



**MINUTES  
REGULAR MEETING – 6:00 P.M.  
HEARING OFFICER  
Wednesday, April 17, 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> Paul Novak
<b>Zoning Administrator:</b> Beilin Yu
<b>Staff Present:</b> Alison Walker, Katherine Moran

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

**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

**APPROVED**

**APPEAL DATE: April 29, 2024**

**EFFECTIVE DATE: April 30, 2024**

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

**APPROVED**

**APPEAL DATE: April 29, 2024**

**EFFECTIVE DATE: April 30, 2024**

<p><b>HEARING OFFICER ACTION:</b> The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and <b>approve</b> the project subject to findings in Attachment A and adopted conditions in Attachment B.</p>
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**3. ADJOURNMENT:** approximately 6:25 p.m.



Beilin Yu, Zoning Administrator



Tess Varsh, Recording Secretary