



MINUTES
BOARD OF ZONING APPEALS
SPECIAL MEETING – 6:30 P.M.
Thursday, July 22, 2021
Virtual Meeting

1. **ROLL CALL** – Chair Coher called the meeting to order at 6:30 p.m.
Present: Commissioners Hansen, Hunt Hernandez, Vice-Chair Lyon, and Chair Coher
Excused Absent: Commissioner Delgado
Staff: Luis Rocha, Jennifer Driver, John Nam
2. **APPROVAL OF MINUTES**
 - A. **June 17, 2021** – Chair Coher deferred approval for a future meeting to allow Commissioners that participated in the June 17, 2021 hearing to be present.
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

Public Comment:

- None

Motion:

Commissioner Hansen moved to approve the staff recommendation with an extension for the review period from 6 months to 12 months. Seconded by Commissioner Hunt Hernandez. Motion approved 4-0.

Chair Coher: Y
Hansen: Y

Vice-Chair Lyon: Y
Hunt Hernandez: Y

4. **ADJOURNMENT** – Chair Coher adjourned the meeting at approximately 7:40 p.m.

Luis Rocha, Zoning Administrator

Tess Varsh, Recording Secretary