



**MINUTES**  
**BOARD OF ZONING APPEALS**  
**SPECIAL MEETING – 6:30 P.M.**  
**Thursday, April 21, 2022**  
**Virtual Meeting**

**For a complete and detailed recap of the meeting, please log on to:**  
<https://www.cityofpasadena.net/commissions/audio-video-recordings/>

1. **ROLL CALL** – Chair Coher called the meeting to order at 6:30 p.m.  
**Present:** Commissioners Hernandez, Rawlings, Wendler, and Chair Coher  
**Excused Absent:** Commissioner Hansen and Vice Chair Lyon  
**Staff:** Luis Rocha, Beilin Yu, Alison Walker, Arnold Lee
2. **APPROVAL OF MINUTES**
  - A. **September 16, 2021** – Commissioner Rawlings moved approval of the September 16, 2021 minutes. Seconded by Commissioner Hernandez. Motion approved 3-0. Commissioner Wendler abstained.
  - B. **November 18, 2021** – Commissioner Hernandez moved approval of the November 18, 2021 minutes. Seconded by Commissioner Rawlings. Motion approved 3-0. Commissioner Wendler abstained.
3. **PUBLIC HEARINGS**
  - A. **CUP #6832: 2122 N. ARROYO BLVD – COUNCIL DISTRICT #1**

An appeal of Conditional Use Permit (CUP) #6832 that was disapproved by the Hearing Officer at the May 5, 2021 public hearing. The applicant proposes operation of an existing Wireless Telecommunications Facility that requires the following entitlements:

    - 1) Conditional Use Permit: To allow an existing Major Wireless Telecommunications Facility (monopine) in the Public and Semi-Public (PS) District.
    - 2) Variance: To allow the Major Wireless Telecommunications Facility structure to be 70 feet in height, where the maximum height allowed is 50 feet; and,
    - 3) Variance: To allow the facility to be located on a site less than 500 feet from another site with a Major Wireless Telecommunications Facility.

**Staff Recommendation:**

- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures); and,
- 2) Overturn the Hearing Officer's May 5, 2021 decision and approve the Conditional Use Permit with conditions.

Case Manager: Alison Walker

**Motion:**

Commissioner Rawlings moved to approve the staff recommendation. Seconded by Commissioner Wendler. Motion approved 4-0.

Chair Coher: Y  
Hernandez: Y

Rawlings: Y  
Wendler: Y

- 4. ADJOURNMENT** – Chair Coher adjourned the meeting at approximately 6:55 p.m.

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Luis Rocha, Planning Manager

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Hayman Tam, Recording Secretary