



MINUTES
BOARD OF ZONING APPEALS
SPECIAL MEETING – 6:30 P.M.
Thursday, May 20, 2021
Virtual Meeting

1. **ROLL CALL** – Vice-Chair Coher called the meeting to order at 6:30 p.m.
Present: Commissioners Delgado, Hansen, Lyon, Nanney, and Vice-Chair Coher
Excused Absent: N/A
Staff: Luis Rocha, Jennifer Driver, John Nam

5B. 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

Moved up on the agenda by Vice-Chair Coher.

Motion:

Commissioner Lyon moved to continue the case to a date uncertain. Seconded by Commissioner Delgado. Motion Approved 5-0.

Vice-Chair Coher: Y
Lyon: Y

Delgado: Y
Nanney: Y

Hansen: Y

2. VOTE ON BOARD OF ZONING APPEALS POSITIONS

- Commissioner Hansen nominated Vice-Chair Coher as Chair and Commissioner Lyon as Vice-Chair of the Board of Zoning Appeals. Seconded by Commissioner Nanney. Motion approved 5-0.

Vice-Chair Coher: Y Delgado: Y Hansen: Y
Lyon: Y Nanney: Y

3. APPROVAL OF MINUTES

- A. April 22, 2021** – Commissioner Nanney moved approval of the April 22, 2021 Meeting Minutes. Seconded by Vice-Chair Coher. Minutes approved 4-0. Commissioner Delgado abstained.

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

Public Comment:

- Jim Arnone (applicant)

Motion:

Commissioner Delgado moved to approve staff recommendation with additional language in the decision letter. Seconded by Commissioner Lyon. Motion approved 4-1.

Vice-Chair Coher: N Delgado: Y Hansen: Y
Lyon: Y Nanney: Y

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

Public Comment:

- Kevin Franklin (applicant)
- Daughter of Sukhraj Kaur [Indiscernible] (applicant)
- Faithanne Truong

Motion:

Commissioner Delgado moved to adopt the environmental determination, which is an exemption, and uphold the staff's recommendation and disapprove the Conditional Use Permit. Seconded by Commissioner Hansen. Motion approved 5-0.

Vice-Chair Coher: Y
Lyon: Y

Delgado: Y
Nanney: Y

Hansen: Y

6. **ADJOURNMENT** – Vice-Chair Coher adjourned the meeting at approximately 9:20 p.m.

Luis Rocha, Zoning Administrator

Tess Varsh, Recording Secretary