



**MINUTES
BOARD OF ZONING APPEALS
April 4, 2018**

**Special Public Meeting 6:30 P.M.
100 North Garfield Avenue
Council Chambers, Room S249
Meeting Started at 6:30 P.M.
Meeting Adjourned at 7:26 P.M.**

1. ROLL CALL AND READING OF PROCEDURES – Chair Coher called the meeting to order at 6:30pm.

Present: Commissioners Nanney, Wendler, and Chair Coher

Absent: Commissioner Williamson

Staff: Talyn Mirzakhonian (Acting Zoning Administrator), Beilin Yu, and Carrie Banks

2. ACTION ITEM

A. PRIVATE TREE REMOVAL PERMIT TR#2017-00464: 900 S. Arroyo Pkwy – Council District #7

Private Tree Removal Permit: Appeal of the Zoning Administrator's denial of a request to remove a multi-trunk Pinus Canariensis (Canary Island Pine) tree with a DBH of 42-inches within a commercial property. The tree is protected by the City's Tree Protection ordinance (M.C. Chapter 8.52).

Staff Recommendation:

1) Uphold the Zoning Administrator's decision and deny Private Tree Removal Permit TR#2017-00464.

Case Manager: Beilin Yu

Public Comment:

- N/A

Motion:

Commissioner Wendler moved that the Board of Zoning Appeals find that the project is exempt from the California Environmental Quality Act (CEQA) under section 15270 (projects which are disapproved) and uphold the Zoning Administrator's decision to disapprove the Private Tree Removal. Commissioner Nanney seconded. Motion approved 3-0.

3. PUBLIC HEARINGS

REGULAR CASES

A. MODIFICATION TO CUP #753: 225 Grandview Avenue – Council District #1

The City Council for the City of Pasadena has called Modification to Conditional Use Permit #753 for review by the Board of Zoning Appeals. The Modification to the Conditional Use Permit was approved by the Hearing Officer at the February 7, 2018 public hearing. Conditional Use Permit #753 was approved in September 1973 to allow the establishment of an alcoholic rehabilitation home for 20 residents (including staff). The use is classified as a General Residential Care Facility under the City's Zoning Code. The applicant, Grandview Foundation, Inc., has submitted an application for a Modification to Conditional Use Permit #753 to legalize five detached 120 square-foot structures in the rear yard of the existing General Residential Care Facility (Grandview Foundation). The structures would be used to provide a confidential setting where the facility staff could meet with the patients for one-on-one treatment. The number of residents (maximum of 20) and staff is not increasing with this request. The expansion of an existing General Residential Care Facility requires the review and approval of a Modification to the Conditional Use Permit.

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 (Public Resources

Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, Class 1 §15301, Existing Facilities); and

- 2) Uphold the Hearing Officer's decision and approve Modification to Conditional Use Permit #753
Case Manager: Beilin Yu

Public Comment:

- Janet Whaley- Garfield Heights Neighborhood Association Board Member
- Lisa Mann - Garfield Heights Neighborhood Association Board Member

Motion:

Commissioner Wendler moved that the Board of Zoning Appeals find that the project is exempt from the California Environmental Quality Act (CEQA) under section 15301 (existing facilities) and uphold the Hearing Officer's decision to approve the Modification to Conditional Use Permit #753 subject to findings in Attachment A and adopted conditions. Commissioner Nanney seconded. Motion approved 3-0.

4. **ADJOURNMENT:** Chair Coher adjourned the meeting at approximately 7:26 pm.

Talyn Mirzakhanian, Acting Zoning Administrator

Tess Varsh, Recording Secretary