

**NOTICE OF PUBLIC HEARING
CUP #7100**

Project Location: 1453 and 1467 North Lake Avenue Pasadena, CA

Subject: The applicant, Armen Gharehbagloo, has submitted Conditional Use Permit applications to allow: 1) the establishment of a Clubs, Lodges, and Private Meeting Halls land use (Elli Banquet Hall) in conjunction with an existing restaurant; 2) the on-site sale and consumption of a full line of alcohol (beer, wine, and distilled spirits) in conjunction with the proposed use; and 3) extended hours of operation from 11:00 a.m. to 11:00 p.m. Monday through Thursday, 11:00 a.m. to 12:30 a.m. Friday and Saturday, and 11:00 a.m. to 11:30 p.m. on Sunday. The project includes a 432 square-foot addition to an existing 3,455 square-foot tenant space and demolition of an existing 421 square-foot single-story building. Conditional Use Permits are required to establish a Clubs, Lodges, and Private Meeting Halls land use, to allow alcohol sales, and to allow the use to operate between the hours of 10:00 p.m. and 7:00 a.m. when located within 150 feet of a residential zoning district. A residential zone is located approximately 50 feet east of the project site. The property is zoned CL-SP-1b (Commercial Limited, North Lake Specific Plan).

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 negligible or no expansion of the use. This exemption includes additions that will not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmental sensitive.

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

THE HEARING IS SCHEDULED ON:

Date: Wednesday, December 20, 2023

Time: 6:00 pm

Place: Hale Building, Permit Center Hearing Room
175 North Garfield Avenue (Enter at Ramona Street Side Entrance)

Public Information: Any interested party or their representative may appear at the meeting and comment on the project. Prior to the start of the meeting, written correspondence may be emailed to commentsHO@cityofpasadena.net or mailed to the address below (note that this email address will not be checked once the meeting starts). 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 at or prior to the public hearing. The file can be reviewed at the Permit Center, 175 North Garfield Avenue by appointment only.

For more information about the project:

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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