



**MINUTES**  
**BOARD OF ZONING APPEALS**  
**Wednesday, June 27, 2018**

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

1. **ROLL CALL** - Chair Williamson called the meeting to order at 6:30 P.M.  
**Present:** Commissioners Nanney, Williams, and Chair Williamson.  
**Excused Absent:** Commissioner Coher  
**Staff:** Luis Rocha (Acting Zoning Administrator), David Sanchez, Claudia Burciaga-Ramos

2. **PUBLIC HEARINGS**

- A. **CUP #6449: 54 N. Oakland Ave. – Council District #3**

Conditional Use Permit: To allow the construction of a new six-story mixed-use building containing a total of 55 age-restricted senior citizen housing units, six of which would be affordable (very-low income) units, and 5,606 square feet of ground level retail over two subterranean parking areas containing a total of 108 parking spaces. The applicant would be utilizing the density bonus provisions to increase the maximum density on the subject property from 37 units to 55 units; a 47.5 percent density increase. The project requires the following entitlements:

- 1) Conditional Use Permit: To allow a Density Bonus exceeding 35 percent. The applicant is proposing a 47.5 percent Density Bonus.
- 2) Minor Conditional Use Permit: To allow reduced parking in a senior citizen housing development to be reduced to 0.5 parking spaces per unit.
- 3) Affordable Housing Concession Permit: To allow the proposed site to have a Floor Area Ratio (FAR) that exceeds the code requirement. Pursuant to Section 17.30.40, Figure 3-9 of the City of Pasadena Zoning Code, the required Floor Area Ratio for this property is 2.0. This concession requests a Floor Area Ratio of 2.99.
- 4) Affordable Housing Concession Permit: To allow the proposed building to have height that exceeds the code requirement. Pursuant to Section 17.30.40, Figure 3-8 of the City of Pasadena Zoning Code, the height limit for the subject site is 50 feet (65 feet utilizing height averaging). This concession requests the building to have a maximum height of 65 feet.
- 5) Private Tree Removal: To remove one protected tree located on site.

**Staff Recommendation:**

- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332, (Class 32, In-Fill Development Projects); and
- 2) Approve the Conditional Use Permit and Affordable Housing Concession Permits with conditions.

Case Manager: David Sanchez

This was heard concurrently with 2B. CUP #6452.

**Public Comment for 2A and 2B:**

- Andrew Oliver
- Mark Waram
- Joel Sheldon
- Marsha Root
- Dr. Steven Batalia

**Motion:**

Commissioner Williams moved approval of staff's recommendation to adopt the Environmental Determination, which is an exemption, and approve the project subject to findings in Attachment A and adopted conditions. Commissioner Nanney seconded. Motion approved 3-0.

**B. CUP #6452: 535 E. UNION ST. – COUNCIL DISTRICT #3**

Conditional Use Permit: To allow the construction of a new five-story mixed-use building containing a total of 5 residential units, 5,271 square feet of office and 5,417 square feet of ground-level retail and the construction of new three-story and six-story residential buildings containing a total of 81 residential units, ten of which would be affordable (very-low income) units, over two subterranean parking levels containing a total of 166 parking spaces. The applicant would be utilizing the density bonus provisions to increase the maximum density on the subject property from 57 units to 86 units; a 50% density increase. The project requires the following entitlements:

- 1) Conditional Use Permit: To allow a Density Bonus exceeding 35 percent. The applicant is proposing a 50 percent Density Bonus.
- 2) Affordable Housing Concession Permit: To allow the proposed site to have a Floor Area Ratio (FAR) that exceeds the code requirement. Pursuant to Section 17.30.40, Figure 3-9 of the City of Pasadena Zoning Code, the required Floor Area Ratio for this property is 1.5 and 2.0. This concession requests a total overall Floor Area Ratio of 2.25.
- 3) Affordable Housing Concession Permit: To allow the proposed buildings to have heights that exceed the code requirement. Pursuant to Section 17.30.40, Figure 3-8 of the City of Pasadena Zoning Code, the height limit for the subject site is 50 feet (65 feet utilizing height averaging). This concession requests the building to have a maximum height of 65 feet.
- 4) Private Tree Removal: To remove five protected trees located on site.

**Staff Recommendation:**

- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332, (Class 32, In-Fill Development Projects); and
- 2) Approve the Conditional Use Permit and Affordable Housing Concession Permits with conditions.

Case Manager: David Sanchez

This was heard concurrently with 2A. CUP #6449.

**Motion:**

Commissioner Williams moved approval of staff's recommendation to adopt the Environmental Determination, which is an exemption, and approve the project subject to

findings in Attachment A and adopted conditions. Commissioner Nanney seconded.  
Motion approved 3-0.

- 3. ADJOURNMENT** – Chair Williamson adjourned the meeting at approximately 7:41 P.M.

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Luis Rocha, Acting Zoning Administrator

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Tess Varsh, Recording Secretary

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