

**ATTACHMENT A**  
**ZONING ADMINISTRATOR RECOMMENDED**  
**SPECIFIC FINDINGS FOR REVOCATION OF CONDITIONAL USE PERMIT #5535**

- a) *Circumstances under which the permit or entitlement was granted have been changed by the applicant to a degree that one or more of the findings contained in the original permit or entitlement can no longer be made in a positive manner and the public health, safety, and welfare require the revocation. Based on the changed circumstances caused by the applicant, the findings contained in the original CUP can no longer be made in a positive manner and the public health, safety, and welfare require the revocation. Specifically, the following three findings contained in the original CUP cannot be continued to be made:*
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. Policy 25.7 of the Land Use Element of the General Plan (Buffering Adjoining Residential Areas) is intended to ensure that commercial uses adjoining residential neighborhoods are designed to be compatible with each other. The original CUP contemplated up to 32 events per year, at four locations throughout the Ambassador College Campus. In addition, the CUP approved up to 300 maximum daily guests for events from Sunday through Thursday and up to 500 maximum daily guests on Friday and Saturday among the four event spaces. The number of daily guests allowed is the maximum permitted at the four event locations on any given day. However, only Fowler Garden, an outdoor area, remains under the ownership of the applicant and available for use as event space; Fowler Garden is immediately adjacent to multi-family and single-family residences along its western boundary. Without Terrace Villa or Merritt Mansion to provide kitchen or restroom amenities, the events at Fowler Garden rely on either additional amenities brought on-site or the use of amenities from adjacent facilities not originally contemplated under the CUP. Allowing up to 32 outdoor events per year, with up to a daily maximum guest attendance of 300-500 at one outdoor event space immediately adjacent to multi-family and single-family residences, results in a commercial use that is not compatible with the adjoining residential neighborhood due to event impacts (e.g. amplified music, lighting, number of event attendees, event set-up and tear-down).*
  4. *The establishment, maintenance, or operation of the use would, 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. Under the current circumstances, and pursuant to the Conditional Use Permit, up to 32 events per year with up to a daily maximum guest attendance of 300-500 can occur at Fowler Garden, an outdoor event space; where originally the CUP anticipated the number of events and guests distributed among four event spaces. The concentration of event impacts (e.g. amplified music, lighting, number of event attendees, event set-up and tear-down) at one outdoor event location, immediately adjacent to multi-family and single-family residences along its western boundary, would be detrimental to the health, safety and general welfare of persons residing in the neighborhood.*
  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. The use is allowed up to 32 events per year, with up to a daily maximum guest attendance of 300-500, at Fowler Garden, an outdoor event area; where originally the CUP anticipated the number of events and guests distributed*

among four event spaces. These operating characteristics, along with the concentration of event impacts (e.g. amplified music, lighting, number of event attendees, event set-up and tear-down) at one outdoor event location would not be compatible with the character of the existing residential uses abutting the Fowler Garden on its western boundary.

- f) *The improvement/use allowed by the permit or entitlement has become detrimental to the public health, safety, or welfare, or the manner of operation constitutes or is creating a public nuisance.* Since the original approval of the CUP, 148 multi-family residences have been constructed on the Ambassador College Campus, in and around areas originally approved for events. Although a majority of these residences were contemplated when the CUP was originally approved, the current operation of the use, in conjunction with the adjacency of the built-out residential environment, have resulted in a condition that creates conflict. The original CUP contemplated up to 32 events to occur, per year, at four locations throughout the Ambassador College Campus. In addition, the CUP approved up to 300 maximum daily guests for events from Sunday through Thursday and up to 500 maximum daily guests on Friday and Saturday among the four event spaces. The number of daily guests allowed is the maximum permitted at the four event locations on any given day. However, only Fowler Garden, an outdoor area, remains under ownership of the applicant and available for use as event space; Fowler Garden is immediately adjacent to multi-family and single-family residences along its western boundary. Without Terrace Villa or Merritt Mansion to provide kitchen or restroom amenities, the events at Fowler Garden rely on either additional amenities brought on-site or the use of amenities from adjacent facilities not originally contemplated under the CUP. Allowing up to 32 outdoor events per year, with up to a daily maximum guest attendance of 300-500, at one outdoor event space immediately adjacent to multi-family and single-family residences, results in a use that is detrimental to the public health, safety, and welfare and the manner of operation is creating a public nuisance due to event impacts (e.g. amplified music, lighting, number of event attendees, event set-up and tear-down).

**ATTACHMENT B  
HEARING OFFICER DECISION LETTER  
(DATED JULY 19, 2019)**



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

July 19, 2019

Joe Offelie  
City Ventures  
C/o Pasadena Lots 70, LLC  
3121 Michelson Drive, Suite 150  
Irvine, CA 92612

**Subject: Revocation of Conditional Use Permit #5535** **PLN2010-00384**  
**300 W. Green St, 100-248 S. Orange Grove Blvd, 363 W. Del Mar Blvd,**  
**169 St. John St, and 400 W. Colorado Blvd**  
**Council District #7**

Dear Mr. Offelie:

An application for a City initiated public hearing to revoke **Conditional Use Permit #5535** was considered by the **Hearing Officer** on **July 17, 2019**.

**REVOCATION OF CONDITIONAL USE PERMIT:** A City-initiated public hearing to consider the revocation of **Conditional Use Permit (CUP) #5535**, originally approved by the **Hearing Officer** on **March 6, 2013**. **CUP #5535** allows private group events, such as weddings and receptions, at various designated locations within the **Ambassador College Campus**. The approval includes a **Minor CUP** to allow shared parking with **Maranatha High School (169 S. St. John St.)** and the **Elk's Lodge (400 W. Colorado Blvd.)**, as well as an additional **Minor CUP** to allow off-street valet parking during the events. As authorized by **Section 17.78.090 (Permit Revocation or Modification)** of the **Zoning Code**, the **Hearing Officer** has the authority to revoke any discretionary land use permit, such as a **Conditional Use Permit**.

After careful consideration of this application, and with full knowledge of the property and vicinity, the **Hearing Officer** made the findings as shown on **Attachment A** to this letter. Based upon these findings, it was decided by the **Hearing Officer** that the **Conditional Use Permit** be **revoked**. However, the **Hearing Officer** decided to allow one pre-planned event (wedding) on **Saturday, September 28, 2019** prior to the official revocation, which will be effective on **Sunday, September 29, 2019**.

You are hereby notified that, pursuant to **Pasadena Municipal Code Chapter 17.72**, any person affected or aggrieved by the decision of the **Hearing Officer** has the right to appeal this decision within **ten days (July 29, 2019)**. The effective date of this case will be **July 30, 2019**. Prior to such effective date, a member of the **City Council** or **Planning Commission** may request that it be called for review to the **Board of Zoning Appeals**. However, if there is a request for a call for

review, the appeal period will continue to run. If the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The decision becomes effective on the eleventh day from the date of the decision. The regular Appeal fee is \$2,624.44. The Appeal fee for non-profit community-based organizations is \$1,312.22.

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, §15321, Class 21, Enforcement Actions by Regulatory Agencies), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15321 exempts actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, adopted, or prescribed by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered by the regulatory agency.

For further information regarding this case please contact **Luis Rocha** at **(626) 744-6747**.

Sincerely,



Undine Petrusis  
Hearing Officer

Enclosure: Attachment A

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

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR REVOCATION OF CONDITIONAL USE PERMIT #5535**

a) *Circumstances under which the permit or entitlement was granted have been changed by the applicant to a degree that one or more of the findings contained in the original permit or entitlement can no longer be made in a positive manner and the public health, safety, and welfare require the revocation.* Based on the changed circumstances caused by the applicant, the findings contained in the original CUP can no longer be made in a positive manner and the public health, safety, and welfare require the revocation. Specifically, the following three findings contained in the original CUP cannot be continued to be made:

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.* Policy 25.7 of the Land Use Element of the General Plan (Buffering Adjoining Residential Areas) is intended to ensure that commercial uses adjoining residential neighborhoods are designed to be compatible with each other. The original CUP contemplated up to 32 events per year, at four locations throughout the Ambassador College Campus. In addition, the CUP approved up to 300 maximum daily guests for events from Sunday through Thursday and up to 500 maximum daily guests on Friday and Saturday among the four event spaces. The number of daily guests allowed is the maximum permitted at the four event locations on any given day. However, only Fowler Garden, an outdoor area, remains under the ownership of the applicant and available for use as event space; Fowler Garden is immediately adjacent to multi-family and single-family residences along its western boundary. Without Terrace Villa or Merritt Mansion to provide kitchen or restroom amenities, the events at Fowler Garden rely on either additional amenities brought on-site or the use of amenities from adjacent facilities not originally contemplated under the CUP. Allowing up to 32 outdoor events per year, with up to a daily maximum guest attendance of 300-500 at one outdoor event space immediately adjacent to multi-family and single-family residences, results in a commercial use that is not compatible with the adjoining residential neighborhood due to event impacts (e.g. amplified music, lighting, number of event attendees, event set-up and tear-down).
4. *The establishment, maintenance, or operation of the use would, 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.* Under the current circumstances, and pursuant to the Conditional Use Permit, up to 32 events per year with up to a daily maximum guest attendance of 300-500 can occur at Fowler Garden, an outdoor event space; where originally the CUP anticipated the number of events and guests distributed among four event spaces. The concentration of event impacts (e.g. amplified music, lighting, number of event attendees, event set-up and tear-down) at one outdoor event location, immediately adjacent to multi-family and single-family residences along its western boundary, would be detrimental to the health, safety and general welfare of persons residing in the neighborhood.
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.* The use is allowed up to 32 events per year, with up to a daily maximum guest attendance of 300-500, at Fowler Garden, an outdoor event area; where originally the CUP anticipated the number of events and guests distributed among four event spaces. These operating characteristics, along with

the concentration of event impacts (e.g. amplified music, lighting, number of event attendees, event set-up and tear-down) at one outdoor event location would not be compatible with the character of the existing residential uses abutting the Fowler Garden on its western boundary.

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ATTACHMENT C  
APPEAL APPLICATION OF HEARING OFFICER DECISION  
(DATED JULY 26, 2019)



PASADENA PERMIT CENTER  
www.cityofpasadena.net/permitscenter

DATE RECEIVED

JUL 26 2019

REQUEST FOR APPEAL

APPLICATION INFORMATION

Project Address: 300 W. Green St., 100-248 S. Orange Grove Blvd., 363 W. Del Mar Blvd., 169 St. John St., 400 W. Colo

Case Type (MCUP, TTM, etc.) and Number: CUP #5535

Hearing Date: July 17, 2019

Appeal Deadline: July 29, 2019

APPELLANT INFORMATION

APPELLANT: Pasadena Lots 70, LLC

Telephone: [949] 258-7531

Address: 3121 Michelson Dr., Suite 150

Fax: [ ] \_\_\_\_\_

City: Irvine State: CA Zip: 92612

Email: joe@cityventures.com

APPLICANT (IF DIFFERENT): \_\_\_\_\_

I hereby appeal the decision of the:


- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Hearing Officer | <input type="checkbox"/> Zoning Administrator                 |
| <input type="checkbox"/> Design Commission          | <input type="checkbox"/> Director of Planning and Development |
| <input type="checkbox"/> Historic Preservation      | <input type="checkbox"/> 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):

The City of Pasadena approved the CUP on March 6, 2013. Since that time, we been availing ourselves of the rights granted by that entitlement, namely, allowing private group events at various locations located at the former Ambassador College Campus without any issues. Since the date of the issuance of the CUP, we have been in strict compliance with all CUP conditions of approval.

The Hearing Officer did not meet the stringent standard for revocation of a vested CUP right.

  
Signature of Appellant

7.25.19  
Date