

ATTACHMENT I
HEARING OFFICER DECISION LETTER DATED MAY 22, 2017



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

May 22, 2017

James V. Coane
30 N. Raymond Ave., #611
Pasadena, CA 91103

RE: **Modification to Hillside Development Permit #6303**
800 Fairfield Circle
Council District #7

PLN2017-00112

Dear Mr. Coane:

Your application for a **Modification to Hillside Development Permit** at 800 Fairfield Circle was considered by the **Hearing Officer** on **May 17, 2017**.

MODIFICATION TO HILLSIDE DEVELOPMENT PERMIT: To allow the conversion of 2,621 square feet of unimproved basement area into habitable space and increase a detached pool bathroom by 12 square feet. The original approved project consisted of a 4,492 square-foot residence, a 280 square-foot basement, a 620 square-foot garage and a 45 square-foot accessory structure (pool bathroom) for an approved gross floor area of 5,437 square feet. The requested modification would increase the floor area to 8,070 square feet; and

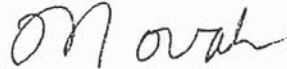
VARIANCE: To allow 8,070 square feet of floor area, where the maximum permitted is 5,469 square feet.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Hearing Officer made the findings as shown on Attachment A to this letter. Based upon these findings, it was decided by the Hearing Officer that the **Modification to Hillside Development Permit** be **disapproved**.

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72, any person affected or aggrieved by the decision of the Hearing Officer has the right to appeal this decision within **ten days (May 30, 2017)**. The effective date of this case will be **May 31, 2017**. Prior to such effective date, a member of the City Council or Planning Commission may request that it be called for review to the Board of Zoning Appeals. However, if there is a request for a call for review, the appeal period will continue to run. If the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The decision becomes effective on the eleventh day from the date of the decision. The regular Appeal fee is \$272.95. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$136.48.

For further information regarding this case please contact **Luis Rocha** at (626) 744-6747.

Sincerely,



Paul Novak
Hearing Officer

Enclosures: Attachment A, Attachment B (site map)

xc: City Clerk, City Council, City Council District Liaison, Building Division, Public Works, Power Division, Water Division, Design and Historic Preservation, Hearing Officer, Code Enforcement, Case File, Decision Letter File, Planning Commission (9)

ATTACHMENT A
SPECIFIC FINDINGS FOR MODIFICATION TO HILLSIDE DEVELOPMENT PERMIT #6303

Modification to Hillside Development Permit: To allow an increase in floor area

1. *The use, as described and conditionally approved, would be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The requested improvements will increase the habitable area of the residence and result in additional people residing at the residence. The additional population will be detrimental or injurious to property or improvements in the vicinity of the development site, and to the public health, safety, and general welfare as the increase in population will result in additional vehicles and demand for City services in an area of the City that is characterized by narrow winding streets with limited opportunity for on-street parking.

Variance: To allow 8,070 square feet of gross floor area, where the maximum permitted is 5,469 square feet:

2. *There are no exceptional or extraordinary circumstances or conditions applicable to the project site that do not apply generally to sites in the same zoning district.* The subject site is located in the RS-2-HD zoning district. The subject site, and other sites in the neighborhood within the same zoning district, are all characterized by a similar sloping topography.
3. *Granting the application will be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.* The requested improvements will increase the habitable area of the residence and result in additional people residing at the residence. The additional population will be detrimental or injurious to property or improvements in the vicinity of the development site, and to the public health, safety, and general welfare as the increase in population will result in additional vehicles and demand for City services in an area of the City that is characterized by narrow winding streets with limited opportunity for on-street parking.
4. *Cost to the applicant of strictly complying with the regulation in question is the primary reason for the granting of the variance.* Based on the information submitted by the applicant, the cost associated with the buildout of the lower level areas is the primary reason for requesting the granting of the variance.

ATTACHMENT B
SITE PLAN

