



**SPECIAL MEETING
BOARD OF ZONING APPEALS AGENDA
Thursday, May 20, 2021
6:30 P.M.**

MEMBERS

David Coher, Vice-Chair, District 1
Julianna Delgado, District 2
Mic Hansen, Mayor
Jason Lyon, District 7
Donald C. Nanney, District 4

STAFF

Luis Rocha, Zoning Administrator
Jennifer Driver, Planner
Alison Walker, Associate Planner
Tess Varsh, Recording Secretary

Agendas and related documents are available for public review on the City website at:
www.cityofpasadena.net/commissions/board-of-zoning-appeals/.

To request meeting materials in alternative formats or other disability-related modifications or accommodations necessary to facilitate meeting participation, please contact the Planning & Community Development Department as soon as possible at (626) 744-7374 or tvarsh@cityofpasadena.net. Providing at least 72-hour advance notice will help ensure availability.

Language translation services may also be requested with 72-hour advance notice by calling (626) 744-7374. Habrá servicio de interpretación disponible para éstas juntas llamando (626) 744-7374 al por lo menos con 24 horas de anticipación.

PUBLIC PARTICIPATION

PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE FOLLOWING MEETING WILL TAKE PLACE ***SOLELY BY TELECONFERENCE/VIDEOCONFERENCE***.

MEMBERS OF THE PUBLIC MAY PARTICIPATE ELECTRONICALLY IN THE OPEN SESSION PORTION OF THE MEETING.

ACCESS TO THE MEETING IS AS FOLLOWS:

Video Conference: <https://us02web.zoom.us/j/84413642848>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 844 1364 2848

PUBLIC COMMENT INSTRUCTIONS

If you wish to provide comment you may do so as follows:

1. ADVANCE CORRESPONDENCE, TO BECOME PART OF THE RECORD:

Submit public comment of any length to tvarsh@cityofpasadena.net prior to the meeting day. Please be aware that, while these comments will be provided to the members of the body and will become part of the meeting record, they will not be read aloud.

2. COMMENTS TO BE READ ALOUD AT THE MEETING:

At the start of the meeting you may submit public comment of up to 200 words regarding items on the agenda to: www.cityofpasadena.net/planning/public-comment. The body reserves the right to summarize comments if necessary for the orderly and timely flow of the meeting. All comments in their entirety will become part of the meeting record. Comments will not be accepted after the public comment period has closed.

Public comments will be limited to matters on this agenda.

If you need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act because you are unable to participate electronically as set forth above, please contact the Planning & Community Development Department as soon as possible at (626) 744-7374 or tvarsh@cityofpasadena.net.



**AGENDA
SPECIAL MEETING
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6:30 P.M.**

1. ROLL CALL

2. VOTE ON BOARD OF ZONING APPEALS POSITIONS

3. APPROVAL OF MINUTES

A. APRIL 22, 2021

4. CONTINUED ACTION ITEM

A. 1811 NORTH RAYMOND AVENUE - COUNCIL DISTRICT #1

Continued from April 22, 2021 Board of Zoning Appeals meeting. Zoning Administrator Determination: Call for Review of a determination by the Zoning Administrator that a Residential Care, General land use at 1811 N. Raymond Avenue did not lose its nonconforming status pursuant to PMC Section 17.71.060.B1 (Termination of nonconforming use by discontinuance).

Staff Recommendation:

- 1) Uphold the Zoning Administrator's determination.
Case Manager: Jennifer Driver

5. PUBLIC HEARINGS

A. CUP #6816: 1827 E. VILLA ST. – COUNCIL DISTRICT #2

An appeal of Conditional Use Permit (CUP) #6818 has been filed with the Board of Zoning Appeals. The CUP was disapproved by the Hearing Officer at the February 17, 2021 public hearing. The project applicant has submitted a CUP to allow the off-site sale of a full line of alcoholic beverages in conjunction with the operation of an existing, 3,782 square-foot grocery store, Linda Rosa, a Food Sales land use. The subject site is located within the CL (Commercial Limited) and RM-12 (Multi-Family Residential, Two-Units per Lot) zoning districts. A Conditional Use Permit is required for the off-site sale of alcohol in the CL zoning district.

Staff Recommendation:

- 1) Find that this project is 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; and,
- 2) Uphold the Hearing Officer's February 17, 2021 decision and disapprove the Conditional Use Permit.

Case Manager: Jennifer Driver

B. CUP #6843: 2030 E COLORADO BLVD. – COUNCIL DISTRICT #7

The City Council, for the City of Pasadena, has called Conditional Use Permit #6843 for review by the Board of Zoning Appeals. 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.

Staff Recommendation:


- 1) Continue to a date Uncertain
Case Manager: Alison Walker

6. ADJOURNMENT

POSTING STATEMENT: I HEREBY CERTIFY that this Agenda, in its entirety was posted on the City Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on or before the 14th day of May 2021, by 5:30 p.m. The agenda will also be posted at the Hale Building, 175 N. Garfield Avenue, and the agenda may be viewed at the City's website at: www.cityofpasadena.net/commissions/board-of-zoning-appeals/.



David M. Reyes, Director of Planning and
Community Development



Tess Varsh, Recording Secretary



Luis Rocha, Zoning Administrator