

ATTACHMENT L
BOARD OF ZONING APPEALS DECISION LETTER
Dated April 28, 2021



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

April 28, 2021

Matthew Feldhaus
2926 Graceland Way
Glendale, CA 91206

Subject: Hillside Development Permit #6838
1820 Linda Vista Avenue
Council District #6

ZENT2020-10016

Dear Mr. Feldhaus:

Your application for a **Hillside Development Permit** at **1820 Linda Vista Avenue** was considered by the **Board of Zoning Appeals** on **April 22, 2021**.

HILLSIDE DEVELOPMENT PERMIT: 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.

At the conclusion of the public hearing, and with full knowledge of the property and vicinity, 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 5-0 by the members present. As a result, action was taken to disapprove Hillside Development Permit #6838.

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, May 3, 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, May 4, 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 **Katherine Moran** at **(626) 744-6740**.

Sincerely,



Luis Rocha
Zoning Administrator

Enclosure: Attachment A

c: 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)

ATTACHMENT A
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #6838

1. *The design, location, operating characteristics, and size of the proposed use would not be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The design of the proposed project would not be compatible with the existing and future land uses in the vicinity in terms of view protection. The proposed project blocks a neighboring property's (1820 Linda Vista Avenue) protected view of a prominent ridgeline, on the north elevation, and does not comply with the view protection requirements of the Zoning Code.

2. *No additional view impacts will occur to neighboring properties as a result of granting additional square footage.* For lots larger than 20,000 square feet, the review authority may approve additional floor area above the maximum permitted by Neighborhood Compatibility after reviewing site conditions and compliance with Hillside District standards, and finding that no additional view impacts will occur to neighboring properties as a result of granting additional square footage. The design of the proposed project blocks a neighboring property's (1820 Linda Vista Avenue) protected view of a prominent ridgeline, on the north elevation, and does not comply with the view protection requirements of the Zoning Code. As such, the proposed project would result in additional view impacts to neighboring properties as a part of granting additional square footage above the Neighborhood Compatibility.