

**AGENDA
HEARING OFFICER HEARING
March 7, 2012**

HEARING OFFICER
John Spalding

STAFF

David Reyes, Zoning Administrator
John Steinmeyer, Senior Planner, Acting Zoning Administrator
Jose Jimenez, Planner
Jacqueline Ellis, Associate Planner
Kent Lin, Associate Planner
Beilin Yu, Associate Planner
Monica Dean-Collier, Recording Secretary

*Applications will be made available for public review
(by appointment only) at the Permit Center, 175 North Garfield Avenue.
Please contact the Current Planning Division at (626) 744-4009 for specific time and date of availability.
Documents or display boards submitted at the hearing become the property of the City of Pasadena.
Hearing Officer Meetings are held on the 1st and 3rd Wednesday of each month.*

In compliance with the Americans with Disabilities Act (ADA) of 1990, listening assistive devices are available with a 24-hour advance notice. Please call (626) 744-4009 or (626) 744-4371 (TDD) to request use of a listening device. Language translation services may be requested with 48-hour advance notice by calling (626) 744-4009.

*Hearing Officer Agendas are also available on the Internet:
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**AGENDA
HEARING OFFICER
MARCH 7, 2012**

JOHN SPALDING

**Public Meeting 6:00 P.M.
175 North Garfield Avenue
Permit Center Hearing Room, 1st Floor**

1. ROLL CALL AND READING OF PROCEDURES
2. PUBLIC HEARINGS

CONTINUED CASE

- A. **CUP #5671: 2376 East Colorado Blvd. - Council District #7**
Conditional Use Permit: To allow the sale of limited alcohol (beer and wine) for off-site consumption in conjunction with an existing retail sales use (Walgreens). The site is located in the East Colorado Specific Plan (ECSP-CG-5-AD2) zoning district. No new building square footage is proposed.
Staff Recommendation: Approval with conditions
Case Manager: Kent Lin

MINOR CASES

- B. **MCUP #5719: 650 Sierra Madre Villa Ave. – Council District #7**
Minor Conditional Use Permit: To allow the co-location and installation of wireless telecommunications equipment on the rooftop of an existing building. The proposal consists of adding three equipment cabinets, one GPS antenna, one microwave dish, and six panel antennas. No new building square footage is proposed.
Staff Recommendation: Approval with conditions
Case Manager: Jacqueline Ellis
- C. **MV #11739: 270 Arlington Dr. – Council District #6**
Minor Variances: To allow a new fencing/gates in an existing, historic garden to exceed the maximum allowable height limit.
1) Minor Variance: To allow a 5 foot, 9 inch Gate #1 & fence (east) to exceed height limit of four feet in the front yard.
2) Minor Variance: To allow an 11 foot, 5 inch Gate #2 (west) to exceed the six foot height limit in the side yard.
The proposed project would not result in the removal of any protected trees.
Staff Recommendation: Approval with conditions
Case Manager: Kent Lin

D. SE #11736: 1972 North Fair Oaks – Council District #1

Sign Exceptions: To install a wall sign on a religious facilities building (a church) located in the FGSP-RM-16 (Fair Oaks/Orange Grove Specific Plan - Multi-family Residential District, 16 units per acre) zoning district.

1) Sign Exception: To exceed the maximum allowable size of a commercial sign in a residential zoning district. The proposed sign is six square feet. The Zoning Code allows a commercial sign with a maximum of one square foot to be located on a building in a residential zoning district.

2) Sign Exception: To exceed the maximum allowable height of a wall sign on the building. The proposed sign would be located at a height of 12'-8" on the building elevation, as measured from the existing grade. The Zoning Code allows a sign to be located on the building elevation at a maximum height of ten feet.

No new building square footage or change in use on the property is proposed.

Staff Recommendation: Approval with conditions

Case Manager: Jacqueline Ellis

REGULAR CASES

E. CUP #5728: 33 East Union St. – Council District #3

Conditional Use Permit: To expand an existing restaurant (Pop Champagne) that serves limited alcoholic beverages (beer and wine) for on-site consumption. Currently, the restaurant occupies a tenant space with 1,155 square feet. The application proposes to expand seating capacity of the restaurant into an existing basement with 1,349 square feet. Also, the ground floor portion of the restaurant would be expanded by 1,046 square feet into the adjacent, vacant tenant space. The proposed restaurant would have a total of 3,550 square feet. No new bar area is proposed in the application. The hours of operation would remain the same, which are currently 10:00 a.m. to 2:00 a.m., daily.

Staff Recommendation: Approval with conditions

Case Manager: Jose Jimenez

F. V #11734: 848 Winona Ave. – Council District #1

1) Variance: To allow a new, attached garage to be located in front of the primary structure.

2) Minor Variance: To allow the reduced front yard setback from the required 27'-2" to 25 feet.

3) Minor Variance: To allow the reduced rear yard setback from the required 25 feet to 6'-3".

The proposal consists of 754 square foot first- and second-floor addition, construction of a 480 square foot attached two-car garage, and conversion of an existing two-car garage into living area of an existing, 1,816 square foot single-family residence, resulting in a total floor area of 3,050 square feet.

Staff Recommendation: Approval of Variance for the garage location and Minor Variance for the rear yard setback; and partial approval of Minor Variance front yard setback.

Case Manager: Natsue Sheppard

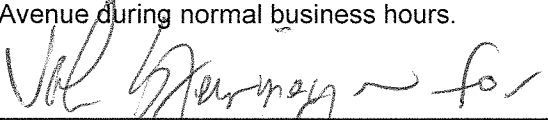
3. ADJOURNMENT

POSTING STATEMENT:

HEREBY CERTIFY that this Agenda, in its entirety was posted on the Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on the 2nd day of March, 2012 by 5:30 p.m. The agenda will also be posted on the bulletin board outside the front entrance of the Hale Building, 175 N. Garfield Avenue, an electronic copy sent to the Central Library for posting and the agenda may be viewed at the City's website at:

<http://www.ci.pasadena.ca.us/planning/meetings/notices.asp>

Any items on this agenda will be made available at the Permit Center located at 175 N. Garfield Avenue during normal business hours.



David Reyes, Zoning Administrator



Monica Dean-Collier, Recording Secretary