



**REVISED SPECIAL MEETING
BOARD OF ZONING APPEALS AGENDA
Thursday, March 18, 2021
5:30 P.M.**

MEMBERS

David Coher, District 1
Donald C. Nanney, District 4
Jason Lyon, District 7
Mic Hansen, Mayor
Tim Wendler, District 5

STAFF

Luis Rocha, Zoning Administrator
Beilin Yu, Senior Planner
Jennifer Driver, 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 tvarshr@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/85250948444>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 852 5094 8444

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 tvarsh@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 tvarsh@cityofpasadena.net.



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1. ROLL CALL

2. APPROVAL OF MINUTES

A. FEBRUARY 18, 2021

3. PUBLIC HEARINGS

A. MOD TO CUP #6222: 3420 AND 3500 N. ARROYO BLVD. – COUNCIL DISTRICT #1

An appeal of Modification to Conditional Use Permit #6222 has been filed with the Board of Zoning Appeals. Modification to Conditional Use Permit #6222 was approved by the Hearing Officer at the January 6, 2021 public hearing. The project includes repair and replacement of City's water infrastructure facilities within the Upper Arroyo Seco that were damaged by debris flows caused by storms following the 2009 Station Fire. Damage to these structures has greatly reduced the City's capacity to divert water from the Arroyo Seco for spreading and pumping credits. The proposed improvements would allow for increased utilization of the City's pre-1914 surface water rights from the Arroyo Seco. A Conditional Use Permit is required for improvements within the Open Space (OS) Zoning District.

Staff Recommendation:

- 1) Adopt a resolution certifying the Final Environmental Impact Report (SCH No. 2014101022) adopting findings, and adopting the Mitigation Monitoring Reporting Program;
- 2) Adopt a resolution adopting a Statement of Overriding Consideration for the project; and
- 3) Uphold the Hearing Officer's decision and approve the Modification to Conditional Use Permit #6222 with conditions.

Case Manager: Beilin Yu

B. HDP #6837: 801 S. SAN RAFAEL AVE. – COUNCIL DISTRICT #6

An appeal of a Hillside Development Permit (HDP) #6837 has been filed with the Board of Zoning Appeals. The HDP was approved by the Hearing Officer at the January 6, 2021 public hearing. The project applicant, Deborah Rachlin Ross, has submitted a Hillside Development Permit application to permit the construction of two, new 600 square-foot detached accessory structures. The applicant also proposes to modify an existing playroom that is attached to the residence by removing the connecting breezeway and reducing the size of the playroom by 670 square feet, resulting in a 262 square-foot detached accessory structure to be used as a partially opened cabana. No other changes are proposed to the existing two-story dwelling or the existing detached 600 square-foot, three-car garage. The property is located in the RS-4-HD (Single-Family Residential, Hillside Overlay District) zoning district. No trees are proposed to be removed. A Hillside Development Permit is required for the construction of more than one accessory structure.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303, (Class 3, New Construction or Conversion of Small Structures); and
- 2) Uphold the Hearing Officer's decision and approve the Hillside Development Permit.

Case Manager: Jennifer Driver

4. 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 12th day of March 2021, 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



Luis Rocha, Zoning Administrator



Tess Varsh, Recording Secretary