

NOTICE OF PUBLIC HEARING
MCUP #6523

Project Location: 670 Bellefontaine Street, Pasadena, CA

Subject: 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 project applicant, Dale Pearson, submitted the following applications:

- 1) Minor Conditional Use Permit: To allow the construction of a 1,183 square-foot accessory structure on a property that is legal non-conforming. The property is non-conforming because it consists of three dwelling units in the RS-4 (Single-Family Residential, four units per acre) zoning district, where only one dwelling unit is permitted;
- 2) Variance: To allow an aggregate accessory structure floor area of 2,263 square feet, exceeding the maximum permitted 1,068 square feet (six percent of lot area); and
- 3) Minor Variance: To allow a 16-foot high accessory structure, exceeding the 15-foot maximum permitted height.

Environmental Determination: This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15270(a), Projects Which are Disapproved). This Statutory Exemption states that CEQA does not apply to projects which a public agency disapproves. In the event the Board of Zoning Appeals approves Minor Conditional Use Permit #6523, the project could qualify for an exemption pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15303(e), Class 3, New Construction or Conversion of Small Structures), and there are no features that distinguish this project from others in the exempt class; therefore there are no unusual circumstances. Class 3 exempts from environmental review the construction of accessory structures.

NOTICE IS HEREBY GIVEN that the **Board of Zoning Appeals** will hold a public hearing to consider the application.

THE HEARING IS SCHEDULED ON:

Date: Wednesday, September 4, 2019

Time: 6:30 p.m.

Place: Pasadena City Hall, Council Chambers
100 North Garfield Avenue, Room S249

Public Information: Any interested party or their representative may appear at the meeting and comment on the project. Written comments may also be mailed or delivered to the Board of Zoning Appeals at the Current Planning Section address below. If you challenge the matter in Court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Board of Zoning Appeals at, or prior to, the public hearing. The file can be reviewed at the Permit Center, 175 North Garfield Avenue by appointment only.

For more information about the project and the related environmental documentation or to schedule an appointment, contact the planner below:

Contact Person: Kristen Johnston
Phone: (626) 744-6709
E-mail: kjohnston@cityofpasadena.net **Website:**
www.cityofpasadena.net/planning

Mailing address:
Planning & Community Development Department
Planning Division, Current Planning Section
175 North Garfield Avenue, Pasadena, CA 91101

ADA: 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.



Planning & Community Development Department
Planning Division, Current Planning Section
175 North Garfield Avenue, Pasadena, CA 91101

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BOARD OF ZONING APPEALS
SPECIAL MEETING
MCUP #6523**