



**SPECIAL MEETING  
BOARD OF ZONING APPEALS AGENDA  
Thursday, April 22, 2021  
5:30 P.M.**

**MEMBERS**

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

**STAFF**

Luis Rocha, Zoning Administrator  
Jennifer Driver, Planner  
Katherine Moran, Associate Planner  
Tess Varsh, Recording Secretary

Board of Zoning Appeals meetings are held on the 3<sup>rd</sup> 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/](http://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 [tvarsh@cityofpasadena.net](mailto:tvarsh@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/84397602372>

**OR**

**Phone: 1 (669) 900-6833 - Webinar ID: 843 9760 2372**

## **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](mailto: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](http://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](mailto:tvarsh@cityofpasadena.net).



**AGENDA**  
**SPECIAL MEETING**  
**BOARD OF ZONING APPEALS**  
**Thursday, April 22, 2021**  
**5:30 P.M.**

**1. ROLL CALL**

**2. APPROVAL OF MINUTES**

- A. FEBRUARY 18, 2021**
- B. MARCH 18, 2021**

**3. ACTION ITEM**

**A. 1811 NORTH RAYMOND AVENUE - COUNCIL DISTRICT #1**

Zoning Administrator Determination: Call for Review of a determination by the Zoning Administrator that a Residential Care, General land use did not lose its nonconforming status pursuant to PMC Section 17.71.060.B1 (Termination of nonconforming use by discontinuance).

**Staff Recommendation:**

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3), the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and
- 2) Uphold the Zoning Administrator's determination.

Case Manager: Jennifer Driver

**4. PUBLIC HEARINGS**

**A. HDP #6838: 1820 LINDA VISTA AVENUE – COUNCIL DISTRICT #6**

An appeal of a Hillside Development Permit has been filed with the Board of Zoning Appeals. The Hillside Development Permit was approved by the Hearing Officer at the January 6, 2021 public hearing. The project includes a Hillside Development Permit application to allow the construction of a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, with an attached 366 square-foot garage, and attached 439 square-foot carport. The application includes a 1,401 square-foot addition to the same level as the existing residence and a new 807 square-foot lower-story addition. The combined additions result in a 4,660 square-foot residence with an attached 754 square-foot garage. A Hillside Development Permit is required for any new square footage above the first story. No protected trees

are proposed to be removed as part of the project. The subject site is located within the RS-4-HD (Single-Family Residential, Hillside Overlay District) zoning district.

**Staff Recommendation:**


- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and
- 2) Uphold the Hearing Officer's January 6, 2021 decision and approve the Hillside Development Permit.

Case Manager: Katherine Moran

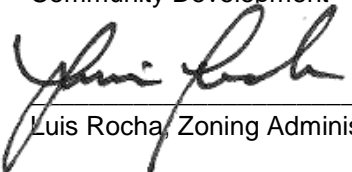
**5. VOTE ON BOARD OF ZONING APPEALS VICE-CHAIR**

**6. 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 16th day of April 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/](http://www.cityofpasadena.net/commissions/board-of-zoning-appeals/).

  
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David M. Reyes, Director of Planning and  
Community Development

  
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Tess Varsh, Recording Secretary

  
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Luis Rocha, Zoning Administrator