



**SPECIAL MEETING
BOARD OF ZONING APPEALS AGENDA
Thursday, January 21, 2021
5:30 P.M.**

MEMBERS

Michael Coppess, Chair, District 4
David Coher, District 1
Donald C. Nanney, District 4
Jason Lyon, District 7

STAFF

Luis Rocha, Zoning Administrator
Kristen Johnston, Management Analyst IV
Jennifer Driver, Planner
Alison Walker, Associate Planner
Tess Varsh, Recording Secretary

Board of Zoning Appeals meetings are held on the 3rd Wednesday of each month.

Agendas and related documents are available for public review on the City website at:
www.cityofpasadena.net/commissions/board-of-zoning-appeals/.

To request meeting materials in alternative formats or other disability-related modifications or accommodations necessary to facilitate meeting participation, please contact the Planning & Community Development Department as soon as possible at (626) 744-7374 or tmolinar@cityofpasadena.net. Providing at least 72-hour advance notice will help ensure availability.

Language translation services may also be requested with 72-hour advance notice by calling (626) 744-7374. Habrá servicio de interpretación disponible para éstas juntas llamando (626) 744-7374 al por lo menos con 24 horas de anticipación.

PUBLIC PARTICIPATION

PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE FOLLOWING MEETING WILL TAKE PLACE ***SOLELY BY TELECONFERENCE/VIDEOCONFERENCE***.

MEMBERS OF THE PUBLIC MAY PARTICIPATE ELECTRONICALLY IN THE OPEN SESSION PORTION OF THE MEETING.

ACCESS TO THE MEETING IS AS FOLLOWS:

Video Conference: <https://us02web.zoom.us/j/89382866941>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 825 7435 3494

PUBLIC COMMENT INSTRUCTIONS

If you wish to provide comment you may do so as follows:

1. ADVANCE CORRESPONDENCE, TO BECOME PART OF THE RECORD:

Submit public comment of any length to tmolinar@cityofpasadena.net prior to the meeting day. Please be aware that, while these comments will be provided to the members of the body and will become part of the meeting record, they will not be read aloud.

2. COMMENTS TO BE READ ALOUD AT THE MEETING:

At the start of the meeting you may submit public comment of up to 200 words regarding items on the agenda to: www.cityofpasadena.net/planning/public-comment. The body reserves the right to summarize comments if necessary for the orderly and timely flow of the meeting. All comments in their entirety will become part of the meeting record. Comments will not be accepted after the public comment period has closed.

Public comments will be limited to matters on this agenda.

If you need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act because you are unable to participate electronically as set forth above, please contact the Planning & Community Development Department as soon as possible at (626) 744-7374 or tmolinar@cityofpasadena.net.



**AGENDA
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5:30 P.M.**

1. ROLL CALL

2. APPROVAL OF MINUTES

- A. SEPTEMBER 4, 2019**
- B. OCTOBER 30, 2019**
- C. NOVEMBER 6, 2019**
- D. DECEMBER 3, 2020**

3. ACTION ITEM

A. 1811 NORTH RAYMOND AVENUE - COUNCIL DISTRICT #1

Zoning Administrator Determination: Appeal of a determination by the Zoning Administrator that a Residential Care, General land use lost its nonconforming status pursuant to PMC Section 17.71.060.B1 (Termination of nonconforming use by discontinuance).

Staff Recommendation: CONTINUE TO FEBRUARY 18, 2021

4. PUBLIC HEARINGS

A. V #11923 - 162 E CLAREMONT AVE. – COUNCIL DISTRICT #3

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 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 pursuant to 17.40.160.F.3;
- 2) Variance: To reduce the required width of a garage to 17 feet, where 19 feet is required pursuant to 17.46.110; and,
- 3) Variance: To allow a garage to be located in front of the primary structure, where 17.22.050.B requires the garage to be located behind the primary structure.

Staff Recommendation:

1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301(e), Class 1, (Existing Facilities), and

2) Approve the Variances.

Case Manager: Alison Walker

B. V #11930: 1155 LINDA VISTA AVENUE – COUNCIL DISTRICT #6

An appeal of Variance #11930 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 includes a Variance application to allow 1,403 square feet or 40 percent front yard paving to facilitate the construction of a circular driveway, where the Zoning Code allows a maximum of 30 percent paving within the front yard. There are no trees proposed for removal as part of this application.

Staff Recommendation:


1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15270(a), (Projects Which are Disapproved); and

2) Uphold the Hearing Officer's November 4, 2020 decision and disapprove the Variance.


Case Manager: Kristen Johnston

5. ADJOURNMENT

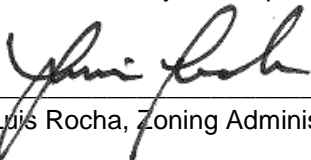
POSTING STATEMENT: I HEREBY CERTIFY that this Agenda, in its entirety was posted on the City Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on or before the 15th day of January 2020, by 5:30 p.m. The agenda will also be posted at the Hale Building, 175 N. Garfield Avenue, and the agenda may be viewed at the City's website at: www.cityofpasadena.net/commissions/board-of-zoning-appeals/.



David M. Reyes, Director of Planning
and Community Development



Tess Varsh, Recording Secretary



Luis Rocha, Zoning Administrator