



**REGULAR MEETING
HEARING OFFICER
Wednesday, December 20, 2023
6:00 P.M.**

HEARING OFFICER

Alex Garcia

STAFF

Beilin Yu, Zoning Administrator
Jason Van Patten, Senior Planner
Jennifer Driver, Planner
Katherine Moran, Associate Planner
Ivan Galeazzi, Assistant Planner
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) 744-7479 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) 744-7479. Habrá servicio de interpretación disponible para éstas juntas llamando (626) 744-7135 al por lo menos con 24 horas de anticipación.



**AGENDA
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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. MCUP #7132: 3475 E. COLORADO BLVD – COUNCIL DISTRICT #4

Minor Conditional Use Permit: To allow alterations to a legal nonconforming Vehicle Services – Sales and Leasing land use (Cadillac Pasadena). The project proposes to renovate an existing 19,161 square-foot auto sales building and to demolish the existing detached 12,218 square-foot vehicle repair building. A new vehicle repair building would be constructed on the north side of the existing auto sales building. The existing land use is nonconforming because it is not currently allowed within the Transit-Oriented Development area. A Minor Conditional Use Permit is required to alter a nonconforming land use. The property is zoned ECSP-CG-6 (East Colorado Specific Plan, the Chihuahuita area).

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15302 (Class 2, Replacement or Reconstruction); and
- 2) Approve the Minor Conditional Use Permit with conditions.

Case Manager: Katherine Moran

REGULAR CASES

B. VTTM #83977: 244 AND 256 N. MICHIGAN AVE – COUNCIL DISTRICT #5

Vesting Tentative Tract Map: To allow consolidation of two land lots and creation of 34 air parcels for residential condominium purposes on one common land lot. The property is zoned RM-32 (Multi-Family Residential, 0-32 units per acre).

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: Ivan Galeazzi

C. TIME EXTENSION FOR MODIFICATION TO CUP #4577: 951 AND 995 S. FAIR OAKS AVE – COUNCIL DISTRICT #6

Time Extension: To allow a one-year time extension for Modification to Conditional Use Permit #4577, originally approved by the Hearing Officer on May 20, 2020, which is set to expire on June 2, 2024. On November 8, 2021, minor changes were approved to reduce the size of the approved project. The approval granted allows for an 89,549 square-foot, five-story addition, with 76 residential care independent living units, to an existing residential care facility (Residential Care, General). A Certificate of Exception was also approved to allow a lot line adjustment between two existing legal parcels (AIN's 5719-022-108 and 5719-022-101) in order to consolidate into one legal parcel. If this time extension is approved, the new expiration date would be June 2, 2025.

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 Time Extension.
- Case Manager: Jennifer Driver

D. CUP #7100: 1453 AND 1467 N. LAKE AVE – COUNCIL DISTRICT #5

- 1) Conditional Use Permit – To allow the establishment of a Clubs, Lodges and Private Meeting Halls (Elli Banquet Hall) land use in conjunction with an existing restaurant;
- 2) Conditional Use Permit – To allow the on-site sale and consumption of a full line of alcohol (beer, wine and distilled spirits) in conjunction with the proposed use; and
- 3) Conditional Use Permit – To allow extended hours of operation from 11:00 a.m. to 11:00 p.m. Monday through Thursday, 11:00 a.m. to 12:30 a.m. Friday and Saturday, and 11:00 a.m. to 11:30 p.m. on Sunday.

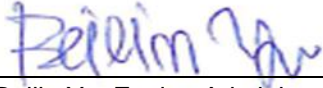
Staff Recommendation:

- 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 Permits with conditions.
Case Manager: Katherine Moran

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 15th day of December 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



Liāna Muradian, Recording Secretary