



**AGENDA
BOARD OF ZONING APPEALS HEARING
SPECIAL MEETING
APRIL 3, 2019**

COMMISSIONERS

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

STAFF

Talyn Mirzakhonian	Zoning Administrator
Jason Van Patten	Associate 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 Zoning Appeals meetings are held on the 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.

Board Zoning Appeals Agendas are also available on the internet:

<https://www.cityofpasadena.net/commissions/board-of-zoning-appeals/>

**AGENDA
BOARD OF ZONING APPEALS
APRIL 3, 2019**

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

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

CONTINUED CASES

A. 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 Mirzakhian

REGULAR CASES

B. AHCP #11879: 127, 141 N. Madison Avenue- Council District #3

An appeal of Affordable Housing Concession Permit #11879 has been filed with the Board of Zoning Appeals. The Affordable Housing Concession Permit was approved by the Hearing Officer at the January 16, 2019, public hearing. The applicant, Mike Balian, has submitted applications for an Affordable Housing Concession Permit and a Private Tree Removal Permit to facilitate the construction of a five-story mixed-use project consisting of 49 residential units (including four very low income units), 4,210 square feet of commercial office, and 101 parking spaces (at grade and one level of subterranean parking). The applicant has requested the following two affordable housing concessions: 1) to allow a floor area ratio (FAR) of 2.25, where the maximum allowed is 1.5; and 2) to allow a building height of 62 feet, where the maximum allowed is 50 feet. The applicant is also requesting a Private Tree Removal Permit to allow the removal of four protected trees on private property.

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);
- 2) Approve the Affordable Housing Concession Permit with conditions; and

3) Approve the Private Tree Removal Permit, with conditions.
Case Manager: Jason Van Patten

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 29th day of March, 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 Mirzakhanian, Zoning Administrator



Carrie Banks, Recording Secretary