

**AGENDA
BOARD OF ZONING APPEALS
SPECIAL MEETING
JUNE 5, 2019**

COMMISSIONERS

David Coher Chair: District 1
Michael Williamson Rep: District 7
Donald Nanney Rep: District 4

STAFF

Talyn Mirzakhanian Zoning Administrator
Jason Van Patten Planner
Kristen Johnston Planner

*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.*

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

**AGENDA
BOARD OF ZONING APPEALS
JUNE 5, 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 #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

REGULAR CASES

B. HDP #6675: 1155 Linda Vista Avenue – Council District #6

An appeal of Hillside Development Permit #6675 has been filed with the Board of Zoning Appeals. The Hillside Development Permit was approved by the Hearing Officer at the March 20, 2019, public hearing. The application includes: 1) Hillside Development Permit: To allow the construction of a 3,221 square-foot, two-story single-family residence with two 461 square-foot attached garages, and three accessory structures; and 2) Minor Conditional Use Permit: To allow metallic finish on the exterior walls and roof of the main structure.

Staff Recommendation:

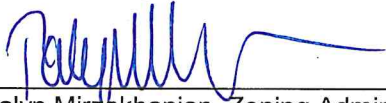
- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303, (Class 3, New Construction or Conversion of Small Structures); and
- 2) Approve the Hillside Development Permit and Minor Conditional Use Permit with conditions.

Case Manager: Kristen Johnston

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 31st day of May, 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



Patricia Del La Torre, Recording Secretary