUE – COUNCIL DISTRICT #6**

Variance for Historic Resources: To allow two driveway gates with heights of 8'-2" and 8'-4", where the maximum height permitted by the Zoning Code is six feet. A Variance for Historic Resource is required to allow a gate to exceed the maximum permitted height.

**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: Katherine Moran

**REGULAR CASES**

**B. MV #11956 & TTM #84046: 91-101 NORTH OAK AVENUE - COUNCIL DISTRICT #2**

- 1) Minor Variance: To allow for a 25'-6" front setback, where a 39'-10" minimum setback is required, in order to accommodate the construction of a six-unit, multi-family development. A Minor Variance is required to adjust the front setback requirement.
- 2) Tentative Tract Map: To allow the consolidation of two land lots into one lot, and the creation of six air parcels on one land lot for residential condominium purposes.

**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 and Tentative Tract Map with conditions.  
Case Manager: Jennifer Driver

**C. CUP #7051: 673 EAST COLORADO BOULEVARD - COUNCIL DISTRICT #3**

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 multi-screen movie theater and to allow a walkup bar window and an outdoor seating area that will serve alcohol, (Landmark Theater).

**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 Conditional Use Permit with conditions.

Case Manager: Ivan Galeazzi

**D. CUP #3278: 301 NORTH ORANGE GROVE BOULEVARD (SEQUOYAH SCHOOL) - COUNCIL DISTRICT #1**

Conditional Use Permit - Review: To allow an increase in the maximum student enrollment to 216 students (Phase 4), as allowed by Condition of Approval #3 of Modification to Conditional Use Permit #3278 (approved on February 16, 2022). Condition of Approval #4 requires a review of the school's compliance with the conditions of approval by the Hearing Officer at a public hearing prior to this student enrollment increase.

**Staff Recommendation:**

1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15314, (Class 14, Minor Additions to Schools);

2) Receive and file information provided related to the conditions of approval; and

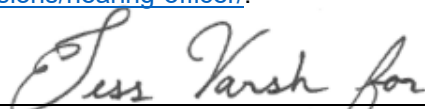
3) Approve the student enrollment increase with conditions.

Case Manager: Michael Rocque

**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 1<sup>st</sup> day of September 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/).

  
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Beilin Yu, Zoning Administrator

  
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Michi Takeda, Recording Secretary