

**AGENDA  
BOARD OF ZONING APPEALS  
JUNE 21, 2017  
SPECIAL MEETING**

**Public Meeting 6:30 P.M.  
175 North Garfield Avenue  
Permit Center Hearing Room, 1<sup>st</sup> Floor**

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

**REGULAR CASES**

**A. Variance #11824 – 615 Linda Vista Avenue —Council District #6**

The applicant, Sunil De Silva, has appealed the Hearing Officer's decision regarding the Variance application made at the December 2, 2015 public hearing. The requested entitlements considered by the Hearing Officer were as follows:

- 1) Variance: To allow a front yard fence to be completely opaque, where the Zoning Code requires walls, fences, and gates located within the front yard setback to be designed and constructed to be at least 50 percent open (i.e. be able to be seen through). A Variance is required to deviate from the design standards for fences subject to the RS zoning district development standards; and
- 2) Minor Variance: To allow a front yard fence to be built at a height of six feet where the maximum height permitted by the Zoning Code is four feet. A Minor Variance is required to deviate from the height standards for fences located within the front yard setback subject to the RS zoning district development standards

**Staff Recommendation:**

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures); and
- 2) Uphold the Hearing Officer's decision and disapprove the Variance for fence design and approve the Minor Variance for a height of up to five feet with conditions.

Case Manager: Robert Avila

**B. ACHP#11859: 711 E. Walnut Street – Council District #3**

The appellants, Parviz Payghamy and Homa Badihian, have appealed the Hearing Officer's decision regarding the Affordable Housing Concession Permit (AHCP) application made at the February 1, 2017 public hearing. The AHCP application request would allow the construction of a 127,046 square-foot six-story, mixed-use building, with a total 115 housing units, 9,813 square feet of commercial space, 843 square feet outdoor restaurant dining space and two levels subterranean parking (234 parking spaces). The applicant would utilize the density bonus provisions to increase the maximum density on the subject property from 85 units to 115 units; a 35% density bonus increase. The applicant is requesting two affordable housing concession waivers and thus requires an Affordable Housing Concession Permit. The applicant is requesting the following two affordable housing concession waivers:

- 1) To allow the proposed building to exceed the maximum allowed floor area. Pursuant to Section 17.30.040 (Figure 3-9) of the City of Pasadena Zoning Code, the maximum floor area allowed for the site is 2.25. The applicant is requesting a floor area of 2.95; and
- 2) To allow the proposed building to exceed the maximum height allowed. Pursuant to Section 17.30.040 (Figure 3-8) of the City of Pasadena Zoning Code, the maximum building height allowed for the site is 60 feet. The applicant is requesting to allow the proposed building to have a maximum height of 75 feet.

**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) Uphold the Hearing Officer's decision and approve the Affordable Housing Concession Permit with conditions.

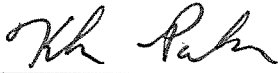
Case Manager: Jason Killebrew

### 3. ADJOURNMENT

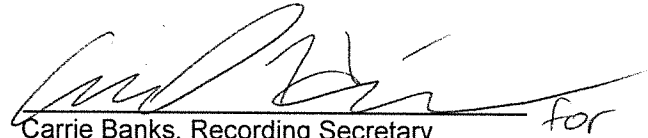
#### POSTING STATEMENT:

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 16<sup>th</sup> day of June, 2017 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.



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Kelvin Parker, Zoning Administrator

  
for

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Carrie Banks, Recording Secretary