

**PLEASE TAKE NOTICE THAT THIS HEARING WILL TAKE PLACE AT A MEETING HELD PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20 SOLELY BY ELECTRONIC MEANS.**

**Project Location:** 2030 E. Colorado Blvd., Pasadena, CA

**NOTICE OF PUBLIC HEARING  
CUP #6843**

**Subject:** A Call for Review by the Board of Zoning Appeals for Conditional Use Permit #6843 has been requested by the City Council. The Conditional Use Permit was approved by the Hearing Officer at the November 18, 2020 public hearing. The applicant, Sipan Nazaryan, submitted a request to allow the operation of a new Vehicle Services – Washing and Detailing use. The project will include the construction of a 3,490 square-foot car wash building, 30 self-serve vacuum stations, two vacuum equipment structures, one payment kiosk, and the remodel of an existing 2,580 square-foot equipment and storage building. The subject site is located within the ECSP-CG-4 (East Colorado Specific Plan, The Route 66 area), where a Vehicle Services – Washing and Detailing use can be allowed with the approval of a Conditional Use Permit.

**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)(5); Administrative Code, Title 14, Chapter 3, §15270 (a), Projects Which are Disapproved. This Statutory Exemption states that CEQA does not apply to projects which a public agency rejects or disapproves. Should the Board of Zoning Appeals decide to approve this project, this project could be 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, §15303(e), Class 3, New Construction or Conversion of Small Structures). There are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15303 specifically exempts, in urbanized areas, up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

**NOTICE IS HEREBY GIVEN** that the **Board of Zoning Appeals** will hold a public hearing to consider the application.

**THE HEARING IS SCHEDULED ON:**

**Date:** Thursday, May 20, 2021

**Time:** 6:30 pm

**Place:** Please see the Board of Zoning Appeals agenda for instructions on how to access the meeting via webcast. The meeting agenda will be posted on May 14, 2021 at <https://www.cityofpasadena.net/commissions/board-of-zoning-appeals/>.

**Public Information:** All interested persons are invited to participate electronically by submitting comments by 9:00 a.m. on the day of the meeting for the Board of Zoning Appeals' consideration. Comments must be sent to [awalker@cityofpasadena.net](mailto:awalker@cityofpasadena.net). Also, during the meeting and prior to the close of the public hearing, members of the public may submit comments of up to 200 words through the City's public comment portal which will be published on the Board of Zoning Appeals Agenda. If you challenge the matter in Court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence sent to the Board of Zoning Appeals or the case planner at, or prior to, the public hearing.

**For more information about the project or to send comments:**

**Contact Person:** Alison Walker

**Phone:** (626) 744-6742

**E-mail:** [awalker@cityofpasadena.net](mailto:awalker@cityofpasadena.net)

**Website:** [www.cityofpasadena.net/planning/](http://www.cityofpasadena.net/planning/)

**Mailing address:**

**Planning & Community Development Department**

**Planning Division, Current Planning Section**

**175 North Garfield Avenue, Pasadena, CA 91101**

ADA: To request a disability-related modification or accommodation necessary to facilitate meeting participation, please contact the Planning & Community Development Department as soon as possible at (626) 744-4009 or (626) 744-4371 (TDD). Providing at least 72 hours advance notice will help ensure availability. Language translation services may also be requested with 72-hour advance notice by calling (626) 744-4009.



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