



**MINUTES  
REGULAR MEETING – 6:00 P.M.  
HEARING OFFICER  
Wednesday, March 20, 2024**

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

**For a complete and detailed recap of the meeting, please log on to:  
<https://www.cityofpasadena.net/commissions/audio-video-recordings/>**

<b>Hearing Officer Present:</b> Alex Garcia
<b>Zoning Administrator:</b> Jason Van Patten
<b>Staff Present:</b> Jennifer Driver, Alison Walker, Ivan Galeazzi

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

**MINOR CASES**

**A. MCUP #7138: 1349-1365 N. HILL AVENUE, 1366, 1383-1399 AND 1384-1400 E. WASHINGTON BOULEVARD (SHOPS ON HILL) – COUNCIL DISTRICT #2**

Minor Conditional Use Permit: To allowed shared use of two existing surface parking lots to accommodate a new restaurant at 1392 East Washington Boulevard. The restaurant proposes to operate between 5:00 p.m. and 10:00 p.m. daily. During the hours of operation, a total of 78 spaces across the two lots would be available for use by the restaurant and commercial tenants of the Shops on Hill development (AIN 5850-015-015, 5741-013-016, 5741-013-017). The properties are zoned CL (Commercial Limited) and the sharing of parking spaces requires approval of a Minor Conditional Use Permit.

**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

**APPROVED**  
**APPEAL DATE: April 1, 2024**  
**EFFECTIVE DATE: April 2, 2024**

**HEARING OFFICER ACTION:** The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in Attachment A and adopted conditions in Attachment B.

**REGULAR CASES**

**B. MOD CUP #6538: 168 W. GREEN STREET, SUITE 107-109 – COUNCIL DISTRICT #6**

Modification to Conditional Use Permit: To modify Conditional Use Permit #6538, which was originally approved on April 19, 2017. The approval originally allowed the on-site sale and consumption of limited alcohol (beer and wine) in conjunction with the operation of a Personal Improvement Services use (Pinot's Palette) in suite 109. The modification request would allow the business, including the on-site sale and consumption of limited alcohol (beer and wine), to expand into the adjacent tenant space, suite 107. The property is in the CD-1 AD-1 (Central District Specific Plan, Old Pasadena subdistrict, Alcohol Density overlay) zoning district.

**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 Modification to CUP #6538 with conditions.

Case Manager: Ivan Galeazzi

**APPROVED**  
**APPEAL DATE: April 1, 2024**  
**EFFECTIVE DATE: April 2, 2024**

**HEARING OFFICER ACTION:** The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in Attachment A and adopted conditions in Attachment B with modifications.

**C. TPM #84379: 951-995 S. FAIR OAKS AVENUE – COUNCIL DISTRICT #6**

Tentative Parcel Map: To consolidate three existing parcels (Parcels 1 and 2: AIN 5719-022-108; Parcel 3: AIN 5719-022-101) into a single parcel with an area of 105,430 square feet, and to create two commercial condominiums that would allow the sale of the existing and proposed buildings. The tentative map would facilitate development of a residential care facility previously approved by the Hearing Officer on May 20, 2020. No demolition of existing structures or new construction is proposed as part of this parcel map application. Further, this application does not address the design or construction of any structures or improvements proposed, planned, or previously approved for the project site.

**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 Tentative Parcel Map with conditions.

Case Manager: Jennifer Driver

**APPROVED**

**APPEAL DATE: April 1, 2024**

**EFFECTIVE DATE: April 2, 2024**

**HEARING OFFICER ACTION:** The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in Attachment A and adopted conditions in Attachment B with modifications.

**D. SCP #7142 AND CE #420: 770 SOUTH OAK KNOLL AVENUE – COUNCIL DISTRICT #7**

The following applications have been submitted to facilitate the construction of a 394 square-foot first story, and 529 square-foot second story addition to an existing 4,066 square-foot two-story residence with a detached garage:

- 1) Single-Family Compatibility Permit: To exceed the Neighborhood Compatibility maximum allowed square footage. The total proposed living area of 4,989 square feet would exceed the Neighborhood Compatibility maximum (3,746 square feet) by 1,243 square feet.
- 2) Certificate of Exception: To allow a lot line adjustment to consolidate two existing parcels (AIN 5721-023-019 & 5721-023-018) into a single parcel.

**Staff Recommendation:**

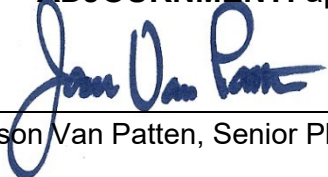
- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities) and Section 15305 (Class 5, Minor Alterations in Land Use Limitations); and
- 2) Approve the Single-Family Compatibility Permit and Certificate of Exception with conditions.

Case Manager: Alison Walker

**APPROVED**  
**APPEAL DATE: April 1, 2024**  
**EFFECTIVE DATE: April 2, 2024**

**HEARING OFFICER ACTION:** The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in Attachment A and adopted conditions in Attachment B with modifications.

3. **ADJOURNMENT:** approximately 7:14 p.m.

  
\_\_\_\_\_  
Jason Van Patten, Senior Planner

  
\_\_\_\_\_  
Tess Varsh, Recording Secretary