

MINUTES  
ZONING HEARING OFFICER  
PAUL BEARD

DECEMBER 4, 2002

Public Meeting 6:00 P.M.  
100 North Garfield Avenue  
Council Chambers Room 247, 2<sup>nd</sup> Floor

RECEIVED  
02 DEC 16 P5:48  
CITY CLERK  
CITY OF PASADENA

1. CALL TO ORDER
2. PUBLIC HEARINGS

CONTINUED CASE

- A. CUP #4117: 42 South De Lacey Avenue – Council District #6**  
Conditional Use Permit: To allow on-site alcohol sales (Full - beer, wine and distilled spirits) in conjunction with a new brewery restaurant.  
**Staff Recommendation:** Approval with conditions  
Case Manager: Michael Huntley  
**APPROVED WITH CONDITIONS**  
**APPEAL DEADLINE – 12/16/02**  
**EFFECTIVE DATE – 12/17/02**

REGULAR CASES

- B. CUP #4067: 2783 Eaton Canyon Drive – Council District #4**  
Conditional Use Permit: To allow construction of a fully enclosed indoor shooting range on the site known as the "A" Range or Alpha Range at the Civil Defense and Pistol Ranges in Eaton Canyon. The proposed operating hours of the indoor range will be from 8:00 a.m. to 5:00 p.m. five days a week.  
**Staff Recommendation:** Approval with conditions  
Case Manager: Robert Avila  
**APPROVED WITH CONDITIONS**  
**APPEAL DEADLINE – 12/16/02**  
**EFFECTIVE DATE – 12/17/02**

- C. CUP #4114: 1341 Walnut Street – Council District #3**  
Conditional Use Permit: To allow the establishment of a major wireless telecommunication facility.  
**Staff Recommendation:** Approval with conditions  
Case Manager: Ariel Socarras  
**APPROVED WITH CONDITIONS**  
**APPEAL DEADLINE – 12/16/02**  
**EFFECTIVE DATE – 12/17/02**

1/06/2003  
7.A.2.

**D. CUP #4120: 1130 S. Marengo Avenue – Council District #7**

Conditional Use Permit: To allow the construction of a new 10,500 square feet library in the OS Zone, and a Minor Conditional Use Permit to allow shared parking for 22 spaces at Blair High School.

**Staff Recommendation:** Approval with conditions

Case Manager: Jennifer Paige-Saeki

**APPROVED WITH CONDITIONS**

**APPEAL DEADLINE – 12/16/02**

**EFFECTIVE DATE – 12/17/02**

**E. CUP #4135: 275 East California Boulevard – Council District #6**

Conditional Use Permit: To allow the establishment of an office use in the PD-8 zoning district in an existing Structure of Merit.

**Staff Recommendation:** Approval with conditions

Case Manager: Jason Kruckeberg

**APPROVED WITH CONDITIONS**


**APPEAL DEADLINE – 12/16/02**

**EFFECTIVE DATE – 12/17/02**

**3. ADJOURNMENT**

**POSTING STATEMENT:**

I hereby certify that this Agenda was posted in its entirety on both the Council Chamber Bulletin Board, Room 247, and the Information Kiosk in the rotunda area at City Hall, on the 11<sup>th</sup> day of December, 2002, at 5:30 p.m.

  
Denver Miller, Zoning Administrator

  
Angelica Cruz, Recording Secretary



**FILE COPY**

**PLANNING & DEVELOPMENT DEPARTMENT**  
PLANNING DIVISION

December 6, 2002

Deena Detry  
Nextel Communications  
310 Commerce  
Irvine, CA 92602

**RE Conditional Use Permit #4114**  
**1341 Walnut Street**  
**Council District#3**

Dear Ms. Detry:

Your application for a **Conditional Use Permit** at **1341 Walnut Street**, was considered by the **Zoning Hearing Officer** on **December 4, 2002**.

**Conditional Use Permit:** To allow the establishment of a major wireless telecommunication facility.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Zoning Hearing Officer made the findings as shown on Attachment A to this letter.

Based upon these findings, it was decided by the Zoning Hearing Officer that the Conditional Use Permit be **approved** in accordance with submitted plans stamped **December 4, 2002**. The conditions listed in Attachments B were made a part of the approval.

In accordance with Section 17.80.050 of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within two years of the effective date of the approval, unless otherwise specified in the conditions of approval. The Zoning Administrator can grant a one-year extension of your approval. Such a request and the appropriate fee must be received before the expiration date. The right granted by this approval may be revoked if the entitlement is exercised contrary to the conditions of approval or if it is exercised in violation of the Zoning Code. You are advised that an application for a building permit is not sufficient to vest the rights granted by this approval. The building permit must be issued and construction diligently pursued prior to the expiration of this approval. It should be noted that the time frame within which judicial review of the decision must be sought is governed by California Code of Civil Procedures, Section 1094.6

**Conditional Use Permit #4114**

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You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.104, any person affected or aggrieved by the decision of the Zoning Hearing Officer has the right to appeal this decision within **ten days (December 16, 2002)**. The effective date of this case will be **(December 17, 2002)**. Prior to such effective date, a member of the City Council or Planning Commission may stay the decision and request that it be called for review to the Board of Zoning Appeals. However, if the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The decision becomes effective on the eleventh day from the date of the decision. The regular Appeal fee is \$1,272.05. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$636.03.

Any permits necessary may be issued to you by the Building Division on or after the effective date stated above. A building permit application may be submitted before the appeal deadline has expired with the understanding that should an appeal be filed, your application may, at your expense, be required to be revised to comply with the decision on the appeal. **You should call the Current Planning office at 626-744-6777 to find out if any appeal or call for review has been filed before you submit your building permit application.** A copy of this letter must be attached to all plans submitted for building permits.

This project has been determined to be exempt from environmental review pursuant to the California Environmental Quality Act (Public Resources Code, §21080(b)(9); California Code of Regulations, Title 14, Chapter 3, §15301, Class 1 – Existing Facilities).

For further information regarding this case, please contact **Ariel Socarras at, (626) 744- 7101.**

Sincerely,



Paul Beard  
Zoning Hearing Officer

Enclosures: Attachment A, Attachment B

xc: City Clerk, City Council, Building Division, Public Works, Power Division, Water Division, Design and Historic Preservation, Hearing Officer, Code Enforcement-George Chapjian, Case File, Decision Letter File, Planning Commission (9)