

**AGENDA  
BOARD OF ZONING APPEALS HEARING  
JANUARY 21, 2009**

**ZONING APPEALS BOARD**

Richard McDonald - Chair  
Richard Janisch  
Carolyn Naber  
Aja Clinkscale-Brown  
J. Guadalupe Flores

**STAFF**

Denver Miller, Zoning Administrator  
Kent Lin, Associate Planner  
Angelica Cruz, Recording Secretary

*Applications will be made available for public review  
(by appointment only) at the Permit Center, 175 North Garfield Avenue.  
Please contact the Current Planning Division at (626) 744-4009 for specific time and date of availability.  
Documents or display boards submitted at the hearing become the property of the City of Pasadena  
**Board of Zoning Appeals meetings are held on the 3<sup>rd</sup> Wednesday of each month.***

*In compliance with the Disabilities Act of 1990, Listening assistive devices are available from the City Clerk's Office with a 24-hour advance notice. Please call (626) 744-4009 or (626) 744-4785 to request use of a listening device at least one week in advance of the meeting.*

*Zoning Appeals Agendas are available on the internet:  
[www.ci.pasadena.ca.us/planning/meetings/homemtgs.asp](http://www.ci.pasadena.ca.us/planning/meetings/homemtgs.asp)*

**AGENDA  
BOARD OF ZONING APPEALS  
JANUARY 21, 2009**

**Public Meeting 6:00 PM  
Council Chamber, Pasadena City Hall  
100 North Garfield Avenue, Room S249**

1. ROLL CALL
2. READING OF PROCEDURES
3. PUBLIC HEARINGS

**REGULAR CASE**

**A. CUP #5084: 745 N. Orange Grove Boulevard – Council District #3**

Conditional Use Permit: To establish a Charitable Institutions use (Goodwill Donation Center). The proposed use will occur within an existing 1,198 square foot front building and 2,015 square foot rear building. No new square footage or retail sales is proposed.

Case Manager: Kent Lin

The Board will review and adopt the findings for the decision of disapproval that was made on December 17, 2008. The public hearing was closed.

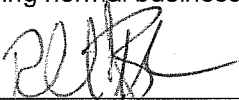
**ADJOURNMENT**

**POSTING STATEMENT:**

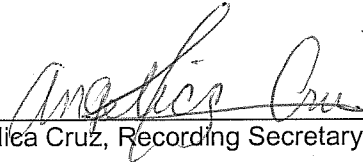
I HEREBY CERTIFY that this Agenda, in its entirety was posted on the Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on the 16th day of January, 2009 by 5:30 p.m. The agenda will also be posted on the bulletin board outside the front entrance of the Hale Building, 175 N. Garfield Avenue, an electronic copy sent to the Central Library for posting and the agenda may be viewed at the City's website at:

<http://www.ci.pasadena.ca.us/planning/meetings/notices.asp>

Any items on this agenda will be made available at the Permit Center located at 175 N. Garfield Avenue during normal business hours.



Richard Bruckner  
Director of Planning and Development



Angellea Cruz, Recording Secretary

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT # 5084**

Conditional Use Permit: To establish a Charitable Institutions use (Goodwill Donation Center).

2. *The location of the proposed use does not comply with the special purposes of this Zoning Code and purposes of the applicable zoning district in that the proposed Charitable Institutions use (Goodwill Donation Center) is not consistent with the community character, land use recommendations, and community design standards identified in the Fair Oaks Orange Grove Specific Plan. Despite the fact that a Charitable Institutions use is conditionally permitted within the specific plan, the proposed donation/collection facility use is inconsistent with the recommended land use of neighborhood commercial, mixed use, and/or residential multi-family 0-32 units per acre for the subject site.*
3. *The proposed use is not in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan in that the proposed Charitable Institutions use is not in conformance with the General Plan, Objective 1, Policy 1.2-Specific Plans: For identified targeted development areas, as a principal implementation tool, utilized Specific Plan containing development standards, distribution of land uses, infrastructure requirements and implementation measures. Policy 1.6-Neighborhood Commercial: Encourage the provision of businesses that serve residents within walking distance of homes. Objective 5, Policy 5.4-Neighborhood Character and Identify: Urban design programs, including principle and guideline, shall recognize, maintain and enhance the character and identify of existing residential and commercial neighborhoods. In addition, the proposed use is not in compliance with the community character, land use recommendations, and community design standards and guidelines of the Fair Oaks Orange Grove Specific Plan. The proposed donation/collection facility use does not include retail sales component or any employment generating business that would contribute to the economic revitalization of the community and therefore is not consistent with the Fair Oaks Orange Grove Specific Plan's recommended land uses of neighborhood commercial, mixed use, and/or residential multi-family 0-32 units per acre for the subject site.*
5. *The use, as described and conditionally approved, would be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City in that the subject site is located on the northeast corner of Orange Grove Boulevard and Lincoln Avenue, which has been identified in the Fair Oaks Orange Grove Specific Plan as a gateway of Northwest Pasadena. The proposed Charitable Institutions use does not offer retail sales and is not classified as a neighborhood commercial use. This proposed donation/collection facility use would detract from the character of the adjacent neighboring uses. The proposed use would also be injurious to the community's vision of the subject site pertaining to the economic development, quality of life, and neighborhood revitalization identified in the Fair Oaks Orange Grove Specific Plan for the subject property.*
6. *The design, location, operating characteristics, and size of the proposed use would not be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection in that the proposed Charitable Institutions use is not compatible with the recommended land uses identified in the Fair Oaks Orange Grove Specific Plan of neighborhood commercial, mixed use, and/or residential multi-family 0-32 units per acre. The proposed donation/collection facility is in conflict with the urban design principles, community vision, and gateway treatment identified in the specific plan.*