

**AGENDA
BOARD OF ZONING APPEALS
MAY 2, 2018**

**Public Meeting 6:30 P.M.
100 North Garfield Avenue
City Hall Council Chambers, Room S249**

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

REGULAR CASES

A. AHCP #11866: 233 North Hudson Avenue – Council District #3

An appeal of Affordable Housing Concession Permit #11866: The Affordable housing Concession Permit was approved by the Hearing Officer at the February 21, 2018 public hearing. The applicant, DC Hudson Holdings, LLC, has submitted an application for an Affordable Housing Concession Permit requesting one affordable housing concession to facilitate construction of a new 49,000 square-foot, 5-story, mixed-use building containing 42 residential units (including three "very low income" units), 5,835 square feet of commercial space, and 78 parking spaces within three levels of subterranean parking. The affordable housing concession requested would allow the proposed building to exceed the maximum allowable floor area ratio (FAR).

Staff Recommendation:

- 1) Adopt the Environmental Determination that the proposed project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects; and
 - 2) Uphold the Hearing Officer's decision and approve AHCP #11866.
- Case Manager: Beilin Yu

B. AHCP #11860: 747 E. Green Street – Council District #7

A call for review of Affordable Housing Concession Permit #11860: The Affordable Housing Concession Permit was approved by the Hearing Officer at the February 7, 2018 public hearing. The applicant, Arthur Liu on behalf of 747 E. Green Street Development, LLC, has submitted an Affordable Housing Concession Permit requesting two affordable housing concessions to facilitate construction of a new 83,801 square-foot, four- to seven-story, mixed-used building containing 72 residential units (including six "very low income" units), 5,345 square-feet of commercial space, and 173 parking spaces in a subterranean garage. The applicant is requesting the following two affordable housing concessions: (1) to allow the proposed building to exceed the maximum allowed floor area ratio; and (2) to allow the proposed building to exceed the maximum allowed height.

Staff Recommendation:

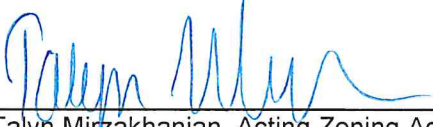
- 1) Adopt the Environmental Determination that the proposed project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects; and
 - 2) Uphold the Hearing Officer's decision and approve AHCP #11860.
- Case Manager: Talyn Mirzakhonian

3. **ADJOURNMENT**

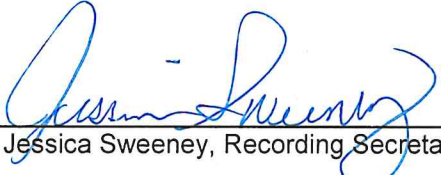
POSTING STATEMENT:

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 27th day of April 2018 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.



Talyn Mirzakhanian, Acting Zoning Administrator



Jessica Sweeney, Recording Secretary