



**REGULAR MEETING
HEARING OFFICER
Wednesday, April 17, 2024
6:00 P.M.**

HEARING OFFICER

Paul Novak

STAFF

Beilin Yu, Zoning Administrator
Jason Van Patten, Senior Planner
Alison Walker, Planner
Katherine Moran, Associate Planner
Tess Varsh, 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) 744-7374 or ltvarsh@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) 744-7374. Habrá servicio de interpretación disponible para éstas juntas llamando (626) 744-7374 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. HDP #7113: 1080 RIVIERA DRIVE – COUNCIL DISTRICT #4

Hillside Development Permit: To allow a 125 square-foot first-story addition and 770 square-foot second-story addition to an existing 1,591 square-foot single-story, single-family residence with an existing 411 square-foot attached garage. The project would result in a 2,486 square-foot residence and 411 square-foot garage. The project is located within the RS-6-HD-1 (Single-Family Residential, 0-6 dwelling units per acre, Hillside Overlay, Upper Hastings Ranch Area) 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 Hillside Development Permit with conditions.
Case Manager: Alison Walker

B. CUP #7205: 2165 EAST COLORADO BOULEVARD AND 27 NORTH GRAND OAKS AVENUE – COUNCIL DISTRICT #2

- 1) Conditional Use Permit: To allow the construction of a new 24,772 square-foot auto dealership, auto service structure, and surface parking lot to establish a Vehicle Services, Sales/Leasing land use (Genesis of Pasadena). The site is located in the EC-MU-G (East Colorado Specific Plan, Mixed-Use General) zoning district. A Conditional Use Permit is required to allow a Vehicle Services, Sales/Leasing land use within the EC-MU-G zone.
- 2) Private Tree Removal Permit: To allow the removal of one protected Chinese elm specimen tree (*Ulmus parviflora*), one mature avocado tree (*Persea americana*), and one mature tipu tree (*Tipuana tipu*) on private property.

Staff Recommendation:

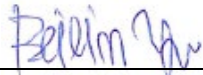
- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332 (Class 32, In-Fill Development Projects); and

- 2) Approve the Conditional Use Permit with conditions.

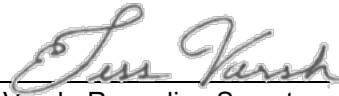
Case Manager: Katherine Moran

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 12th day of April 2024, 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



Tess Varsh, Recording Secretary