

PLEASE TAKE NOTICE THAT THIS HEARING WILL TAKE PLACE AT A MEETING SOLELY BY ELECTRONIC MEANS

**NOTICE OF PUBLIC HEARING
MODIFICATION OF EUP #5279**

Project Location: 300 East Colorado Boulevard, Suites 200, 208, and 211, Pasadena, CA

Subject: The applicant, Shoghig Yepremian, has submitted an application to modify Expressive Use Permit (EUP) #5279 to allow the expansion of an existing restaurant and banquet facility with live entertainment (Noor; suites 200 and 211) into an adjacent tenant space with an outdoor patio area (formerly Bodega Wine Bar restaurant; suite 208). EUP #5279 was originally approved by the Hearing Officer on December 16, 2009. The request is also to allow an expansion of the on-site sale and consumption of beer, wine, and distilled spirits in conjunction with the proposed expansion. The hours of operation would remain from 10:00 a.m. to 1:00 a.m., daily. An Expressive Use Permit is required for live entertainment and alcohol sales within the CD-2 (Central District Specific Plan, Civic Center/Midtown Subarea) zoning district.

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)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, (Existing Facilities) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. This exemption applies to the operation and permitting of uses in existing structures where there is no negligible or expansion of the use. An expansion of an existing restaurant and banquet facility with live entertainment, and the expansion of alcohol sales, into an existing tenant space is considered a negligible change to an existing structure.

NOTICE IS HEREBY GIVEN that the Hearing Officer will hold a public hearing to consider the application.

THE HEARING IS SCHEDULED ON:

Date: Wednesday, November 2, 2022

Time: 5:30 pm

Place: Please see the Hearing Officer agenda for instructions on how to access the meeting via webcast. The meeting agenda will be posted on October 28, 2022 at www.cityofpasadena.net/commissions/hearing-officer/.

Public Information: Members of the public may submit correspondence of any length prior to the start of the meeting. Comments must be sent to commentsHO@cityofpasadena.net. Also, during the meeting, members of the public may provide live public comment on an agenda item, at the time the Hearing Officer solicits public comment, by either (a) if using the Zoom application, selecting the "raise hand" function; or (b) if participating by telephone, pressing *9 to raise your hand. 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 Hearing Officer or the case planner at, or prior to, the public hearing.

For more information about the project or to send comments:

Contact Person: Katherine Moran

Phone: (626) 744-6740

E-mail: kmoran@cityofpasadena.net

Website: 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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