



**AGENDA
BOARD OF ZONING APPEALS HEARING
SPECIAL MEETING
JANUARY 9, 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
Kent Lin Associate Planner
Natsue Sheppard Associate Planner
Jamie Peltier Assistant 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.

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**AGENDA
BOARD OF ZONING APPEALS
SPECIAL MEETING
JANUARY 9, 2019**

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

1. ROLL CALL AND READING OF PROCEDURES

2. ACTION ITEM

A. PRIVATE TREE REMOVAL PERMIT TR#2018-00457: 1898 Keystone Street – Council District #7

Private Tree Removal Permit: Appeal of the Director's decision of disapproval of a request for removal of a Quercus agrifolia (Coast live oak) tree with a DBH of 30 inches within a multi-family residential property. The tree is protected by the City's Tree Protection Ordinance (PMC Chapter 8.52).

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. This Statutory Exemption states that CEQA does not apply to projects which a public agency rejects or disapproves; and
- 2) Uphold the Director's decision and disapprove Private Tree Removal Permit TR#2018-00457.

Case Manager: Natsue Sheppard

3. PUBLIC HEARINGS

REGULAR CASES

A. CUP #6641: 2535 Nina Street – Council District #4

An appeal of the Hearing Officer's decision for Condition Use Permit #6641 was received on September 24, 2018. The applicant, Sam Youssefian, submitted an application for a Conditional Use Permit to allow the operation of a "Vehicle Services – Vehicle/Equipment Repair" use within the EPSP-d1-IG (East Pasadena Specific Plan, subarea d1, General Industrial) zoning district. The proposal includes construction of a new 4,544 square foot, one-story vehicle equipment repair building on a 13,725 square-foot vacant lot. A Conditional Use Permit is required for the establishment of a "Vehicle Service – Vehicle/Equipment Repair" land use within the EPSP-d1-IG zoning district. A Private Tree Removal Permit is also requested to allow the removal of two Native Trees (Coast Live Oak) from the subject property.

Staff Recommendation:

- 1) Find the project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Title 14, Chapter 3, Section 15303, Class 3, New Construction or Conversion of Small Structures); and,
- 2) Uphold the Hearing Officer's decision to approve the Conditional Use Permit with modified conditions of approval and to approve the Private Tree Removal Permit.

Case Manager: Kent Lin

B. SE #11894: 39 Congress Street – Council District #6

Sign Exception Appeal: An appeal of the Hearing Officer's decision for Sign Exception #11894 was received on November 14, 2018. The applicant submitted three Sign Exception applications to allow three wall signs on an existing building, on three separate elevations (east, south and west), to be located above second story windows at an approximate height of 40 feet, where the maximum height allowed is 25 feet or the bottom of lowest second story window, whichever is lower. A Sign Exception is required for a sign that deviates from the maximum allowable height.

Staff Recommendation:

- 1) Find that the is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15311 (Class 11: Accessory Structures); and,
- 2) Reverse the Hearing Officer's decision and approve Sign Exception #11894 with the findings in Attachment A and conditions in Attachment B.

Case Manager: Jamie Peltier

4. 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 4th day of January, 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 Mirzakhani, Zoning Administrator


Carrie Banks, Recording Secretary