

**AGENDA  
BOARD OF ZONING APPEALS  
SPECIAL MEETING  
October 30, 2019**

**COMMISSIONERS**

Felicia Williams Chair: Mayor  
Donald Nanney Vice-Chair: District 4  
Steven Olivas Rep: District 3  
Tim Wendler Rep: District 5  
Ali Barar Rep: District 6

**STAFF**

Talyn Mirzakhanian Zoning Administrator  
Luis Rocha Senior Planner  
Beilin Yu Senior 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.*

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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.*

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**AGENDA  
BOARD OF ZONING APPEALS  
SPECIAL MEETING  
OCTOBER 30, 2019**

**Public Meeting 6:30 P.M.  
175 North Garfield Avenue  
Permit Center Hearing Room, 1<sup>st</sup> Floor**

**1. ROLL CALL AND READING OF PROCEDURES**

**2. PUBLIC HEARINGS**

**A. Revocation of CUP #5535: 300 West Green Street (Ambassador Gardens) - Council District #6**

A City-initiated public hearing to consider the revocation of Conditional Use Permit (CUP) #5535, originally approved by the Hearing Officer on March 6, 2013. CUP #5535 allows private group events, such as weddings and receptions, at various designated locations within the Ambassador College Campus. The approval includes a Minor CUP to allow shared parking with Maranatha High School (169 S. St. John St.) and the Elk's Lodge (400 W. Colorado Blvd.), as well as an additional Minor CUP to allow off-street valet parking during the events. As authorized by Section 17.78.090 (Permit Revocation or Modification) of the Zoning Code, the Hearing Officer has the authority to revoke any discretionary land use permit, such as a Conditional Use Permit.

**Staff Recommendation:**

- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15321, (Class 21, Enforcement Actions by Regulatory Agencies); and
- 2) Revoke Conditional Use Permit #5535

Case Manager: Luis Rocha

**B. AHCP #11870: 254 East Union Street – Council District #3**

Affordable Housing Concession Permit: To allow the construction of a new 64,441 square foot, 6-story, mixed-use building with 1,939 square feet of office commercial space and 59 residential units (five very low income units). The building will contain four levels of parking, one at the ground level and three subterranean levels, with a total of 156 parking spaces. The project proposes to utilize Density Bonus. The maximum permitted density on the subject property is 44 units, and because the project is proposing to provide five very low income units, the project is eligible to utilize a 35% density bonus and thus the project is eligible to provide 59 units. Concessions may be requested when the density bonus provisions of Chapter 17.43 are utilized. The project requires the following entitlements:

- 1) Affordable Housing Concession Permit to increase the maximum allowable floor area ratio (FAR) from 2.25 to 2.96.
- 2) Affordable Housing Concession Permit to exceed the maximum permitted height from 60' to 75'.
- 3) Variance is being requested to deviate from the minimum required 50' depth for the ground floor commercial use.
- 4) Private Tree Removal to allow the removal of one 22" DBH European Olive (*Olea Europa*) and one 27" DBH European Olive (*Olea Europa*), both located along the front property line

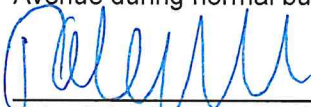
**Staff Recommendation:**

- 1) Find that the project will not result in any potentially significant impacts that were not already analyzed as part of the Initial Study and Mitigated Negative Declaration (IS/MND) prepared for Variance #11810, and adopt the Addendum to the IS/MND;
  - 2) Approve the Affordable Housing Concession Permit with conditions;
  - 3) Approve the Variance with conditions; and Approve Private Tree Removal.
- Case Manager: Beilin Yu

**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 25<sup>th</sup> day of October, 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



Patrisia De La Torre, Recording Secretary