

ATTACHMENT C
APPEAL APPLICATION OF BOARD OF ZONING APPEALS' DECISION
Dated March 24, 2021

APPEAL APPLICATION

RECEIVED

GENERAL INFORMATION: (Please print)

Date: March 22, 2021

2021 MAR 24 AM 9:10

Appellant: Deborah Rachlin
Mailing Address: 801 S San Rafael Ave
City: Pasadena State: CA Zip: 91105
Phone #: (day) 213.798.8114 (evening) 213.798.8114 Fax #: _____
Contact Person: Deborah Rachlin Phone #: _____
E-mail Address of Contact Person: drachlin@rpmla.us

CITY CLERK
CITY OF PASADENA

Applicant (if different from appellant): _____

APPEAL APPLICATION

Application # HDP#6837 Date of Decision March 18, 2021 Appeal Deadline March 29, 2021

Property Address: 801 S San Rafael Ave Pasadena CA 91105

I hereby appeal the decision of the: Board of Zoning Appeals

The decision maker failed to comply with the provisions of the zoning ordinance in the following manner:

The Board of Zoning Appeals wrongly determined that the project was not exempt from CEQA.
The project is clearly exempt from CEQA and staff did the correct analysis and took into account all the issues,

The Board Commissioners Failed to Adopt the Environmental Determination that the project is exempt from Environmental review pursuant to the guidelines of the California Environmental Quality Act Public Resources Code 21080 (b)(9) Administration Code, Title 14, Chapter 3 15303 Class 3 and 15301 Class 1.
The Decision Makers misapplied CEQA in that this project is in compliance with the CEQA Act.

It is important to note that the property has not been designated as historic but even if it were, that would not impact the CEQA analysis for the reasons that were clearly set forth by staff in their report to the appeals board.

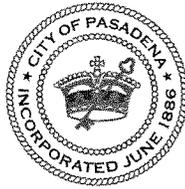
The permit was correctly granted on January 6, 2021 and should be upheld.

Applicant's Signature

3.22.21

Date of Application

Activity # _____	Appeal Hearing Date _____
Application Fee: \$ _____	Received by: _____
Date Received: _____	



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

March 23, 2021

**Deborah Rachlin Ross
8640 National Boulevard
Culver City, CA 90232**

**Subject: Hillside Development Permit #6837
801 South San Rafael Avenue
Council District #6**

ZENT2020-10015

Dear Ms. Rachlin:

Your application for a **Hillside Development Permit** at **801 South San Rafael Avenue** was considered by the **Board of Zoning Appeals** on **March 18, 2021**.

HILLSIDE DEVELOPMENT PERMIT: To allow the construction of two, new 600 square-foot detached accessory structures and the conversion of a playroom that is currently attached to the main house by a breezeway into a 262 square-foot detached accessory structure.

At the conclusion of the public hearing, and with full knowledge of the property and vicinity, the Board of Zoning Appeals determined that the project was not 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, §15303, Class 3, New Construction or Conversion of Small Structures and §15301, Class 1, Existing Facilities). Specifically, it was determined that the scope of the entire project, including all of its phases, and the historical status of the residence, were not fully evaluated.

A motion was made to grant the appeal and overturn the Hearing Officer's decision and **disapprove** the **Hillside Development Permit** that resulted in a 3-1 vote by the members present. As a result, action was taken to disapprove Hillside Development Permit #6837.

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72, any person affected or aggrieved by the decision of the Board of Zoning Appeals has the right to appeal this decision. In addition, a member of the City Council may stay the decision and request that it be called for review to the City Council. An appeal or a request for a call for review of this decision shall be within ten days, the last day to file an appeal or a request for a call for review is **Monday, March 29, 2021**. Appeal applications must cite a reason for objecting to a decision and should be filed with the City Clerk. Without any call for review or appeal, the effective date will be **Tuesday, March 30, 2021**. The regular Appeal fee is \$1,681.48. The Appeal fee for Non-profit Community-based Organizations is \$840.74.

For further information regarding this case, please contact **Jennifer Driver** at **(626) 744-6756**.

Sincerely,

A handwritten signature in black ink, appearing to read "Luis Roona". The signature is fluid and cursive, with a large initial "L" and "R".

Luis Roona
Zoning Administrator

xc: City Manager, City Clerk, City Council, City Council District Liaison, Building Division, Public Works, Design and Historic Preservation, Department of Transportation, Hearing Officer, Code Compliance, Case File, Decision Letter File, Planning Commission (9)