



CITY COUNCIL  
STEVEN MADISON  
COUNCIL MEMBER  
DISTRICT 6

April 24, 2002

RECEIVED  
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CITY CLERK  
CITY OF PASADENA

**Via Facsimile & Regular Mail**

Jane Rodriguez  
City Clerk  
Pasadena City Hall  
100 N. Garfield Avenue, Room 236  
Pasadena, California 90019

Re: Call Up: Cyberian Zone 391 S. Arroyo Parkway

Dear Ms. Rodriguez:

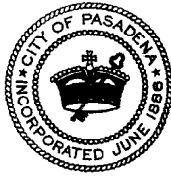
I am requesting that you agendize consideration of a call for review of Conditional Use Permit No. 4010 (319 South Arroyo Parkway/Commercial Recreation Use - Arcade) to the City Council

If any further information is needed please advise. Thank you.

Very truly yours,

Steve Madison

SGM:rka  
SGM/406474.1



PLANNING & DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

April 19, 2002

Cyberian Zone  
C/o Janice Yoon  
319 South Arroyo Parkway#4  
Pasadena, California 91105

RE: **Conditional Use Permit #4010**  
**319 South Arroyo Parkway**  
**Council District #6**

Dear Mrs. Yoon:

Your application for a **Conditional Use Permit at 319 South Arroyo Parkway**, was considered by the **Board of Zoning Appeals** on **April 17, 2002**.

**CONDITIONAL USE PERMIT: (Commercial Recreation Use – Arcade).**

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

Based upon these findings, the Board of Zoning Appeals decided to **grant** the recommendation of the Zoning Administrator and **approve** the application. The conditions listed in Attachment B were made a part of the approval.

This decision of the Board of Zoning Appeals is not subject to appeal, and will become effective on the eleventh day from the date of the decision. The effective date of this case will be **April 30, 2002**. However, prior to the effective date, a member of the City Council may stay the decision and request that it be called for review to the City Council.

**Appeal of Conditional Use Permit #4010**  
**Page 2**

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

For further information regarding this case, please contact, **Lola Workman Osborne** at, **(626) 744-6879**.

Sincerely,

A handwritten signature in cursive script, appearing to read "Denver E. Miller".

Denver E. Miller  
Zoning Administrator

DEM:lwo:ac

Enclosures: Attachment A, Attachment B

xc: Planning Commission (9), City Council, City Clerk,  
Building Division, Public Works, County Assessor,  
Power Division, Water Division, Design & Historic  
Preservation, Hearing Officer, Code Enforcement,  
File.

**ATTACHMENT A**  
**SPECIFIC FINDINGS:**

**Conditional Use Permit for Commercial Recreation Use**

1. *The location of the conditional use permit is in accord with the special purposes of Title 17 of the Pasadena Municipal Code and the purposes of the districts in which it is located (General Commercial).* The request is an application for a Commercial Recreation Use, which requires a conditional use permit within a CD district. The CD zone allows for a variety of uses both permitted and conditionally permitted, and the proposed use, subject to conditions, will be consistent with the purposes of the CD zoning district. Through conditions, the use of the building will be compatible with the surrounding residential and commercial properties and the proposed use will be conducted in accordance with the City's laws and ordinances, ensuring compliance with the development standards of the CD zoning district.
  2. *The location of the conditional use and the conditions under which it would be operated or maintained will be consistent with the General Plan.* The proposed site is located within the Central District Specific Plan, which is in draft form. The General Plan relies on Specific Plans to direct development in this area. The preliminary goals of the Specific Plan call for quality design and building materials in the re-use and/or rehabilitation of existing buildings. The Plan also encourages intersection improvement at key intersections throughout the Plan area and intensification of commercial uses around "nodes" throughout the Plan area. The Specific Plan encourages "active" tenants that will bring vitality to the street and support surrounding uses. The project meets the goals of the General Plan for this area by encouraging commercial uses along Arroyo Parkway.
  3. *The existing use will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, or injurious to properties or improvements in the vicinity.* The hours of operation have been restricted and, through conditions, impacts on the commercial and future residential neighbors can be minimized. The conditions imposed, as a result of this Conditional Use Permit, will provide restricted hours of operation, increased landscaping, lighting, security, operable restrooms, and improvement of overall building appearance.
  4. *The proposed conditional use will comply with the provisions of Title 17, including any specific condition required for the proposed conditional use in the district in which it would be located, except as modified herein.* Noncompliance with any of the conditions of approval or any of the provisions of Title 17 would suspend issuance of permits to operate the use.
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**ATTACHMENT B**

**CONDITONS OF APPROVAL FOR CONDITIONAL USE PERMIT #4010**

**(Conditions apply to the owner/operator or successor in interest)**

1. The site plan for location of shall substantially conform to the plans submitted for this application, stamped, and dated April 17, 2002 except as modified herein.
  2. The Zoning Administrator may schedule a noticed public hearing no later than six months before the Board of Zoning Appeals to review compliance with the conditions of approval, or modify existing conditions.
  3. The number of computer stations shall not exceed 20 as shown on the submitted floor plan. The floor plan may be modified in terms of the location of computers but may not increase the number of computer terminals. The floor plan must always meet access/egress requirements of the Building Division and Fire Department.
  4. An exterior lighting plan for the exterior entry, including specifications of existing or proposed fixtures, shall be submitted to and approved by the Zoning Administrator prior to the effective date of this permit. The existing parking lot lights are to remain on during hours of darkness up until one hour past closing time.
  5. The property shall be maintained in accordance with Chapter 14.50 of the Pasadena Municipal Code, Property Maintenance & Nuisance Abatement Ordinance.
  6. Windows along Arroyo Parkway shall remain clear and free from shading—or tinting after sundown until closing. Blinds may be used when necessary during the day.
  7. Restrooms shall remain operational and available to patrons during all hours of operation.
  8. The applicant shall obtain a code compliance certificate and business license for a change of use within thirty (30) days of the effective date of the Conditional Use Permit.
  9. The applicant shall work with the Police Department to review and upgrade existing surveillance equipment for adequate hard drive and videotape retention.
  10. There shall be no private rooms, rooms with doors, or alcove areas in the business without an amendment to the Conditional Use Permit that will require a
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11. All computer screens must be positioned in a way so that anyone walking around the room can clearly see the computer screens.
  12. The hours of operations shall be restricted to the hours from 10:00 a.m. to 12:00 a.m. daily.
  13. There shall be no loitering outside the premises. "No Loitering" signs shall be posted at the front and rear of the business. In addition, a waiting area with not less than eight seats shall be provided for customers waiting to use a computer. No outside waiting or seating area is permitted. No waiting list shall be maintained beyond the seating capacity of the indoor waiting area.
  14. There shall be no live entertainment or amplified music within the facility. This condition does not pertain to amplified sound coming from speakers connected to individual computer stations for the enjoyment of patrons.
  15. The permittee shall be responsible for maintaining the premises free of graffiti.
  16. There shall be no alcoholic beverages sold or possessed by anyone on the business premise.
  17. The owner will make every effort to monitor minors when accessing the internet.
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