

PLEASE TAKE NOTICE THAT THIS HEARING WILL TAKE PLACE AT A MEETING HELD PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20 SOLELY BY ELECTRONIC MEANS.

Project Location: 162 E Claremont Street, Pasadena, CA

**NOTICE OF PUBLIC HEARING
V #11923**

Subject: An appeal of Variance #11923 has been filed with the Board of Zoning Appeals. The Variance was disapproved by the Hearing Officer at the November 4, 2020 public hearing. The project applicant, Mike Davidyan, revised the project in response to the disapproval and submitted the following applications to facilitate the interior alteration of a single-family residence to accommodate a two-car garage, and submitted the following applications:

- 1) Variance to allow 31% paving area in the front yard setback where a maximum of 30% is allowed;
- 2) Variance to reduce the required width of a garage to 17 feet, where 19 feet is required; and,
- 3) Variance to allow a garage to be located at the front of the primary structure.

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, §15301(e), Class 1, (Existing Facilities) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Class 1 exempts projects that include small additions, expansions or alterations to existing structures where there is negligible or no expansion of the use.

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: Thursday, January 21, 2021

Time: 5:30 pm

Place: Please see the Board of Zoning Appeals agenda for instructions on how to access the meeting via webcast. The meeting agenda will be posted on January 15, 2021 at <https://www.cityofpasadena.net/commissions/board-of-zoning-appeals/>.

Public Information: All interested persons are invited to participate electronically by submitting comments by 9:00 a.m. on the day of the meeting for the Board of Zoning Appeals' consideration. Comments must be sent to awalker@cityofpasadena.net. Also, during the meeting and prior to the close of the public hearing, members of the public may submit comments of up to 200 words through the City's public comment portal which will be published on the Board of Zoning Appeals Agenda. 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 sent to the Board of Zoning Appeals or the case planner at, or prior to, the public hearing.

For more information about the project or to send comments:

Contact Person: Alison Walker

Phone: (626) 744-6742

E-mail: awalker@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: To request a disability-related modification or accommodation necessary to facilitate meeting participation, please contact the Planning & Community Development Department as soon as possible at (626) 744-4009 or (626) 744-4371 (TDD). Providing at least 72 hours advance notice will help ensure availability. Language translation services may also be requested with 72-hour advance notice by calling (626) 744-4009.



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