

**AGENDA
BOARD OF ZONING APPEALS
SPECIAL MEETING
SEPTEMBER 4, 2019**

COMMISSIONERS

Donald Nanney Rep: District 4
Tim Wendler Rep: District 5
Ali Barar Rep: District 6
David Coher Rep: District 1

STAFF

Talyn Mirzakhonian Zoning Administrator
Kevin Johnson Senior 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
SPECIAL MEETING
September 4, 2019**

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

1. ROLL CALL AND READING OF PROCEDURES

2. APPROVAL OF MINUTES

- August 7, 2019

3. ACTION ITEM

A. 356 S. Grand Avenue - Council District #6

Appeal of a determination of the Director regarding historical significance of the property.

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, §15306, Class 6, Information Collection, and §15061(b)(3), the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment and that there are no features that distinguish this project from others in the exempt classes; therefore, there are no unusual circumstances; and
- 2) Uphold the Director's determination that the house at 356 S. Grand Avenue is eligible for designation as a City landmark.
Case Manager: Kevin Johnson

4. PUBLIC HEARINGS

MINOR CASE

A. MCUP #6523: 670 Bellefontaine Street – Council District #6

An appeal of Minor Conditional Use Permit #6523 has been filed with the Board of Zoning Appeals. The Minor Conditional Use Permit was disapproved by the Hearing Officer at the May 1, 2019, public hearing. The request was for:

- 1) Minor Conditional Use Permit to allow the expansion of a nonconforming multi-family residential use within a single-family residential zone;
- 2) Variance to allow an accessory structure to exceed the maximum allowable accessory structure floor area; and
- 3) Minor Variance to exceed the allowable overall height for an accessory structure.

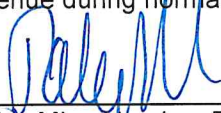
Staff Recommendation:

- 1) Find that the project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(5); Administrative Code, Title 14, Chapter 3, §15270(a), Projects Which are Disapproved); and
- 2) Disapprove the Minor Conditional Use Permit, Variance, and Minor Variance.
Case Manager: Kristen Johnston

5. 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 30th day of August, 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.



Talyh Mirzakhani, Zoning Administrator



Carrie Banks, Recording Secretary