



**NOTICE OF
BOARD OF ZONING APPEALS
SPECIAL MEETING
WEDNESDAY JUNE 27, 2018**

COMMISSIONERS

Michael Williamson	Chair: District 7
David Coher	Vice-Chair: District 1
Donald Nanney	Rep: District 4
Tim Wendler	Rep: District 5
Ali Barar	Rep: District 6

STAFF

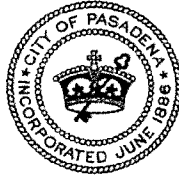
Luis Rocha	Acting Zoning Administrator
David Sanchez	Senior Planner
Carrie Banks	Recording Secretary

*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 of 1990, Listening assistive devices are available from the City Clerk's Office with a 24-hour advance notice. Please call (626) 744-4009 or (626) 744-4785 to request use of a listening device at least one week in advance of the meeting.

*Agendas are also available on the internet:
<http://ww5.cityofpasadena.net/planning/commissions-and-meetings/hearing-officer/>*



**AGENDA
SPECIAL MEETING
BOARD OF ZONING APPEALS
June 27, 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. CUP #6449: 54 N. Oakland Ave. – Council District #3

Conditional Use Permit: To allow the construction of a new six-story mixed-use building containing a total of 55 age-restricted senior citizen housing units, six of which would be affordable (very-low income) units, and 5,606 square feet of ground level retail over two subterranean parking areas containing a total of 108 parking spaces. The applicant would be utilizing the density bonus provisions to increase the maximum density on the subject property from 37 units to 55 units; a 47.5 percent density increase. The project requires the following entitlements:

- 1) Conditional Use Permit: To allow a Density Bonus exceeding 35 percent. The applicant is proposing a 47.5 percent Density Bonus.
- 2) Minor Conditional Use Permit: To allow reduced parking in a senior citizen housing development to be reduced to 0.5 parking spaces per unit.
- 3) Affordable Housing Concession Permit: To allow the proposed site to have a Floor Area Ratio (FAR) that exceeds the code requirement. Pursuant to Section 17.30.40, Figure 3-9 of the City of Pasadena Zoning Code, the required Floor Area Ratio for this property is 2.0. This concession requests a Floor Area Ratio of 2.99.
- 4) Affordable Housing Concession Permit: To allow the proposed building to have height that exceeds the code requirement. Pursuant to Section 17.30.40, Figure 3-8 of the City of Pasadena Zoning Code, the height limit for the subject site is 50 feet (65 feet utilizing height averaging). This concession requests the building to have a maximum height of 65 feet.
- 5) Private Tree Removal: To remove one protected tree located on site.

Staff Recommendation:

- 1) Find that this 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 and Affordable Housing Concession Permits with conditions.

Case Manager: David Sanchez

B. CUP #6452: 535 E. Union St. – Council District #3

Conditional Use Permit: To allow the construction of a new five-story mixed-use building containing a total of 5 residential units, 5,271 square feet of office and 5,417 square feet of ground-level retail and the construction of new three-story and six-story residential buildings containing a total of 81 residential units, ten of which would be affordable (very-low income) units, over two subterranean parking levels containing a total of 166 parking spaces. The applicant would be utilizing the density bonus provisions to increase the

maximum density on the subject property from 57 units to 86 units; a 50% density increase. The project requires the following entitlements:

- 1) Conditional Use Permit: To allow a Density Bonus exceeding 35 percent. The applicant is proposing a 50 percent Density Bonus.
- 2) Affordable Housing Concession Permit: To allow the proposed site to have a Floor Area Ratio (FAR) that exceeds the code requirement. Pursuant to Section 17.30.40, Figure 3-9 of the City of Pasadena Zoning Code, the required Floor Area Ratio for this property is 1.5 and 2.0. This concession requests a total overall Floor Area Ratio of 2.25.
- 3) Affordable Housing Concession Permit: To allow the proposed buildings to have heights that exceed the code requirement. Pursuant to Section 17.30.40, Figure 3-8 of the City of Pasadena Zoning Code, the height limit for the subject site is 50 feet (65 feet utilizing height averaging). This concession requests the building to have a maximum height of 65 feet.
- 4) Private Tree Removal: To remove five protected trees located on site.

Staff Recommendation:

- 1) Find that this 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 and Affordable Housing Concession Permits with conditions.

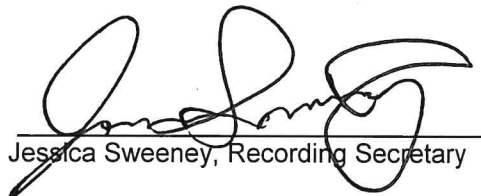
Case Manager: David Sanchez

3. ADJOURNMENT

POSTING STATEMENT:

I HEREBY CERTIFY that this Agenda and 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 22nd day of June 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: <https://ww5.cityofpasadena.net/commissions/board-of-zoning-appeals/>


for Luis Rocha, Acting Zoning Administrator


Jessica Sweeney, Recording Secretary