



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: September 4, 2019

TO: Hearing Officer

SUBJECT: Conditional Use Permit #6666

LOCATION: 3887 E. Sierra Madre Boulevard

APPLICANT: Raffi's Catering and Banquet Hall

ZONING DESIGNATION: CL (Commercial Limited)

GENERAL PLAN DESIGNATION: Low Commercial

CASE PLANNER: Jennifer Driver

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Conditional Use Permit #6666 with the conditions in Attachment B

PROJECT PROPOSAL:

- 1) Conditional Use Permit – To allow the establishment of a Club, Lodge and Private Meeting Hall (Raffi's Catering and Banquet Hall) land use in conjunction with an existing restaurant;
- 2) Conditional Use Permit – To allow the extended hours of operation from 7:00 a.m. to 1:00 a.m. daily; and,
- 3) Conditional Use Permit – To allow the on-site sale and consumption of a full line of alcohol (beer, wine and distilled spirits) within the proposed Club, Lodge and Private Meeting Hall and existing restaurant.

ENVIRONMENTAL DETERMINATION: This project has been determined to be 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, §15301, Class 1, Existing Facilities). This section specifically applies to the operation, permitting, licensing or minor alteration of existing structures where there is negligible expansion of the use. The proposed Club, Lodge and Private Meeting Hall use in conjunction with an existing restaurant, the sale of a full line of alcohol for on-site consumption and the

extended hours of operation within an existing restaurant space is a negligible expansion of the existing restaurant use. Therefore, the project is exempt from environmental review.

BACKGROUND:

Site characteristics: The subject site is located at the intersection of Valley View Avenue on the north, North Michillinda Avenue on the east, East Sierra Madre Boulevard on the south, and Mead Alley on the west. The subject 5,816 square-foot tenant space is located on the north side of the site, abutting Valley View Avenue. The 199,857 square-foot property contains a shopping center with approximately 47,000 square feet of commercial floor area. The center currently has 17 commercial tenant spaces, several of which are vacant. The current tenants include retail uses, offices, personal service uses, an animal hospital and another restaurant (Colette's). The site currently has 260 parking spaces in a surface parking lot, with vehicular access from Sierra Madre Boulevard, Michillinda Avenue and Mead Alley. The site is generally flat, but has a slight slope upwards in the northeast direction, and a steep embankment along the north property line behind the proposed project along Valley View Avenue. The site has a closed-off pedestrian walkway adjacent to the subject tenant space leading up the steep embankment to Valley View Avenue.

Adjacent Uses: North – Multi-Family Residences
South – Private School (La Salle College Preparatory)
East – City of Sierra Madre/Church (Sierra Madre United Methodist Church)
West – Single-Family Residences

Adjacent Zoning: North – RM-32 (Multi-Family Residential, 0-32 units per acre)
South – PS (Public / Semi-Public)
East – City of Sierra Madre
West – RS-6-HD-1 (Single-Family Residential, 0-6 dwelling units per acre, Upper Hastings Ranch Area)

Previous Cases: None

PROJECT DESCRIPTION:

The applicant, Raffi's Catering and Banquet Hall ("Raffi's"), has submitted a Conditional Use Permit application to allow the retroactive establishment of a Club, Lodge and Private Meeting Hall land use (banquet hall) within an existing restaurant space. Specifically, the applicant is requesting: 1) a Conditional Use Permit to allow a Club, Lodge and Private Meeting Hall use within the Commercial Limited (CL) Zoning District to establish the banquet hall for private events; 2) a Conditional Use Permit to permit the on-site sale and consumption of a full line of alcohol (beer, wine and distilled spirits) in conjunction with the existing restaurant and proposed banquet hall; and 3) a Conditional Use Permit to permit extended hours of operation from 7:00 a.m. to 1:00 a.m., daily for the proposed banquet hall and existing restaurant.

The existing business, Raffi's, has been operating at the subject location since 2010 as a catering service and restaurant. During the course of their operation, the restaurant began renting out a portion of the tenant space as a banquet hall for private events, such as wedding receptions, business parties, birthdays and other similar events. While the current business operates as a banquet hall and restaurant, with extended hours, and serves alcohol, no Conditional Use Permit has been issued by the City of Pasadena for such uses or operations. As a result, the subject application is for the retroactive approval of a banquet hall use, with extended hours of operation, and the sale of a full line of alcoholic beverages for on-site consumption in both the proposed banquet hall and existing restaurant.

The 5,816 square-foot tenant space is separated into two general areas by a dividing wall and hallway, with a 2,975 square-foot area on the eastern side for the restaurant, and a 2,841 square-foot area on the western side for the banquet hall. A shared kitchen is located in between these two areas. Each space is designed so that they can operate independently with limited access between the two spaces. Patrons would not typically traverse between the two spaces. The restaurant portion is comprised of an approximately 1,120 square-foot kitchen, a 581 square-foot dining area (approximately 400 square feet inside and 181 square feet outside), and accessory storage rooms and restroom facilities. The 2,841 square-foot banquet hall is comprised of an approximately 2,086 square-foot guest area, a 203 square-foot bar area, restroom facilities and a storage room. Currently, the banquet hall has two exterior doors facing west (one from the existing foyer/proposed bar area, and one from the rear storage room) and the restaurant has one south facing door, leading to the outdoor dining. There are no doors or windows facing the multi-family residences directly to the north.

ANALYSIS:

Conditional Use Permit: To establish a Club, Lodge and Private Meeting Hall use

The subject site is located within the CL zoning district where a Club, Lodge and Private Meeting Hall land use requires the review and approval of a Conditional Use Permit. The Zoning Code defines a Club, Lodge and Private Meeting Hall as "a meeting, recreational, or social facility of a private or nonprofit organization primarily for use by members or guests." Raffi's proposes to utilize the 2,841 square-foot western portion of the tenant space as a banquet hall for private events. Tables along with chairs would be placed as needed throughout the banquet hall space and, depending on the event, the space may be reconfigured to allow for a customer dancing area or accessory live performances. The venue would not be open to the general public and would solely be for private events by invite only. As described by the applicant, the venue would also not be utilized as a private club, which requires membership. The venue would utilize the existing kitchen established for the existing, to remain, restaurant. Food will be served in conjunction with all events, and the sale of a full line of alcoholic beverages (beer, wine and distilled spirits) would be available as an ancillary amenity. The banquet hall would have no outdoor seating or outdoor congregating areas. As a result, the proposed banquet hall qualifies as a Club, Lodge and Private Meeting Hall land use.

The Hearing Officer may approve a Conditional Use Permit to allow the establishment of a Club, Lodge and Private Meeting Hall use only after making six findings identified in the Zoning Code. The general purpose is to evaluate compliance with the Zoning Code and General Plan, whether the use would be detrimental or injurious to the neighborhood, and compatibility of the operation with existing and future uses. The Conditional Use Permit process allows the City to specify development standards and may result in recommended conditions or requirements associated with the operation of the use.

The purpose of the CL zoning district is to provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that prevent significant adverse effects on residential uses within and adjoining a CL district. The proposed banquet hall is a commercial use that would be established within an existing restaurant. The existing restaurant provides residents with an option for dining within walking distances of their residences, and the proposed banquet hall would be an added amenity to the nearby residents. Compliance with the established development standards in the Zoning Code related to parking, noise, lighting, and refuse area would prevent the proposed banquet hall's adverse effects on the adjacent residential uses. Furthermore, recommended conditions of approval, regulating the operation of the banquet hall would ensure the proposed banquet hall does not deviate from the planned operation reviewed under this application.

As part of the review of the Conditional Use Permit, the Police Department reviewed the application. Within the past year (June 2018 – June 2019), seven calls for noise complaints were received by the Police Department at the subject parcel, which includes all 17 tenants. In addition, the Code Compliance Division has an open Code Compliance case (CTP2018-00820) for the existing business. The case was created on May 29, 2018 after the City received a complaint regarding the operation of a banquet hall beyond the allowed hours of operation without a Conditional Use Permit. As a result, two warning notices to correct the unpermitted activity were issued, with the corrective action to file the subject Conditional Use Permit and obtain approval for the use and hours, or to correct the unpermitted activity.

In addition, the Police Department has concerns regarding the noise emanating from the facility and that the proposed use may be converted into a nightclub, which would negatively impact the residents that reside nearby along with the surrounding businesses. To reduce the possibility, the Police Department recommended several conditions of approval, including requiring a security guard during evening hours, maintaining adequate and functioning surveillance cameras inside and outside, having adequate outdoor lighting, and limiting the extension of the hours of operation beyond what the Zoning Code allows without a Conditional Use Permit (see discussion below).

Further, staff is recommending a series of conditions of approval to ensure the proposed use remains as a restaurant and banquet hall and does not become a nightclub or live entertainment venue. Specifically, staff is recommending that no cover charge to enter the premise be permitted, that there be no age restrictions to enter, and that the consumption of alcohol is only permitted inside the restaurant/banquet facility, not outdoors.. In the restaurant, any live entertainment shall be limited to 75 square feet of floor area and customer dancing be prohibited at all times. Further, the banquet hall space shall not be used for scheduled/ticketed live performances with seating or a gathering space for spectators to observe. In addition, a recommended condition of approval requires a one-year review of the Conditional Use Permit by the Hearing Officer at a duly-noticed public hearing. The review, will address how the applicant has complied with all conditions of approval, and the Conditional Use Permit for the banquet hall use could potentially be modified, if sufficient cause is given.

Due to the close proximity of the residential uses to the north and west, in order to reduce the potential noise impact from exterior doors in the banquet hall, the applicant proposes, and included as a recommended condition of approval, to relocate the west facing door from the existing foyer/proposed bar area to the south facing wall of the proposed bar area. Further, as a recommended condition of approval, during events in the banquet hall, the door from the bar area shall be closed at 8:00 p.m. In addition, at the entrance to the bar area, a second set of interior doors will be provided; in order to create a space that would reduce the potential noise

that may filter to the exterior of the site. Lastly, the applicant will be required to comply with the City's Noise Ordinance at all times.

Parking:

Section 17.46.040, Table 4-6 of the Zoning Code requires a Club, Lodge and Private Meeting Hall use to provide 10 spaces per 1,000 square feet of floor area for assembly purposes. The existing restaurant is required to provide 10 spaces per 1,000 square feet of tenant space. As a result, the 5,816 square-foot tenant space is required to provide 58 parking spaces. Parking for the proposed project is provided on-site in the surface parking lot with 260 parking spaces.

In conclusion, staff acknowledges the adjacent residents and the Police Department's concerns, and has recommended several conditions of approval that address the potential noise concerns as well preventing the use from becoming a nightclub or live entertainment venue. As such, staff recommends approval of the Conditional Use Permit to allow the establishment of a Club, Lodge and Private Meeting Hall (banquet hall) within the existing restaurant.

Conditional Use Permit: To allow extended hours of operation

Zoning Code Section 17.40.070 limits the hours of operation for businesses within 150 feet of a residential zoning district to between 7:00 a.m. and 10:00 p.m. A Conditional Use Permit is required for uses requesting additional hours of operation between 10:00 p.m. and 7:00 a.m. The nearest residential zoning abuts the subject site on its northern and western boundaries. Across Valley View Avenue to the north are multi-family residents in the RM-32 zoning district and across Mead Alley to the west are single-family residents in the RS-6-HD-1 zoning district. Staff's review of a Conditional Use Permit for extended hours of operation entails an analysis of whether the extended hours of operation would negatively impact general welfare of the surrounding uses.

The application includes a Conditional Use Permit request to operate the existing restaurant and proposed banquet hall from 7:00 a.m. to 1:00 a.m., seven days a week, past the permitted hours of operation. Currently, the banquet hall has been operating with these requested hours of operation, whereas the restaurant has been open Tuesday through Saturday, from 11:00 a.m. to 8:00 p.m., and Sundays from 11:00 a.m. to 7:00 p.m. While the existing banquet hall has been operating beyond the current Zoning Code restricted hours, they have done so without the benefit of a Conditional Use Permit. A Conditional Use Permit is required to allow the project to have extended hours of operation until 1:00 a.m.

Based on reports from the Police Department, complaints were received regarding the existing hours of operation for the banquet hall. Concerns regarding guests congregating in the parking lot until late in the evening, public drinking as well as noise complaints from inside the banquet hall have been registered. In addition, the Code Compliance Division has an open case (CTP2018-00820), and two warnings have been issued notifying the applicant to comply with the code-required hours of operation, or to file a Conditional Use Permit application to extend the hours past 10:00 p.m. Based on the complaints and history of the site, it is staff's recommendation to limit the hours of operation in order to establish the use in good rapport with the surrounding residential uses.

It is the planning staff's determination that the extended hours of operation can be supported only on Fridays and Saturdays until 12:00 a.m., when most of the events typically occur. During the weekdays (Sunday through Thursday), it is planning staff's determination that the business

shall comply with the Zoning Code permitted hours of operation from 7:00 a.m. to 10:00 p.m. Given the proximity of the adjacent residential uses, staff finds that the granting of the extended hours of operation to these limited times with recommended conditions of approval would minimize nuisance activity and noise emanating from the site and would not negatively impact the general welfare of the surrounding uses.

Further, granting these extended hours would serve the purpose of the CL zoning district by providing sites for businesses serving the daily needs of nearby residential areas while establishing development standards that prevent significant adverse effects on residential uses within and adjoining a CL district. The proposed hours of operation for the banquet hall and restaurant would serve the nearby residential areas by providing dining opportunities within walking distances of their residences, while limiting the extended hours for Fridays and Saturdays would prevent significant adverse on the adjacent residential uses.

With the review and approval of this Conditional Use Permit, conditions of approval have been included that would regulate the operation of the use, such as closing of the doors and windows at 8:00 p.m., prohibiting loitering in the parking lot, and serving of alcohol outdoors, all of which would minimize the impact on the surrounding residential uses.

Therefore, staff is able to make the required findings identified in Attachment A and is recommending the approval of the Conditional Use Permit to allow extended hours of operation for the existing restaurant and proposed banquet hall on a limited basis with the conditions of approval identified in Attachment B.

Conditional Use Permit: To allow the on-site sale and consumption of a full line of alcohol

The applicant proposes to utilize a Type 47 (On-Sale General for Bona Fide Public Eating Place) Alcohol Beverage Control License (ABC) in conjunction with the operation of the banquet hall and restaurant. The applicant is requesting to provide full alcohol (beer, wine, and distilled spirits) for on-site sale and consumption, accessory to food sales. As the site is within the CL zoning district, the requested sales of alcohol requires the review and approval of a Conditional Use Permit.

To approve a Conditional Use Permit for full alcohol sales, the Zoning Code requires the Hearing Officer to make five findings of approval. In evaluating the proposal, staff analyzed whether the location of alcohol sales and consumption would affect the general welfare of surrounding property owners. Staff also evaluated whether the project would create a public nuisance or result in detrimental conditions (e.g. loitering, public drunkenness, sales to minors, noise and littering). The Hearing Officer will also determine whether the proposed alcohol-related establishment would contribute to an undesirable concentration of alcohol uses in the vicinity.

As proposed, full alcohol sales would serve as an additional menu option provided in conjunction with the food service in both the restaurant and banquet hall. Food would be provided for both the restaurant and the banquet hall through a common kitchen that is internally accessible from both spaces and a full menu would be available at all times for both uses. A bar area, with assembly area, measuring approximately 203 square feet, would be provided in conjunction with the banquet hall. There will be no designated bar area within the restaurant. Within the banquet hall, food would be served for all private events. However, at all times, the on-site sale of alcohol would be ancillary to the primary use. Furthermore, the on-site sale of alcohol within the restaurant would only be available with food sales.

In addition, the sale of alcohol in disposable containers or for on- or off-site consumption is prohibited. No outdoor congregating or seating is permitted for the banquet hall nor will alcoholic beverages be consumed in the outdoor restaurant dining area.

Concentration of Alcohol Sales

During the review process for a new on-site sale liquor license, it is also necessary to determine if there is an over concentration in the census tract in which the subject site is located. The project site is located within Census Tract 4600.004, which according to ABC, does not have an over-concentration of businesses with alcohol sales. This census tract extends from East Washington Boulevard on the west to North Michillinda Avenue on the east, and from the northern City limits on the north and East Sierra Madre Boulevard on the south. This census tract is allowed four on-site sale licenses, and presently contains two licenses (including the subject pending application). According to the ABC, a finding of public convenience and necessity is not required to be made by the City of Pasadena.

Table 1: Businesses within Census Tract 4600.004 with On-Sale Liquor Licenses and Businesses within 1,000 feet with either On-Sale or Off-Sale Liquor Licenses

| Number | Business Name | Business Address | ABC License Type (Code) |
|--------|-----------------------------------|--------------------------------|---------------------------------|
| 1 | Colette’s Restaurant | 975 N. Michillinda Avenue | On-Sale, Beer and Wine (41) |
| 2 | Raffi’s Catering and Banquet Hall | 3887 E. Sierra Madre Boulevard | (Pending) On-Sale, General (47) |

In addition, as part of the request, the applicant identified existing alcohol sales (on-sale or off-sale) establishments within 1,000 feet of the subject property. Within a 1,000-foot radius of the proposed location, one (1) other establishment currently provides on-sale alcohol sales of beer and wine at Colette’s Restaurant, 975 N. Michillinda Avenue, located in the same shopping center as the project.

In its’ review, staff can consider calls for service to the Police Department in order to assess impacts of the sale of alcohol for on-site consumption. As reported by the Pasadena Police Department, the existing, unpermitted banquet hall and restaurant use has solicited seven calls for service for noise issues during the past 12 months (June 2018 – June 2019). The Police Department has expressed concerns relating to the use of the site as a banquet hall and their request for extended hours, but did not have concerns with the on-site sale of a full line of alcohol.

Proximity to Sensitive Uses:

The subject site is located at the intersection of Valley View Avenue on the north, North Michillinda Avenue on the east, East Sierra Madre Boulevard on the south, and Mead Alley on the west. T east across Michillinda Avenue, 110 feet away from multi-family residences to the north across Valley View Avenue, 295 feet away from single-family residences to the west across Mead Alley and, 510 feet away from a high school (La Salle College Preparatory) to the south across Sierra Madre Boulevard. Hamilton Park is located approximately 1,500 feet to the west. The First Church of the Nazarene and Sunrise Preschool are located approximately 1,650

feet to the southwest, and Alverno Heights Academy (high school) approximately 540 feet to the northeast.

As discussed previously, existing noise and nuisance activity after-hours from the unpermitted banquet hall is a concern of the surrounding residents and the Police Department, and the approved sale of alcohol may compound these issues. As a result, staff and the Police Department, recommend several conditions of approval to reduce the potentiality of nuisance activity from the banquet hall and restaurant as a result of the sale of alcohol (Attachment B).

Hours of Operation:

As discussed above, to further protect the surrounding businesses and residents, staff recommends limiting the hours of operation to 7:00 a.m. to 10:00 p.m., Sunday through Thursday and from 7:00 a.m. to 12:00 a.m., Friday and Saturday, for both the existing restaurant and proposed banquet hall. As it relates to the sales of alcohol on-site, staff is recommending that the hours of alcohol service cease half hour before closing or the end of the event, seven days a week. Given the historical operations of the banquet hall, and the adjacent residential uses, these hours, as well as noise prevention conditions, will serve to minimize potential issues.

Based on the analysis above, it is staff's assessment that the necessary findings can be made to approve the proposed Conditional Use Permit for on-site full alcohol sales. Therefore, staff is able to make the required findings identified in Attachment A and is recommending the approval of the Conditional Use Permit to allow the on-site sale and consumption of a full line of alcohol (beer, wine and spirits) with the conditions of approval identified in Attachment B.

GENERAL PLAN CONSISTENCY:

The proposed banquet hall, with the sale of a full line of alcohol for on-site consumption and limited extended hours, is consistent with policies contained in Goal 2, Land Use Diversity, Goal 4, Elements Contributing to Urban Form, Goal 12, Shopping and Dining and Goal 25, Vital Districts and Corridors, of the Land Use Element of the General Plan.

Specifically, the proposed use is consistent with General Plan Land Use Element Goal 2: Land Use Diversity, which encourages a mix of land uses meeting the diverse needs of Pasadena's residents and businesses, fostering improved housing conditions, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment. With the implementation of the conditions of approval, the proposed banquet hall and existing restaurant with the on-site sale and consumption of a full line of alcohol and limited extended hours, will promote a diverse economy base and long-term economic contribution to the city, and reinforce the site as an active, vital regional area.

Policy 2.3, Commercial Businesses, is achieved by permitting an expansion of an existing restaurant business to provide a banquet hall for private events. This use will serve both local and regional needs, reducing the need for residents to travel to adjoining communities, capturing a greater share of local spending, and offering a diversity of employment opportunities. The General Plan encourages businesses that serve residents within walking distances of their houses. The proposed use will provide the nearby residents a dining and private entertainment option that they can walk or drive to. Further, the availability of a full line of alcohol for on-site consumption will provide an added amenity to residents and visitors.

Policy 4.6, Neighborhood Villages, is achieved by locating the commercial development at a major commercial intersection, Michillinda Avenue and Sierra Madre Boulevard, and by serving the surrounding area as a center of neighborhood identity and activity. The siting of a restaurant with the ability to host private parties in an existing shopping center creates a community gathering place that is accessible and walkable.

Policy 4.11, Development that is Compatible, is fulfilled by maintaining a contextual relationship with neighboring structures and addresses such elements as orientation, buffering, impacts of noise and lighting, infrastructure and aesthetics. The proposed banquet hall, with the conditions of approval to restrict the location and availability of exterior doorways, to restrict the operating hours and to abate noise and light nuisances, will be compatible with the neighborhood and general commercial districts.

Lastly, Policy 12.1, Vital Commercial Districts and Policy 25.1, Diversity of Uses, are fulfilled by allowing the development of a commercial use, with different dining experiences, to operate with extended hours and to reduce the need for residents and visitors to travel to adjoining communities for a private event space with extended hours serving alcohol.

ENVIRONMENTAL REVIEW:

This project has been determined to be 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, §15301, Class 1, Existing Facilities). This section specifically applies to the operation, permitting, licensing or minor alteration of existing structures where there is negligible expansion of the use. The proposed Club, Lodge and Private Meeting Hall use in conjunction with an existing restaurant, the sale of a full line of alcohol for on-site consumption and the extended hours of operation within an existing restaurant space is a negligible expansion of the existing restaurant use. Therefore, the project is exempt from environmental review.

REVIEW BY OTHER DEPARTMENTS:

The proposal was reviewed by the Department of Transportation, the Police Department, the Fire Department, the Department of Public Works, the Health Department, the Building and Safety Division and the Design and Historic Preservation (DHP) Section. The Department of Transportation, Pasadena Fire Department, Health Department, and Design and Historic Preservation Section had no comments. Conditions of Approval from the Public Works Department, Building and Safety Division and the Police Department have been included as conditions in Attachment B. No other conditions of approval for the application were recommended.

CONCLUSION:

It is staff's assessment that the findings necessary can be made for approving the Conditional Use Permit to allow the establishment of a Club, Lodge and Private Meeting Hall use in the CL zoning district; to allow the sale of a full line of alcohol (beer, wine, and distilled spirits) for on-site consumption; and to allow limited extended hours of operation on Fridays and Saturdays. As conditioned, the project is consistent with the goals and objectives of the General Plan, and the Zoning Code. In particular, the project complies with the General Plan's Goal 2, Land Use Diversity, Goal 4, Elements Contributing to Urban Form, Goal 12, Shopping and Dining and Goal 25, Vital Districts and Corridors, of the Land Use Element of the General Plan. In this case,

staff is recommending conditions of approval intended to address existing noise complaints from the Police Department and the Code Compliance Division, as well as concerns regarding possible conversion of the business into a nightclub, and to ensure the use is in harmony with the surrounding uses. As such, the recommendation to the Hearing Officer is for approval with the findings in Attachment A and the conditions of approval in Attachment B.

Attachments:

Attachment A: Specific Findings of Approval

Attachment B: Conditions of Approval

ATTACHMENT A
SPECIFIC FINDINGS FOR THE APPROVAL OF CONDITIONAL USE PERMIT #6666

Conditional Use Permit: To establish a Club, Lodge and Private Meeting Hall use

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.*

The subject property is located in the Commercial Limited (CL) zoning district. Table 2-5 of Zoning Code Section 17.24.030 (Commercial and Industrial District Land Uses and Permit Requirements), permits the Club, Lodge and Private Meeting Hall (banquet hall) land use subject to the approval of a Conditional Use Permit. With the proposed conditions of approval, the proposed operation will comply with all applicable provisions of the Zoning Code.

2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.*

The purpose of the CL zoning district is to provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that prevent significant adverse effects on residential uses within and adjoining a CL district. The proposed Club, Lodge and Private Meeting Hall (banquet hall) is a commercial use that will be established within an existing restaurant. The existing restaurant serves the nearby residential areas by providing dining opportunity within walking distances of their residences, while the proposed banquet hall will provide an added amenity. The establishment will comply with the established development standards of the Zoning Code, such as parking, lighting, and noise, thereby prevent significant adverse effect on the adjacent residential uses. Therefore, the proposed use is consistent with the intent and purpose of the CL zoning district. As a result, with strict adherence to the conditions of approval, the proposed use will be in conformance with the purposes of the zoning district.

3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.*

The proposed Club, Lodge and Private Meeting Hall use is consistent with policies contained in Goal 2, Land Use Diversity, Goal 4, Elements Contributing to Urban Form, Goal 12, Shopping and Dining and Goal 25, Vital Districts and Corridors, of the Land Use Element of the General Plan. Specifically, the proposed use is consistent with General Plan Land Use Element Goal 2: Land Use Diversity, which encourages a mix of land uses meeting the diverse needs of Pasadena's residents and businesses, fostering improved housing conditions, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment. With the implementation of the conditions of approval, the proposed banquet hall and existing restaurant with the on-site sale and consumption of a full line of alcohol and limited extended hours, will promote a diverse economy base and long-term economic contribution to the city, and reinforce the site as an active, vital regional area. Policy 2.3, Commercial Businesses, is achieved by permitting an expansion of an existing restaurant business to provide a banquet hall for private events. This use will serve both local and regional needs, reducing the need for residents to travel to adjoining communities, capturing a greater share of local spending, and offering a diversity of employment opportunities. The General Plan encourages businesses that serve residents within walking distances of their houses. The proposed use

will provide the nearby residents a dining and private entertainment option that they can walk or drive to. Further, the availability of a full line of alcohol for on-site consumption will provide an added amenity to residents and visitors. Policy 4.6, Neighborhood Villages, is achieved by locating the commercial development at a major commercial intersection, Michillinda Avenue and Sierra Madre Boulevard, and by serving the surrounding area as a center of neighborhood identity and activity. The siting of a restaurant with the ability to host private parties in an existing shopping center creates a community gathering place that is accessible and walkable. Policy 4.11, Development that is Compatible, is fulfilled by maintaining a contextual relationship with neighboring structures and addresses such elements as orientation, buffering, impacts of noise and lighting, infrastructure and aesthetics. The proposed banquet hall, with the conditions of approval to restrict the location and availability of exterior doorways, to restrict the operating hours and to abate noise and light nuisances, will be compatible with the neighborhood and general commercial districts. Lastly, Policy 12.1, Vital Commercial Districts and Policy 25.1, Diversity of Uses, are fulfilled by allowing the development of a commercial use, with different dining experiences, to operate with extended hours and to reduce the need for residents and visitors to travel to adjoining communities for a private event space with extended hours serving alcohol.

4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

The proposed project will allow for the operation of a Club, Lodge and Private Meeting Hall (banquet hall), a use that is conditionally permitted within the CL zoning district. While the site is adjacent to residential uses to the west and north, and noise has been a documented concern, as conditioned, any potential impacts that the proposed use could have to persons residing in the neighborhood have been minimized. The banquet hall, which will operate mainly as a restaurant, is consistent with the activity of the surrounding uses in the shopping center, which is a neighborhood commercial center. Lastly, as conditioned, a one-year review of the Conditional Use Permit by the Hearing Officer will be conducted at a duly-noticed public hearing. The review, will address how the applicant has complied with all conditions of approval, and the Conditional Use Permit for the banquet hall use could potentially be modified, if sufficient cause is given.. As the use will operate in accordance with the City's laws, ordinances, and conditions of approval that ensure the continuity of the compatible coexistence of this use with surrounding area, it is anticipated that there will be no detrimental effects to the public health, safety and welfare at large. Therefore, as conditioned, the operation of a Club, Lodge and Private Meeting Hall use will not detrimentally affect the surrounding area.

5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.*

The proposed Club, Lodge and Private Meeting Hall use will be located within an existing, established restaurant space. The restaurant use is a permitted use in the CL zoning district and has been at this location for nine years. The project meets the intent of the development standards as a change of use within an existing restaurant area. Further, the project complies with the off-street parking requirements of the Zoning Code, providing at least 58 off-street parking spaces for the proposed banquet hall and existing restaurant. The project will be conditioned to comply with the Noise Ordinance regulations (PMC Section 9.36), refuse storage regulations (PMC Section 17.40.120) and lighting regulations (Zoning Code Section 17.46.220). Through conditions of approval, measures have been taken to address

the potential for concerns regarding the operation of the proposed use. As such, the proposed use as described and conditionally approved would not be injurious to property and improvements in the area.

6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.*

The project involves the establishment of a Club, Lodge and Private Meeting Hall within an existing restaurant space in a neighborhood commercial center. Minimal exterior changes are proposed; however, the changes that are being made are conditions of approval to address noise complaints. Further, the project will be required to obtain all necessary approvals from other City Departments prior to construction, and as conditioned will be in harmony with the surrounding uses.

Conditional Use Permit: To allow extended hours of operation

7. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.*

A Conditional Use Permit is required to permit a business, that is located within 150 feet of a residential zoning district, to operated between the hours of 10:00 p.m. and 7:00 a.m. Based on the complaints with the Police Department and the Code Compliance Division, staff determined that extended hours of operation should only be permitted on a limited basis on Fridays and Saturdays, when gatherings typically occur, in order to establish the use in good rapport with the surrounding residential uses. As a result, staff has included conditions restricting the hours of operation from 7:00 a.m. to 10:00 p.m. Sunday through Thursday, and from 7:00 a.m. to 12:00 a.m., Fridays and Saturdays. Given the proximity of the adjacent residential uses, staff finds that the granting of the extended hours of operation to these limited times would not result in potential negative impacts. Further, to ensure minimal impacts from the proposed extended hours of operation onto the adjacent residences, staff has recommended conditions of approval that would minimize the potential nuisance activity emanating from the site.

8. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.*

The purpose of the CL zoning district is to provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that prevent significant adverse effects on residential uses within and adjoining a CL district. The proposed hours of operation for the banquet hall and restaurant will serve the nearby residential areas by providing dining and entertainment spaces within walking distances of their residences. Therefore, the proposed use is consistent with the intent and purpose of the CL zoning district. As a result, with strict adherence to the conditions of approval, the proposed use will be in conformance with the purposes of the zoning district.

9. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.*

The recommended hours for the proposed banquet hall and existing restaurant is consistent with policies contained in Goal 2, Land Use Diversity, Goal 4, Elements Contributing to

Urban Form, Goal 12, Shopping and Dining and Goal 25, Vital Districts and Corridors, of the Land Use Element of the General Plan. Specifically, the proposed use is consistent with General Plan Land Use Element Goal 2: Land Use Diversity, which encourages a mix of land uses meeting the diverse needs of Pasadena's residents and businesses, fostering improved housing conditions, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment. With the implementation of the conditions of approval, the proposed banquet hall and existing restaurant with the on-site sale and consumption of a full line of alcohol and limited extended hours, will promote a diverse economy base and long-term economic contribution to the city, and reinforce the site as an active, vital regional area. Policy 2.3, Commercial Businesses, is achieved by permitting an expansion of an existing restaurant business to provide a banquet hall for private events. This use will serve both local and regional needs, reducing the need for residents to travel to adjoining communities, capturing a greater share of local spending, and offering a diversity of employment opportunities. The General Plan encourages businesses that serve residents within walking distances of their houses. The proposed use will provide the nearby residents a dining and private entertainment option that they can walk or drive to. Further, the availability of a full line of alcohol for on-site consumption will provide an added amenity to residents and visitors. Policy 4.6, Neighborhood Villages, is achieved by locating the commercial development at a major commercial intersection, Michillinda Avenue and Sierra Madre Boulevard, and by serving the surrounding area as a center of neighborhood identity and activity. The siting of a restaurant with the ability to host private parties in an existing shopping center creates a community gathering place that is accessible and walkable. Policy 4.11, Development that is Compatible, is fulfilled by maintaining a contextual relationship with neighboring structures and addresses such elements as orientation, buffering, impacts of noise and lighting, infrastructure and aesthetics. The proposed banquet hall, with the conditions of approval to restrict the location and availability of exterior doorways, to restrict the operating hours and to abate noise and light nuisances, will be compatible with the neighborhood and general commercial districts. Lastly, Policy 12.1, Vital Commercial Districts and Policy 25.1, Diversity of Uses, are fulfilled by allowing the development of a commercial use, with different dining experiences, to operate with extended hours and to reduce the need for residents and visitors to travel to adjoining communities for a private event space with extended hours serving alcohol.

10. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

The recommended extended hours of operation on Fridays and Saturdays until 12:00 a.m. is consistent with the activities of the surrounding uses in the shopping center, which is a neighborhood commercial destination. Additionally, conditions of approval have been included restricting the location and availability of exterior doors, requiring the presence of working video surveillance, lighting, and security guards, which will ensure that the establishment, maintenance, and operation of the use would not be detrimental to the health, safety, or general welfare of persons residing and working in the neighborhood. In addition, signs will be posted in the parking lot advising the patrons of the residences nearby. As such, the proposed use as described and conditionally approved would not be injurious to property and improvements in the area.

11. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.*

As conditioned, the extended hours of operation for the restaurant and banquet hall will provide the nearby residents with convenient dining and entertainment options. In addition, by only permitting a limited extension of operating hours to Fridays and Saturdays, the general welfare of the surrounding residents will be protected. Further, the project will be conditioned to comply with the Noise Ordinance regulations (PMC Section 9.36), refuse storage regulations (PMC Section 17.40.120) and lighting regulations (Zoning Code Section 17.46.220), as well as providing a security guard during the evening hours. Through conditions of approval, measures have been taken to address the potential for concerns regarding the operation of the proposed use. As such, the proposed use as described and conditionally approved would not be injurious to property and improvements in the area.

12. *The design location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.*

The project involves the establishment of a banquet hall within an existing restaurant space in a commercial center. Minimal exterior changes are proposed; however, the changes that are being made are conditions of approval to address noise complaints. Further, the project will be required to obtain all necessary approvals from other City Departments prior to construction and as conditioned, will be in harmony with the surrounding uses.

Conditional Use Permit: To allow the on-site sale and consumption of a full line of alcohol

13. *The proposed location of the site for the Conditional Use Permit would not adversely affect the general welfare of the surrounding property owners.*

As conditioned, the incidental on-site sale and consumption of beer, wine, and distilled spirits, in conjunction with the operation of a restaurant and banquet hall is consistent with the activity of the surrounding uses. Food will be required to be sold in conjunction with alcohol service in both the restaurant and banquet facility at all times. The provision of alcohol sales in conjunction with food sales typically does not encourage activities that cause negative affects on the surrounding area. Although the Police Department is concerned that the use may be converted into a nightclub, strict conditions of approval have been included that will limit the potential for negative impacts (e.g. no cover charge, regulating operating hours, no alcohol service within one half hour of closing, etc.). In addition, a one-year review of the Conditional Use Permit by the Hearing Officer will be conducted at a duly-noticed public hearing. The review, will address how the applicant has complied with all conditions of approval, and the Conditional Use Permit for the full alcohol sales could potentially be modified, if sufficient cause is given. Further, the use will operate in accordance with the City's laws, ordinances, and conditions of approval that ensure the continuity of the compatible coexistence of this use with surrounding area. As a result, with strict adherence to the conditions of approval, the proposed use will be in conformance with the purposes of the zoning district.

14. *The proposed location of the site for the Conditional Use Permit would not result in an undesirable concentration of premises for the sale of alcoholic beverages, including beer, and wine, in the area.*

The project site is located within census tract 4600.004, which according to the Alcohol Beverage Control (ABC), does not have an over-concentration of businesses with alcohol sales. This census tract extends from East Washington Boulevard on the west to North Michillinda Avenue on the east, and from the northern City limits on the north and East Sierra Madre Boulevard on the south. This census tract is allowed four on-site sale licenses, and presently contains two (including the subject pending application). As a result, there is not an undesirable concentration of premises for the sale of alcoholic beverages with the subject request.

15. *The proposed location of the site for the Conditional Use Permit would not detrimentally affect the nearby surrounding area after giving special consideration to the proximity and nature of the proposed use with respect to the following: a. Residential uses and residential districts; b. Hospitals, park and recreation facilities, places of public assembly, public or private schools, and religious assembly uses that attract minors and other similar uses; and c. Other establishments offering alcoholic beverages (including wine) for sale for consumption both on- and off-site.*

The subject site is located at the intersection of Valley View Avenue on the north, North Michillinda Avenue on the east, East Sierra Madre Boulevard on the south and Mead Alley on the west. The subject property abuts sensitive uses on all sides of the property boundary. Specifically, the tenant space on the northern side of the property is 220 feet away from a church (Sierra Madre United Methodist Church) to the east across Michillinda Avenue, 110 feet away from multi-family residences to the north across Valley View Avenue, 295 feet away from single-family residences to the west across Mead Alley and, 510 feet away from a high school (La Salle College Preparatory) to the south across Sierra Madre Boulevard. Also in close proximity is Hamilton Park, approximately 1,500 feet to the west, the First Church of the Nazarene and Sunrise Preschool, approximately 1,650 feet to the southwest and Alverno Heights Academy (high school) approximately 540 feet to the northeast.

As conditioned, the on-site sale and consumption of beer, wine, and distilled spirits, is consistent with the activity of the surrounding uses in the shopping center, which is a neighborhood commercial destination. In addition, alcohol sales will be in conjunction with food service only. Further, as conditioned, the location and availability of exterior doors will be restricted, the hours of operation will be regulated, and noise and lighting nuisances will be abated. Therefore, as conditioned, the sale of alcohol in conjunction with the proposed bona fide restaurant will not detrimentally affect the surrounding area.

16. *The proposed location of the site for the Conditional Use Permit would not aggravate proposed problems created by the sale of alcohol (e.g., littering, loitering, noise, public drunkenness, and sales to minors).*

The incidental sale of alcohol in conjunction with a bona fide restaurant with a banquet hall is generally not a problematic use, however in this case, concerns regarding nuisances from the current business operation have been registered. As a result, strict conditions of approval, including from the Police Department, have been included. These conditions, which include regulating operating hours, the cessation of alcohol sales within one half hour of closing, prohibiting a cover charge or age restrictions for entrance, restricting the number and location of exterior doors and requiring litter and lighting plans, will further limit the potential for negative impacts.

17. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.*

The sale of a full line of alcohol for on-site consumption, is consistent with policies contained in Goal 2, Land Use Diversity, Goal 4, Elements Contributing to Urban Form, Goal 12, Shopping and Dining and Goal 25, Vital Districts and Corridors, of the Land Use Element of the General Plan. Specifically, the proposed use is consistent with General Plan Land Use Element Goal 2: Land Use Diversity, which encourages a mix of land uses meeting the diverse needs of Pasadena's residents and businesses, fostering improved housing conditions, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment. With the implementation of the conditions of approval, the proposed banquet hall and existing restaurant with the on-site sale and consumption of a full line of alcohol and limited extended hours, will promote a diverse economy base and long-term economic contribution to the city, and reinforce the site as an active, vital regional area. Policy 2.3, Commercial Businesses, is achieved by permitting an expansion of an existing restaurant business to provide a banquet hall for private events. This use will serve both local and regional needs, reducing the need for residents to travel to adjoining communities, capturing a greater share of local spending, and offering a diversity of employment opportunities. The General Plan encourages businesses that serve residents within walking distances of their houses. The proposed use will provide the nearby residents a dining and private entertainment option that they can walk or drive to. Further, the availability of a full line of alcohol for on-site consumption will provide an added amenity to residents and visitors. Policy 4.6, Neighborhood Villages, is achieved by locating the commercial development at a major commercial intersection, Michillinda Avenue and Sierra Madre Boulevard, and by serving the surrounding area as a center of neighborhood identity and activity. The siting of a restaurant with the ability to host private parties in an existing shopping center creates a community gathering place that is accessible and walkable. Policy 4.11, Development that is Compatible, is fulfilled by maintaining a contextual relationship with neighboring structures and addresses such elements as orientation, buffering, impacts of noise and lighting, infrastructure and aesthetics. The proposed banquet hall, with the conditions of approval to restrict the location and availability of exterior doorways, to restrict the operating hours and to abate noise and light nuisances, will be compatible with the neighborhood and general commercial districts. Lastly, Policy 12.1, Vital Commercial Districts and Policy 25.1, Diversity of Uses, are fulfilled by allowing the development of a commercial use, with different dining experiences, to operate with extended hours and to reduce the need for residents and visitors to travel to adjoining communities for a private event space with extended hours serving alcohol.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #6666

The applicant or successor in interest shall meet the following conditions:

General

1. The proposed Club, Lodge and Private Meeting Hall (banquet hall) shall substantially conform to the site plan, floor plan and elevations submitted with this application and stamped "Approved at Hearing September 4, 2019", except as modified herein.
2. The right granted under this application must be enacted within 36 months from the effective date of approval. It shall expire and become void, except where an extension of time is approved in compliance with Zoning Code Section 17.64.040.C (Time Limits and Extensions – Extensions of Time).
3. The Zoning Administrator, at any time, can call for a review of the approved conditions at a duly noticed public hearing. These conditions may be modified or new conditions added to reduce any impacts of the use. The Hearing Officer may revoke the Conditional Use Permit if sufficient cause is given.
4. The approval of this application authorizes the establishment of a Club, Lodge and Private Meeting Hall (banquet hall) measuring 2,841 square feet.
5. The approval of this application authorizes the sale of a full line of alcohol (beer, wine and spirits) for on-site consumption only.
6. The approval of this application authorizes the existing restaurant and private events at the proposed Club, Lodge and Private Meeting Hall to operate between the following hours:
 - a. Sunday – Thursday: 7:00 a.m. to 10:00 p.m.
 - b. Friday – Saturday: 7:00 a.m. to 12:00 a.m.
 - c. Clean-up after private events shall conclude one-hour after the end of the event, but no later than 11:00 p.m., Sunday through Thursday and 1:00 a.m., Friday and Saturday.
7. Any change to these conditions of approval or expansion and/or modification of the use shall require the modification of this Conditional Use Permit or a new Conditional Use Permit.
8. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
9. Within twelve (12) months of the effective date of this determination, the applicant shall file an application for a Hearing Officer review of this Conditional Use Permit, to be considered at a duly-noticed public hearing. Public notice shall be given in the same manner required for the original public hearing. Said application shall address the effectiveness of, and compliance with, the conditions of approval herein. This hearing shall be conducted at the applicant's, or successor in interest, expense.

10. The proposed project, Activity Number **PLN2018-00271** is subject to the City's Condition Monitoring Program and Final Zoning inspection. A Final Zoning Inspection is required for the project prior to the issuance of a Certificate of Occupancy or its equivalent. Contact the Planning Case Manager, Jennifer Driver at (626) 744-6756 to schedule an inspection appointment time and set up monitoring fees.
11. Any Tenant Improvement of the existing restaurant or proposed Club, Lodge and Private Meeting Hall spaces shall be subject to review and approval of the Zoning Administrator.

Planning Division

12. The primary use shall be a bona fide restaurant with additional space for a Club, Lodge and Private Meeting Hall (banquet hall) use.
13. The premises (banquet hall and restaurant) shall operate under ABC License Type 47 (On-Sale, General for Bona Fide Eating Place) and be maintained as a bona fide eating establishment. The premises shall not obtain any other public premises type licenses without the approval of a Conditional Use Permit and/or Expressive Use Permit.
14. The last alcoholic beverage shall be served no later than one half hour before closing or the end of an event. The hours of alcohol sales for the establishment are limited from 7:00 a.m. to 11:30 p.m., Friday and Saturday and 7:00 a.m. to 9:30 p.m. Sunday through Thursday.
15. Off-site sale and consumption of alcohol shall be prohibited at all times.
16. The banquet hall may be used for private gatherings such as wedding receptions, holiday parties, corporate events etc. where food is required to be served.
17. The site shall not be utilized as a private club, which requires membership.
18. The sale of alcoholic beverages shall be in conjunction with food sales for both the restaurant and banquet hall. Food service along with a full menu shall be made available during all hours of business operation.
19. In the banquet hall, customer dancing and indoor amplified, live or recorded music shall be in conjunction with private parties.
20. In the restaurant, any live entertainment shall be limited to 75 square feet of floor area. Dancing by customers shall be prohibited at all times in the restaurant.
21. The banquet hall space, as shown on the approved plans stamped "Approved at Hearing, September 4, 2019," shall not be used for scheduled/ticketed live performances with seating or a gathering space for spectators to observe.
22. The bar area in the banquet hall shall be in substantial conformance as depicted in the approved floor plan stamped "Approved at Hearing, September 4, 2019".
23. The existing west facing doorway to the proposed bar area shall be removed and relocated to the south facing side of the bar area, as shown in on the approved plans stamped "Approved at Hearing, September 4, 2019."

24. A new, south facing doorway to the banquet hall shall be located at the eastern side of the tenant space, as shown in on the approved plans stamped "Approved at Hearing, September 4, 2019." After 8:00 p.m., there shall be only one external entrance/exit for patrons for the banquet hall (the exit from the bar area shall be provided as an emergency exit only).
25. Except for the existing door on the west elevation for the storage room, no new windows or doors shall be located on the north or west elevations, without a modification of this Conditional Use Permit.
26. During all hours of operation, all exterior windows and doors, of the restaurant and banquet facility, shall remain closed.
27. Loitering outside the restaurant and banquet hall shall not be permitted. Patrons shall not queue on the public sidewalk or walkway and shall not hinder, obstruct, or impede any person from freely passing by or entering an adjacent place of business. A sign stating "No Loitering or Public Drinking" shall be posted in the parking lot. .
28. No guest queuing shall be permitted outside of the banquet hall.
29. Outdoor seating shall be limited to approximately 182 square feet for restaurant use only. No outdoor seating is permitted for the banquet hall use.
30. There shall be no sale of alcohol in disposable containers.
31. Any on-site, outdoor lighting shall be indirect or diffused, shall be shielded from adjacent residential districts, and shall not exceed three (3) footcandle on-site and one (1) footcandle measured at nearby residential districts pursuant to Zoning Code Section 17.46.220.
 - a. Within 60 days of the effective date of this permit, a lighting (photometric) plan demonstrating compliance shall be submitted for review and approval by the Zoning Administrator. The lighting plan shall include a site plan showing the locations of ground-mounted light fixtures, and shielding to orient light away from adjacent properties.
32. A sign shall be posted on the site within a clear view of any interested person containing a telephone number and the name of a person to be contacted in the event that the operation of the involved business is causing concerns or problems in the adjacent neighborhood resulting from the subject use.
33. No signs advertising private parties shall be permitted on the premises.
34. Signs advertising brands of alcoholic beverages or the availability of alcohol for sale at the subject site shall not be visible from the exterior of the subject building.
35. The site and surrounding area shall be maintained in a litter and graffiti free manner. Any graffiti that should appear on the site shall be removed within 48 hours.
36. The following preventive measures shall be undertaken to reduce the potential for alcohol related problems:
 - a. Food service shall remain available during all hours of operation;

- b. Rideshare phone numbers shall be posted in a conspicuous location at all times in the area(s) where alcohol is served to customers;
 - c. All employees selling or serving alcohol shall be required to participate in an alcohol training program offered by the Alcoholic Beverages Control prior to the operation of selling/serving alcohol;
 - d. The availability of a variety of non-alcoholic beverages shall be made known and offered to customers;
 - e. Video games or similar loitering attractions shall not be permitted; and,
37. Amplification of music shall comply with the regulations of Chapter 9.36 (Noise Restrictions) of the Pasadena Municipal Code. Outdoor music, for the restaurant outdoor dining area, is limited to background/ambience music. Outdoor amplified and/or non-amplified music shall be prohibited at all times for the banquet hall.
38. The reproduction of sound, which is audible outside of the premise, which will materially and adversely impact commercial and residential tenants, shall not be permitted.
39. No cover charges, entry fees, or minimum drinks shall be charged/required of patrons.
40. There shall be no restrictions on the age of customers.
41. Promoter-produced parties or events shall be prohibited. These events include private parties that involve third parties who profit from organizing and/or drawing attendees to the events.
42. All deliveries, truck loading, and trash pick-up is allowed only between the hours of 7:00 a.m. to 9:00 p.m., Monday through Friday, and between 9:00 a.m. to 5:00 p.m. on Saturday.
43. Compliance with Chapter 8.78 (Tobacco Use Prevention Ordinance) of Pasadena Municipal Code shall be adhered to at all times.
44. Compliance with the City of Pasadena Refuse Storage regulations, see Section 17.40.120 (Refuse Storage Facilities) of the Pasadena Municipal Code, shall be maintained at all times.
45. The applicable code requirements of the Zoning Code and of all other City Departments shall be met at all times.
46. These conditions of approval must be posted in a conspicuous location for public viewing within the restaurant on a continuous basis for the life of this Conditional Use Permit beginning the date the use or alcohol sales commences.

Police Department

47. Employ security personnel during evening hours. A minimum of one readily identifiable security guard shall be present from 8:00 p.m. until 30 minutes after closing or the cessation of the event.

48. Install cameras with the ability to record both indoors and outdoors. Prior to the commencement of the banquet hall use, a camera surveillance plan shall be submitted for review and approval by the Police Department, which covers all common areas, including entrances , exits and required parking areas.

49. Prior to the commencement of the banquet hall use, ensure lighting around the premises, including the parking lot, is functioning.

Building and Safety Division

50. Project shall comply with the current edition of the California Building Standards at the time of plan review submittal.

Public Works Department

51. Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)

- a. In accordance with Section 12.04.035, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged curb, gutter and sidewalk along the subject frontage prior to the issuance of a Certificate of Occupancy in accordance with Section 12.04.031, entitled "Inspection required for Permit Clearance" of the PMC.