

To: City Clerk

I would like to call up the matter of the Raymond Theatre from the Board of zoning appeals to the City Council for review.

Chris Holden

1-22-01

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PLANNING AND PERMITTING DEPARTMENT
PLANNING DIVISION

January 22, 2001

Buchanan/Perkins LTD
87 North Raymond Avenue
Pasadena, CA 91103
Attn: Gene Buchanan

RE: **Variance # 11319**
121-129 North Raymond Avenue
Council District # 3

Dear Mr. Buchanan:

Your application for a **Variance # 11319** at **121-129 North Raymond Avenue**, Zone CD-15, was considered by the by the **Board of Zoning Appeals** on **January 10, 2001**. This was an application requesting the following:

VARIANCE - The applicant has filed an application for four variances associated with a project that consists of 62 apartment units, conversion of the theater to retail/office space and 157 on-site parking spaces. The project consists of a new six-story building directly to the south, which will consist of residential units, parking and some ground floor retail space. The exterior front facade of the Raymond Theater will remain intact with the interior lobby and mezzanine to be converted to commercial space, the stage and stage house will be converted to residential apartments and the auditorium will be either used as a theater and/or as retail space. The variance requests are: (1) to allow tandem parking; (2) to allow the proposed new structure on the south side to be setback about 5 feet from the Raymond Avenue property line to be consistent with the Raymond Theater setback; (3) to allow the proposed new structure to be 65 feet in height when the regulations allow only for a 45 foot structure and to allow the building to have six stories where the zoning code allows only 4 stories; and (4) to allow for a higher percentage of compact parking spaces than allowed by the zoning code.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Board of Zoning Appeals made the findings as shown on Attachment A to this letter.

Based upon the findings, the Board of Zoning Appeals decided to **sustain** the decision of the Zoning Hearing Officer and **deny** the application.

Appeal Variance # 11319

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You are hereby notified that the decision of the Board of Zoning Appeals is not subject to further appeal. This decision becomes effective on the eleventh day from the date of the decision. The effective date for this case is **January 30, 2001**. However, prior to the effective date, a member of the City Council may stay the decision and request that it be called-up to the City Council for review.

Projects, which are denied, are statutorily exempt from the California Environmental Quality Act. Please note that the time within which judicial review of this action must be sought is governed by Section 1094.6 of the California Code of Civil Procedure.

Board of Zoning Appeals, by

A handwritten signature in black ink, appearing to read "Denver E. Miller", with a long horizontal flourish extending to the right.

DENVER E. MILLER
Zoning Administrator

DEM:jd

Enclosures: Attachment A

xc: Planning Commission (9), City Council, City Clerk, Building Division, Public Works, Power Division, Water Division, Design & Historic Preservation, Hearing Officer, Zoning Enforcement, File (2)