

**ATTACHMENT I**  
**STAFF REPORT FOR AUGUST 7, 2019 BOARD OF ZONING APPEALS HEARING**



**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

**STAFF REPORT**

**DATE:** AUGUST 7, 2019  
**TO:** BOARD OF ZONING APPEALS  
**FROM:** DAVID REYES, PLANNING DIRECTOR  
**SUBJECT:** APPEAL OF DIRECTOR DECISION THAT THE "CONDITIONAL USE PERMIT: CANNABIS RETAILER" APPLICATION SUBMITTED BY SWEETFLOWER PASADENA, LLC IS INCOMPLETE (PLN2019-00386).

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**RECOMMENDATION:**

It is recommended that the Board of Zoning Appeals:

1. Adopt a determination that the proposed action is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the State CEQA Guidelines. This exemption applies where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and
2. Uphold the Planning Director Decision that SweetFlower Pasadena, LLC's "Conditional Use Permit: Cannabis Retailer" application is incomplete, because it did not provide required information of which it had notice, specifically a location map prepared by a licensed surveyor.

**BACKGROUND:**

On June 5, 2018, Pasadena voters approved Ballot Measures CC and DD, which allow a limited number of cannabis (marijuana) businesses to operate within the City and levy a business license tax on commercial cannabis activity, respectively. The regulations allow for three types of commercial cannabis uses; retail, cultivation and testing laboratories. The regulations permit up to six commercial cannabis retailers, four cultivators and four testing laboratories. Regulations pertaining to commercial cannabis were codified in three sections of the Municipal Code. Section 5.78 *Commercial Cannabis Activity* sets forth the overall cannabis permitting process, 8.10 the *Commercial Cannabis Public Health*

*Permit*, and 17.050.066 *Cannabis Businesses* sets forth the land use and zoning regulations. Specifically for retail sales, the City's Cannabis regulations allow for a maximum of six dispensary permits and further restricts the number to one per Council District. The regulations also require, in part, that dispensaries be located away from sensitive uses and no closer than 1,000 feet from another dispensary, nor closer than 600 feet from a residentially zoned property, religious institution, school or library (location requirements are established in PMC 17.50.066 D 5). Based on staff's initial evaluation of these requirements, a Draft Map was prepared and shared with the public with the caveat that the Map was draft and any proposed location would need to demonstrate compliance with established rules. The Draft Map identified fewer than six potentially compliant locations. Since the use of every parcel of land in the City is not maintained in the City's GIS Database, it is possible that more compliant locations exist, but this is not probable.

Staff is aware of the highly lucrative nature of this evolving industry and recognizes that it is unlikely that existing rules will allow all six top applicants to find a code-compliant location and obtain a cannabis permit. Applicants are also aware that there are a limited number of locations. As such, each step of the process has been highly scrutinized by the public and applicants (or agents or representatives of applicants).

#### Implementation of Cannabis Regulations:

Immediately after the regulations were approved by Voters, staff began work on the implementation framework for the new Commercial Cannabis Program. Staff has worked diligently to establish a transparent and fair process which is insulated from economic influence and political battles. Pursuant to Section 5.78, the commercial cannabis permitting process entails the following:

#### *STEP 1 (Complete): Objective Ranking and Scoring/Merit-Based Approach:*

There were 122 applications submitted for cannabis retailer in competition for the maximum of six permits to be issued. Pursuant to P.M.C. 5.78.070 & 5.78.080 A-E, the permittee selection process consisted of a "screening application" and review and scoring of the applications by a third-party selection committee utilizing review criteria established by the City. This screening application and review criteria were structured to ensure that the top-scoring candidates be technically experienced to meet the demands of this highly regulated industry; well capitalized to be able to deliver on commitments after a demanding land use planning process and costly site acquisition and improvements; in a position to design a dispensary that blends with the neighborhood and meets Pasadena's strict security and safety expectations; able to hire and train sufficient staff to operate in a professional manner, and, importantly, committed to a community benefits plan that provides tangible benefits and contributions to the community.

The screening application and review criteria were presented for public review and comment at an application workshop held in November of 2018 which was attended by approximately 500 interested applicants. Based on suggestions from the public, the

review criteria were revised to, among other changes, place a greater emphasis on community benefits. The filing period for this screening application was January 1<sup>st</sup> to January 31<sup>st</sup>, 2019.

A total of 128 applications were received, of which 122 were for the retailer category, three for the cultivation category, and three for testing laboratories. All applications were scored and ranked by a designated selection committee comprised of expert staff at neutral, third-party consultant group, Hinderliter, de Llamas & Associates Companies (HdL). The top six applicants for the retailer category were then interviewed by members of City staff to confirm the contents of their applications, and to emphasize the importance to the City of the community benefits plan, site security and other issues. These interviews were monitored by the City's Internal Audit group.

*STEP 2 (In Process) Land use approval from Planning & Community Development:*

The six top-scoring applicants were identified on June 5, 2019. These applicants have been offered the opportunity to submit a *Conditional Use Permit: Cannabis Retail (CUP)* application. The six top-scoring applicants are:

- . Integral Associates Dena, LLC
- . Tony Fong
- . The Atrium Group, LLC
- . Harvest of Pasadena, LLC
- . SweetFlower Pasadena, LLC
- . MME Pasadena Retail, LLC

CUP applications will be reviewed by the Planning Commission. To date, the City has received CUP applications from five of the six top-scoring applicants. However, only three applications have been submitted that comply with distance separation requirements:

- |                                  |                           |                    |
|----------------------------------|---------------------------|--------------------|
| 1. Harvest of Pasadena, LLC      | 169 W. Colorado Boulevard | Council District 3 |
| 2. Tony Fong                     | 3355 E Colorado Boulevard | Council District 4 |
| 3. Integral Associates Dena, LLC | 908 E. Colorado Boulevard | Council District 7 |

Atrium Group, LLC (70 W. Union) and SweetFlower Pasadena, LLC (827 E. Colorado) have also submitted applications for locations within Council District 3; however, those applications are not being processed due to the City's restriction of one retail dispensary per Council District and non-compliance with distance separation requirements.

*Six Applicants Vying for Fewer than Six Potential Spots*

The City's Cannabis regulations allow for a maximum of six dispensary permits and further restricts the number to one per Council District. The regulations also require, in part, that dispensaries be located away from sensitive uses and no closer than 1,000 feet from another dispensary, nor closer than 600 feet from a residentially zoned



property, religious institution, school or library (location requirements are established in PMC 17.50.066 D 5). As noted previously, based on staff's initial evaluation of available sites (as was shown on the Draft Map) it appears there are fewer than six potentially compliant locations.

### *Next Steps*

Following the Board of Zoning Appeals consideration of this appeal from SweetFlower Pasadena, LLC staff anticipates that the complete and code compliant CUPs for Cannabis Retail applications will be processed and brought forth to the Planning Commission via a noticed public hearing within the next few months. Given the stakes, it is anticipated that the results of the Planning Commission's actions will likely be appealed to the City Council.

Those applicants that secure a CUP will then be able to continue through the cannabis process, moving on to secure additional required permits or approvals as set forth in Pasadena Municipal Code Section 5.78.080 and any other applicable laws or regulations, including securing a state required license, prior to opening for business.

The top-scoring applicants for the testing laboratories and cultivator categories will be announced after CUPs have been secured for the retailer category.

### **ANALYSIS:**

Following completion of the application scoring and interviews, the six top-scoring applicants for the retailer category were announced on June 5, 2019 and the appellant (Sweetflower Pasadena, LLC) was among the selected applicants. The top scoring applicants have been provided an opportunity to submit a Conditional Use Permit: Cannabis Retailer application, which requires demonstration of site control for a property that meets all of the City's distance separation requirements and compliance with other applicable regulations set forth in Section 17.50.066 D of the Zoning Code.

To ensure fairness to all applicants, the Conditional Use Permit: Cannabis Retailer application packet was distributed to the applicants at the same time. Staff invited all six top scoring applicants to attend a workshop where the application material would be provided and staff would review the materials and answer questions related to the CUP application. The workshop occurred on June 12, 2019 and was attended by twelve individuals consisting of two representatives for each of the top applicants. The City's Internal Audit staff was also present at the meeting.

As was explained in detail at the workshop, only the first complete application with a compliant location would be processed per Council District (the adopted regulations allow only one cannabis retailer per Council District). It was also explained at the workshop that the CUP application for cannabis retailers is not the same as the standard application that is utilized for other uses which require a conditional use permit. The *Conditional Use Permit: Cannabis Retailer* is a new land use and has a new application that includes

several additional requirements for supplemental documentation that are specific to the cannabis retail use. Staff spent approximately two-hours with the applicants and reviewed each and every section of the application and answered questions.

Also at the June 12, 2019 application workshop, the six top-scoring retail cannabis applicants were informed verbally and in writing (in the CUP Cannabis Retail application packet referenced as Attachment A) that the location map required as part of the CUP application must be prepared by a licensed surveyor. The purpose of the location map is to demonstrate that the proposed location complies with the applicable distance separation requirements to sensitive uses. There is a *bona fide* business reason for this requirement. Specifically, based on research conducted by staff in preparation of the items needed for this new land use application, it was found that in some instances a potential location could be only a few feet within the required distance separations thereby disqualifying that parcel. Precise measurements are required to ensure that the locations proposed meet the requirements as outlined in Section 17.50.066 D 5 of the Zoning Code. The most precise work is reliably prepared only by a licensed surveyor.

City staff also informed applicant representatives that, in the spirit of fairness and transparency, responses to general questions regarding the application process would be provided via email to all those in attendance at the workshop. Staff provided several emails with questions asked by individuals that had attended the workshop and the staff response to the question. The applicants were also advised that each CUP application would be reviewed for completeness in the order received.

At 5:34 p.m. on the same day as the application workshop, the appellant submitted their *Conditional Use Permit: Cannabis Retailer* application for a proposed cannabis retail dispensary at 827 East Colorado Boulevard located within Council District 3. The application submitted by the appellant was the first application submitted by any of the six top-scoring applicants. Two additional applications were submitted by other applicants shortly thereafter for proposed locations also within Council District 3; the fourth and fifth applications were submitted several days later for proposed locations in Council Districts 4 and 6:

	<b>Applicant</b>	<b>Date of Submission</b>	<b>Time Submitted</b>	<b>Proposed Location</b>	<b>Council District</b>
1.	SweetFlower Pasadena, LLC	June 12, 2019	5:34 p.m.	827 E Colorado Blvd	3
2.	Harvest of Pasadena, LLC	June 12, 2019	10:20 p.m.	169 W Colorado Blvd	3
3.	The Atrium Group, LLC	June 13, 2019	4:48 p.m.	70 W Union	3

4.	Varda (Tony Fong)	June 17, 2019	3:59 p.m.	3355 E Colorado Blvd	4
5.	Integral Associates Dena, LLC	June 21, 2019	8:04 p.m.	112 W Colorado Blvd	6

On June 13<sup>th</sup>, the City issued an email (Attachment B) advising the representatives that a question had been asked regarding the requirement for a land surveyor. The City provided the following information:

*Additional questions have been asked:*

7. *I called a few licensed surveyor to start the "location map" section, and they said they do not do these types of work. They asked me to call mapping companies to do this job. I will like to confirm with you if we should have a mapping companies to work on this or should I continue to look for a licensed surveyor to work on the "location map" section.*

**ANSWER:** *As indicated on the Conditional Use Permit submittal checklist (page 1, Location Map), the radius map must be prepared by a licensed surveyor. The addresses and identification of uses can be prepared by a mapping service company.*

Subsequent to the City's June 13<sup>th</sup> email correspondence to the group, the appellant submitted a letter on June 19, 2019 (Attachment C) asking that the City apply a "complete, in good faith standard" in reviewing their CUP application. The appellant included a statement explaining that their request is in response to "clarifying emails provided by the City to applicants, including a sample location map, which contained information that further elaborated on the instructions received earlier during the Wednesday meeting."

Subsequent Submittals by the Appellant

After review of the five submitted applications, on June 27, 2019, the City issued status letters to each of the five applicants. In the letter addressed to the appellant (Attachment D), the City specified that the application for SweetFlower Pasadena LLC was incomplete and would not be processed because the location map submitted in the application (Attachment E) was not prepared by a licensed surveyor, as required on page one of the application. Among the other letters, the City issued a status letter to Harvest of Pasadena, LLC which indicated that their application is accepted and will be processed for Council District 3. As such, the appellant is unable to move forward with their proposed application.

On the same day that the appellant received their incomplete letter (June 27, 2019) the appellant submitted a new application for the same location but with a revised location map (Attachment F). Staff reviewed the submittal and issued the appellant a new status

letter on July 1, 2019 (Attachment G) indicating that the application was incomplete because the language provided in the surveyor's statement indicated that the map had been "reviewed by" the surveyor, not "prepared by" as required in the application.

On July 3, 2019, the appellant submitted a Request for Appeal application (Attachment H) of the June 27, 2019 decision of the Director of Planning that SweetFlower's CUP application was incomplete. If the Director's determination is overturned, this will invalidate the Director's determination to process two other Conditional Use Permit: Cannabis Retailer applications which were accepted as complete. The affected applications would be the ones submitted by Harvest of Pasadena, LLC and Integral Associates Dena, LLC. Those two applications would not be processed further as those two applications would lose their status as in conformance with distance separation requirements and/or exceeding the maximum number of retail establishments per district limitation.

Also on July 3, 2019, the appellant submitted a third application for the same location with a new (third) location map prepared by a licensed surveyor (Attachment I). This map included a letter from the appellant (Attachment J) indicating that neither the Municipal Code nor the Cannabis Retailer regulations promulgated thereunder require that the location map be prepared by a licensed surveyor. The appellant requested that the City accept the revised location map as part of the first and second submissions. The City issued a status letter to the appellant on July 9, 2019 (Attachment K) indicating that their July 3, 2019 application will not be processed because it is now the third complete application received for Council District 3.

#### Director's Decision

The Director decision that the first and second applications submitted by the appellant are incomplete is supported by Section 17.60.040 (*Application Preparation and Filing*) of the Pasadena Municipal Code. Pursuant to Section 17.60.040 D:

*The Director shall establish in writing the submittal requirements for permit applications required by this Zoning Code. All applications shall include the following submittal materials, as well as any additional materials identified by the Director:*

- 1. A signed application review form;*
- 2. The application fee, if required, in compliance with the Council's Fee Resolution;*
- 3. A completed environmental assessment form if the project is subject to the California Environmental Quality Act (CEQA), unless the form has been submitted with a previous application for this project; and*
- 4. Where the application requires mailed a public notice in compliance with Chapter 17.76 (Public Hearings), a map showing the location and street address for the project and all lots within the required notice mailing radius for the permit, and a mailing list, keyed to the map, containing the names and addresses of the record owners of each lot, as shown on the*

*County's latest equalized property tax assessment roll, in compliance with Chapter 17.76 (Public Hearings).*

Pursuant to this code section, there are four required items that shall be provided for applications (numbers 1-4 above) and the Director has the discretion to require **“any additional materials identified by the Director”**. As such, it is the determination of the Director that the items required in the “Conditional Use Permit: Cannabis Retailer” application are additional required materials.

As stated in the July 12, 2019 Director's letter to appellant regarding the appeal application submission (Attachment L), there is no requirement in State Law or the Pasadena Municipal Code that the contents of a complete application be outlined in the Municipal Code. Each City can require different submittals in land use applications, and those requirements can be set forth in each individual application. Further, the Director's determination to consider an application complete based on the date of submission of all of the required documents is supported by Section 17.60.040 F which states:

*Filing date. The filing date of an application shall be the date on which the Department receives the last submission, map, plan, or other material required as a part of that application by Subsection A., in compliance with Section 17.60.060 (Initial Application Review) and deemed complete by the Director.*

#### **ENVIRONMENTAL REVIEW:**

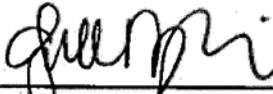
This action has been determined to be exempt from CEQA pursuant to State CEQA Guideline Section 15061(b)(3); the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. As the action under consideration concerns a determination based on the intent of the Zoning Code, no specific physical construction is contemplated.

**CONCLUSION:**

The appellant was well informed in advance of submission of its application as to the City's requirements for a complete application. All other CUP applications received for Commercial Cannabis Retailers have complied with the requirement to include a location map prepared by a licensed surveyor. Further, there is no requirement in state law or in the Pasadena Municipal Code that the contents of a complete application be set forth in the P.M.C. Pursuant to Section 17.60.040 D (*Application Contents and Fees*) the City can determine which additional application materials are required based on the specific land use application being prepared.

Prepared by,

Reviewed by:

  
\_\_\_\_\_  
Guille Nunez  
Management Analyst IV

  
\_\_\_\_\_  
Jennifer Paige, AICP  
Deputy Director

**Attachments:**

- Attachment A - *Conditional Use Permit: Cannabis Retailer* application
- Attachment B - Email from City to Applicants dated June 13, 2019
- Attachment C - Correspondence from Appellant to City of Pasadena
- Attachment D - Status Letter to Appellant Dated June 27, 2019
- Attachment E - First Location Map submitted on June 12, 2019
- Attachment F - Revised (second) Location Map submitted on June 27, 2019
- Attachment G - Status Letter to Appellant Dated July 1, 2019
- Attachment H - Appeal by Appellant dated July 3, 2019
- Attachment I - Revised (third) Location Map submitted on July 3, 2019
- Attachment J - Letter from Appellant to City of Pasadena
- Attachment K - Status Letter to Appellant Dated July 9, 2019
- Attachment L - Letter from City of Pasadena to Appellant Dated July 12, 2019

**ATTACHMENT A**  
**CONDITIONAL USE PERMIT: CANNABIS RETAILER APPLICATION**





*Submittal Checklist for*  
**CONDITIONAL USE PERMIT: CANNABIS RETAILER**

Only applicants that have written authorization from the City of Pasadena can submit an application. Applications will only be accepted in-person via an appointment as indicated in the authorization letter to submit. This checklist must be submitted with the Conditional Use Permit application. Incomplete applications cannot be processed.

**SUBMITTAL REQUIREMENTS:**

Listed below are the submittal requirements for the Conditional Use Permit (Cannabis Retailer):

- MASTER APPLICATION** (eight copies)
  - a) Cover Sheet with Applicant Signature.
  - b) Environmental Assessment.
  - c) Tree Inventory.
  - d) Taxpayer Protection Act Disclosure Form.
  
- OWNERSHIP VERIFICATION** (one copy)
  - a) Copy of Grant Deed, Deed Trust or Title Report showing ownership.
  - b) Written Consent from property owner to authorize representative (if applicable).
  - c) Copy of a signed Lease Agreement for the subject property.
  
- PUBLIC HEARING NOTIFICATION PACKET** (two sets)
  - a) 500-foot Radius Map and Ownership List.
  - b) Affidavit.
  - c) Labels.
  
- LOCATION MAP** (Two copies)
  - a) Identification of the applicable distance requirements as outlined in Section 17.50.066 D (5) "Location Requirements" of the Pasadena Municipal Code prepared by a licensed surveyor.
  - b) Identification of all land uses and zoning classifications for all properties within the applicable distance requirements as outlined in Section 17.50.066 D (5) "Location Requirements" of the Pasadena Municipal Code.
  
- LOCATION AFFIDAVIT** (Two copies)
  
- LIVE SCAN AUTHORIZATION** (one copy)
  - a) Each person listed as an owner, manager, supervisor, employee, or volunteer of the commercial cannabis business must submit fingerprints and other information deemed necessary for a background check by the City of Pasadena's Police Department.
  
- SITE PHOTOS** (two sets)
  - a) A minimum of four colored photos (varied angles) of the project site showing walls, trees and existing structures. The photos shall be numbered and keyed to the site plan.
  
- SITE PLANS** (fully dimensioned, eight full size copies and four 11"X17" reductions)





*Submittal Checklist for*  
**CONDITIONAL USE PERMIT: CANNABIS RETAILER**

- a) Applicant name, address and phone number.
- b) Project site address, north arrow and drawing scale.
- c) Property lines.
- d) Internal and external rights-of-way and any vehicular access or other easements.
- e) Existing and proposed structures with their uses labeled.
- f) Location of all structures on the subject site.
- g) Location of abutting properties and their uses.
- h) Calculations showing the total site area and existing and proposed square footages for all buildings on the site.
- i) Setback dimensions from all adjacent properties.
- j) Mature trees 4 inches or more in diameter (on-site, adjacent to property lines and in public right-of-way).
- k) Vicinity map showing ½-mile radius street system with project site highlighted (integrated at lower right hand corner of plan).

- FLOOR PLANS** (fully dimensioned, eight full size copies and four 11"X17" reductions)
- a) Detailed floor plans for the entire structure that clearly indicate the use of all spaces, placement of fixtures/furniture, entries and exits to each space, and square footage of any separate room(s).

- EXTERIOR BUILDING DETAILS** (fully dimensioned, eight full size copies and four 11"X17" reductions)
- a) Elevations depicting each elevation of the building (existing and proposed).
  - b) Design Inspiration: Maximum three-page narrative that describes the design inspiration for the exterior of the building and the contextual relationship with the surrounding area. This may include a combination of text and visual components (such as photos) to explain the proposed exterior design concept.
  - c) Colors and materials: One page that contains details on the proposed colors and materials for the exterior including walls, windows, window treatments etc.
  - d) Details of all proposed signage including size, location, colors and materials.

- INTERIOR BUILDING DETAILS** (fully dimensioned, eight full size copies and four 11"X17" reductions)
- a) Visual simulations of the proposed interior design concept for all publicly accessible areas of the retail store.
  - b) Design Inspiration: Maximum five-page narrative that describes the design inspiration for the publicly accessible interior spaces and how you achieve superior design. This may include a combination of text and visual components (such as photos) to explain the proposed interior design concept.
  - c) Colors and materials: One page that contains details on the proposed colors and materials for the publicly accessible interior space including wall treatments, fixtures, lighting etc.



*Submittal Checklist for*  
**CONDITIONAL USE PERMIT: CANNABIS RETAILER**

- PARKING AND CIRCULATION PLAN** (Only required for sites with on-site parking. Fully dimensioned, eight full size copies and four 11"X17" reductions)
  - a) Indicate the size, number and location of all parking spaces on the subject site (existing and proposed).
  - b) Details showing all vehicular access into the parking area and all drive aisles.
  - c) Show the location of all bicycle parking and/or alternative transportation accommodation.
  - d) If no on-site parking is available, describe the parking plan for employees and patrons.
  
- LANDSCAPE PLAN** (If new landscaping is proposed. Fully dimensioned, eight full size copies and four 11"X17" reductions)
  - a) Indicate all existing and proposed landscaping and the location of all trees
  
- DEVELOPMENT SCHEDULE** (one copy)
  - a) Brief explanation of the proposed construction schedule for tenant improvements and estimated occupancy of the site.

**SUPPLEMENTAL APPLICATION REQUIREMENTS:**

*The following supplemental applications are required for the Conditional Use Permit:*

- CONDITIONAL USE PERMIT FINDINGS** (eight copies)
  
- DEMONSTRATE COMPLIANCE WITH OTHER CODES** (eight copies)



**PASADENA PERMIT CENTER**  
www.cityofpasadena.net/permitcenter

*Conditional Use Permit Findings Supplemental Application for*  
**CONDITIONAL USE PERMIT: CANNABIS RETAILER**

**PROJECT ADDRESS:** \_\_\_\_\_

**FINDINGS:**

*The applicant must thoroughly respond to the six (6) directives below to make the required findings to establish the proposed use. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at [www.cityofpasadena.net](http://www.cityofpasadena.net).*

- 1) The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of this Zoning Code (see Section 17.10 of the City's Zoning Code and the zoning district purposes at the introduction to each zoning district regulation);
- 2) The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;
- 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;
- 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;
- 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; and
- 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.



**PASADENA PERMIT CENTER**

www.cityofpasadena.net/permitcenter

*Adherence to Required Codes Supplemental Application for*  
**CONDITIONAL USE PERMIT: CANNABIS RETAILER**

**PROJECT ADDRESS:** \_\_\_\_\_

**DEMONSTRATE COMPLIANCE WITH OTHER CODES:**

*The applicant must demonstrate how the proposed use will comply with Municipal Code requirements contained in Chapter 5.78, Chapter 8.10 and Chapter 17.50.066 as those will become conditions of approval.*

- 1) Describe how the proposed use will comply with all applicable provisions of Chapter 5.78 "Commercial Cannabis Activity", specifically Sections 5.78.150-170, 5.78.200 and 5.78.210.
- 2) Describe how the proposed use will comply with all applicable provisions of Chapter 8.11 "Commercial Cannabis Facilities", specifically Sections 8.11.040-140.
- 3) Describe how the proposed use will comply with all applicable provisions of Chapter 17.50.066 "Cannabis Businesses", specifically Section 17.50.066 (D).



*Location Map for*  
**CONDITIONAL USE PERMIT: CANNABIS RETAILER**

**Location Map:**

The location map shall include (1) a certification statement which identifies the proposed location, mapping methodology and enumeration of the sensitive receptors that were included in the mapping, (2) two copies of the printed map (11X17"); (3) map in digital format and (4) a printed list of the properties that fall within the radii including the parcel numbers, addresses, existing land use and zoning classification.

**SAMPLE MAPPING CERTIFICATION STATEMENT**

          [Name of Surveyor]           has conducted an investigation and review to identify all sensitive receptors that surround the property located at           [Property Address]          .

This review has been conducted to the best of our ability and is reflected in the 600' and 100' Land Use Map provided, using the following method:

\_\_\_\_\_

\_\_\_\_\_

Cannabis retailers may be permitted only in the CO, CL, CG, CD an IG zoning districts and shall comply with the following distance separation requirements:

1. No retailer shall be established within 1,000 feet, measured from the nearest property lines of each of the affected parcels, of any other cannabis retailer or cultivation site, or within 500 feet of any testing laboratory; [           STATE IF ANY WERE FOUND           ]
2. No retailer shall be established or located within 600 feet, measured from the nearest property lines of each of the affected parcels, of any existing residential zone; [           STATE IF ANY WERE FOUND           ]
3. No retailer shall be established or located within a mixed-use development project containing a residential component; [           STATE IF ANY WERE FOUND           ]
4. No retailer shall be established or located within 600 feet, measured from the nearest property lines of each of the affected parcels, of any childcare center, in-home (family day-care home), youth-oriented facility, church or faith congregation, or substance abuse center; [           STATE IF ANY WERE FOUND           ]
5. No retailer shall be established or located within 600 feet, measured from the nearest property lines of each of the affected parcels, of any park, library or K-12 school; [           STATE IF ANY WERE FOUND           ]

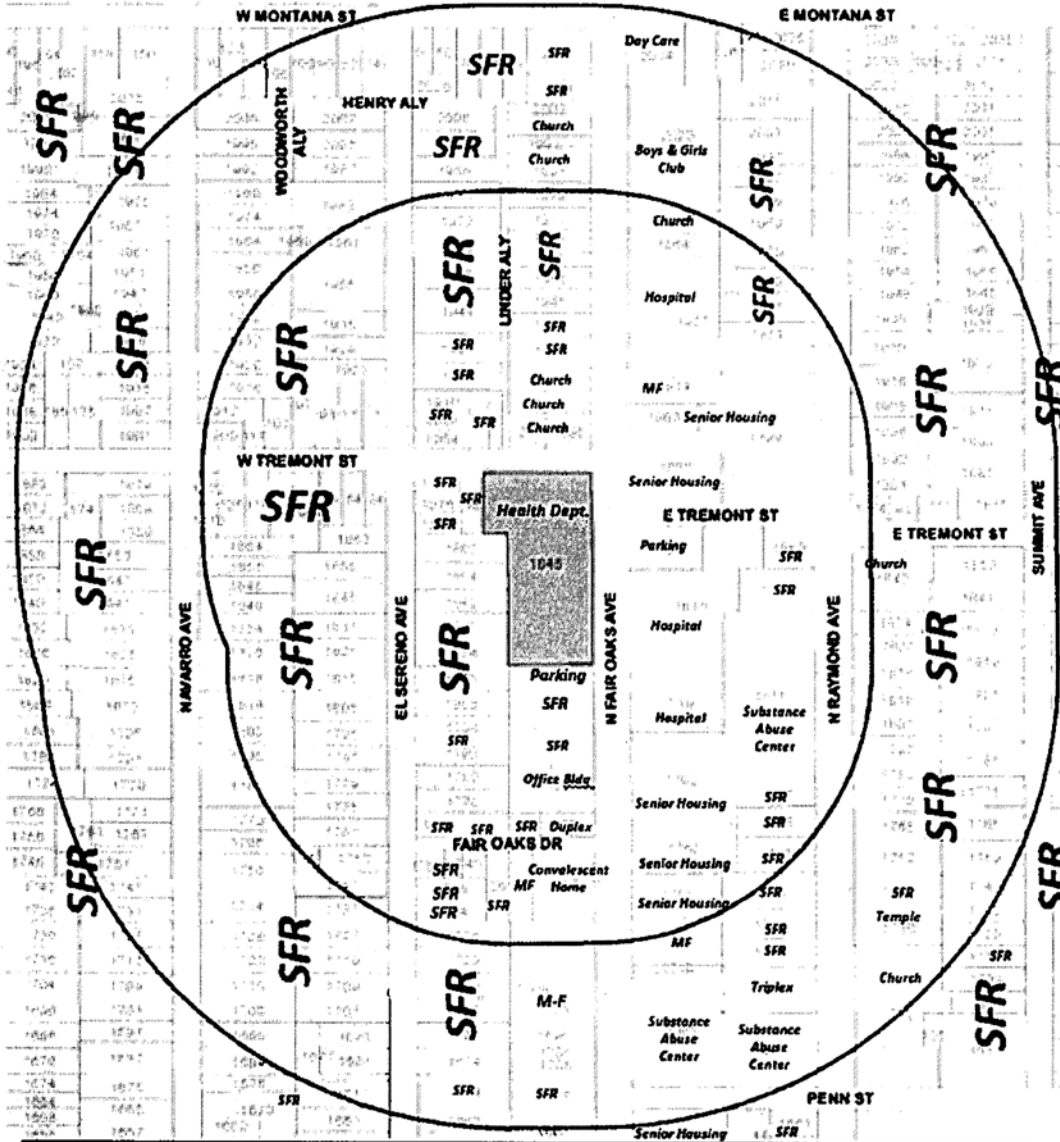
I hereby certify that the above information and land use map being provided for this investigation is true and correct to the best of my knowledge and ability.

Name: \_\_\_\_\_ Date: \_\_\_\_\_



Location Map for  
**CONDITIONAL USE PERMIT: CANNABIS RETAILER**

**SAMPLE MAP**



**600 FT. AND 1000 FT. LAND USE RADIUS MAP**  
1845 N FAIR OAKS AVE

600' Buffer  
 1000' Buffer

**SAMPLE ONLY**

1 inch = 300 feet  
Date: 6/10/2019



**PASADENA PERMIT CENTER**  
www.cityofpasadena.net/permitcenter

*Location Map for*

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**CONDITIONAL USE PERMIT: CANNABIS RETAILER**

**LOCATION AFFIDAVIT**

Property Address: \_\_\_\_\_

Assessor's Parcel Number(s): \_\_\_\_\_

Business Name: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

*I, as the applicant of the Conditional Use Permit for a cannabis retail business as noted above, hereby affirm that the location proposed as noted above complies with all applicable separation requirements required by the Pasadena Municipal Code Section 17.50.066 (D).*

*I acknowledge that the exhibit submitted with the application was prepared by a licensed surveyor and demonstrates that the proposed location meets all applicable separation requirements contained in the Pasadena Municipal Code Section 17.50.066 (D).*

*I acknowledge that the information submitted identifies all land uses and zoning districts within the distance separation requirements contained in the Pasadena Municipal Code Section 17.50.066 (D).*

*I certify that the information contained in the application package is true and correct to the best of my knowledge.*

\*Applicant/Agent Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

Date: \_\_\_\_\_

*\*Note: An original signature is required on this form. An agent for the applicant may sign the application provided that a signed original letter of authorization from the property owner accompanies this affidavit.*

**ATTACHMENT B**  
**EMAIL FROM CITY TO APPLICANTS (June 13, 2019)**



**Nunez, Guille**

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**From:** Nunez, Guille  
**Sent:** Thursday, June 13, 2019 10:35 AM  
**To:** marijuanaregulations  
**Subject:** RE: Instructions for Preliminary Submission of CUP for Cannabis Retailer

Additional questions have been asked:

7. I called a few licensed surveyor to start the "location map" section, and they said they do not do these types of work. They asked me to call mapping companies to do this job. I will like to confirm with you if we should have a mapping companies to work on this or should I continue to look for a licensed surveyor to work on the "location map" section.

**ANSWER:** As indicated on the Conditional Use Permit submittal checklist (page 1, Location Map), the radius map must be prepared by a licensed surveyor. The addresses and identification of uses can be prepared by a mapping service company.

8. Does the CUP run with the land? If not, is the property owners TPA information required?

**ANSWER:** This CUP does not run with the land. The property owner does not need to complete the TPA form.

9. Today in the meeting I was under the impression that live scan submissions would not be necessary at this point, only an authorization form to be signed by Owners/Directors stating they are aware they will need to do fingerprints. But the Request for Live Scan Service document that was sent this afternoon is actually the form that you take when you get your prints done for the DOJ submission.

Could you confirm that prints do need to be done prior to the CUP submission via One Drive? Or are the Owners/Directors just filling in the highlighted information and signing the Live Scan Service Document and uploading that for right now?

**ANSWER:** Correct. Only the form needs to be completed. The actual fingerprinting will be done at a later date.

10. If the owners/directors are only filling out the highlighted portion (no fingerprints yet), there is nowhere for them to sign on this form.

**ANSWER:** Correct. There is no signature line on the Live Scan Authorization form.

**Guille Nuñez** | Management Analyst IV (Concierge)  
Hale Building, 175 N. Garfield Avenue | Pasadena, CA 91101  
[gnunez@cityofpasadena.net](mailto:gnunez@cityofpasadena.net) | [O] 626-744-7634



**From:** Nunez, Guille  
**Sent:** Thursday, June 13, 2019 7:45 AM  
**To:** marijuanaregulations <marijuanaregulations@cityofpasadena.net>  
**Subject:** RE: Instructions for Preliminary Submission of CUP for Cannabis Retailer

Good morning,

This email is to confirm that three applications have been submitted for completeness review:

	Applicant	Date of Submission	Time Last File Submitted	Proposed Location	Council District
1.	SweetFlower	June 12, 2019	5:34 p.m.	827 E Colorado Blvd	3
2.	Harvest of Pasadena	June 12, 2019	10:20 p.m.	169 W Colorado Blvd	3
3.	Atrium	June 12, 2019	10:56 p.m.	70 W Union	3
4.					
5.					
6.					

The applications will be reviewed for completeness in the order received and appointments for formal submission will be issued in the order received and only to those who have been determined to have a complete application.

Review for completeness will be done as expeditiously as possible but may take a few days given the size of the applications. As a reminder, only one application will be accepted per Council District. Our offices are closed tomorrow. We thank you in advance for your patience.

Regards,

**Guille Nuñez** | Management Analyst IV (Concierge)  
Hale Building, 175 N. Garfield Avenue | Pasadena, CA 91101  
[gnunez@cityofpasadena.net](mailto:gnunez@cityofpasadena.net) | [O] 626-744-7634



**From:** Nunez, Guille  
**Sent:** Wednesday, June 12, 2019 3:16 PM  
**To:** marijuanaregulations <marijuanaregulations@cityofpasadena.net>  
**Subject:** Re: Instructions for Preliminary Submission of CUP for Cannabis Retailer

Another question has been asked:

6. A sensitive use is located within the required 600' distance separation but is located in unincorporated Pasadena, does this disqualify our proposed location?

Answer: No, the distance separation requirements do not apply to sensitive uses located on parcels in neighboring jurisdictions or in unincorporated properties.

Sent from my iPhone

On Jun 12, 2019, at 2:46 PM, Nunez, Guille <[gnunez@cityofpasadena.net](mailto:gnunez@cityofpasadena.net)> wrote:

Emails have been sent to each individual in this group to access OneDrive for preliminary submission of your applications. If you or your colleague did not receive the email, please notify me immediately.

A few additional questions have been received:

3. Where can I find the forms for Environmental Assessment & Tree Inventory, Taxpayer Protection Act Disclosure Form and the Public Hearing Notification Packet.
  - a. **ANSWER:** The forms are attached. Note that the Environmental Assessment packet contains the Tree Inventory forms.
4. Is the Lease required if we provide owner's consent, i.e., is it either or both required?
  - a. **ANSWER:** Yes, the lease is always required. IF the lease contains the owner's signature, then a separate document showing the owner's consent is not required.
5. Do you need the notification packet with the initial submittal for completeness review?
  - a. **ANSWER:** Yes, the notification packet is required for completeness review.

Guille Nuñez | Management Analyst IV (Concierge)  
Hale Building, 175 N. Garfield Avenue | Pasadena, CA 91101  
[gnunez@cityofpasadena.net](mailto:gnunez@cityofpasadena.net) | [O] 626-744-7634



**From:** Nunez, Guille  
**Sent:** Wednesday, June 12, 2019 2:20 PM  
**To:** [marijuanaregulations <marijuanaregulations@cityofpasadena.net>](mailto:marijuanaregulations@cityofpasadena.net)  
**Subject:** Instructions for Preliminary Submission of CUP for Cannabis Retailer

Good afternoon,

Thank you for attending this morning's cannabis application meeting. As discussed, attached is the:

- Master Application
- Conditional Use Permit Application for Cannabis Retailer
- Live Scan Authorization form for the Cannabis Permit

A sample of the location map will be sent to this group by tomorrow.

**Instructions for Submitting your Appointment Request**

As stated in today's meeting, applications will be accepted via appointment only. To request your appointment, you will first need to have a fully completed application that is sent electronically to me. We will be using OneDrive, a file-sharing service, for submission of the applications. OneDrive issues a date and time stamp when the file is uploaded.

1. The applications will be reviewed in the order that they are uploaded onto OneDrive. You will receive an email confirming receipt of your submission. The email will tell you where your application stands in the queue. For example, if you are the 3<sup>rd</sup> applicant to submit you will receive an email indicating that your application is 3<sup>rd</sup> in line for review. Do not make any changes to the file after it is uploaded as this will void your application and you will be required to re-submit. Submission of an incomplete application will not 'hold your place' in line. If your application is incomplete, an appointment will not be issued and your application will be taken out of the queue. As indicated in today's meeting, we expect all applicants to submit their best application at the time that the appointment is requested with the full body of information you want included for the CUP.

A secured, private folder has been created for each applicant on OneDrive. You will be receiving a link to the folder within the next 10 minutes. Access to this folder is restricted only to the specific email addresses that receive the invitation. We are limiting access to only two email addresses per applicant. There is no limit to the file size that can be uploaded onto OneDrive.

Once your appointment is set, you will need to bring your completed application, including required duplications, along with a check or credit card for payment of the CUP application fee. The fee is \$13,654.

**Responses to Some of the Questions Asked Today:**

1. Can I send my application for review to make sure that it is complete before I upload it onto OneDrive? **ANSWER:** No
2. What is the parking requirement for commercial cannabis retailers? **ANSWER:** 3 spaces per 1,000 sq. ft.

**Additional Questions:**

Please send all questions to Guille Nunez at [gnunez@cityofpasadena.net](mailto:gnunez@cityofpasadena.net). Responses from the City will be sent only to the 12 individuals that attended today's meeting.

Respectfully,

Guille Nuñez | Management Analyst IV (Concierge)  
Hale Building, 175 N. Garfield Avenue | Pasadena, CA 91101  
[gnunez@cityofpasadena.net](mailto:gnunez@cityofpasadena.net) | [O] 626-744-7634



<Environmental-Assessment.pdf>

<Notification-Packet.pdf>

<Taxpayer-Protection-Disclosure-Form.pdf>

**ATTACHMENT C**  
**CORRESPONDENCE FROM APPELLANT TO CITY OF PASADENA (June 19, 2019)**

**Nunez, Guille**

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**From:** Tim Dodd <tim@sweetflower.com>  
**Sent:** Wednesday, June 19, 2019 2:42 PM  
**To:** Nunez, Guille; Reyes, David  
**Subject:** City of Pasadena and Sweetflower Pasadena, LLC - Conditional Use Permit  
**Attachments:** City Of Pasadena Letter.pdf

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**CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

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Dear Ms. Nunez and Mr. Reyes -

Please see attached correspondence from SweetFlower Pasadena, LLC in connection with our complete and duly filed application for a Conditional Use Permit.

I would be happy to discuss further with you at your convenience.

Best regards,  
Tim

-----  
Timothy Dodd  
Sweet Flower





City of Pasadena  
Planning and Community Development Department  
175 Garfield Avenue, Pasadena CA 91101

Attention: Guille Nunez and David Reyes

Dear Ms. Nunez and Mr. Reyes,

On behalf of SweetFlower Pasadena, LLC, I wish to extend our sincere appreciation to you and to the City of Pasadena council and staff for the diligence, thoughtfulness and thoroughness evidenced in the City of Pasadena's cannabis retail license application process.

We commend the City of Pasadena on the process that it has put in place, and we are privileged and grateful to have been selected as a winning applicant.

Sweet Flower believes that all cities have the right to choose the type of cannabis retailers operating in their jurisdictions, and we strive to work collaboratively with the communities we serve, to build a business sensitive to and reflective of their and our shared values of community engagement, trust and transparency, inclusion and diversity and public health and safety. We look forward to building a community-focused business in Pasadena, founded on these cornerstone values.

Last Wednesday morning, June 12, 2019, we were privileged to attend the Conditional Use Permit process meeting hosted by the City of Pasadena, and to receive the application process packet and related materials. We listened intently to the process as outlined by City officials, focusing on the City's instruction that each applicant should prepare and file, in good faith, a complete application package, with no material gaps. The City would then review all applications for completeness, and once satisfied as to completeness, would invite applicants in for appointments for review of the application, based on the order received.

Due in large part to our extensive, early preparation and diligence, our experience with and knowledge of Pasadena ordinances, and our meaningful collaboration with our landlord, Ms. Pattyl Aposhian and her husband John, both proud Pasadena residents and upstanding and highly engaged community members, Sweet Flower submitted in good faith our complete application package for a Conditional Use Permit for our cannabis retail business (located at 827 E Colorado Blvd.), at 5.34pm that same day, marking it as the first application to be received by the City.

Subsequent to our submittal, a number of correction and clarifying emails were provided by the City to applicants, including a sample map, which contained information that further elaborated on the instructions received earlier during the Wednesday meeting.





We have modified certain aspects of our filed and complete application (for example, a more detailed, certified radius map) to reflect this later correspondence from the City, but have not formally amended our already filed and complete application, as we understand that under the rules as articulated by the City staff any modifications will be treated as a withdrawal of the original application and the filing of a new application as of the time of such amendment. This would have the deleterious effect of moving our already complete application from the first filed to the last, obviously an effect that is neither warranted nor acceptable. Rather, we expect to address any such clarifications or revisions in the application review process with the City staff in due course once our interview is scheduled. We are immediately ready and prepared to review with the City our complete application and provide any information required in connection with our already complete application.

We trust the City will review this letter in the collaborative spirit it is intended, and apply the "complete, in good faith" standard the City provided to all applicants last week, to ensure that Sweet Flower's full and complete Conditional Use Permit application be processed in its original and current order, as submitted first for an appointment with the City.

We steadfastly believe in following rules, in acting with integrity, and in being trusted and transparent. We believe that process integrity and transparency matters. We look forward to discussing any issues relating to our complete application in our appointment with the City.

We again wish to commend the City on the integrity of the process it has established and on its exemplary conduct to date.

Best regards,

Timothy Dodd

CEO, SweetFlower Pasadena, LLC





**ATTACHMENT D  
STATUS LETTER TO APPELLANT (JUNE 27, 2019)**



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

June 27, 2019

Tim Dodd  
10000 Culver Boulevard  
Culver City, CA 90232

(Sent via email only: [tim@sweetflower.com](mailto:tim@sweetflower.com))

**Re: Conditional Use Permit: Cannabis Retailer for SweetFlower Pasadena, LLC**  
827 East Colorado Boulevard  
Council District 3

Dear Mr. Dodd:

On June 12, 2019 at 5:34 p.m., your *Conditional Use Permit: Cannabis Retailer* application to allow the retail sales of Cannabis at the above referenced address was received for processing. Based upon the application and plans received, the application is deemed **incomplete**. The following is a list of required information not included in your application:

1. **LOCATION MAP** – Identification of the applicable distance requirements as outlined in Section 17.50.066 D (5) "Location Requirements" of the Pasadena Municipal Code prepared by a **licensed surveyor** as indicated in the Cannabis Retailer application.

As stated in the Rules and Regulations for *Conditional Use Permit: Cannabis Retailer* applications:

**I. Conditional Use Permit Application Acceptance.**

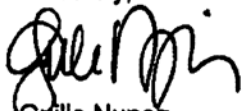
- A. Only the first COMPLETE application submitted within a council district will be processed.
  - i. Subsequent additional complete applications received within the same council district will be held in the order received; an application is not considered received until it is complete.
  - ii. Where an application is on hold, the time for obtaining a permit pursuant to Section 5.78.080 (H) is concurrently tolled as to that application.
  - iii. Upon issuance of a commercial cannabis permit, no other applications within that same council district will be processed.
  - iv. Should the first complete commercial cannabis CUP applicant fail to secure a CUP, the next complete application in the queue will be processed.

If you wish to pursue a *Conditional Use Permit: Cannabis Retailer* you are required to provide the incomplete information and re-submit the items via the same on-line share folder used for your initial submittal. Further evaluation of this application will not occur at this time.

Your standing on the City's list of complete applications will be determined by the date/time stamp of any new submittal.

If you have any questions, please contact Guille Nunez at (626) 744-7634 or [gnunez@cityofpasadena.net](mailto:gnunez@cityofpasadena.net).

Sincerely,

A handwritten signature in black ink, appearing to read 'Guille Nunez', written in a cursive style.

Guille Nunez,  
Management Analyst IV

**ATTACHMENT E**  
**FIRST LOCATION MAP SUBMITTAL (June 12, 2019)**

# RADIUS MAPS

Data Management Services for Government and Business

June 10, 2019

827 E. Colorado Blvd.  
Pasadena, CA 91101

Timothy Dodd  
Malibu Green  
10000 Culver Blvd.  
Culver City, CA 91101

Dear Mr. Dodd:

Thank you for choosing RADIUS MAPS for your Sensitive Use Study documents.  
Our study determined the following:

- The zoning of your proposed cannabis site is: CD-5
- No cannabis retailer or cultivation site was found within 1000 feet of the exterior boundary of the subject site.
- No cannabis testing laboratory was found within 500 feet of the exterior boundary of the subject site.
- No residential zones were found within 600 feet of the exterior boundary of the subject site.
- No childcare center or in-home family day care home was found within 600 feet of the exterior boundary of the subject site.
- One youth-oriented business was identified within 600 feet of the exterior boundary of the subject site:
  - Test Prep Gurus  
790 E Colorado Blvd. #900, Pasadena CA 91101
- No church or faith congregation was found within 600 feet of the exterior boundary of the subject site.

Radius Maps Company....211 S. State College Blvd., Anaheim CA 92806  
PH (888) 272-3487 FAX (800) 815-9619 Cell (714) 323-6031

- No substance abuse center was found within 600 feet of the exterior boundary of the subject site.
- One school was identified within 600 feet of the exterior boundary of the subject site:
  - Futures Academy (Private School - Grades 6 to 12)  
35 N Lake Ave., Pasadena CA 91101  
(California Dept. of Education Private School Affidavit #237938)
- No park or library was found within 600 feet of the exterior boundary of the subject site.

*Your complete satisfaction is my personal priority* and I welcome your feed back on your experience

Sincerely,



Gary Perkins



Data Management Services for Government and Business

## Mapping Certification Statement City of Pasadena

Radius Maps Company has conducted an investigation and review to identify all sensitive receptors that surround the proposed retail cannabis site at:

**827 E. Colorado Blvd.  
Pasadena, CA 91101  
APN: 5723-030-028**

This review has been conducted to the best of our ability and is reflected in the 600 foot and 1000 foot Land Use Radius Map provided, using the following methodology:

- Base maps, record land use descriptions and current zoning classifications were obtained from the latest available version of ArcGis, the Los Angeles County Property Assessor and the City of Pasadena Planning and Development Department within the area described and for a distance of One Thousand (1000) feet from the exterior boundaries of the proposed retail cannabis site, referenced above.
- In addition, land use data for individual parcels was obtained from publicly available business license records, online resources, digital geomatics and ground level geospatial photography. Data was analysed and the locations were plotted to identify sensitive receptors within the study area.

---

Our study determined the following:

- The zoning of the proposed cannabis site is: CD-5
- No cannabis retailer or cultivation site was found within 1000 feet of the exterior boundary of the subject site.
- No cannabis testing laboratory was found within 500 feet of the exterior boundary of the subject site.

- No residential zones were found within 600 feet of the exterior boundary of the subject site.
- No childcare center or in-home family day care home was found within 600 feet of the exterior boundary of the subject site.
- One youth-oriented business was identified within 600 feet of the exterior boundary of the subject site:
  - Test Prep Gurus  
790 E Colorado Blvd. #900, Pasadena CA 91101
- No church or faith congregation was found within 600 feet of the exterior boundary of the subject site.
- No substance abuse center was found within 600 feet of the exterior boundary of the subject site.
- One school was identified within 600 feet of the exterior boundary of the subject site:
  - Futures Academy (Private School - Grades 6 to 12)  
35 N Lake Ave., Pasadena CA 91101  
(California Dept. of Education Private School Affidavit #237938)
- No park or library was found within 600 feet of the exterior boundary of the subject site.

I certify under penalty of perjury that the above information and land use map provided for this investigation are true and correct to the best of my knowledge and ability.

Signed:

Gary Perkins  
June 10, 2019



JUNE 14, 2019





SCALE 1" = 100'

**ZONING LEGEND**

- PC INDICATES PLANNED DEVELOPMENT
- CDX INDICATES COMMERCIAL USE
- RH INDICATES MEDICAL OR HEALTH RESIDENTIAL USE

**SENSITIVE USE NOTES:**

- SCHOOLS, SCHOOLS-BUSSES, DAYCARE, CHURCHES, MARKS, PARKS OR OTHER FACILITIES WERE LOCATED WITHIN 600 FEET OF THE SUBJECT SITE.
- ONE SCHOOL WAS LOCATED WITHIN 600 FEET OF THE EXTENSION BOUNDARY OF THE SUBJECT SITE.
- S1 LETTERS ALPHABET, PRIVATE SCHOOLS, GRADES 6-12
- DAYCARE, MARKS, PARKS OR OTHER FACILITIES WERE LOCATED WITHIN 600 FEET OF THE SUBJECT SITE.
- ONE YOUTH-ORIENTED BUSINESS WAS LOCATED WITHIN 600 FEET OF THE SUBJECT SITE.
- S2 TEST FUEL STORAGE, 7981 COLONADO BLVD., PUEBLO, COLORADO 81010
- LABORER'S RESTROOM FACILITIES
- NO HAZARDOUS OR TOXIC SUBSTANCE ABOVE FACILITIES WERE FOUND WITHIN 600 FEET OF THE SUBJECT SITE.
- RESIDENTIAL ZONES WITHIN 600 FEET OF THE SITE.
- NO RESIDENTIAL ZONES WERE FOUND WITHIN 600 FEET OF THE SUBJECT SITE.
- THE FOLLOWING RESIDENTIAL PROPERTIES WERE FOUND WITHIN 600 FEET OF THE SUBJECT SITE:
- FOURTEEN (14) AT PALMDALE, PALMDALE, CALIFORNIA 91367
- 7731 WILSON ST., PALMDALE, CA 91367
- PROSPECTOR AVE., CALIFORNIA
- 940 GREEN ST., PALMDALE, CA 91367

**CURRENT CANNABIS LICENSE LOCATIONS:**

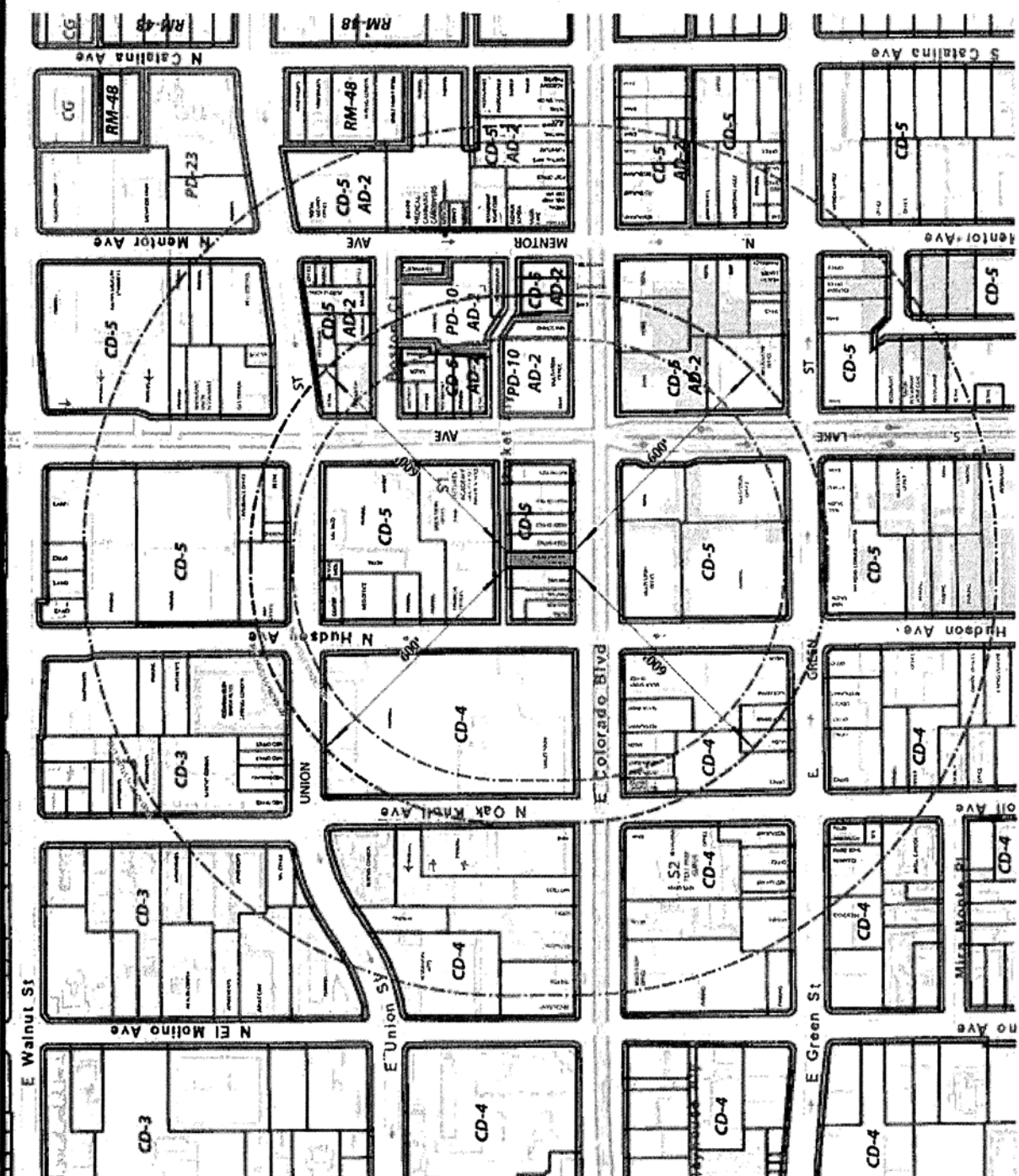
- NO CURRENTLY LICENSED DISPENSARY OR CULTIVATION SITES WERE LOCATED WITHIN 600 FEET OF THE SUBJECT SITE. NO TESTING LABORATORIES WERE LOCATED WITHIN 600 FEET OF THE SUBJECT SITE.
- THE NEAREST CANNABIS FACILITIES ARE LOCATED AT:
- TESTING:
- UNICORP LABS 75 VINLAND AVE. PALMDALE, CA 91367
- APPROX. 2 MILES
- EDUCATION AND SUPPORT:
- CANNABIS CARE CENTERS, 32 N. MENTOR AVE. PALMDALE, CA 91366
- COMPLIANCE:
- UNIVERSITY 2311 11546 GREEN ST. PALMDALE, CA 91366

BASE MAP SOURCE: ENR, INC. AERIAL, CALSPAN, AIRTRONIC, INDEPENDENT, 100 MARKET STREET, PALMDALE, CA 91367

# Land Use Radius Map

For  
**827 E. Colorado Blvd.**  
Palmdale, CA 91361  
APN 5723-030-028  
June 6, 2019

JN: RWB



**SURVEYOR'S STATEMENT**

I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR OF AND IN THE STATE OF CALIFORNIA, LICENSE NO. 5573, AND THAT I HAVE REVIEWED THIS MAP AND THAT IT MEETS THE CITY OF PALMDALE REQUIREMENTS PER SECTION 17.50.06.0 OF THE MUNICIPAL CODE FOR A LAND USE MAP.

SIGNED: JUNE 14, 2019

*Robert D. Newman*  
ROBERT D. NEWMAN, PLS 5573  
LICENSE EXPIRES 9-30-2019  
NEWMAN SURVEYING AND MAPPING, INC.  
201 E. COLLE AVE. SUITE 200  
PALMDALE, CA 91367  
WWW.NEWMAN.COM



# Cannabis Retailer Application - City of Pasadena

## 1000' Radius Property List

**Proposed Cannabis Site:**

827 E. Colorado Blvd., Pasadena CA 91101

APN: 5723-030-028

NO.	APN	SITE ADDRESS	EXISTING LAND USE	ZONING CLASSIFICATION
1	5723-011-010	198 N HUDSON AVE, PASADENA, CA, 91101	OFFICE	CD-5
2	5723-011-016	801 E UNION ST, PASADENA, CA, 91101	AAA	CD-5
3	5723-011-017	111 N LAKE AVE, PASADENA, CA, 91101	RETAIL	CD-5
4	5723-011-018	835 E UNION ST, PASADENA, CA, 91101	PARKING	CD-5
5	5723-011-019	123 N LAKE AVE, PASADENA, CA, 91101	INSURANCE OFFICE	CD-5
6	5723-011-028	155 N LAKE AVE, PASADENA, CA, 91101	MULTI STORY OFFICE & PARKING	CD-5
7	5723-011-034	820 E WALNUT ST, PASADENA, CA, 91101	OFFICE	CD-5
8	5723-011-035	834 E WALNUT ST, PASADENA, CA, 91101	OFFICE	CD-5
9	5723-011-036	888 E WALNUT ST, PASADENA, CA, 91101	OFFICE & PARKING	CD-5
10	5723-012-006	176 N OAK KNOLL AVE, PASADENA, CA, 91101	RESID. APARTMENTS (6 UNITS)	CD-3
11	5723-012-007	164 N OAK KNOLL AVE, PASADENA, CA, 91101	RESID. APARTMENTS (12 UNITS)	CD-3
12	5723-012-013	747 E UNION ST, PASADENA, CA, 91101	MEDICAL IMAGING	CD-3
13	5723-012-014	759 E UNION ST, PASADENA, CA, 91101	MEDICAL	CD-3
14	5723-012-015	761 E UNION ST, PASADENA, CA, 91101	MEDICAL	CD-3
15	5723-012-021	151 N HUDSON AVE, PASADENA, CA, 91101	RESID. APARTMENTS (14 UNITS)	CD-3
16	5723-012-022	161 N HUDSON AVE, PASADENA, CA, 91101	PARKING	CD-3
17	5723-012-027	775 E UNION ST, PASADENA, CA, 91101	RESID. APARTMENTS (98 UNITS)	CD-3
18	5723-012-029	128 N OAK KNOLL AVE #115, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
19	5723-012-030	128 N OAK KNOLL AVE #100, PASADENA, CA, 91101	MEDICAL	CD-3
20	5723-012-031	128 N OAK KNOLL AVE #101, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
21	5723-012-032	128 N OAK KNOLL AVE #102, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
22	5723-012-033	128 N OAK KNOLL AVE #112, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
23	5723-012-034	128 N OAK KNOLL AVE #111, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
24	5723-012-035	128 N OAK KNOLL AVE #114, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
25	5723-012-036	128 N OAK KNOLL AVE #113, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
26	5723-012-037	128 N OAK KNOLL AVE #103, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
27	5723-012-038	128 N OAK KNOLL AVE #104, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
28	5723-012-039	128 N OAK KNOLL AVE #105, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
29	5723-012-040	128 N OAK KNOLL AVE #106, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
30	5723-012-041	128 N OAK KNOLL AVE #107, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
31	5723-012-042	128 N OAK KNOLL AVE #108, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
32	5723-012-043	128 N OAK KNOLL AVE #109, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
33	5723-012-044	128 N OAK KNOLL AVE #110, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
34	5723-012-045	128 N OAK KNOLL AVE #210, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
35	5723-012-046	128 N OAK KNOLL AVE #209, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
36	5723-012-047	128 N OAK KNOLL AVE #208, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
37	5723-012-048	128 N OAK KNOLL AVE #201, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
38	5723-012-049	128 N OAK KNOLL AVE #202, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
39	5723-012-050	128 N OAK KNOLL AVE #203, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
40	5723-012-051	128 N OAK KNOLL AVE #205, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
41	5723-012-052	128 N OAK KNOLL AVE #204, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
42	5723-012-053	128 N OAK KNOLL AVE #207, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
43	5723-012-054	128 N OAK KNOLL AVE #206, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
44	5723-012-055	128 N OAK KNOLL AVE #318, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
45	5723-012-056	128 N OAK KNOLL AVE #317, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
46	5723-012-057	128 N OAK KNOLL AVE #316, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
47	5723-012-058	128 N OAK KNOLL AVE #301, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
48	5723-012-059	128 N OAK KNOLL AVE #302, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
49	5723-012-060	128 N OAK KNOLL AVE #303, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
50	5723-012-061	128 N OAK KNOLL AVE #313, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
51	5723-012-062	128 N OAK KNOLL AVE #312, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
52	5723-012-063	128 N OAK KNOLL AVE #315, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
53	5723-012-064	128 N OAK KNOLL AVE #314, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
54	5723-012-065	128 N OAK KNOLL AVE #304, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
55	5723-012-066	128 N OAK KNOLL AVE #305, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3

NO.	APN	SITE ADDRESS	EXISTING LAND USE	ZONING CLASSIFICATION
56	5723-012-067	128 N OAK KNOLL AVE #306, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
57	5723-012-068	128 N OAK KNOLL AVE #307, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
58	5723-012-069	128 N OAK KNOLL AVE #308, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
59	5723-012-070	128 N OAK KNOLL AVE #309, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
60	5723-012-071	128 N OAK KNOLL AVE #310, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
61	5723-012-072	128 N OAK KNOLL AVE #311, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
62	5723-012-073	128 N OAK KNOLL AVE #410, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
63	5723-012-074	128 N OAK KNOLL AVE #409, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
64	5723-012-075	128 N OAK KNOLL AVE #408, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
65	5723-012-076	128 N OAK KNOLL AVE #401, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
66	5723-012-077	128 N OAK KNOLL AVE #402, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
67	5723-012-078	128 N OAK KNOLL AVE #403, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
68	5723-012-079	128 N OAK KNOLL AVE #405, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
69	5723-012-080	128 N OAK KNOLL AVE #404, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
70	5723-012-081	128 N OAK KNOLL AVE #407, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
71	5723-012-082	128 N OAK KNOLL AVE #406, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
72	5723-012-084	177 HUDSON AVE , PASADENA, CA, 91101	RESID. APARTMENTS (91 UNITS)	CD-3
73	5723-013-036	137 N OAK KNOLL AVE #1, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
74	5723-013-037	137 N OAK KNOLL AVE #2, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
75	5723-013-038	137 N OAK KNOLL AVE #3, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
76	5723-013-039	137 N OAK KNOLL AVE #4, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
77	5723-013-040	137 N OAK KNOLL AVE #5, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
78	5723-013-041	137 N OAK KNOLL AVE #6, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
79	5723-013-042	137 N OAK KNOLL AVE #7, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
80	5723-013-043	137 N OAK KNOLL AVE #8, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
81	5723-013-044	137 N OAK KNOLL AVE #9, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
82	5723-013-045	137 N OAK KNOLL AVE #10, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
83	5723-013-046	137 N OAK KNOLL AVE #11, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
84	5723-013-047	137 N OAK KNOLL AVE #12, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
85	5723-013-048	137 N OAK KNOLL AVE #13, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
86	5723-013-049	137 N OAK KNOLL AVE #14, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
87	5723-013-050	137 N OAK KNOLL AVE #15, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
88	5723-013-051	137 N OAK KNOLL AVE #16, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
89	5723-013-052	137 N OAK KNOLL AVE #17, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
90	5723-013-053	137 N OAK KNOLL AVE #18, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
91	5723-013-054	137 N OAK KNOLL AVE #19, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
92	5723-013-055	137 N OAK KNOLL AVE #20, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
93	5723-013-056	137 N OAK KNOLL AVE #21, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
94	5723-013-057	137 N OAK KNOLL AVE #22, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
95	5723-013-058	137 N OAK KNOLL AVE #23, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
96	5723-013-059	137 N OAK KNOLL AVE #24, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
97	5723-013-060	137 N OAK KNOLL AVE #25, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
98	5723-013-061	137 N OAK KNOLL AVE #26, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
99	5723-013-062	137 N OAK KNOLL AVE #27, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
100	5723-013-063	137 N OAK KNOLL AVE #28, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
101	5723-013-064	122 N EL MOLINO AVE , PASADENA, CA, 91101	ADULT CARE	CD-3
102	5723-013-065	149 N OAK KNOLL AVE , PASADENA, CA, 91101	RESID. APARTMENTS (21 UNITS)	CD-3
103	5723-013-074	717 E UNION ST , PASADENA, CA, 91101	VACANT OFFICE	CD-3
104	5723-013-907	PASADENA, CA, 91101	PARKING	CD-3
105	5723-013-908	PASADENA, CA, 91101	PARKING	CD-3
106	5723-029-015	695 E COLORADO BLVD , PASADENA, CA, 91101	RESTAURANT, BOOK STORE	CD-4
107	5723-029-018	709 E COLORADO BLVD , PASADENA, CA, 91101	MATTRESS STORE & PARKING	CD-4
108	5723-029-021	700 E UNION ST , PASADENA, CA, 91101	PARKING	CD-4
109	5723-029-024	721 E COLORADO BLVD , PASADENA, CA, 91101	WINE STORE	CD-4
110	5723-029-025	659 E COLORADO BLVD , PASADENA, CA, 91101	PIZZA & THEATER	CD-4
111	5723-029-030	700 E UNION ST #101, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
112	5723-029-031	700 E UNION ST #102, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
113	5723-029-032	700 E UNION ST #103, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
114	5723-029-033	700 E UNION ST #104, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
115	5723-029-034	700 E UNION ST #105, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
116	5723-029-035	700 E UNION ST #106, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
117	5723-029-036	700 E UNION ST #107, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
118	5723-029-037	700 E UNION ST #108, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
119	5723-029-038	700 E UNION ST #109, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
120	5723-029-039	700 E UNION ST #110, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
121	5723-029-040	700 E UNION ST #111, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4

NO.	APN	SITE ADDRESS	EXISTING LAND USE	ZONING CLASSIFICATION
122	5723-029-041	700 E UNION ST #112, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
123	5723-029-042	700 E UNION ST #113, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
124	5723-029-043	700 E UNION ST #201, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
125	5723-029-044	700 E UNION ST #202, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
126	5723-029-045	700 E UNION ST #203, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
127	5723-029-046	700 E UNION ST #204, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
128	5723-029-047	700 E UNION ST #205, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
129	5723-029-048	700 E UNION ST #206, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
130	5723-029-049	700 E UNION ST #207, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
131	5723-029-050	700 E UNION ST #208, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
132	5723-029-051	700 E UNION ST #209, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
133	5723-029-052	700 E UNION ST #210, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
134	5723-029-053	700 E UNION ST #301, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
135	5723-029-054	700 E UNION ST #302, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
136	5723-029-055	700 E UNION ST #303, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
137	5723-029-056	700 E UNION ST #304, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
138	5723-029-057	700 E UNION ST #401, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
139	5723-029-058	700 E UNION ST #402, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
140	5723-029-059	700 E UNION ST #403, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
141	5723-029-060	700 E UNION ST #404, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
142	5723-029-061	686 E UNION ST , PASADENA, CA, 91101	RESID. APARTMENTS (118 UNITS)	CD-4
143	5723-030-023	777 E COLORADO BLVD , PASADENA, CA, 91101	PARKING & TARGET	CD-4
144	5723-030-024	17 N LAKE AVE , PASADENA, CA, 91101	MATTRESS STORE	CD-4
145	5723-030-025	855 E COLORADO BLVD , PASADENA, CA, 91101	FEDEX OFFICE	CD-4
146	5723-030-026	839 E COLORADO BLVD , PASADENA, CA, 91101	FEDEX OFFICE	CD-4
147	5723-030-027	829 E COLORADO BLVD , PASADENA, CA, 91101	FEDEX OFFICE	CD-4
148	5723-030-028	827 E COLORADO BLVD , PASADENA, CA, 91101	SUBWAY	CD-4
149	5723-030-029	815 E COLORADO BLVD , PASADENA, CA, 91101	PRINT	CD-4
150	5723-030-030	811 E COLORADO BLVD , PASADENA, CA, 91101	RECORDS	CD-4
151	5723-030-031	803 E COLORADO BLVD , PASADENA, CA, 91101	RETAIL	CD-4
152	5723-030-045	824 E UNION ST , PASADENA, CA, 91101	DENTAL	CD-4
153	5723-030-046	90 N HUDSON AVE , PASADENA, CA, 91101	DENTAL	CD-4
154	5723-030-050	83 N LAKE AVE , PASADENA, CA, 91101	RESTAURANT, BAKERY, RETAIL, PARKING	CD-4
155	5723-030-052	76 N HUDSON AVE , PASADENA, CA, 91101	MEDICAL OFFICES	CD-4
156	5723-030-053	74 N HUDSON AVE , PASADENA, CA, 91101	PARKING	CD-4
157	5723-030-054	35 N LAKE AVE #280, PASADENA, CA, 91101	BANK, MULTI STORY OFFICE, FINANCIAL, 6-12 PRIVATE SCHOOL	CD-4
158	5734-013-001	740 E COLORADO BLVD , PASADENA, CA, 91101	RESTAURANT & DENTIST	CD-4
159	5734-013-002	746 E COLORADO BLVD , PASADENA, CA, 91101	RESTAURANT	CD-4
160	5734-013-003	760 E COLORADO BLVD , PASADENA, CA, 91101	SALON	CD-4
161	5734-013-004	747 E GREEN ST , PASADENA, CA, 91101	OFFICE & PARKING	CD-4
162	5734-013-005	766 E COLORADO BLVD , PASADENA, CA, 91101	RESTAURANT	CD-4
163	5734-013-017	767 E GREEN ST , PASADENA, CA, 91101	AUTO REPAIR	CD-4
164	5734-013-018	761 E GREEN ST , PASADENA, CA, 91101	SALON	CD-4
165	5734-013-022	790 E COLORADO BLVD , PASADENA, CA, 91101	MULTI STORY OFFICE, SALON, PARKING	CD-4
166	5734-013-025	800 E COLORADO BLVD , PASADENA, CA, 91101	MULTI STORY OFFICE	CD-4
167	5734-013-026	860 E COLORADO BLVD , PASADENA, CA, 91101	BANK	CD-4
168	5734-013-027	55 S LAKE AVE , PASADENA, CA, 91101	MULTI STORY OFFICE	CD-4
169	5734-013-028	805 E GREEN ST , PASADENA, CA, 91101	PARKING	CD-4
170	5734-024-012	101 S OAK KNOLL AVE , PASADENA, CA, 91101	RESID. SINGLE FAMILY	CD-4
171	5734-024-013	722 E GREEN ST , PASADENA, CA, 91101	RESTAURANT & RETAIL	CD-4
172	5734-024-021	690 E GREEN ST , PASADENA, CA, 91101	PRESCHOOL	CD-4
173	5734-024-026	111 S OAK KNOLL AVE #101, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
174	5734-024-027	111 S OAK KNOLL AVE #102, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
175	5734-024-028	111 S OAK KNOLL AVE #103, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
176	5734-024-029	111 S OAK KNOLL AVE #104, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
177	5734-024-030	111 S OAK KNOLL AVE #105, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
178	5734-024-031	111 S OAK KNOLL AVE #106, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
179	5734-024-032	111 S OAK KNOLL AVE #107, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
180	5734-024-033	111 S OAK KNOLL AVE #108, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
181	5734-024-034	111 S OAK KNOLL AVE #109, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
182	5734-024-035	111 S OAK KNOLL AVE #110, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
183	5734-024-036	111 S OAK KNOLL AVE #111, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
184	5734-024-037	111 S OAK KNOLL AVE #112, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
185	5734-024-038	111 S OAK KNOLL AVE #113, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
186	5734-024-039	111 S OAK KNOLL AVE #201, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4



NO.	APN	SITE ADDRESS	EXISTING LAND USE	ZONING CLASSIFICATION
187	5734-024-040	111 S OAK KNOLL AVE #202, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
188	5734-024-041	111 S OAK KNOLL AVE #203, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
189	5734-024-042	111 S OAK KNOLL AVE #204, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
190	5734-024-043	111 S OAK KNOLL AVE #205, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
191	5734-024-044	111 S OAK KNOLL AVE #206, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
192	5734-024-045	111 S OAK KNOLL AVE #207, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
193	5734-024-046	111 S OAK KNOLL AVE #208, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
194	5734-024-047	111 S OAK KNOLL AVE #209, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
195	5734-024-048	111 S OAK KNOLL AVE #210, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
196	5734-024-049	111 S OAK KNOLL AVE #211, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
197	5734-024-050	111 S OAK KNOLL AVE #212, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
198	5734-024-051	111 S OAK KNOLL AVE #213, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
199	5734-024-052	111 S OAK KNOLL AVE #214, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
200	5734-024-053	111 S OAK KNOLL AVE #215, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
201	5734-024-067	716 E GREEN ST, PASADENA, CA, 91101	CLEANERS & SHOE REPAIR	CD-4
202	5734-025-003	128 S OAK KNOLL AVE, PASADENA, CA, 91101	CHURCH	CD-4
203	5734-025-004	136 S OAK KNOLL AVE, PASADENA, CA, 91101	OFFICE	CD-4
204	5734-025-014	770 E GREEN ST, PASADENA, CA, 91101	OFFICE, DENTIST, RESTAURANT	CD-4
205	5734-025-019	133 S HUDSON AVE, PASADENA, CA, 91101	DENTAL OFFICE	CD-4
206	5734-025-024	750 E GREEN ST, PASADENA, CA, 91101	OFFICE	CD-4
207	5734-025-026	790 E GREEN ST, PASADENA, CA, 91101	OFFICE	CD-4
208	5734-025-027	118 S OAK KNOLL AVE, PASADENA, CA, 91101	OFFICE	CD-4
209	5734-025-029	111 S HUDSON AVE, PASADENA, CA, 91101	OFFICE	CD-4
210	5734-025-030	104 S OAK KNOLL AVE, PASADENA, CA, 91101	PARKING	CD-4
211	5734-025-062	141 S HUDSON AVE #101, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
212	5734-025-063	141 S HUDSON AVE #102, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
213	5734-025-064	141 S HUDSON AVE #103, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
214	5734-025-065	141 S HUDSON AVE #104, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
215	5734-025-066	141 S HUDSON AVE #405, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
216	5734-025-067	141 S HUDSON AVE #404, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
217	5734-025-068	141 S HUDSON AVE #403, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
218	5734-025-069	141 S HUDSON AVE #402, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
219	5734-025-070	141 S HUDSON AVE #401, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
220	5734-025-071	139 S HUDSON AVE #100, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
221	5734-025-072	139 S HUDSON AVE #200, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
222	5734-025-073	139 S HUDSON AVE #300, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
223	5734-025-074	141 S HUDSON AVE #401, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
224	5734-035-005	95 S LAKE AVE, PASADENA, CA, 91101	BANK	CD-5
225	5734-035-008	123 S LAKE AVE, PASADENA, CA, 91101	BANK	CD-5
226	5734-035-009	131 S LAKE AVE, PASADENA, CA, 91101	PARKING	CD-5
227	5734-035-018	134 S HUDSON AVE, PASADENA, CA, 91101	PARKING	CD-5
228	5734-035-019	124 S HUDSON AVE, PASADENA, CA, 91101	PARKING	CD-5
229	5734-035-020	114 S HUDSON AVE, PASADENA, CA, 91101	PARKING	CD-5
230	5734-035-025	99 S LAKE AVE, PASADENA, CA, 91101	MULTI STORY OFFICE & RESTAURANT	CD-5
231	5734-035-031	141 S LAKE AVE, PASADENA, CA, 91101	RESTAURANT	CD-5
232	5734-037-016	690 E COLORADO BLVD, PASADENA, CA, 91101	RETAIL	CD-4
233	5734-037-022	685 E GREEN ST, PASADENA, CA, 91101	PARKING	CD-4
234	5734-037-023	689 E GREEN ST, PASADENA, CA, 91101	PARKING	CD-4
235	5734-037-024	713 E GREEN ST, PASADENA, CA, 91101	RESTAURANT	CD-4
236	5734-037-025	721 E GREEN ST, PASADENA, CA, 91101	OFFICE	CD-4
237	5734-037-026	733 E GREEN ST, PASADENA, CA, 91101	RESTAURANT	CD-4
238	5734-037-033	708 E COLORADO BLVD #8NORDI, PASADENA, CA, 91101	RESID. APARTMENTS (120 UNITS), RESTAURANT, BANK, OFFICE	CD-4
239	5734-037-036	680 E COLORADO BLVD, PASADENA, CA, 91101	OFFICE & PARKING	CD-4
240	5734-038-001	840 E GREEN ST #109, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
241	5734-038-002	840 E GREEN ST #111, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
242	5734-038-003	840 E GREEN ST #113, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
243	5734-038-004	840 E GREEN ST #116, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
244	5734-038-005	840 E GREEN ST #117, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
245	5734-038-006	840 E GREEN ST #119, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
246	5734-038-007	840 E GREEN ST #120, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
247	5734-038-008	840 E GREEN ST #121, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
248	5734-038-009	840 E GREEN ST #122, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
249	5734-038-010	840 E GREEN ST #123, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
250	5734-038-011	840 E GREEN ST #124, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
251	5734-038-012	840 E GREEN ST #125, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5



NO.	APN	SITE ADDRESS	EXISTING LAND USE	ZONING CLASSIFICATION
318	5734-038-079	840 E GREEN ST #414, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
319	5734-038-080	840 E GREEN ST #415, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
320	5734-038-081	840 E GREEN ST #416, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
321	5734-038-082	840 E GREEN ST #417, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
322	5734-038-083	840 E GREEN ST #418, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
323	5734-038-084	840 E GREEN ST #419, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
324	5734-038-085	840 E GREEN ST #420, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
325	5734-038-086	840 E GREEN ST #421, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
326	5734-038-087	840 E GREEN ST #422, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
327	5734-038-088	840 E GREEN ST #423, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
328	5734-038-089	840 E GREEN ST #424, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
329	5734-038-090	840 E GREEN ST #425, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
330	5734-038-091	840 E GREEN ST #426, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
331	5734-038-092	840 E GREEN ST #427, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
332	5734-038-093	840 E GREEN ST #428, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
333	5734-038-094	840 E GREEN ST #429, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
334	5734-038-095	840 E GREEN ST #430, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
335	5734-038-096	840 E GREEN ST #431, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
336	5734-038-097	840 E GREEN ST #432, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
337	5734-038-098	840 E GREEN ST #501, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
338	5734-038-099	840 E GREEN ST #502, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
339	5734-038-100	840 E GREEN ST #503, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
340	5734-038-101	840 E GREEN ST #504, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
341	5734-038-102	840 E GREEN ST #505, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
342	5734-038-103	840 E GREEN ST #506, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
343	5734-038-104	840 E GREEN ST #600, PASADENA, CA, 91101	BANK, NAILS, SALON, FITNESS	CD-5
344	5735-006-026	937 E GREEN ST , PASADENA, CA, 91106	HEALTH CENTER & PHARMACY	CD-5 AD-2
345	5735-006-027	921 E GREEN ST , PASADENA, CA, 91106	PARKING	CD-5 AD-2
346	5735-006-028	909 E GREEN ST , PASADENA, CA, 91106	OFFICE	CD-5 AD-2
348	5735-006-033	45 S MENTOR AVE , PASADENA, CA, 91106	BAR	CD-5 AD-2
349	5735-006-034	70 S LAKE AVE , PASADENA, CA, 91101	MULTI STORY OFFICE	CD-5 AD-2
350	5735-006-036	PASADENA, CA, 91106	HOTEL	CD-5 AD-2
351	5735-006-038	880 E COLORADO BLVD , PASADENA, CA, 91106	BANK	CD-5 AD-2
352	5735-006-039	PASADENA, CA, 91106	PARKING	CD-5 AD-2
353	5735-006-040	928 E COLORADO BLVD , PASADENA, CA, 91106	HOTEL	CD-5 AD-2
354	5735-026-001	44 S MENTOR AVE , PASADENA, CA, 91106	ADVERTISING	CD-5
355	5735-026-002	34 S MENTOR AVE , PASADENA, CA, 91106	RESID. APARTMENTS (52 UNITS)	CD-5
356	5735-026-005	980 E COLORADO BLVD , PASADENA, CA, 91106	BANK	CD-5 AD-2
357	5735-026-006	980 E COLORADO BLVD , PASADENA, CA, 91106	BANK	CD-5 AD-2
358	5735-026-013	PASADENA, CA, 91106	PARKING	CD-5-LD-23
359	5735-026-014	951 E GREEN ST , PASADENA, CA, 91106	BAR, RESTAURANT, SALON, CHIROPRACTOR	CD-5-LD-23
360	5735-026-015	975 E GREEN ST , PASADENA, CA, 91106	OFFICE	CD-5-LD-23
361	5735-026-021	PASADENA, CA, 91106	PARKING	CD-5 AD-2
362	5735-026-024	33 S CATALINA ST , PASADENA, CA, 91106	OFFICE	CD-5
363	5735-026-025	962 E COLORADO BLVD , PASADENA, CA, 91106	RESTAURANT, RETAIL, SALONG, PARKING	CD-5 AD-2
364	5735-027-032	960 E GREEN ST , PASADENA, CA, 91106	MEDICAL OFFICE	CD-5-LD-23
365	5735-034-035	105 S MENTOR AVE , PASADENA, CA, 91106	PARKING	CD-5
366	5735-034-048	115 S MENTOR AVE , PASADENA, CA, 91106	PARKING	CD-5
367	5735-034-051	100 S LAKE AVE , PASADENA, CA, 91101	RETAIL	CD-5
368	5735-034-052	110 S LAKE AVE , PASADENA, CA, 91101	RESTAURANT	CD-5
369	5735-034-053	120 S LAKE AVE , PASADENA, CA, 91101	RESTAURANT	CD-5
370	5735-034-058	80 S LAKE AVE , PASADENA, CA, 91101	BANK & MULTI STORY OFFICE	CD-5
371	5735-034-060	922 E GREEN ST , PASADENA, CA, 91106	ESCROW OFFICE	CD-5
372	5735-034-061	918 E GREEN ST , PASADENA, CA, 91106	BANK	CD-5
373	5735-034-062	936 E GREEN ST #108, PASADENA, CA, 91106	OFFICE	CD-5
374	5735-034-066	142 S LAKE AVE , PASADENA, CA, 91101	RETAIL	CD-5
375	5735-034-067	140 S LAKE AVE , PASADENA, CA, 91101	RETAIL	CD-5
376	5738-003-066	180 N MENTOR AVE , PASADENA, CA, 91106	PARKING	PD-23
377	5738-003-067	73 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
378	5738-003-068	73 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
379	5738-003-069	75 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
380	5738-003-070	75 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
381	5738-003-071	77 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
382	5738-003-072	77 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
383	5738-003-073	79 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
384	5738-003-074	79 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48

NO	APN	SITE ADDRESS	EXISTING LAND USE	ZONING CLASSIFICATION
385	5738-003-075	87 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
386	5738-003-076	87 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
387	5738-003-077	85 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
388	5738-003-078	85 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
389	5738-003-079	83 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
390	5738-003-080	83 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
391	5738-003-081	81 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
392	5738-003-082	81 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
393	5738-003-901	104 N MENTOR AVE , PASADENA, CA, 91106	SOCIAL SECURITY OFFICE	CD-5 AD-2
394	5738-004-001	65 N CATALINA AVE , PASADENA, CA, 91106	OFFICES	CD-5 AD-2
395	5738-004-002	PASADENA, CA, 91106	PARKING	CD-5 AD-2
396	5738-004-003	PASADENA, CA, 91106	PARKING	CD-5 AD-2
397	5738-004-005	993 E COLORADO BLVD , PASADENA, CA, 91106	RUGS & PRINT SHOP	CD-5 AD-2
398	5738-004-006	975 E COLORADO BLVD , PASADENA, CA, 91106	MARTIAL ARTS & RETAIL	CD-5 AD-2
399	5738-004-007	PASADENA, CA, 91106	VACANT	CD-5 AD-2
400	5738-004-008	967 E COLORADO BLVD , PASADENA, CA, 91106	POST OFFICE	CD-5 AD-2
401	5738-004-009	10 N MENTOR AVE , PASADENA, CA, 91106	TAX PREP, BRIDAL, SPA, CAFÉ, SALON, DOCUMENT PREP	CD-5 AD-2
402	5738-004-010	26 N MENTOR AVE , PASADENA, CA, 91106	RESTAURANT & NIGHT CLUB	CD-5 AD-2
403	5738-004-011	40 N MENTOR AVE , PASADENA, CA, 91106	PARKING	CD-5 AD-2
404	5738-004-012	44 N MENTOR AVE , PASADENA, CA, 91106	OFFICES	CD-5 AD-2
405	5738-004-013	50 N MENTOR AVE , PASADENA, CA, 91106	MEDICAL CANNABIS EDUCATION CTR	CD-5 AD-2
406	5738-004-038	70 N MENTOR AVE , PASADENA, CA, 91106	THEATER	CD-5 AD-2
407	5738-007-033	911 E UNION ST , PASADENA, CA, 91106	VACANT	CD-5
408	5738-007-035	140 N LAKE AVE , PASADENA, CA, 91101	RESTAURANT & SALON	CD-5
409	5738-007-036	150 N LAKE AVE , PASADENA, CA, 91101	PARKING	CD-5
410	5738-007-038	160 N LAKE AVE , PASADENA, CA, 91101	PARKING	CD-5
411	5738-007-039	141 N MENTOR AVE , PASADENA, CA, 91106	PARKING	CD-5
412	5738-007-040	939 E UNION ST , PASADENA, CA, 91106	PEST CONTROL	CD-5
413	5738-007-041	130 N LAKE AVE , PASADENA, CA, 91101	GAS	CD-5
414	5738-007-043	160 N LAKE AVE , PASADENA, CA, 91101	RALPH'S, STARBUCKS, PARKING	CD-5
415	5738-008-033	100 N LAKE AVE , PASADENA, CA, 91101	RETAIL	CD-5 AD-2
416	5738-008-034	80 N LAKE AVE , PASADENA, CA, 91101	OPTOMETRIST	CD-5 AD-2
417	5738-008-035	906 E UNION ST , PASADENA, CA, 91106	RESTAURANT	CD-5 AD-2
418	5738-008-036	913 BOSTON CT , PASADENA, CA, 91106	PARKING	CD-5 AD-2
419	5738-008-037	928 E UNION ST , PASADENA, CA, 91106	OFFICES	CD-5 AD-2
420	5738-008-038	81 N MENTOR AVE , PASADENA, CA, 91106	OFFICES	CD-5 AD-2
421	5738-008-039	97 N MENTOR AVE , PASADENA, CA, 91106	PARKING	CD-5 AD-2
422	5738-008-040	940 E UNION ST , PASADENA, CA, 91106	OFFICES	CD-5 AD-2
423	5738-008-041	51 N MENTOR AVE , PASADENA, CA, 91106	OFFICES	CD-5 AD-2
424	5738-008-046	40 N LAKE AVE , PASADENA, CA, 91101	PARKING	CD-5 AD-2
425	5738-008-047	44 N LAKE AVE , PASADENA, CA, 91101	RESTAURANT	CD-5 AD-2
426	5738-008-048	908 BOSTON CT , PASADENA, CA, 91106	PARKING	CD-5 AD-2
427	5738-008-049	902 BOSTON CT , PASADENA, CA, 91106	SALON	CD-5 AD-2
428	5738-008-050	60 N LAKE AVE , PASADENA, CA, 91101	MATTRESS STORE	CD-5 AD-2
429	5738-008-051	56 N LAKE AVE , PASADENA, CA, 91101	BARBER	CD-5 AD-2
430	5738-008-052	36 N LAKE AVE , PASADENA, CA, 91101	CLEANERS	CD-5 AD-2
431	5738-008-053	PASADENA, CA, 91106	PARKING	CD-5 AD-2
432	5738-008-056	23 N MENTOR AVE , PASADENA, CA, 91106	PHOTOGRAPHY & BRIDAL	CD-5 AD-2
433	5738-008-057	937 E COLORADO BLVD , PASADENA, CA, 91106	MATTRESS STORE	CD-5 AD-2
434	5738-008-058	925 E COLORADO BLVD , PASADENA, CA, 91106	RESTAURANT	CD-5 AD-2
435	5738-008-059	921 E COLORADO BLVD , PASADENA, CA, 91106	CAFÉ	CD-5 AD-2
436	5738-008-065	911 E COLORADO BLVD , PASADENA, CA, 91106	NEWS	PD-10 AD-2
437	5738-008-066	2 N LAKE AVE , PASADENA, CA, 91101	BANK	PD-10 AD-2
438	5738-008-067	2 N LAKE AVE , PASADENA, CA, 91101	PARKING	PD-10 AD-2



# Cannabis Retailer Application - City of Pasadena

## 600' Radius Property List

**Proposed Cannabis Site:**

**827 E. Colorado Blvd., Pasadena CA 91101**

**APN: 5723-030-028**

NO.	APN	SITE ADDRESS	EXISTING LAND USE	ZONING CLASSIFICATION
2	5723-011-016	801 E UNION ST, PASADENA, CA, 91101	AAA	CD-5
3	5723-011-017	111 N LAKE AVE, PASADENA, CA, 91101	RETAIL	CD-5
4	5723-011-018	835 E UNION ST, PASADENA, CA, 91101	PARKING	CD-5
5	5723-011-019	123 N LAKE AVE, PASADENA, CA, 91101	INSURANCE OFFICE	CD-5
17	5723-012-027	775 E UNION ST, PASADENA, CA, 91101	RESID. APARTMENTS (98 UNITS)	CD-3
109	5723-029-024	721 E COLORADO BLVD, PASADENA, CA, 91101	WINE STORE	CD-4
143	5723-030-023	777 E COLORADO BLVD, PASADENA, CA, 91101	PARKING & TARGET	CD-4
144	5723-030-024	17 N LAKE AVE, PASADENA, CA, 91101	MATTRESS STORE	CD-4
145	5723-030-025	855 E COLORADO BLVD, PASADENA, CA, 91101	FEDEX OFFICE	CD-4
146	5723-030-026	839 E COLORADO BLVD, PASADENA, CA, 91101	FEDEX OFFICE	CD-4
147	5723-030-027	829 E COLORADO BLVD, PASADENA, CA, 91101	FEDEX OFFICE	CD-4
148	5723-030-028	827 E COLORADO BLVD, PASADENA, CA, 91101	SUBWAY	CD-4
149	5723-030-029	815 E COLORADO BLVD, PASADENA, CA, 91101	PRINT	CD-4
150	5723-030-030	811 E COLORADO BLVD, PASADENA, CA, 91101	RECORDS	CD-4
151	5723-030-031	803 E COLORADO BLVD, PASADENA, CA, 91101	RETAIL	CD-4
152	5723-030-045	824 E UNION ST, PASADENA, CA, 91101	DENTAL	CD-4
153	5723-030-046	90 N HUDSON AVE, PASADENA, CA, 91101	DENTAL	CD-4
154	5723-030-050	83 N LAKE AVE, PASADENA, CA, 91101	RESTAURANT, BAKERY, RETAIL, PARKING	CD-4
155	5723-030-052	76 N HUDSON AVE, PASADENA, CA, 91101	MEDICAL OFFICES	CD-4
156	5723-030-053	74 N HUDSON AVE, PASADENA, CA, 91101	PARKING	CD-4
157	5723-030-054	35 N LAKE AVE #280, PASADENA, CA, 91101	BANK, MULTI STORY OFFICE, FINANCIAL, 6-12 PRIVATE SCHOOL	CD-4
158	5734-013-001	740 E COLORADO BLVD, PASADENA, CA, 91101	RESTAURANT & DENTIST	CD-4
159	5734-013-002	746 E COLORADO BLVD, PASADENA, CA, 91101	RESTAURANT	CD-4
160	5734-013-003	760 E COLORADO BLVD, PASADENA, CA, 91101	SALON	CD-4
161	5734-013-004	747 E GREEN ST, PASADENA, CA, 91101	OFFICE & PARKING	CD-4
162	5734-013-005	766 E COLORADO BLVD, PASADENA, CA, 91101	RESTAURANT	CD-4
163	5734-013-017	767 E GREEN ST, PASADENA, CA, 91101	AUTO REPAIR	CD-4
164	5734-013-018	761 E GREEN ST, PASADENA, CA, 91101	SALON	CD-4
165	5734-013-022	790 E COLORADO BLVD, PASADENA, CA, 91101	MULTI STORY OFFICE, SALON, PARKING	CD-4
166	5734-013-025	800 E COLORADO BLVD, PASADENA, CA, 91101	MULTI STORY OFFICE	CD-4
167	5734-013-026	860 E COLORADO BLVD, PASADENA, CA, 91101	BANK	CD-4
168	5734-013-027	55 S LAKE AVE, PASADENA, CA, 91101	MULTI STORY OFFICE	CD-4
169	5734-013-028	805 E GREEN ST, PASADENA, CA, 91101	PARKING	CD-4
240	5734-038-001	840 E GREEN ST #109, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
241	5734-038-002	840 E GREEN ST #111, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
242	5734-038-003	840 E GREEN ST #113, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
243	5734-038-004	840 E GREEN ST #116, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
244	5734-038-005	840 E GREEN ST #117, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
245	5734-038-006	840 E GREEN ST #119, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
246	5734-038-007	840 E GREEN ST #120, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
247	5734-038-008	840 E GREEN ST #121, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
248	5734-038-009	840 E GREEN ST #122, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
249	5734-038-010	840 E GREEN ST #123, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
250	5734-038-011	840 E GREEN ST #124, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
251	5734-038-012	840 E GREEN ST #125, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
252	5734-038-013	840 E GREEN ST #126, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
253	5734-038-014	840 E GREEN ST #127, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
254	5734-038-015	840 E GREEN ST #128, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
255	5734-038-016	840 E GREEN ST #129, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
256	5734-038-017	840 E GREEN ST #130, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
257	5734-038-018	840 E GREEN ST #131, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
258	5734-038-019	840 E GREEN ST #132, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
259	5734-038-020	840 E GREEN ST #209, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
260	5734-038-021	840 E GREEN ST #211, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5



NO.	APN	SITE ADDRESS	EXISTING LAND USE	ZONING CLASSIFICATION
327	5734-038-088	840 E GREEN ST #423, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
328	5734-038-089	840 E GREEN ST #424, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
329	5734-038-090	840 E GREEN ST #425, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
330	5734-038-091	840 E GREEN ST #426, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
331	5734-038-092	840 E GREEN ST #427, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
332	5734-038-093	840 E GREEN ST #428, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
333	5734-038-094	840 E GREEN ST #429, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
334	5734-038-095	840 E GREEN ST #430, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
335	5734-038-096	840 E GREEN ST #431, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
336	5734-038-097	840 E GREEN ST #432, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
337	5734-038-098	840 E GREEN ST #501, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
338	5734-038-099	840 E GREEN ST #502, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
339	5734-038-100	840 E GREEN ST #503, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
340	5734-038-101	840 E GREEN ST #504, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
341	5734-038-102	840 E GREEN ST #505, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
342	5734-038-103	840 E GREEN ST #506, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
343	5734-038-104	840 E GREEN ST #600, PASADENA, CA, 91101	BANK, NAILS, SALON, FITNESS	CD-5
349	5735-006-034	70 S LAKE AVE , PASADENA, CA, 91101	MULTI STORY OFFICE	CD-5 AD-2
350	5735-006-036	, PASADENA, CA, 91106	HOTEL	CD-5 AD-2
351	5735-006-038	880 E COLORADO BLVD , PASADENA, CA, 91106	BANK	CD-5 AD-2
352	5735-006-039	PASADENA, CA, 91106	PARKING	CD-5 AD-2
353	5735-006-040	928 E COLORADO BLVD , PASADENA, CA, 91106	HOTEL	CD-5 AD-2
415	5738-008-033	100 N LAKE AVE , PASADENA, CA, 91101	RETAIL	CD-5 AD-2
416	5738-008-034	80 N LAKE AVE , PASADENA, CA, 91101	OPTOMETRIST	CD-5 AD-2
417	5738-008-035	906 E UNION ST , PASADENA, CA, 91106	RESTAURANT	CD-5 AD-2
418	5738-008-036	913 BOSTON CT , PASADENA, CA, 91106	PARKING	CD-5 AD-2
424	5738-008-046	40 N LAKE AVE , PASADENA, CA, 91101	PARKING	CD-5 AD-2
425	5738-008-047	44 N LAKE AVE , PASADENA, CA, 91101	RESTAURANT	CD-5 AD-2
426	5738-008-048	908 BOSTON CT , PASADENA, CA, 91106	PARKING	CD-5 AD-2
427	5738-008-049	902 BOSTON CT , PASADENA, CA, 91106	SALON	CD-5 AD-2
428	5738-008-050	60 N LAKE AVE , PASADENA, CA, 91101	MATTRESS STORE	CD-5 AD-2
429	5738-008-051	56 N LAKE AVE , PASADENA, CA, 91101	BARBER	CD-5 AD-2
430	5738-008-052	36 N LAKE AVE , PASADENA, CA, 91101	CLEANERS	CD-5 AD-2
431	5738-008-053	PASADENA, CA, 91106	PARKING	CD-5 AD-2
432	5738-008-056	23 N MENTOR AVE , PASADENA, CA, 91106	PHOTOGRAPHY & BRIDAL	CD-5 AD-2
434	5738-008-058	925 E COLORADO BLVD , PASADENA, CA, 91106	RESTAURANT	CD-5 AD-2
435	5738-008-059	921 E COLORADO BLVD , PASADENA, CA, 91106	CAFÉ	CD-5 AD-2
436	5738-008-065	911 E COLORADO BLVD , PASADENA, CA, 91106	NEWS	PD-10 AD-2
437	5738-008-066	2 N LAKE AVE , PASADENA, CA, 91101	BANK	PD-10 AD-2
438	5738-008-067	2 N LAKE AVE , PASADENA, CA, 91101	PARKING	PD-10 AD-2

**ATTACHMENT G**  
**STATUS LETTER TO APPELLANT (July 1, 2019)**



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

July 1, 2019

Tim Dodd  
10000 Culver Boulevard  
Culver City, CA 90232

(Sent via email only: [tim@sweetflower.com](mailto:tim@sweetflower.com))

Re: **Conditional Use Permit: Cannabis Retailer for SweetFlower Pasadena, LLC**  
827 East Colorado Boulevard  
Council District 3

Dear Mr. Dodd:

On June 27, 2019 at 2:52 p.m., your *Conditional Use Permit: Cannabis Retailer* application to allow the retail sales of Cannabis at the above referenced address was received for processing. Based upon the application and plans received, the application is deemed **incomplete**. The following is a list of required information not included in your application:

1. **LOCATION MAP – Identification of the applicable distance requirements** as outlined in Section 17.50.066 D (5) "Location Requirements" of the Pasadena Municipal Code **prepared by a licensed surveyor** as indicated in the Cannabis Retailer application.

As stated in the Rules and Regulations for *Conditional Use Permit: Cannabis Retailer* applications:

- I. **Conditional Use Permit Application Acceptance.**
  - A. Only the first COMPLETE application submitted within a council district will be processed.
    - i. Subsequent additional complete applications received within the same council district will be held in the order received; an application is not considered received until it is complete.
- VII. For purposes of establishing compliance with Section 17.050.066 D, the City shall consider the locations identified in all complete and code compliant applications in the order received.

If you wish to pursue a *Conditional Use Permit: Cannabis Retailer* you are required to provide the incomplete information and re-submit the items via the same on-line share folder used for your initial submittal. Further evaluation of this application will not occur at this time.

Your standing on the City's list of complete applications will be determined by the date/time stamp of any new submittal.

If you have any questions, please contact Guille Nunez at (626) 744-7634 or [gnunez@cityofpasadena.net](mailto:gnunez@cityofpasadena.net).

Sincerely,

A handwritten signature in black ink, appearing to read 'Guille Nunez', written in a cursive style.

Guille Nunez,  
Management Analyst IV

**ATTACHMENT H  
APPEAL BY APPELLANT (July 3, 2019)**



PASADENA PERMIT CENTER

www.cityofpasadena.net/permitscenter

REQUEST FOR APPEAL

APPLICATION INFORMATION

Project Address: 827 East Colorado Blvd., Pasadena, CA

Case Type (MCUP, TTM, etc.) and Number: Conditional Use Permit: Cannabis Retailer Application-No number assigned

Hearing Date: None

Appeal Deadline: July 7, 2019

APPELLANT INFORMATION

APPELLANT: SweetFlower Pasadena, LLC

Telephone: [310] 995-2299

Address 10000 Culver Blvd.

Fax: [ ] None

City: Culver City State CA Zip: 90232

Email: tim@sweetflower.com

APPLICANT (IF DIFFERENT):

I hereby appeal the decision of the

- Hearing Officer, Design Commission, Historic Preservation, Zoning Administrator, Director of Planning and Development, Film Liaison

REASON FOR APPEAL

The decision maker failed to comply with the provisions of the Zoning Code, General Plan or other applicable plans in the following manner (use additional sheets if necessary):

Erroneous determination by Planning and Community Development Department that Conditional Use Permit application is incomplete because location of use does not comply with distance requirements set forth in Municipal Code Section 17.50.066(D)(5).

Signature of Appellant

Artin N. Shaverdian, Attorney for Appellant
Nossaman LLP, 777 S. Figueroa Street, 34th Floor, Los Angeles, CA 90017
Telephone: 213.612.7800

July 3, 2019
Date

OFFICE USE ONLY

PLN # CASE # PRJ #

DESCRIPTION DATE APPEAL RECEIVED APPEAL FEES RECEIVED BY

APP-RFA Rev: 1/18/07



**ATTACHMENT I  
REVISED (THIRD) LOCATION MAP (July 3, 2019)**



July 3, 2019

Guille Nunez  
Management Analyst IV  
City of Pasadena  
175 N. Garfield Ave.  
Pasadena, CA 91101

Re: SweetFlower Pasadena, LLC Conditional Use Permit: Cannabis Retailer Application –  
Resubmission of Location Map

Dear Ms. Nunez:

We are in receipt of your letter of July 1, 2019 wherein you assert that the SweetFlower Pasadena, LLC ("SweetFlower") Conditional Use Permit: Cannabis Retailer application is not complete. You assert that the location map submitted with the application is deficient because it is not compliant with Pasadena Municipal Code section 17.050.066 because it was not "prepared by a licensed surveyor as indicated in the Cannabis Retailer application." The Municipal Code section you cite does not require that the location map be prepared by a licensed surveyor, nor does any other section of the Municipal Code or any regulations pertaining to cannabis retailers promulgated thereunder.

Notwithstanding the fact that neither the Municipal Code nor the cannabis retailer regulations promulgated thereunder require that the location map be prepared by a licensed surveyor, we are submitting herewith a location map that complies with your demand. Submission of the enclosed map is made without prejudice to SweetFlower's rights to continue to maintain that the location map submitted with its first and second applications was compliant with the location map requirement in all respects.

Thank you for your attention to this matter.

Timothy Dodd

# Kimley»»Horn

July 3, 2019

*Attn: City of Pasadena, Licensing*

City of Pasadena  
100 North Garfield Avenue  
Pasadena, CA 91101

■  
Suite 2050  
660 South Figueroa  
Los Angeles, California  
90017

Re: Distance Certification Letter for proposed cannabis site located at 827 E. Colorado Blvd., Pasadena, CA 91101. APN 5723-030-028

The surveyor listed below has performed measurements of the subject site in relation to sensitive uses in accordance with land use information provided in the enclosed Sensitive Use Study prepared by Radius Maps, JN 19176, dated June 10, 2019. With respect to business licenses and sensitive land use determination, we defer to said study.

Utilizing scaled, high-resolution ortho-imagery, we have measured the radius rings (500', 600' & 1,000') from all corners of the subject parcel. We have reviewed the location of structures and the land use areas identified and concur with the results of the Sensitive Use Study.

We hereby certify that the distances as represented in the Sensitive Use Study are accurate both in radius and identification. We further certify that the distances to the nearest cannabis facilities, from addresses stated within the Sensitive Use Study, are accurate.



Michael J. Knapton, PLS No. 8012  
Registered California Professional Land Surveyor



Attachments: Sensitive Use Study

# RADIUS MAPS

Data Management Services for Government and Business

## Mapping Certification Statement City of Pasadena

Radius Maps Company has conducted an investigation and review to identify all sensitive receptors that surround the proposed retail cannabis site at:

**827 E. Colorado Blvd.  
Pasadena, CA 91101  
APN: 5723-030-028**

This review has been conducted to the best of our ability and is reflected in the 600 foot and 1000 foot Land Use Radius Map provided, using the following methodology:

- Base maps, record land use descriptions and current zoning classifications were obtained from the latest available version of ArcGis, the Los Angeles County Property Assessor and the City of Pasadena Planning and Development Department within the area described and for a distance of One Thousand (1000) feet from the exterior boundaries of the proposed retail cannabis site, referenced above.
- In addition, land use data for individual parcels was obtained from publicly available business license records, online resources, digital geomatics and ground level geospatial photography. Data was analysed and the locations were plotted to identify sensitive receptors within the study area.

---

Our study determined the following:

- The zoning of the proposed cannabis site is: CD-5
- No cannabis retailer or cultivation site was found within 1000 feet of the exterior boundary of the subject site.
- No cannabis testing laboratory was found within 500 feet of the exterior boundary of the subject site.

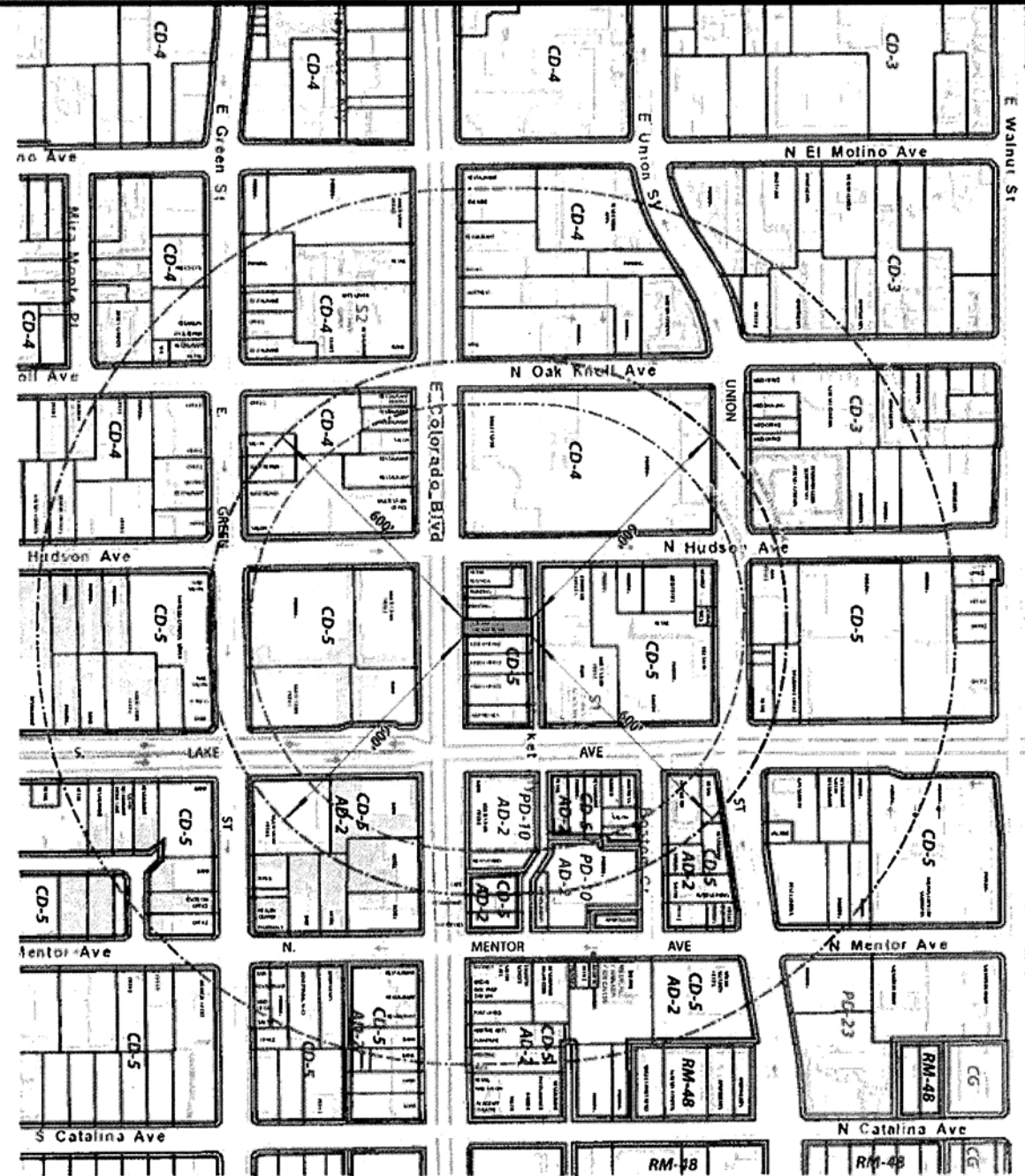
- No residential zones were found within 600 feet of the exterior boundary of the subject site.
- No childcare center or in-home family day care home was found within 600 feet of the exterior boundary of the subject site.
- One youth-oriented business was identified within 600 feet of the exterior boundary of the subject site:
  - Test Prep Gurus  
790 E Colorado Blvd. #900, Pasadena CA 91101
- No church or faith congregation was found within 600 feet of the exterior boundary of the subject site.
- No substance abuse center was found within 600 feet of the exterior boundary of the subject site.
- One school was identified within 600 feet of the exterior boundary of the subject site:
  - Futures Academy (Private School - Grades 6 to 12)  
35 N Lake Ave., Pasadena CA 91101  
(California Dept. of Education Private School Affidavit #237938)
- No park or library was found within 600 feet of the exterior boundary of the subject site.

I certify under penalty of perjury that the above information and land use map provided for this investigation are true and correct to the best of my knowledge and ability.

Signed:



Gary Perkins  
June 10, 2019



**ZONING LEGEND**

- CD-3 RECREATION DEVELOPMENT
- CD-4 RECREATION DEVELOPMENT
- CD-5 RECREATION DEVELOPMENT
- AD-2 RESIDENTIAL DEVELOPMENT
- PD-10 PROFESSIONAL DEVELOPMENT
- RM-48 RESIDENTIAL MEDIUM DENSITY
- CG COMMERCIAL GENERAL
- PC-23 PROFESSIONAL COMMERCIAL

**SENSITIVE USE NOTES:**

- 1. SENSITIVE USES: SCHOOLS, HOSPITALS, CHURCHES, AND OTHER FACILITIES WHICH ARE LOCATED WITHIN 500 FEET OF THE SUBJECT SITE.
- 2. SENSITIVE USES: SCHOOLS, HOSPITALS, CHURCHES, AND OTHER FACILITIES WHICH ARE LOCATED WITHIN 500 FEET OF THE EXTENSION BOUNDARY OF THE SUBJECT SITE.
- 3. HUNTERS PARKER ELEMENTARY SCHOOL, GRADES K-12, 1515 LAKE AVE., PALMDALE, CA 91301.
- 4. CALIFORNIA STATE POLICE TRAINING CENTER, 1515 LAKE AVE., PALMDALE, CA 91301.
- 5. PALMDALE COMMUNITY COLLEGE, 1515 LAKE AVE., PALMDALE, CA 91301.
- 6. PALMDALE COMMUNITY COLLEGE, 1515 LAKE AVE., PALMDALE, CA 91301.
- 7. PALMDALE COMMUNITY COLLEGE, 1515 LAKE AVE., PALMDALE, CA 91301.
- 8. PALMDALE COMMUNITY COLLEGE, 1515 LAKE AVE., PALMDALE, CA 91301.
- 9. PALMDALE COMMUNITY COLLEGE, 1515 LAKE AVE., PALMDALE, CA 91301.
- 10. PALMDALE COMMUNITY COLLEGE, 1515 LAKE AVE., PALMDALE, CA 91301.

**RESIDENTIAL ZONES WITHIN 500 FEET OF THE SITE:**

NO RESIDENTIAL ZONES WERE FOUND WITHIN 500 FEET OF THE SUBJECT SITE. THE FOLLOWING RESIDENTIAL ZONES WERE FOUND WITHIN 500 FEET OF THE SUBJECT SITE:

CD-3 RECREATION DEVELOPMENT, 1515 LAKE AVE., PALMDALE, CA 91301.

CD-4 RECREATION DEVELOPMENT, 1515 LAKE AVE., PALMDALE, CA 91301.

CD-5 RECREATION DEVELOPMENT, 1515 LAKE AVE., PALMDALE, CA 91301.

AD-2 RESIDENTIAL DEVELOPMENT, 1515 LAKE AVE., PALMDALE, CA 91301.

PD-10 PROFESSIONAL DEVELOPMENT, 1515 LAKE AVE., PALMDALE, CA 91301.

RM-48 RESIDENTIAL MEDIUM DENSITY, 1515 LAKE AVE., PALMDALE, CA 91301.

CG COMMERCIAL GENERAL, 1515 LAKE AVE., PALMDALE, CA 91301.

PC-23 PROFESSIONAL COMMERCIAL, 1515 LAKE AVE., PALMDALE, CA 91301.

**CURRENT CANNABIS LICENSE LOCATIONS:**

NO CURRENTLY LICENSED DISPENSARIES OR CULTIVATION SITES WERE LOCATED WITHIN 500 FEET OF THE SUBJECT SITE. THE FOLLOWING CURRENTLY LICENSED DISPENSARIES OR CULTIVATION SITES WERE FOUND WITHIN 500 FEET OF THE SUBJECT SITE:

RELAX, 1515 LAKE AVE., PALMDALE, CA 91301.

RELAX, 1515 LAKE AVE., PALMDALE, CA 91301.

RELAX, 1515 LAKE AVE., PALMDALE, CA 91301.

RELAX, 1515 LAKE AVE., PALMDALE, CA 91301.

RELAX, 1515 LAKE AVE., PALMDALE, CA 91301.

RELAX, 1515 LAKE AVE., PALMDALE, CA 91301.

RELAX, 1515 LAKE AVE., PALMDALE, CA 91301.

RELAX, 1515 LAKE AVE., PALMDALE, CA 91301.

RELAX, 1515 LAKE AVE., PALMDALE, CA 91301.

RELAX, 1515 LAKE AVE., PALMDALE, CA 91301.

**Land Use Radius Map**

For  
 827 E. Colorado Blvd.  
 Palmdale, CA 91301  
 APN 5723-030-028  
 June 6, 2019  
 JN 1413

## Cannabis Retailer Application - City of Pasadena 1000' Radius Property List

**Proposed Cannabis Site:**

**827 E. Colorado Blvd., Pasadena CA 91101**

**APN: 5723-030-028**

NO.	APN	SITE ADDRESS	EXISTING LAND USE	ZONING CLASSIFICATION
1	5723-011-010	198 N HUDSON AVE , PASADENA, CA, 91101	OFFICE	CD-5
2	5723-011-016	801 E UNION ST, PASADENA, CA, 91101	AAA	CD-5
3	5723-011-017	111 N LAKE AVE , PASADENA, CA, 91101	RETAIL	CD-5
4	5723-011-018	835 E UNION ST , PASADENA, CA, 91101	PARKING	CD-5
5	5723-011-019	123 N LAKE AVE , PASADENA, CA, 91101	INSURANCE OFFICE	CD-5
6	5723-011-028	155 N LAKE AVE , PASADENA, CA, 91101	MULTI STORY OFFICE & PARKING	CD-5
7	5723-011-034	820 E WALNUT ST , PASADENA, CA, 91101	OFFICE	CD-5
8	5723-011-035	834 E WALNUT ST , PASADENA, CA, 91101	OFFICE	CD-5
9	5723-011-036	888 E WALNUT ST , PASADENA, CA, 91101	OFFICE & PARKING	CD-5
10	5723-012-006	176 N OAK KNOLL AVE , PASADENA, CA, 91101	RESID. APARTMENTS (6 UNITS)	CD-3
11	5723-012-007	164 N OAK KNOLL AVE , PASADENA, CA, 91101	RESID. APARTMENTS (12 UNITS)	CD-3
12	5723-012-013	747 E UNION ST , PASADENA, CA, 91101	MEDICAL IMAGING	CD-3
13	5723-012-014	759 E UNION ST , PASADENA, CA, 91101	MEDICAL	CD-3
14	5723-012-015	761 E UNION ST , PASADENA, CA, 91101	MEDICAL	CD-3
15	5723-012-021	151 N HUDSON AVE , PASADENA, CA, 91101	RESID. APARTMENTS (14 UNITS)	CD-3
16	5723-012-022	161 N HUDSON AVE , PASADENA, CA, 91101	PARKING	CD-3
17	5723-012-027	775 E UNION ST , PASADENA, CA, 91101	RESID. APARTMENTS (98 UNITS)	CD-3
18	5723-012-029	128 N OAK KNOLL AVE #115, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
19	5723-012-030	128 N OAK KNOLL AVE #100, PASADENA, CA, 91101	MEDICAL	CD-3
20	5723-012-031	128 N OAK KNOLL AVE #101, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
21	5723-012-032	128 N OAK KNOLL AVE #102, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
22	5723-012-033	128 N OAK KNOLL AVE #112, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
23	5723-012-034	128 N OAK KNOLL AVE #111, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
24	5723-012-035	128 N OAK KNOLL AVE #114, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
25	5723-012-036	128 N OAK KNOLL AVE #113, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
26	5723-012-037	128 N OAK KNOLL AVE #103, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
27	5723-012-038	128 N OAK KNOLL AVE #104, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
28	5723-012-039	128 N OAK KNOLL AVE #105, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
29	5723-012-040	128 N OAK KNOLL AVE #106, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
30	5723-012-041	128 N OAK KNOLL AVE #107, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
31	5723-012-042	128 N OAK KNOLL AVE #108, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
32	5723-012-043	128 N OAK KNOLL AVE #109, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
33	5723-012-044	128 N OAK KNOLL AVE #110, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
34	5723-012-045	128 N OAK KNOLL AVE #210, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
35	5723-012-046	128 N OAK KNOLL AVE #209, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
36	5723-012-047	128 N OAK KNOLL AVE #208, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
37	5723-012-048	128 N OAK KNOLL AVE #201, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
38	5723-012-049	128 N OAK KNOLL AVE #202, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
39	5723-012-050	128 N OAK KNOLL AVE #203, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
40	5723-012-051	128 N OAK KNOLL AVE #205, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
41	5723-012-052	128 N OAK KNOLL AVE #204, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
42	5723-012-053	128 N OAK KNOLL AVE #207, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
43	5723-012-054	128 N OAK KNOLL AVE #206, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
44	5723-012-055	128 N OAK KNOLL AVE #318, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
45	5723-012-056	128 N OAK KNOLL AVE #317, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
46	5723-012-057	128 N OAK KNOLL AVE #316, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
47	5723-012-058	128 N OAK KNOLL AVE #301, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
48	5723-012-059	128 N OAK KNOLL AVE #302, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
49	5723-012-060	128 N OAK KNOLL AVE #303, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
50	5723-012-061	128 N OAK KNOLL AVE #313, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
51	5723-012-062	128 N OAK KNOLL AVE #312, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
52	5723-012-063	128 N OAK KNOLL AVE #315, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
53	5723-012-064	128 N OAK KNOLL AVE #314, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
54	5723-012-065	128 N OAK KNOLL AVE #304, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
55	5723-012-066	128 N OAK KNOLL AVE #305, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3

NO.	APN	SITE ADDRESS	EXISTING LAND USE	ZONING CLASSIFICATION
56	5723-012-067	128 N OAK KNOLL AVE #306, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
57	5723-012-068	128 N OAK KNOLL AVE #307, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
58	5723-012-069	128 N OAK KNOLL AVE #308, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
59	5723-012-070	128 N OAK KNOLL AVE #309, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
60	5723-012-071	128 N OAK KNOLL AVE #310, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
61	5723-012-072	128 N OAK KNOLL AVE #311, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
62	5723-012-073	128 N OAK KNOLL AVE #410, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
63	5723-012-074	128 N OAK KNOLL AVE #409, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
64	5723-012-075	128 N OAK KNOLL AVE #408, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
65	5723-012-076	128 N OAK KNOLL AVE #401, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
66	5723-012-077	128 N OAK KNOLL AVE #402, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
67	5723-012-078	128 N OAK KNOLL AVE #403, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
68	5723-012-079	128 N OAK KNOLL AVE #405, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
69	5723-012-080	128 N OAK KNOLL AVE #404, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
70	5723-012-081	128 N OAK KNOLL AVE #407, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
71	5723-012-082	128 N OAK KNOLL AVE #406, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
72	5723-012-084	177 HUDSON AVE, PASADENA, CA, 91101	RESID. APARTMENTS (91 UNITS)	CD-3
73	5723-013-036	137 N OAK KNOLL AVE #1, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
74	5723-013-037	137 N OAK KNOLL AVE #2, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
75	5723-013-038	137 N OAK KNOLL AVE #3, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
76	5723-013-039	137 N OAK KNOLL AVE #4, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
77	5723-013-040	137 N OAK KNOLL AVE #5, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
78	5723-013-041	137 N OAK KNOLL AVE #6, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
79	5723-013-042	137 N OAK KNOLL AVE #7, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
80	5723-013-043	137 N OAK KNOLL AVE #8, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
81	5723-013-044	137 N OAK KNOLL AVE #9, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
82	5723-013-045	137 N OAK KNOLL AVE #10, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
83	5723-013-046	137 N OAK KNOLL AVE #11, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
84	5723-013-047	137 N OAK KNOLL AVE #12, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
85	5723-013-048	137 N OAK KNOLL AVE #13, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
86	5723-013-049	137 N OAK KNOLL AVE #14, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
87	5723-013-050	137 N OAK KNOLL AVE #15, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
88	5723-013-051	137 N OAK KNOLL AVE #16, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
89	5723-013-052	137 N OAK KNOLL AVE #17, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
90	5723-013-053	137 N OAK KNOLL AVE #18, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
91	5723-013-054	137 N OAK KNOLL AVE #19, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
92	5723-013-055	137 N OAK KNOLL AVE #20, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
93	5723-013-056	137 N OAK KNOLL AVE #21, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
94	5723-013-057	137 N OAK KNOLL AVE #22, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
95	5723-013-058	137 N OAK KNOLL AVE #23, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
96	5723-013-059	137 N OAK KNOLL AVE #24, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
97	5723-013-060	137 N OAK KNOLL AVE #25, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
98	5723-013-061	137 N OAK KNOLL AVE #26, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
99	5723-013-062	137 N OAK KNOLL AVE #27, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
100	5723-013-063	137 N OAK KNOLL AVE #28, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-3
101	5723-013-064	122 N EL MOLINO AVE, PASADENA, CA, 91101	ADULT CARE	CD-3
102	5723-013-065	149 N OAK KNOLL AVE, PASADENA, CA, 91101	RESID. APARTMENTS (21 UNITS)	CD-3
103	5723-013-074	717 E UNION ST, PASADENA, CA, 91101	VACANT OFFICE	CD-3
104	5723-013-907	PASADENA, CA, 91101	PARKING	CD-3
105	5723-013-908	PASADENA, CA, 91101	PARKING	CD-3
106	5723-029-015	695 E COLORADO BLVD, PASADENA, CA, 91101	RESTAURANT, BOOK STORE	CD-4
107	5723-029-018	709 E COLORADO BLVD, PASADENA, CA, 91101	MATTRESS STORE & PARKING	CD-4
108	5723-029-021	700 E UNION ST, PASADENA, CA, 91101	PARKING	CD-4
109	5723-029-024	721 E COLORADO BLVD, PASADENA, CA, 91101	WINE STORE	CD-4
110	5723-029-025	659 E COLORADO BLVD, PASADENA, CA, 91101	PIZZA & THEATER	CD-4
111	5723-029-030	700 E UNION ST #101, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
112	5723-029-031	700 E UNION ST #102, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
113	5723-029-032	700 E UNION ST #103, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
114	5723-029-033	700 E UNION ST #104, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
115	5723-029-034	700 E UNION ST #105, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
116	5723-029-035	700 E UNION ST #106, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
117	5723-029-036	700 E UNION ST #107, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
118	5723-029-037	700 E UNION ST #108, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
119	5723-029-038	700 E UNION ST #109, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
120	5723-029-039	700 E UNION ST #110, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
121	5723-029-040	700 E UNION ST #111, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4



NO.	APN	SITE ADDRESS	EXISTING LAND USE	ZONING CLASSIFICATION
122	5723-029-041	700 E UNION ST #112, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
123	5723-029-042	700 E UNION ST #113, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
124	5723-029-043	700 E UNION ST #201, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
125	5723-029-044	700 E UNION ST #202, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
126	5723-029-045	700 E UNION ST #203, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
127	5723-029-046	700 E UNION ST #204, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
128	5723-029-047	700 E UNION ST #205, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
129	5723-029-048	700 E UNION ST #206, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
130	5723-029-049	700 E UNION ST #207, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
131	5723-029-050	700 E UNION ST #208, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
132	5723-029-051	700 E UNION ST #209, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
133	5723-029-052	700 E UNION ST #210, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
134	5723-029-053	700 E UNION ST #301, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
135	5723-029-054	700 E UNION ST #302, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
136	5723-029-055	700 E UNION ST #303, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
137	5723-029-056	700 E UNION ST #304, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
138	5723-029-057	700 E UNION ST #401, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
139	5723-029-058	700 E UNION ST #402, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
140	5723-029-059	700 E UNION ST #403, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
141	5723-029-060	700 E UNION ST #404, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
142	5723-029-061	686 E UNION ST, PASADENA, CA, 91101	RESID. APARTMENTS (118 UNITS)	CD-4
143	5723-030-023	777 E COLORADO BLVD, PASADENA, CA, 91101	PARKING & TARGET	CD-4
144	5723-030-024	17 N LAKE AVE, PASADENA, CA, 91101	MATTRESS STORE	CD-4
145	5723-030-025	855 E COLORADO BLVD, PASADENA, CA, 91101	FEDEX OFFICE	CD-4
146	5723-030-026	839 E COLORADO BLVD, PASADENA, CA, 91101	FEDEX OFFICE	CD-4
147	5723-030-027	829 E COLORADO BLVD, PASADENA, CA, 91101	FEDEX OFFICE	CD-4
148	5723-030-028	827 E COLORADO BLVD, PASADENA, CA, 91101	SUBWAY	CD-4
149	5723-030-029	815 E COLORADO BLVD, PASADENA, CA, 91101	PRINT	CD-4
150	5723-030-030	811 E COLORADO BLVD, PASADENA, CA, 91101	RECORDS	CD-4
151	5723-030-031	803 E COLORADO BLVD, PASADENA, CA, 91101	RETAIL	CD-4
152	5723-030-045	824 E UNION ST, PASADENA, CA, 91101	DENTAL	CD-4
153	5723-030-046	90 N HUDSON AVE, PASADENA, CA, 91101	DENTAL	CD-4
154	5723-030-050	83 N LAKE AVE, PASADENA, CA, 91101	RESTAURANT, BAKERY, RETAIL, PARKING	CD-4
155	5723-030-052	76 N HUDSON AVE, PASADENA, CA, 91101	MEDICAL OFFICES	CD-4
156	5723-030-053	74 N HUDSON AVE, PASADENA, CA, 91101	PARKING	CD-4
157	5723-030-054	35 N LAKE AVE #280, PASADENA, CA, 91101	BANK, MULTI STORY OFFICE, FINANCIAL, 6-12 PRIVATE SCHOOL	CD-4
158	5734-013-001	740 E COLORADO BLVD, PASADENA, CA, 91101	RESTAURANT & DENTIST	CD-4
159	5734-013-002	746 E COLORADO BLVD, PASADENA, CA, 91101	RESTAURANT	CD-4
160	5734-013-003	760 E COLORADO BLVD, PASADENA, CA, 91101	SALON	CD-4
161	5734-013-004	747 E GREEN ST, PASADENA, CA, 91101	OFFICE & PARKING	CD-4
162	5734-013-005	766 E COLORADO BLVD, PASADENA, CA, 91101	RESTAURANT	CD-4
163	5734-013-017	767 E GREEN ST, PASADENA, CA, 91101	AUTO REPAIR	CD-4
164	5734-013-018	761 E GREEN ST, PASADENA, CA, 91101	SALON	CD-4
165	5734-013-022	790 E COLORADO BLVD, PASADENA, CA, 91101	MULTI STORY OFFICE, SALON, PARKING	CD-4
166	5734-013-025	800 E COLORADO BLVD, PASADENA, CA, 91101	MULTI STORY OFFICE	CD-4
167	5734-013-026	860 E COLORADO BLVD, PASADENA, CA, 91101	BANK	CD-4
168	5734-013-027	55 S LAKE AVE, PASADENA, CA, 91101	MULTI STORY OFFICE	CD-4
169	5734-013-028	805 E GREEN ST, PASADENA, CA, 91101	PARKING	CD-4
170	5734-024-012	101 S OAK KNOLL AVE, PASADENA, CA, 91101	RESID. SINGLE FAMILY	CD-4
171	5734-024-013	722 E GREEN ST, PASADENA, CA, 91101	RESTAURANT & RETAIL	CD-4
172	5734-024-021	690 E GREEN ST, PASADENA, CA, 91101	PRESCHOOL	CD-4
173	5734-024-026	111 S OAK KNOLL AVE #101, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
174	5734-024-027	111 S OAK KNOLL AVE #102, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
175	5734-024-028	111 S OAK KNOLL AVE #103, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
176	5734-024-029	111 S OAK KNOLL AVE #104, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
177	5734-024-030	111 S OAK KNOLL AVE #105, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
178	5734-024-031	111 S OAK KNOLL AVE #106, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
179	5734-024-032	111 S OAK KNOLL AVE #107, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
180	5734-024-033	111 S OAK KNOLL AVE #108, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
181	5734-024-034	111 S OAK KNOLL AVE #109, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
182	5734-024-035	111 S OAK KNOLL AVE #110, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
183	5734-024-036	111 S OAK KNOLL AVE #111, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
184	5734-024-037	111 S OAK KNOLL AVE #112, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
185	5734-024-038	111 S OAK KNOLL AVE #113, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
186	5734-024-039	111 S OAK KNOLL AVE #201, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4

NO.	APN	SITE ADDRESS	EXISTING LAND USE	ZONING CLASSIFICATION
187	5734-024-040	111 S OAK KNOLL AVE #202, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
188	5734-024-041	111 S OAK KNOLL AVE #203, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
189	5734-024-042	111 S OAK KNOLL AVE #204, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
190	5734-024-043	111 S OAK KNOLL AVE #205, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
191	5734-024-044	111 S OAK KNOLL AVE #206, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
192	5734-024-045	111 S OAK KNOLL AVE #207, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
193	5734-024-046	111 S OAK KNOLL AVE #208, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
194	5734-024-047	111 S OAK KNOLL AVE #209, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
195	5734-024-048	111 S OAK KNOLL AVE #210, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
196	5734-024-049	111 S OAK KNOLL AVE #211, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
197	5734-024-050	111 S OAK KNOLL AVE #212, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
198	5734-024-051	111 S OAK KNOLL AVE #213, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
199	5734-024-052	111 S OAK KNOLL AVE #214, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
200	5734-024-053	111 S OAK KNOLL AVE #215, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
201	5734-024-067	716 E GREEN ST, PASADENA, CA, 91101	CLEANERS & SHOE REPAIR	CD-4
202	5734-025-003	128 S OAK KNOLL AVE, PASADENA, CA, 91101	CHURCH	CD-4
203	5734-025-004	136 S OAK KNOLL AVE, PASADENA, CA, 91101	OFFICE	CD-4
204	5734-025-014	770 E GREEN ST, PASADENA, CA, 91101	OFFICE, DENTIST, RESTAURANT	CD-4
205	5734-025-019	133 S HUDSON AVE, PASADENA, CA, 91101	DENTAL OFFICE	CD-4
206	5734-025-024	750 E GREEN ST, PASADENA, CA, 91101	OFFICE	CD-4
207	5734-025-026	790 E GREEN ST, PASADENA, CA, 91101	OFFICE	CD-4
208	5734-025-027	118 S OAK KNOLL AVE, PASADENA, CA, 91101	OFFICE	CD-4
209	5734-025-029	111 S HUDSON AVE, PASADENA, CA, 91101	OFFICE	CD-4
210	5734-025-030	104 S OAK KNOLL AVE, PASADENA, CA, 91101	PARKING	CD-4
211	5734-025-062	141 S HUDSON AVE #101, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
212	5734-025-063	141 S HUDSON AVE #102, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
213	5734-025-064	141 S HUDSON AVE #103, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
214	5734-025-065	141 S HUDSON AVE #104, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
215	5734-025-066	141 S HUDSON AVE #405, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
216	5734-025-067	141 S HUDSON AVE #404, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
217	5734-025-068	141 S HUDSON AVE #403, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
218	5734-025-069	141 S HUDSON AVE #402, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
219	5734-025-070	141 S HUDSON AVE #401, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
220	5734-025-071	139 S HUDSON AVE #100, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
221	5734-025-072	139 S HUDSON AVE #200, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
222	5734-025-073	139 S HUDSON AVE #300, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
223	5734-025-074	141 S HUDSON AVE #401, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-4
224	5734-035-005	95 S LAKE AVE, PASADENA, CA, 91101	BANK	CD-5
225	5734-035-008	123 S LAKE AVE, PASADENA, CA, 91101	BANK	CD-5
226	5734-035-009	131 S LAKE AVE, PASADENA, CA, 91101	PARKING	CD-5
227	5734-035-018	134 S HUDSON AVE, PASADENA, CA, 91101	PARKING	CD-5
228	5734-035-019	124 S HUDSON AVE, PASADENA, CA, 91101	PARKING	CD-5
229	5734-035-020	114 S HUDSON AVE, PASADENA, CA, 91101	PARKING	CD-5
230	5734-035-025	99 S LAKE AVE, PASADENA, CA, 91101	MULTI STORY OFFICE & RESTAURANT	CD-5
231	5734-035-031	141 S LAKE AVE, PASADENA, CA, 91101	RESTAURANT	CD-5
232	5734-037-016	690 E COLORADO BLVD, PASADENA, CA, 91101	RETAIL	CD-4
233	5734-037-022	685 E GREEN ST, PASADENA, CA, 91101	PARKING	CD-4
234	5734-037-023	689 E GREEN ST, PASADENA, CA, 91101	PARKING	CD-4
235	5734-037-024	713 E GREEN ST, PASADENA, CA, 91101	RESTAURANT	CD-4
236	5734-037-025	721 E GREEN ST, PASADENA, CA, 91101	OFFICE	CD-4
237	5734-037-026	733 E GREEN ST, PASADENA, CA, 91101	RESTAURANT	CD-4
238	5734-037-033	708 E COLORADO BLVD #8NORDI, PASADENA, CA, 91101	RESID. APARTMENTS (120 UNITS), RESTAURANT, BANK, OFFICE	CD-4
239	5734-037-036	680 E COLORADO BLVD, PASADENA, CA, 91101	OFFICE & PARKING	CD-4
240	5734-038-001	840 E GREEN ST #109, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
241	5734-038-002	840 E GREEN ST #111, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
242	5734-038-003	840 E GREEN ST #113, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
243	5734-038-004	840 E GREEN ST #116, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
244	5734-038-005	840 E GREEN ST #117, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
245	5734-038-006	840 E GREEN ST #119, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
246	5734-038-007	840 E GREEN ST #120, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
247	5734-038-008	840 E GREEN ST #121, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
248	5734-038-009	840 E GREEN ST #122, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
249	5734-038-010	840 E GREEN ST #123, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
250	5734-038-011	840 E GREEN ST #124, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
251	5734-038-012	840 E GREEN ST #125, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5



NO.	APH	SITE ADDRESS	EXISTING LAND USE	ZONING CLASSIFICATION
318	5734-038-079	840 E GREEN ST #414, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
319	5734-038-080	840 E GREEN ST #415, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
320	5734-038-081	840 E GREEN ST #416, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
321	5734-038-082	840 E GREEN ST #417, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
322	5734-038-083	840 E GREEN ST #418, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
323	5734-038-084	840 E GREEN ST #419, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
324	5734-038-085	840 E GREEN ST #420, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
325	5734-038-086	840 E GREEN ST #421, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
326	5734-038-087	840 E GREEN ST #422, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
327	5734-038-088	840 E GREEN ST #423, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
328	5734-038-089	840 E GREEN ST #424, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
329	5734-038-090	840 E GREEN ST #425, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
330	5734-038-091	840 E GREEN ST #426, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
331	5734-038-092	840 E GREEN ST #427, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
332	5734-038-093	840 E GREEN ST #428, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
333	5734-038-094	840 E GREEN ST #429, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
334	5734-038-095	840 E GREEN ST #430, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
335	5734-038-096	840 E GREEN ST #431, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
336	5734-038-097	840 E GREEN ST #432, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
337	5734-038-098	840 E GREEN ST #501, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
338	5734-038-099	840 E GREEN ST #502, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
339	5734-038-100	840 E GREEN ST #503, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
340	5734-038-101	840 E GREEN ST #504, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
341	5734-038-102	840 E GREEN ST #505, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
342	5734-038-103	840 E GREEN ST #506, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
343	5734-038-104	840 E GREEN ST #600, PASADENA, CA, 91101	BANK, NAILS, SALON, FITNESS	CD-5
344	5735-006-026	937 E GREEN ST , PASADENA, CA, 91106	HEALTH CENTER & PHARMACY	CD-5 AD-2
345	5735-006-027	921 E GREEN ST , PASADENA, CA, 91106	PARKING	CD-5 AD-2
346	5735-006-028	909 E GREEN ST , PASADENA, CA, 91106	OFFICE	CD-5 AD-2
348	5735-006-033	45 S MENTOR AVE , PASADENA, CA, 91106	BAR	CD-5 AD-2
349	5735-006-034	70 S LAKE AVE , PASADENA, CA, 91101	MULTI STORY OFFICE	CD-5 AD-2
350	5735-006-036	, PASADENA, CA, 91106	HOTEL	CD-5 AD-2
351	5735-006-038	880 E COLORADO BLVD , PASADENA, CA, 91106	BANK	CD-5 AD-2
352	5735-006-039	PASADENA, CA, 91106	PARKING	CD-5 AD-2
353	5735-006-040	928 E COLORADO BLVD , PASADENA, CA, 91106	HOTEL	CD-5 AD-2
354	5735-026-001	44 S MENTOR AVE , PASADENA, CA, 91106	ADVERTISING	CD-5
355	5735-026-002	34 S MENTOR AVE , PASADENA, CA, 91106	RESID. APARTMENTS (52 UNITS)	CD-5
356	5735-026-005	980 E COLORADO BLVD , PASADENA, CA, 91106	BANK	CD-5 AD-2
357	5735-026-006	980 E COLORADO BLVD , PASADENA, CA, 91106	BANK	CD-5 AD-2
358	5735-026-013	PASADENA, CA, 91106	PARKING	CD-5-LD-23
359	5735-026-014	951 E GREEN ST , PASADENA, CA, 91106	BAR, RESTAURANT, SALON, CHIROPRACTOR	CD-5-LD-23
360	5735-026-015	975 E GREEN ST , PASADENA, CA, 91106	OFFICE	CD-5-LD-23
361	5735-026-021	PASADENA, CA, 91106	PARKING	CD-5 AD-2
362	5735-026-024	33 S CATALINA ST , PASADENA, CA, 91106	OFFICE	CD-5
363	5735-026-025	962 E COLORADO BLVD , PASADENA, CA, 91106	RESTAURANT, RETAIL, SALONG, PARKING	CD-5 AD-2
364	5735-027-032	960 E GREEN ST , PASADENA, CA, 91106	MEDICAL OFFICE	CD-5-LD-23
365	5735-034-035	105 S MENTOR AVE , PASADENA, CA, 91106	PARKING	CD-5
366	5735-034-048	115 S MENTOR AVE , PASADENA, CA, 91106	PARKING	CD-5
367	5735-034-051	100 S LAKE AVE , PASADENA, CA, 91101	RETAIL	CD-5
368	5735-034-052	110 S LAKE AVE , PASADENA, CA, 91101	RESTAURANT	CD-5
369	5735-034-053	120 S LAKE AVE , PASADENA, CA, 91101	RESTAURANT	CD-5
370	5735-034-058	80 S LAKE AVE , PASADENA, CA, 91101	BANK & MULTI STORY OFFICE	CD-5
371	5735-034-060	922 E GREEN ST , PASADENA, CA, 91106	ESCROW OFFICE	CD-5
372	5735-034-061	918 E GREEN ST , PASADENA, CA, 91106	BANK	CD-5
373	5735-034-062	936 E GREEN ST #108, PASADENA, CA, 91106	OFFICE	CD-5
374	5735-034-066	142 S LAKE AVE , PASADENA, CA, 91101	RETAIL	CD-5
375	5735-034-067	140 S LAKE AVE , PASADENA, CA, 91101	RETAIL	CD-5
376	5738-003-066	180 N MENTOR AVE , PASADENA, CA, 91106	PARKING	PD-23
377	5738-003-067	73 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
378	5738-003-068	73 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
379	5738-003-069	75 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
380	5738-003-070	75 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
381	5738-003-071	77 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
382	5738-003-072	77 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
383	5738-003-073	79 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
384	5738-003-074	79 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48



NO.	APN	SITE ADDRESS	EXISTING LAND USE	ZONING CLASSIFICATION
385	5738-003-075	87 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
386	5738-003-076	87 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
387	5738-003-077	85 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
388	5738-003-078	85 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
389	5738-003-079	83 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
390	5738-003-080	83 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
391	5738-003-081	81 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
392	5738-003-082	81 N CATALINA AVE , PASADENA, CA, 91106	RESID. CONDOMINIUM	RM-48
393	5738-003-901	104 N MENTOR AVE , PASADENA, CA, 91106	SOCIAL SECURITY OFFICE	CD-5 AD-2
394	5738-004-001	65 N CATALINA AVE , PASADENA, CA, 91106	OFFICES	CD-5 AD-2
395	5738-004-002	PASADENA, CA, 91106	PARKING	CD-5 AD-2
396	5738-004-003	PASADENA, CA, 91106	PARKING	CD-5 AD-2
397	5738-004-005	993 E COLORADO BLVD , PASADENA, CA, 91106	RUGS & PRINT SHOP	CD-5 AD-2
398	5738-004-006	975 E COLORADO BLVD , PASADENA, CA, 91106	MARTIAL ARTS & RETAIL	CD-5 AD-2
399	5738-004-007	PASADENA, CA, 91106	VACANT	CD-5 AD-2
400	5738-004-008	967 E COLORADO BLVD , PASADENA, CA, 91106	POST OFFICE	CD-5 AD-2
401	5738-004-009	10 N MENTOR AVE , PASADENA, CA, 91106	TAX PREP, BRIDAL, SPA, CAFÉ, SALON, DOCUMENT PREP	CD-5 AD-2
402	5738-004-010	26 N MENTOR AVE , PASADENA, CA, 91106	RESTAURANT & NIGHT CLUB	CD-5 AD-2
403	5738-004-011	40 N MENTOR AVE , PASADENA, CA, 91106	PARKING	CD-5 AD-2
404	5738-004-012	44 N MENTOR AVE , PASADENA, CA, 91106	OFFICES	CD-5 AD-2
405	5738-004-013	50 N MENTOR AVE , PASADENA, CA, 91106	MEDICAL CANNABIS EDUCATION CTR	CD-5 AD-2
406	5738-004-038	70 N MENTOR AVE , PASADENA, CA, 91106	THEATER	CD-5 AD-2
407	5738-007-033	911 E UNION ST , PASADENA, CA, 91106	VACANT	CD-5
408	5738-007-035	140 N LAKE AVE , PASADENA, CA, 91101	RESTAURANT & SALON	CD-5
409	5738-007-036	150 N LAKE AVE , PASADENA, CA, 91101	PARKING	CD-5
410	5738-007-038	160 N LAKE AVE , PASADENA, CA, 91101	PARKING	CD-5
411	5738-007-039	141 N MENTOR AVE , PASADENA, CA, 91106	PARKING	CD-5
412	5738-007-040	939 E UNION ST , PASADENA, CA, 91106	PEST CONTROL	CD-5
413	5738-007-041	130 N LAKE AVE , PASADENA, CA, 91101	GAS	CD-5
414	5738-007-043	160 N LAKE AVE , PASADENA, CA, 91101	RALPH'S, STARBUCKS, PARKING	CD-5
415	5738-008-033	100 N LAKE AVE , PASADENA, CA, 91101	RETAIL	CD-5 AD-2
416	5738-008-034	80 N LAKE AVE , PASADENA, CA, 91101	OPTOMETRIST	CD-5 AD-2
417	5738-008-035	906 E UNION ST , PASADENA, CA, 91106	RESTAURANT	CD-5 AD-2
418	5738-008-036	913 BOSTON CT , PASADENA, CA, 91106	PARKING	CD-5 AD-2
419	5738-008-037	928 E UNION ST , PASADENA, CA, 91106	OFFICES	CD-5 AD-2
420	5738-008-038	81 N MENTOR AVE , PASADENA, CA, 91106	OFFICES	CD-5 AD-2
421	5738-008-039	97 N MENTOR AVE , PASADENA, CA, 91106	PARKING	CD-5 AD-2
422	5738-008-040	940 E UNION ST , PASADENA, CA, 91106	OFFICES	CD-5 AD-2
423	5738-008-041	51 N MENTOR AVE , PASADENA, CA, 91106	OFFICES	CD-5 AD-2
424	5738-008-046	40 N LAKE AVE , PASADENA, CA, 91101	PARKING	CD-5 AD-2
425	5738-008-047	44 N LAKE AVE , PASADENA, CA, 91101	RESTAURANT	CD-5 AD-2
426	5738-008-048	908 BOSTON CT , PASADENA, CA, 91106	PARKING	CD-5 AD-2
427	5738-008-049	902 BOSTON CT , PASADENA, CA, 91106	SALON	CD-5 AD-2
428	5738-008-050	60 N LAKE AVE , PASADENA, CA, 91101	MATTRESS STORE	CD-5 AD-2
429	5738-008-051	56 N LAKE AVE , PASADENA, CA, 91101	BARBER	CD-5 AD-2
430	5738-008-052	36 N LAKE AVE , PASADENA, CA, 91101	CLEANERS	CD-5 AD-2
431	5738-008-053	PASADENA, CA, 91106	PARKING	CD-5 AD-2
432	5738-008-056	23 N MENTOR AVE , PASADENA, CA, 91106	PHOTOGRAPHY & BRIDAL	CD-5 AD-2
433	5738-008-057	937 E COLORADO BLVD , PASADENA, CA, 91106	MATTRESS STORE	CD-5 AD-2
434	5738-008-058	925 E COLORADO BLVD , PASADENA, CA, 91106	RESTAURANT	CD-5 AD-2
435	5738-008-059	921 E COLORADO BLVD , PASADENA, CA, 91106	CAFÉ	CD-5 AD-2
436	5738-008-065	911 E COLORADO BLVD , PASADENA, CA, 91106	NEWS	PD-10 AD-2
437	5738-008-066	2 N LAKE AVE , PASADENA, CA, 91101	BANK	PD-10 AD-2
438	5738-008-067	2 N LAKE AVE , PASADENA, CA, 91101	PARKING	PD-10 AD-2

## Cannabis Retailer Application - City of Pasadena 600' Radius Property List

**Proposed Cannabis Site:**

827 E. Colorado Blvd., Pasadena CA 91101

APN: 5723-030-028

NO	APN	SITE ADDRESS	EXISTING LAND USE	ZONING CLASSIFICATION
2	5723-011-016	801 E UNION ST, PASADENA, CA, 91101	AAA	CD-5
3	5723-011-017	111 N LAKE AVE, PASADENA, CA, 91101	RETAIL	CD-5
4	5723-011-018	835 E UNION ST, PASADENA, CA, 91101	PARKING	CD-5
5	5723-011-019	123 N LAKE AVE, PASADENA, CA, 91101	INSURANCE OFFICE	CD-5
17	5723-012-027	775 E UNION ST, PASADENA, CA, 91101	RESID. APARTMENTS (98 UNITS)	CD-3
109	5723-029-024	721 E COLORADO BLVD, PASADENA, CA, 91101	WINE STORE	CD-4
143	5723-030-023	777 E COLORADO BLVD, PASADENA, CA, 91101	PARKING & TARGET	CD-4
144	5723-030-024	17 N LAKE AVE, PASADENA, CA, 91101	MATTRESS STORE	CD-4
145	5723-030-025	855 E COLORADO BLVD, PASADENA, CA, 91101	FEDEX OFFICE	CD-4
146	5723-030-026	839 E COLORADO BLVD, PASADENA, CA, 91101	FEDEX OFFICE	CD-4
147	5723-030-027	829 E COLORADO BLVD, PASADENA, CA, 91101	FEDEX OFFICE	CD-4
148	5723-030-028	827 E COLORADO BLVD, PASADENA, CA, 91101	SUBWAY	CD-4
149	5723-030-029	815 E COLORADO BLVD, PASADENA, CA, 91101	PRINT	CD-4
150	5723-030-030	811 E COLORADO BLVD, PASADENA, CA, 91101	RECORDS	CD-4
151	5723-030-031	803 E COLORADO BLVD, PASADENA, CA, 91101	RETAIL	CD-4
152	5723-030-045	824 E UNION ST, PASADENA, CA, 91101	DENTAL	CD-4
153	5723-030-046	90 N HUDSON AVE, PASADENA, CA, 91101	DENTAL	CD-4
154	5723-030-050	83 N LAKE AVE, PASADENA, CA, 91101	RESTAURANT, BAKERY, RETAIL, PARKING	CD-4
155	5723-030-052	76 N HUDSON AVE, PASADENA, CA, 91101	MEDICAL OFFICES	CD-4
156	5723-030-053	74 N HUDSON AVE, PASADENA, CA, 91101	PARKING	CD-4
157	5723-030-054	35 N LAKE AVE #280, PASADENA, CA, 91101	BANK, MULTI STORY OFFICE, FINANCIAL, 6-12 PRIVATE SCHOOL	CD-4
158	5734-013-001	740 E COLORADO BLVD, PASADENA, CA, 91101	RESTAURANT & DENTIST	CD-4
159	5734-013-002	746 E COLORADO BLVD, PASADENA, CA, 91101	RESTAURANT	CD-4
160	5734-013-003	760 E COLORADO BLVD, PASADENA, CA, 91101	SALON	CD-4
161	5734-013-004	747 E GREEN ST, PASADENA, CA, 91101	OFFICE & PARKING	CD-4
162	5734-013-005	766 E COLORADO BLVD, PASADENA, CA, 91101	RESTAURANT	CD-4
163	5734-013-017	767 E GREEN ST, PASADENA, CA, 91101	AUTO REPAIR	CD-4
164	5734-013-018	761 E GREEN ST, PASADENA, CA, 91101	SALON	CD-4
165	5734-013-022	790 E COLORADO BLVD, PASADENA, CA, 91101	MULTI STORY OFFICE, SALON, PARKING	CD-4
166	5734-013-025	800 E COLORADO BLVD, PASADENA, CA, 91101	MULTI STORY OFFICE	CD-4
167	5734-013-026	860 E COLORADO BLVD, PASADENA, CA, 91101	BANK	CD-4
168	5734-013-027	55 S LAKE AVE, PASADENA, CA, 91101	MULTI STORY OFFICE	CD-4
169	5734-013-028	805 E GREEN ST, PASADENA, CA, 91101	PARKING	CD-4
240	5734-038-001	840 E GREEN ST #109, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
241	5734-038-002	840 E GREEN ST #111, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
242	5734-038-003	840 E GREEN ST #113, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
243	5734-038-004	840 E GREEN ST #116, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
244	5734-038-005	840 E GREEN ST #117, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
245	5734-038-006	840 E GREEN ST #119, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
246	5734-038-007	840 E GREEN ST #120, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
247	5734-038-008	840 E GREEN ST #121, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
248	5734-038-009	840 E GREEN ST #122, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
249	5734-038-010	840 E GREEN ST #123, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
250	5734-038-011	840 E GREEN ST #124, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
251	5734-038-012	840 E GREEN ST #125, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
252	5734-038-013	840 E GREEN ST #126, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
253	5734-038-014	840 E GREEN ST #127, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
254	5734-038-015	840 E GREEN ST #128, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
255	5734-038-016	840 E GREEN ST #129, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
256	5734-038-017	840 E GREEN ST #130, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
257	5734-038-018	840 E GREEN ST #131, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
258	5734-038-019	840 E GREEN ST #132, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
259	5734-038-020	840 E GREEN ST #209, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
260	5734-038-021	840 E GREEN ST #211, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5



NO.	APN	SITE ADDRESS	EXISTING LAND USE	ZONING CLASSIFICATION
327	5734-038-088	840 E GREEN ST #423, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
328	5734-038-089	840 E GREEN ST #424, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
329	5734-038-090	840 E GREEN ST #425, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
330	5734-038-091	840 E GREEN ST #426, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
331	5734-038-092	840 E GREEN ST #427, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
332	5734-038-093	840 E GREEN ST #428, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
333	5734-038-094	840 E GREEN ST #429, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
334	5734-038-095	840 E GREEN ST #430, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
335	5734-038-096	840 E GREEN ST #431, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
336	5734-038-097	840 E GREEN ST #432, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
337	5734-038-098	840 E GREEN ST #501, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
338	5734-038-099	840 E GREEN ST #502, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
339	5734-038-100	840 E GREEN ST #503, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
340	5734-038-101	840 E GREEN ST #504, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
341	5734-038-102	840 E GREEN ST #505, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
342	5734-038-103	840 E GREEN ST #506, PASADENA, CA, 91101	RESID. CONDOMINIUM	CD-5
343	5734-038-104	840 E GREEN ST #600, PASADENA, CA, 91101	BANK, NAILS, SALON, FITNESS	CD-5
349	5735-006-034	70 S LAKE AVE , PASADENA, CA, 91101	MULTI STORY OFFICE	CD-5 AD-2
350	5735-006-036	PASADENA, CA, 91106	HOTEL	CD-5 AD-2
351	5735-006-038	880 E COLORADO BLVD , PASADENA, CA, 91106	BANK	CD-5 AD-2
352	5735-006-039	PASADENA, CA, 91106	PARKING	CD-5 AD-2
353	5735-006-040	928 E COLORADO BLVD , PASADENA, CA, 91106	HOTEL	CD-5 AD-2
415	5738-008-033	100 N LAKE AVE , PASADENA, CA, 91101	RETAIL	CD-5 AD-2
416	5738-008-034	80 N LAKE AVE , PASADENA, CA, 91101	OPTOMETRIST	CD-5 AD-2
417	5738-008-035	906 E UNION ST , PASADENA, CA, 91106	RESTAURANT	CD-5 AD-2
418	5738-008-036	913 BOSTON CT , PASADENA, CA, 91106	PARKING	CD-5 AD-2
424	5738-008-046	40 N LAKE AVE , PASADENA, CA, 91101	PARKING	CD-5 AD-2
425	5738-008-047	44 N LAKE AVE , PASADENA, CA, 91101	RESTAURANT	CD-5 AD-2
426	5738-008-048	908 BOSTON CT , PASADENA, CA, 91106	PARKING	CD-5 AD-2
427	5738-008-049	902 BOSTON CT , PASADENA, CA, 91106	SALON	CD-5 AD-2
428	5738-008-050	60 N LAKE AVE , PASADENA, CA, 91101	MATTRESS STORE	CD-5 AD-2
429	5738-008-051	56 N LAKE AVE , PASADENA, CA, 91101	BARBER	CD-5 AD-2
430	5738-008-052	36 N LAKE AVE , PASADENA, CA, 91101	CLEANERS	CD-5 AD-2
431	5738-008-053	PASADENA, CA, 91106	PARKING	CD-5 AD-2
432	5738-008-056	23 N MENTOR AVE , PASADENA, CA, 91106	PHOTOGRAPHY & BRIDAL	CD-5 AD-2
434	5738-008-058	925 E COLORADO BLVD , PASADENA, CA, 91106	RESTAURANT	CD-5 AD-2
435	5738-008-059	921 E COLORADO BLVD , PASADENA, CA, 91106	CAFÉ	CD-5 AD-2
436	5738-008-065	911 E COLORADO BLVD , PASADENA, CA, 91106	NEWS	PD-10 AD-2
437	5738-008-066	2 N LAKE AVE , PASADENA, CA, 91101	BANK	PD-10 AD-2
438	5738-008-067	2 N LAKE AVE , PASADENA, CA, 91101	PARKING	PD-10 AD-2



**ATTACHMENT J**  
**LETTER FROM APPELLANT TO CITY OF PASADENA (July 3, 2019)**



July 3, 2019

Guille Nunez  
Management Analyst IV  
City of Pasadena  
175 N. Garfield Ave.  
Pasadena, CA 91101

Re: SweetFlower Pasadena, LLC Conditional Use Permit: Cannabis Retailer Application –  
Resubmission of Location Map

Dear Ms. Nunez:

We are in receipt of your letter of July 1, 2019 wherein you assert that the SweetFlower Pasadena, LLC ("SweetFlower") Conditional Use Permit: Cannabis Retailer application is not complete. You assert that the location map submitted with the application is deficient because it is not compliant with Pasadena Municipal Code section 17.050.066 because it was not "prepared by a licensed surveyor as indicated in the Cannabis Retailer application." The Municipal Code section you cite does not require that the location map be prepared by a licensed surveyor, nor does any other section of the Municipal Code or any regulations pertaining to cannabis retailers promulgated thereunder.

Notwithstanding the fact that neither the Municipal Code nor the cannabis retailer regulations promulgated thereunder require that the location map be prepared by a licensed surveyor, we are submitting herewith a location map that complies with your demand. Submission of the enclosed map is made without prejudice to SweetFlower's rights to continue to maintain that the location map submitted with its first and second applications was compliant with the location map requirement in all respects.

Thank you for your attention to this matter.

Timothy Dodd

**ATTACHMENT K  
STATUS LETTER TO APPELLANT (July 9, 2019)**



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

July 9, 2019

Tim Dodd  
10000 Culver Boulevard  
Culver City, CA 90232

(Sent via email only: [tim@sweetflower.com](mailto:tim@sweetflower.com))

**Re: Conditional Use Permit: Cannabis Retailer for SweetFlower Pasadena, LLC**  
827 East Colorado Boulevard  
Council District 3

Dear Mr. Dodd:

On July 3, 2019 at 3:41 p.m., your *Conditional Use Permit: Cannabis Retailer* application to allow the retail sales of cannabis at the above referenced address was received for processing. The application contains all of the items required by the City. **However, your application is the third complete application received by the City for Council District 3.** Pursuant to Pasadena Municipal Code Section 17.050.066 (D)(3)(b), no more than one (1) cannabis retailer may operate within a City Council District at any one time. Further evaluation of your application will not occur at this time.

The City will process only one application per applicant at a time. If you submit a new application for a different location, the new application must be accompanied by a letter requesting the withdrawal of this application.

Please feel free to contact Guille Nunez at (626)744-7634 or [gnunez@cityofpasadena.net](mailto:gnunez@cityofpasadena.net) if you have any questions.

Sincerely,

Guille Nunez,  
Management Analyst IV

**ATTACHMENT L**  
**LETTER FROM CITY OF PASADENA TO APPELLANT (July 12, 2019)**



PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

July 12, 2019

Artin N. Shaverdian, Esq.  
Nossaman LLP  
777 S. Figueroa Street, 34<sup>th</sup> Fl.  
Los Angeles, CA 90017

Re: SweetFlower Pasadena, LLC Appeal of Incomplete Determination

Dear Mr. Shaverdian:

The City is in receipt of SweetFlower Pasadena, LLC's ("SweetFlower") Request for Appeal of the decision of the Director of Planning & Community Development ("Department") that SweetFlower's application for a retail cannabis conditional use permit is incomplete, based upon the failure to provide a location map prepared by a licensed surveyor. Pursuant to Pasadena Municipal Code ("PMC") Section 17.72.040.A(2), that decision is appealable. A staff member from the Department will be in touch with you shortly to schedule the appeal hearing in front of the Board of Zoning Appeals if you wish to proceed. The sole issue on appeal is whether the failure to provide a location map prepared by a licensed surveyor made the application incomplete.

The City is also in receipt of correspondence from Mr. Lloyd Pellman of your firm, apparently setting forth further detail as to the grounds for SweetFlower's appeal (attached). Please be aware that all of the top six retail cannabis applicants were informed in writing (in the CUP application packet, attached) and verbally at the June 12, 2019 meeting of the top six applicants that the location map required as part of the CUP application was to be prepared by a licensed surveyor. Representatives from SweetFlower were present at that meeting. Accordingly, SweetFlower was well informed in advance of submission of its application as to the City's requirements for a complete application. Finally, there is no requirement in state law or in the PMC that the required contents of a complete application must be set forth in the PMC. Each City can require different submittals in land use applications, and those requirements are set forth in each individual application.

Regards,

  
David M. Reyes  
Director of Planning & Community Development

cc: Michele Beal Bagneris, City Attorney  
Theresa E. Fuentes, Assistant City Attorney

Attachments:

- 1) Letter of appeal from Lloyd Pellman
- 2) Conditional Use Permit: Cannabis Retail application