

**AGENDA
BOARD OF ZONING APPEALS HEARING
SPECIAL MEETING
FEBRUARY 6, 2019**

COMMISSIONERS

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

STAFF

Talyn Mirzakhanian Zoning Administrator
Kristen Johnston 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*

Board of Zoning Appeals meetings are held on the 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.

*Board of Zoning Appeals Agendas are available on the internet:
<https://ww5.cityofpasadena.net/planning/commissions-and-meetings/board-of-zoning-appeals/>*

**AGENDA
BOARD OF ZONING APPEALS
SPECIAL MEETING
FEBRUARY 6, 2019**

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

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

MINOR CASES

A. MCUP #6692: 1070 North Lake Avenue– Council District #2

The City Council for the City of Pasadena has called Minor Conditional Use Permit #6692 for review by the Board of Zoning Appeals. The Minor Conditional Use Permit was approved by the Hearing Officer at the December 5, 2018 public hearing. The applicant, CNS La Villa Lake, LLC, submitted a Minor Conditional Use Permit application to allow for the alteration of a nonconforming use. Variance #8191, approved on August 7, 1970, permitted a deviation from use of property requirements (development of multi-family residential on a parcel zoned for single-family residential) and an exception to applicable parking requirements to facilitate construction of a three-story, 114-unit FHA senior housing project with 72 parking spaces on a C-1 zoned property, with the building and parking extending 30-feet into an R-1 zone. The applicant is requesting to eliminate the age-restriction for tenants, making the units available to non-seniors. The site is located within the CO-SP-1a and RS-6-LD-1 (Commercial Office District, North Lake Specific Plan, sub-district 1a and Single-Family Residential, Bungalow Heaven Landmark District) zoning district. A Minor Conditional Use Permit is required for alteration of a non-conforming use.

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) Uphold the Hearing Officer's decision to approve the Minor Conditional Use Permit with conditions.

Case Manager: Kristen Johnston

B. AHCP #11869: 253 S. Los Robles – Council District #6

Appeal of Affordable Housing Concessions Permit #11869. AHCP #11869 is a request for two affordable housing concessions to facilitate construction of a new 94,165 square-foot, six-story, 92-unit, multi-family residential building (including eight "very low income" units), with 131 parking spaces in a three-level subterranean parking garage. The project includes demolition of an existing, 43,544 square-foot office building on site. The applicant is requesting the following two Affordable Housing Concessions:

Staff Recommendation:

- 1) To allow the proposed building to exceed the maximum allowed floor area ratio. Pursuant to Section 17.30.040 (Figure 3-9) of the City of Pasadena Zoning Code, the maximum allowed floor area ratio is 2.25 for the site. The applicant is requesting to increase the floor area ratio to 2.65; and
- 2) To allow the proposed building to exceed the maximum allowed height. 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 (75 feet when height averaging is applied). The applicant is requesting a maximum building height of 80 feet.

Case Planner: Talyn Mirzakhianian


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 1st day of February, 2019 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/planning/commissions-and-meetings/board-of-zoning-appeals/> Any items on this agenda will be made available at the Permit Center located at 175 N. Garfield Avenue during normal business hours.



Talyn Mirzakhonian, Zoning Administrator



Carrie Banks, Recording Secretary