



**REGULAR MEETING
HEARING OFFICER
Wednesday, October 18, 2023
6:00 P.M.**

HEARING OFFICER

Alex Garcia

STAFF

Beilin Yu, Zoning Administrator
Jason Van Patten, Senior Planner
Michael Rocque, Senior Planner
Joseph Weaver, Associate Planner
Ivan Galeazzi, Assistant Planner
Michi Takeda, Recording Secretary

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

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

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

CONTINUED CASES

A. V #11958: 3890 SHADOW GROVE ROAD – COUNCIL DISTRICT #4

- 1) Variance: To allow a 4'-1" to 6'-7" tall fence and two, 5'-11" tall pilasters within the front yard to be less than 50 percent open. Fences located between the front property line and the occupancy frontage are required to be at least 50 percent open.
- 2) Minor Variance: To allow a 4'-1" to 6'-7" tall fence and two, 5'-11" tall pilasters within the front yard, where the maximum height allowed is four feet.
- 3) Minor Variance: To allow a 6'-10" tall fence behind the occupancy frontage, where the maximum height allowed is six feet.
- 4) Minor Variance: To allow a 5'-8" to 6'-4" tall fence within the corner side yard between the occupancy frontage and the rear building line, where the maximum height allowed is four feet.
- 5) Minor Variance: To allow a 5'-4" to 5'-10" tall fence within the corner side yard behind the rear building line and within five feet of a street property line, where the maximum height is four feet.
- 6) Minor Variance: To allow a 3'-5" to 5'-4" tall fence within the driveway zone, where the maximum height is 30 inches within a triangular area extending at an angle of 45 degrees from the street property line to a point on the edge of the driveway 10 feet from the street property line.

The Hearing Officer continued this case from the October 4, 2023 hearing.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15270(a), (Projects Which are Disapproved); and
- 2) Disapprove the Variance and Minor Variances.

Case Manager: Joseph Weaver

MINOR CASES

B. MV #11967: 3131 ALAMEDA STREET – COUNCIL DISTRICT #4

To accommodate a 684 square-foot, single-story addition to an existing single-story single-family residence, the following are requested:

- 1) Minor Variance: To allow for a 12'-10" rear yard setback, where a minimum of 25' is required; and
- 2) Minor Variance: To allow a 25'-7" front yard setback, where 43'-6" is required.

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 Variances with conditions.

Case Manager: Michael Rocque

REGULAR CASES

C. HDP #7079: 1385 EL MIRADOR DRIVE – COUNCIL DISTRICT #6

Hillside Development Permit: To allow a 65 square-foot upper-level addition to an existing 2,664 square-foot, split-level, single-family dwelling with an attached and detached carport.

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 Hillside Development Permit with conditions.

Case Manager: Ivan Galeazzi

D. CUP #7114: 55 S. GRAND AVENUE – COUNCIL DISTRICT #6

Conditional Use Permit: To establish a Clubs, Lodges, Private Meeting Halls land use within an existing building (Maxwell House). The property is located within the PS-1 (Public and Semi-Public) zoning district.


Staff Recommendation:

- 1) Continue to November 15, 2023.

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 13th day of October 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