

**Robles, Sandra**

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13 DEC 30 05:22PM  
CITY CLERK

**Subject:** FW: 2610 E. Colorado Blvd.

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**From:** Masuda, Gene  
**Sent:** Friday, December 27, 2013 3:00 PM  
**To:** Jomsky, Mark  
**Cc:** Sullivan, Noreen  
**Subject:** 2610 E. Colorado Blvd.

Hi Mark,

I am requesting to call up for the review by the Board of Zoning Appeals a project at 2610 E. Colorado Blvd. I have concerns regarding the parking and the scale of the project.

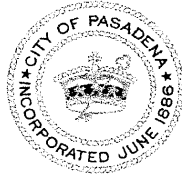
Thank you,

Gene

**Gene Masuda**  
Pasadena Councilmember, District 4  
City of Pasadena  
(626) 744-4740 [gmasuda@cityofpasadena.net](mailto:gmasuda@cityofpasadena.net)

**01/13/2014**

**Item 16**



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
December 20, 2013 PLANNING DIVISION

George Pada  
GPC Design Group  
911 Farnam Street  
Los Angeles, CA 90042

**Subject: Minor Conditional Use Permit #6079**  
**2610 East Colorado Boulevard**  
**Council District #4**

PLN2013-00307

Dear Pada:

Your application for a **Minor Conditional Use Permit** at 2610 East Colorado Boulevard was considered by the **Hearing Officer** on **December 18, 2013**.

**MINOR CONDITIONAL USE PERMIT:** To allow tandem parking in conjunction with the construction of a new mixed-use building, measuring 10,330 square feet. The project would have 3,330 square feet of ground floor retail space and four residential units. Four of the 10 parking spaces dedicated to the commercial portion of the project would be in tandem configuration (i.e. parking lifts). The Zoning Code allows up to 75 percent of the total off-street commercial parking spaces to be tandem parking spaces, subject to the approval of a Minor Conditional Use Permit.

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

Based upon these findings, it was decided by the Hearing Officer that the **Minor Conditional Use Permit** be **approved** with the conditions in Attachment B and in accordance with submitted plans stamped **December 18, 2013**.

In accordance with Section 17.64.040 of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within three years of the effective date of the approval. This approval is eligible for two one-year extensions. Each one year extension is required to be reviewed and approved by the Hearing Officer at a noticed public hearing. In order for a project to be eligible for a time extension, the applicant is required to submit the required fee and time extension application to the Permit Center prior to the expiration date of the land use entitlement. 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 to completion 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.

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72, any person affected or aggrieved by the decision of the Hearing Officer has the right to appeal this decision within **ten days (December 30, 2013)**. The effective date of this case will be **December 31, 2013**. Prior to such effective date, a member of the City Council or Planning Commission may request that it be called for review to the Board of Zoning Appeals. However, if there is a request for a call for review, the appeal period will continue to run. 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 \$1,742.58. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$1,340.45.

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. A copy of this decision letter (including conditions of approval and any mitigation monitoring program) shall be incorporated into the plans submitted for building permits.

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, §15332, Class 32, Infill Projects.

For further information regarding this case please contact **Robert Avila** at **(626) 744-6776**.

Sincerely,



Shoghig Yepremian  
Hearing Officer

Enclosures: Attachment A, Attachment B, Attachment C (site map)

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

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR MINOR CONDITIONAL USE PERMIT #6079**

1. *The proposed use is allowed with a Minor Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code* in that the proposal is to allow four non-residential spaces of the required 10 parking spaces to be tandem. As conditioned, a full-time valet is required to be on site to assist in managing the tandem lifts in the garage. The vertical tandem lifts satisfy the code requirements for tandem parking under the Zoning Code.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district* in that the proposal will meet all the required development standards of the general commercial zoning district, including the required number of spaces. The request to allow vertical tandem spaces in conjunction with the development of the site does not constitute a deviation from the Code. Since no Variance applications are required, the proposal complies with the special purposes of the Zoning Code.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan* in that the City's General Plan advocates the continuation and expansion of businesses in harmony with their surroundings. In addition, the General Plan advocates for the promotion of commercial/retail development and encourages new retail employers. As such, the request to allow for tandem parking will allow the applicant to utilize the full potential of the site within the parameters allowed by the Zoning Code.
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use* in that the proposed project has been designed to adhere to all building and safety codes. Compliance with all building and safety codes will be reviewed through the plan check and inspection process to ensure compliance.
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City* in that the tandem parking will comply with the minimum parking stall dimensions to allow safe movement of vehicles. A parking attendant will be available at all times the commercial parking is in use. Also, tandem parking allows for all of the required parking to be created on-site thus reducing the need for on-street parking. Therefore, the use of tandem parking will not have a negative effect on the surrounding area.
6. *The design location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection* in that the proposed structures meet the required development standards for the district it is located in. Furthermore, through the design review process, staff will ensure the building is designed and constructed with quality materials that will be aesthetically pleasing and durable.

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL FOR MINOR CONDITIONAL USE PERMIT #6079**

The applicant or successor in interest shall meet the following conditions:

General

1. The site plan and elevations submitted for building permits shall substantially conform to the plans and elevations, submitted with this application and stamped "Received at Hearing December 18, 2013", except as modified herein.
2. The proposed development shall meet all the applicable codes of Section 17.24 as it relates to development in the Commercial Zoning district.
3. The approval authorizes the proposed commercial/retail parking garage to contain four vertical tandem parking spaces in the form of parking lifts and provide a full-time parking attendant in conjunction with the tandem parking.
4. A copy of the decision letter with the "Final Conditions of Approval" shall be incorporated into the construction plans prior to the plans being submitted for Plan Check.
5. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
6. Any change to these conditions of approval shall require the modification of this Minor Conditional Use Permit #6079.
7. The proposed project, Activity Number **PLN2013-00307**, is subject to the City's Condition/Mitigation Monitoring Program and is also subject to Final Zoning inspection. Condition Monitoring is required for your project. Under the Monitoring Program, your project will be inspected by Code Compliance staff to determine compliance with the conditions of approval. The Condition Monitoring inspection will occur during the term of the project. The Final Zoning Inspection will occur at the completion of the project. Required monitoring fees for inspections shall be paid on or after the effective date of this permit, but prior to the issuance of any building permits. Contact the Case Manager, Robert Avila, at (626) 744-6776 to verify the fee. All fees are to be paid to the cashier at the Permit Center located at 175 N. Garfield Avenue. The cashier will ask for the activity number provided above. Failure to pay the required monitoring fees prior to initiating your approved land use entitlement may result in revocation proceedings of this entitlement.

Planning

8. The applicant or successor in interest shall maintain a full-time parking valet to manage the commercial tandem parking during the hours that the commercial/retail tenant is in operation.
9. A minimum of 18 on-site parking spaces shall be provided in accordance with a detailed plan to be submitted to and approved by the Zoning Administrator prior to issuance of any building permits. All parking areas shall conform to the requirements of Chapter §17.44 (Parking and Loading) of the Pasadena Zoning Code.
10. The tandem parking spaces shall be assigned to the same business/tenant space.

## Public Works

11. A view corridor shall adjoin both sides of a driveway crossing a street property line. The view corridor shall be a minimum depth of five feet at the edge of the driveway and a width measured on both sides of the driveway of 50 feet, or the distance to the intercepting property line, whichever is less. The view corridor shall not be blocked between a height of 2.5 feet and seven feet. The driveways fronting Weir Alley from the property line to 20 feet north shall be constructed at a slope of 2 percent or less.
12. No private improvements may be placed within the public right-of-way, including, but not limited to, soldier beams, tie-backs, utility conduits and decorative sidewalk. Private improvements may only be placed in the public right-of-way by submitting a license agreement, which must be approved by City. The license agreement application for any private improvement within the public right-of-way shall be submitted to the Department of Public Works for review and shall be approved by the City before any permits are granted. An approved license agreement will allow the applicant to install and maintain the private improvements within the public right-of-way with conditions.

A license agreement for shoring requires that all steel rods in every tie-back unit be relieved of all tension and stresses, and any portion of soldier beams and any portion of the tie-backs located less than ten (10) feet below grade be removed from the public right-of-way.
13. The proposed development shall connect to the public sewer with one or more new six-inch diameter house sewers laid at a minimum slope of two percent. In accordance with PMC Chapter 13.24.010, house sewer "means that part of the horizontal piping beginning 24 inches from the exterior wall of the building or structure and extending to its connection with the public sewer." The section of house sewers within the public right-of-way - from the property line to the public sewer, or within easement, shall be vitrified clay or cast iron pipe. The house sewer shall meet City Standards as determined by the Department of Public Works, and a permit issued by the Department of Public Works is required for work within the public right-of-way. The construction of all new house sewers shall be completed prior to the issuance of Certificate of Occupancy.
14. The applicant shall either place slurry seal treatment on Weir Alley from Vinedo Avenue to the west property line of the subject property (an area of approximately 105' x 20'), or pay to the City the development's fair share of the alley improvement cost in the amount of \$630.
15. The preliminary site plan submitted indicates a 5-ft building setback on the Colorado Boulevard frontage, and a 15-ft setback on the Weir Alley frontage. These setbacks shall be maintained and transferred onto the final construction drawings.
16. If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. The proposed development shall minimize and/or mitigate the drainage runoff towards Weir Alley per City Engineer. Approval shall be obtained from the Planning Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
17. All of the on-site drainages, such as roof drain, area drain and subterranean garage discharge, shall be gravity-flowed out to the public right of way. If a sump pump is used, the drain shall be directed into an energy dissipater box prior to gravity-flowed out to the street. All drains shall discharge to Colorado Boulevard at an approved angle in a cast iron curb

drain or an approved curb outlet. No drainage runoff shall be allowed onto Weir Alley. The construction of the drain shall be completed prior to the issuance of Certificate of Occupancy.

18. If the existing street lighting system along the project frontages is in conflict with the proposed development/driveway, it is the responsibility of the applicant to relocate the affected street lights, including conduit(s), conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.
19. Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a \$20,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/ resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. This deposit may also be used for charges due to damage to existing street trees and for City personnel to review traffic control plans and maintain traffic control. A processing fee will be charged against the deposit.
20. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: [cityofpasadena.net/PermitCenter/Plans\\_Submittal\\_Checklists/](http://cityofpasadena.net/PermitCenter/Plans_Submittal_Checklists/). A deposit, based on the General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the WATCH Manual, current Edition. If the public right-of-way occupation requires a diagram that is not a part of the WATCH Manual, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval.

In addition, prior to the start of construction or the issuance of any permits, the applicant shall conduct a field meeting with an inspector from Department of Public Works for review and approval of construction staging, parking, delivery and storage of materials, final sign-off procedure, and any of the specifics that will affect the public right-of-way. An appointment can be arranged by calling 626-744-4195.

21. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

In addition to the above conditions, the requirements of the following ordinances may apply to the proposed project:

a. Residential Impact Fee Ordinance - Chapter 4.17 of the PMC

The ordinance was established to provide funds to mitigate the impact of new residential development on City parks and park and recreational facilities. A copy of the Residential Impact Fee Information Packet is available at the city webpage at: [http://www.ci.pasadena.ca.us/PublicWorks/Engineering\\_Division/](http://www.ci.pasadena.ca.us/PublicWorks/Engineering_Division/)

The Residential Impact Fee is based on the current Taxes, Fees and Charges Schedule ([cityofpasadena.net/Finance/Fees\\_and\\_Tax\\_Schedules/](http://cityofpasadena.net/Finance/Fees_and_Tax_Schedules/)) and will be calculated and collected at the time of Building Permit Issuance.

The building plans shall include, preferably on the title sheet, a summary of all living units to capture the number of different units; number of bedrooms in each unit; and types of units (Regular, Workforce housing, Skilled nursing unit, Student housing, Residential care facility for the elderly, Affordable Housing). The definitions on the different types of units are available in the abovementioned Residential Impact Fee Information Packet as well as in the Pasadena Municipal Code.

b. Sewer Facility Charge - Chapter 4.53 of the PMC

The ordinance provides for the sewer facility charge to ensure that new development within the city limits pays its estimated cost for capacity upgrades to the city sewer system, and to ensure financial solvency as the city implements the operational and maintenance practices set forth in the city's master sewer plan generated by additional demand on the system. Based on sewer deficiencies identified in the City's Master Sewer Plan, the applicant may be subject to a Sewer Facility Charge to the City for the project's fair share of the deficiencies. The Sewer Facility Charge is based on the Taxes, Fees and Charges Schedule and will be calculated and collected at the time of Building Permit Issuance.

c. Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)

In accordance with Section 12.04.035, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged sidewalk along the subject frontage prior to the issuance of a Certificate of Occupancy or any building permit for work in excess of \$5,000 pertaining to occupancy or construction on the property in accordance with Section 12.04.031, entitled "Inspection required for Permit Clearance" of the PMC.

d. City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC

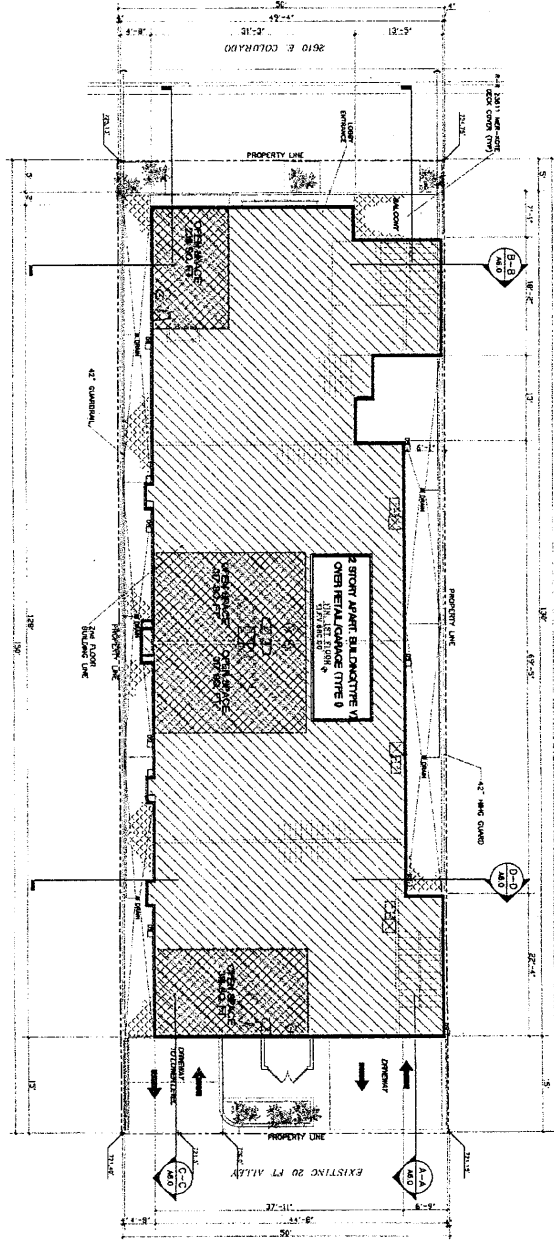
The ordinance provides for the protection of specific types of trees on private property as well as all trees on public property. No street trees in the public right-of-way shall be removed without the approval of the Urban Forestry Advisory Committee.



- e. Stormwater Management and Discharge Control Ordinance – Chapter 8.70 of the PMC  
This project is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance which implements the requirements of the Regional Water Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance. Information on the SUSMP requirements can be obtained from the Permit Center's webpage at [http://cityofpasadena.net/PermitCenter/Plans\\_Submittal\\_Checklists/](http://cityofpasadena.net/PermitCenter/Plans_Submittal_Checklists/).
- f. Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC  
The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at [http://cityofpasadena.net/PermitCenter/Plans\\_Submittal\\_Checklists/](http://cityofpasadena.net/PermitCenter/Plans_Submittal_Checklists/) and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:
- C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers can be obtained from the Recycling Coordinator.
  - Monthly reports must be submitted throughout the duration of the project.
  - Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. This deposit is fully refundable upon compliance with Chapter 8.62 of the PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

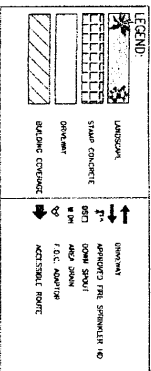
# ATTACHMENT C SITE PLAN



**OPEN SPACE**  
 REQUIRED 4 x 150 = 600.00 SQ.FT.  
 TOTAL REQUIRED = 600.00 SQ.FT.

**PROVIDED**  
 PRIVATE BALCONIES 4 1,198.00 SQ.FT.  
 RECREATION ROOM 458.00 SQ.FT.  
 TOTAL OPEN SPACE = 1,656.00 SQ.FT.

**SITE PLAN**



13-001  
 A2.0

**IGUANA VINTAGE CLOTHING**  
 2610 E. COLORADO BOULEVARD  
 PASADENA CALIFORNIA 91107

**IGUANA VINTAGE CLOTHING**  
 6520 HOLLYWOOD BOULEVARD  
 HOLLYWOOD CALIFORNIA 90028

NO.	DATE	ISSUED FOR

**SITE PLAN**  
 18-11-C

NO.	DATE	DESCRIPTION

**GEORGE PMAI C**  
 REGISTERED PROFESSIONAL ARCHITECT  
 2800 W. 10TH STREET  
 PASADENA, CA 91107  
 TEL: 626-799-6634  
 FAX: 626-799-6634  
 LICENSE NO. 12000

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