



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

HEARING OFFICER

Paul Novak

STAFF

Beilin Yu, Zoning Administrator
Alison Walker, Planner
Joseph Weaver, Associate Planner
Ivan Galeazzi, Assistant Planner
Jasmine Heredia, Planning Technician
Liana Muradian, 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) 744-7135 or lmuradian@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.



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

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

REGULAR CASES

A. VTTM #84287: 139 S. OAK KNOLL AVENUE – COUNCIL DISTRICT #7

Vesting Tentative Tract Map: To allow the creation of 17 air parcels on one land lot for residential condominium purposes. The subject site is located within the CD-4 (Central District Specific Plan, Pasadena Playhouse) zoning district.

Staff Recommendation:

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

B. HDP #7129: 1095 CHULA VISTA PLACE – COUNCIL DISTRICT #6

Hillside Development Permit: To allow a 602 square-foot second-story addition and 59 square-foot first story addition to an existing 2,783 square foot single-story single-family residence in the Hillside Overlay District. A Hillside Development Permit is required for any new square footage above the first story or a major renovation.

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: Alison Walker

C. HDP #7007: 1260 WELLINGTON AVENUE – COUNCIL DISTRICT #6

- 1) Hillside Development Permit: To allow a new 775 square-foot second-story addition to an existing 1,509 square-foot, single-story, single-family residence in the Hillside Overlay District. A Hillside Development Permit is required for any new square footage above the first story; and
- 2) Minor Variance: To allow a 2'-9" rear setback for a second-story deck located above the existing first floor, where 25 feet is required. A Minor Variance is required to adjust the rear setback.

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 and Minor Variance with conditions.

Case Manager: Ivan Galeazzi

D. V #11970: 469 E. LADERA STREET – COUNCIL DISTRICT #1

Variance: To allow a 1,105 square-foot first- and second-story addition to an existing one-story single-family residence without providing the required two-car parking spaces. The Zoning Code requires two parking spaces, covered or uncovered, where an addition exceeds 500 square feet and is equal to or less than 1,200 square feet.


Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities); and
- 2) Approve the Variance 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 30th of November 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



Liana Muradian, Recording Secretary