

**COUNCILMEMBER VICTOR M. GORDO  
DISTRICT 5**

August 30, 2004

Jane Rodriguez  
City Clerk  
City of Pasadena  
The Chamber Building  
117 E. Colorado Blvd.  
Pasadena, California 91105

**Re: CUP #4397 – 393 N. Lake Ave.**

Dear Jane:

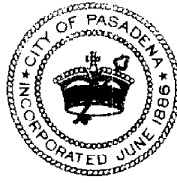
I hereby request that CUP #4397 – 393 N. Lake Avenue be placed on the next Council agenda for the Council's consideration that this item be sent to the Board of Zoning Appeals for additional review.

Sincerely,

Victor M. Gordo  
Councilmember

*100 N. Garfield Avenue, Pasadena, California 91109  
Telephone (626) 744-4741*

9/13/2004  
7.A.2.



PLANNING & DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

August 20, 2004

Patrick Faranal  
4881 Murrieta Street  
Chino, CA 91101

**RE: Conditional Use Permit #4397  
393 North Lake Avenue  
Council District #5**

Dear Mr. Faranal:

Your application for a **Conditional Use Permit** at **393 North Lake Avenue**, was considered by the **Zoning Hearing Officer** on **August 18, 2004**.

**CONDITIONAL USE PERMIT: To install a monument sign in the PS district that exceeds the maximum size allowed by the Zoning Code.**

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

Based upon these findings, it was decided by the Zoning Hearing Officer that the Conditional Use Permit be **approved** in accordance with submitted plans stamped **August 18, 2004**. The conditions listed in Attachment B were made a part of the approval.

In accordance with Section 17.80.050 of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within two years of the effective date of the approval, unless otherwise specified in the conditions of approval. The Zoning Administrator can grant a one-year extension of your approval. Such a request and the appropriate fee must be received before the expiration date. The right granted by this approval may be revoked if the entitlement is exercised contrary to the conditions of approval or if it is exercised in violation of the Zoning Code. You are

**Conditional Use Permit #4397**

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advised that an application for a building permit is not sufficient to vest the rights granted by this approval. The building permit must be issued and construction diligently pursued prior to the expiration of this approval. It should be noted that the time frame within which judicial review of the decision must be sought is governed by California Code of Civil Procedures, Section 1094.6

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.104, any person affected or aggrieved by the decision of the Zoning Hearing Officer has the right to appeal this decision within **ten days (August 30, 2004)**. The effective date of this case will be **August 31, 2004**. Prior to such effective date, a member of the City Council or Planning Commission may stay the decision and request that it be called for review to the Board of Zoning Appeals. However, if the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The decision becomes effective on the eleventh day from the date of the decision. The regular Appeal fee is \$1,249.96. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$624.98.

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

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

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

Sincerely,



Paul Novak  
Zoning Hearing Officer

Enclosures: Attachment A, Attachment B

**Conditional Use Permit #4397**

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

**ATTACHMENT A**  
**FINDINGS FOR CONDITIONAL USE PERMIT #4397**

Conditional Use Permit – Sign in the PS zone.

1. *The location of the conditional use is in accord with the special purposes of Title 17 and the purposes of the district in which the site is located.* The proposed use will be conducted in accordance with the City's laws and ordinances ensuring continued compatibility of the subject use with the surrounding area. The proposed monument sign will be compatible with the existing use of the site and will improve the existing condition by replacing and old deteriorated sign.
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 granting of the proposed monument sign will result in achieving the General Plan provisions of allowing appropriate identification for existing uses within the City. The operation of the site will continue as it exists today and no other modifications to the site or its operation are proposed.
3. *The conditional 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 granting of the proposed project will replace an existing sign with a new monument sign of the same size. The existing sign has been located at this location for many years with no evidence of causing any detriment to the public health, safety, or welfare. The new sign will improve existing conditions in that a more durable and attractive sign will be installed at the intersection of Lake Avenue and Maple Street.
4. *The 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.* The proposed project will be monitored under the Zoning Code land use regulations and development standards to ensure compliance with these provisions. Noncompliance with any of the conditions of approval or any of the provisions of Title 17 would suspend issuance of permits to construct the proposed monument sign.

**ATTACHMENT B**  
**CONDITIONS FOR CONDITIONAL USE PERMIT #4397**

The applicant or successor in interest shall comply with the following conditions:

1. The site plan submitted for building permits shall substantially conform to the site plan stamped "Received at Hearing August 18, 2004", except as modified herein.
2. The maximum height of the monument sign shall not exceed 12'-00", as measured from finished grade to the top ridge of the monument sign.
3. The maximum size of the sign area shall not exceed 84 square feet for each face of the sign.
4. Any modification or significant changes to the approved plans shall require the review and approval of a new or modified Conditional Use Permit application.
5. A minimum of 4'-00" of unobstructed clearance shall be provided between the bottom of the face sign and the ground.
6. The upper half of the signs shall be of an aluminum face with routed out letters and applied vinyl graphics. Approval from the Design & Historic Preservation shall be obtained prior to the issuance of any building permits.
7. The applicant, or successor in interest shall meet the applicable code requirements of the Zoning Code and of all other City Departments at all times.
8. The proposed project, Case No. **PLN2004-00257**, shall comply with all conditions of approval, and is subject to **Final Inspection**. A Final Zoning Inspection is required for the project prior to the issuance of a Certificate of Occupancy. Required fees for setup and inspections shall be paid on or after the effective date of this permit, but prior to the issuance of any building permit. Contact the Code Compliance Staff at (626) 744-4633 to verify the fee and to schedule an inspection appointment time. All fees are to be paid to the cashier at the Permit Center located at 175 N. Garfield Avenue. The cashier will ask for the activity number provided above. Failure to pay the required inspection fee prior to the stipulations in this condition may result in revocation proceedings of this land use entitlement.
9. There shall be no electronic reader board on the site.

**ZONING HEARING OFFICER  
STAFF REPORT  
August 18, 2004**

**SUBJECT:** Conditional Use Permit #4397

**LOCATION:** 393 North Lake Avenue

**APPLICANT:** Emil Tulcan

**ZONING DESIGNATION:** PS (Public and Semi-Public)

**GENERAL PLAN  
DESIGNATION:** North Lake Specific Plan Area

**CASE PLANNER:** Ariel Socarras

**STAFF RECOMMENDATION:** Acknowledge the Environmental Determination and the Specific Findings in Attachment A to **approve** the Conditional Use Permit with the conditions in Attachment B.

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**PROJECT PROPOSAL:** Conditional Use Permit – Monument sign that exceeds the allowable size in the PS zoning district.

**ENVIRONMENTAL DETERMINATION:** This project has been determined to be Categorically Exempt (Class 1) from environmental review pursuant to the guidelines of the California Environmental Quality Act, CEQA Guidelines, Section 15301, Existing Facilities.

**BACKGROUND:**

**Site characteristics:** The subject site is approximately 11.6 acres in size and is currently developed with an institutional use (Lake Avenue Church).

**Adjacent Uses:** North – Commercial & Multi-Family Residential  
South – 210 Freeway  
East – Commercial  
West – Multi-Family Residential

**Adjacent Zoning:** North – RM-12 (Multi-Family Residential, 2 units per lot)  
South – PS (Public and Semi-Public)  
East – CG-SP1 (General Commercial, North Lake Specific Plan area)  
West – RM-48 (Multi-Family Residential, 0-48 dwelling units per net acre) and PS-SP1 (Public and Semi-Public, North Lake Specific Plan area).

**CONDITIONAL USE PERMIT #4397**  
**STAFF REPORT – AUGUST 18, 2004**  
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- Previous Zoning Cases:** V#5655 – Permission to develop the lot as a parking lot; Approved with conditions, 1/8/59
- V#5958 – To demolish all existing buildings and construct an educational building within three feet of the front property line (Maple Street) and within twelve feet of the Villa Street property line; Approved with conditions, 3/17/60.
- CUP#362 – To construct a Christian education building, 5 stories in height that is within 20 feet of the north property line and within twelve feet of the west property line; Approved with conditions, 2/23/67.
- CUP#442 – To use Lake Avenue Congregational Church for a preschool with approximately sixty students; Approved with conditions, 7/24/69.
- CUP#614 – To construct a 54-car parking lot on the property located at 719 Maple Street; Approved with conditions, 8/19/71.
- CUP#1011 – To construct a new sanctuary with seating for approximately 3,000 people and a Christian education center in a basement area; Approved with conditions, 11/2/78.
- CUP#1151 – To construct a 7,600 square foot, 2-story education building adjacent to existing church; Approved with conditions, 8/7/80.
- E#10075 – To erect a 22-foot high ground sign with changeable message board; Approved with conditions, 3/24/82.
- CUP#1547 – To construct an addition to the private school; Approved with conditions, 9/18/85.
- CUP#1605 – Shared parking and a Variance from the off-site parking distance requirement; Approved with conditions 5/21/86.
- V#10648 – To use fifteen tandem parking spaces towards satisfying the overall parking requirements; Approved with conditions 8/20/86.
- CUP#3701 – To expand a religious assembly use; Approved with conditions 6/7/00.
- SE#11371 – To allow a planned sign program including electronic reader boards; Denied 3/7/01. Appealed and the ZHO decision was upheld by the Board of Zoning Appeals on 4/18/01



**ANALYSIS:**

The applicant, Emil Tulcan, is requesting a Conditional Use Permit to allow the installation of a monument sign at Lake Avenue Church that exceeds the maximum size requirements for signs in the PS zoning district. The sign proposed is a double-faced monument sign that measures twelve (12) feet in height with approximately 81 square feet of sign area for each face. It is proposed to be located on the corner of the property at the intersection of Lake Avenue and Maple Street. According to the Sign Regulations of the Zoning Code, monument signs are permitted in the PS zoning district with a maximum sign area of twenty (20) feet and a maximum height of five (5) feet. Larger signs are permitted in the PS zoning district with the approval of a Conditional Use Permit.

The proposed sign will replace an existing double-faced monument sign of the same size, which measures approximately twelve (12) feet in height and approximately eleven (11) feet in width. The applicant is voluntarily removing the existing sign because it is deteriorated and does not match the existing building. The existing sign has red wooden posts that the applicant states are termite ridden and old. The proposed sign will replace the existing sign with new faces and support as well as aluminum pole covers that will better match the design of the existing building. The actual sign area of the sign totals approximately 84 square feet and consists of a 4' x 9'-4" face that allows for changeable letters and a 5' x 9'-4" area that has the name and contact information for Lake Avenue Church.

The intent of the sign standards regulating the size and height of monument signs are to ensure compatibility with the surrounding area as well as to prevent over-sized monument signs from being a prominent feature on a site. The proposed monument sign will be replacing an existing monument sign of the same size that has been located at this location for many years. Additionally, the sign is located on an 11.6 acre lot that is occupied by many large multi-story buildings that are used for church, education, and other church related activities. The location where the sign is proposed is fully landscaped and within a nook at the corner of a building that is 25-30 feet in height with approximately a 2-foot setback along Lake Avenue and approximately a 5-foot setback along Maple Street. The proximity of the building to the monument sign and the site's large size lessens its prominence on the corner and justifies the need for a larger sign at this location.

The intersection where the sign is proposed is a heavily traveled intersection by vehicles where a 5-foot monument sign, as prescribed by Code, would not be very visible. The Lake Avenue frontage of the subject site measures approximately 285 feet long and the Maple Street frontage measures approximately 963 feet long. In commercial districts, the sign regulations of the Zoning Code allow for larger, taller, and a higher number of monuments signs for a property based on its lineal street frontage to allow for greater visibility. Larger monument signs are also allowed in the PS zoning district, but are subject to a Conditional Use Permit. The reason for this is to provide the City the opportunity to review requests to allow an institutional use the flexibility to have larger signs if the site can accommodate it without creating any substantial adverse impact. Some institutional zones are within, or adjacent to, residential areas and may be required to be more sensitive to the surrounding area. This site, however, is along a major corridor (Lake Avenue), and adjacent to the I-210 freeway, where sensitive uses do not exist and more signage can be substantiated. Applying the commercial regulations to this site, would allow four (4) monument signs, each with up to 150 square feet of sign area at a height of up to twenty (20) feet. Therefore, the replacement of the existing sign with a new, higher-quality sign of the same size and at the same location is appropriate for the size and characteristics of the site and its surrounding area.

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The proposal has been reviewed by the City's Transportation Department and one modification has been recommended to improve the visibility of the view corridor of vehicles turning at the intersection. The proposed monument sign provides a 3-foot clearance from the bottom of the sign to the ground. The Transportation Department is recommending that a minimum of 4 feet of clearance be provided and a condition stating this is included in Attachment B of this staff report. This condition will reduce the overall sign area, but sufficient space will still exist to effectively convey the message and information desired by the applicant.

The proposal was also reviewed by the City's Design & Historic Preservation section, which recommends that the upper half of the signs are of an aluminum face with routed out letters and applied vinyl graphics instead of an internally illuminated plastic panel to enhance the visual interest, quality of materials, and durability of the sign.

At the time of the preparation of this staff report, staff had received no correspondence in favor or against the proposal.

**CONCLUSION:**

In evaluating this proposal, it is staff's assessment that the installation of the new double-faced, 12-foot high monument sign at the intersection of Lake Avenue and Maple Street is an appropriate request to allow the upgrade of an existing sign and to allow for appropriate signage for Lake Avenue Church. The proposal is consistent with the goals and objectives of the General Plan, in that an existing use is allowed to provide effective identification. Therefore, staff is recommending approval of the Conditional Use Permit subject to the recommended conditions of approval in Attachments B.

ATTACHMENT A  
SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #4397

Conditional Use Permit – Sign in the PS zone.

1. *The location of the conditional use is in accord with the special purposes of Title 17 and the purposes of the district in which the site is located.* The proposed use will be conducted in accordance with the City's laws and ordinances ensuring continued compatibility of the subject use with the surrounding area. The proposed monument sign will be compatible with the existing use of the site and will improve the existing condition by replacing and old deteriorated sign.
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3. *The conditional 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 granting of the proposed project will replace an existing sign with a new monument sign of the same size. The existing sign has been located at this location for many years with no evidence of causing any detriment to the public health, safety, or welfare. The new sign will improve existing conditions in that a more durable and attractive sign will be installed at the intersection of Lake Avenue and Maple Street.
4. *The 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.* The proposed project will be monitored under the Zoning Code land use regulations and development standards to ensure compliance with these provisions. Noncompliance with any of the conditions of approval or any of the provisions of Title 17 would suspend issuance of permits to construct the proposed monument sign.

ATTACHMENT B  
CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #4397

The applicant or successor in interest shall comply with the following conditions:

1. The site plan submitted for building permits shall substantially conform to the site plan stamped "Received at Hearing August 18, 2004", except as modified herein.
2. The maximum height of the monument sign shall not exceed 12'-00", as measured from finished grade to the top ridge of the monument sign.
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7. The applicant, or successor in interest shall meet the applicable code requirements of the Zoning Code and of all other City Departments at all times.
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