



**SPECIAL MEETING  
BOARD OF ZONING APPEALS AGENDA  
Thursday, July 22, 2021  
6:30 P.M.**

**MEMBERS**

David Coher, Chair, District 1  
Jason Lyon, Vice Chair, District 7  
Julianna Delgado, Representative, District 2  
Mic Hansen, Mayor  
Carol Hunt Hernandez, At Large, District 5

**STAFF**

Luis Rocha, Zoning Administrator  
Jennifer Driver, Planner  
John Nam, Assistant City Attorney  
Tess Varsh, Recording Secretary

Board of Zoning Appeals meetings are held on the 3<sup>rd</sup> Wednesday of each month.

Agendas and related documents are available for public review on the City website at:  
[www.cityofpasadena.net/commissions/board-of-zoning-appeals/](http://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](mailto: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/82099375793>

**OR**

**Phone: 1 (669) 900-6833 - Webinar ID: 820 9937 5793**

## **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](mailto: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](http://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](mailto:tvarsh@cityofpasadena.net).



**AGENDA**  
**SPECIAL MEETING**  
**BOARD OF ZONING APPEALS**  
**Thursday, July 22, 2021**  
**6:30 P.M.**

**1. ROLL CALL**

**2. APPROVAL OF MINUTES**

**A. JUNE 17, 2021**

**3. PUBLIC HEARINGS**

**A. MODIFICATION TO CUP #6740: 1253 EAST COLORADO BOULEVARD  
AND 1217 E. COLORADO BOULEVARD – COUNCIL DISTRICT #5**

An appeal of a Modification to Conditional Use Permit (CUP) #6740 has been filed with the Board of Zoning Appeals. The Modification to the CUP was disapproved by the Hearing Officer at the April 7, 2021 public hearing. The project applicant has submitted a Modification to Conditional Use Permit #6740 to allow a banquet hall (Club, Lodge and Private Meeting Hall land use), in conjunction with the approved Adult Day Care land use (CUP #6740), in the ECSP-CG-1 (East Colorado Specific Plan, Commercial General, Mid-City subdistrict) zoning district. The proposed use would occupy the same commercial space as the approved Adult Day Care use, and only interior modifications are proposed in order to accommodate the new use. No new square-footage is proposed. In addition, the following entitlements are requested:

- 1) Conditional Use Permit to allow the extended hours of operation for the proposed Club, Lodge and Private Meeting Hall from 3:00 p.m. to 11:00 p.m. on Thursdays, from 3:00 p.m. to 12:00 a.m. on Fridays and Saturdays, and from 3:00 p.m. to 9:00 p.m. on Sundays, in lieu of the permitted hours of 7:00 a.m. to 10:00 p.m. daily, when adjacent to a residential zoning district;
- 2) Minor Conditional Use Permit to allow shared parking on-site between the previously approved Adult Day Care use and the proposed Club, Lodge and Private Meeting Hall use; and off-site between the proposed land use and the Commercial Off-Street Parking Lot at 1217 E. Colorado Boulevard; and,


- 3) Minor Conditional Use Permit to allow valet parking off-site at 1217 E. Colorado Boulevard in conjunction with the Club, Lodge and Private Meeting Hall land use.

**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, §15301, Class 1, Existing Facilities; and,
  - 2) Approve the Modification to Conditional Use Permit #6740 with conditions.
- Case Manager: Jennifer Driver

#### **4. 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 16th day of July 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/](http://www.cityofpasadena.net/commissions/board-of-zoning-appeals/).

  
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David M. Reyes, Director of Planning and  
Community Development

  
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Tess Varsh, Recording Secretary

  
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Luis Rocha, Zoning Administrator