



RECEIVED

2026 JUL 15 PM 2:14

CITY CLERK
CITY OF PASADENA

CUP# 7100

From Gao, Beilei <bgao@cityofpasadena.net>

Date Mon 6/15/2026 2:12 PM

To Gao, Beilei <bgao@cityofpasadena.net>

From: Morales, Margo <mlmorales@cityofpasadena.net>

Sent: Monday, June 15, 2026 2:10 PM

To: Robles, Sandra <sarobles@cityofpasadena.net>

Cc: Soo, Christine <csoo@cityofpasadena.net>; Rivas, Jessica <jerivas@cityofpasadena.net>

Subject: CUP# 7100

Hello,

Vice Mayor Rivas would like to call up CUP# 7100 and asks that the case be heard by BOZA.



Margo L. Morales

Field Representative, Council District 5

(626) 744-7147

(626) 744-3814 fax

To Join Our Mailing list go to <https://www.cityofpasadena.net/district5/newsletters/>

-06/22/2026 - 07/13/2026
Item 47- ITEM 15



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

June 10, 2026

Armen Gharehbagloo
10940 Hillhaven Avenue
Tujunga, CA 91042

Re: **Conditional Use Permit #7100**
Certificate of Exception #449
1453 and 1467 North Lake Avenue, 874 Ladera Street
Council District #5

ZENT2023-00003

Dear Mr. Gharehbagloo:

Your application for a **Conditional Use Permit** and **Certificate of Exception** at **1453 and 1467 North Lake Avenue, and 874 Ladera Street** was considered by the Hearing Officer on **June 3, 2026**.

CONDITIONAL USE PERMIT: To establish a Club, Lodge and Private Meeting Hall (Elli Banquet) land use;

CONDITIONAL USE PERMIT: To allow the on-site sale and consumption of a full line of alcohol (beer, wine and distilled spirits) with the proposed use;

CONDITIONAL USE PERMIT: To allow extended hours of operation from 11:00 a.m. to 11:00 p.m. Monday through Thursday, 11:00 a.m. to 12:30 a.m. Friday and Saturday, and 11:00 a.m. to 11:30 p.m. on Sunday;

MINOR CONDITIONAL USE PERMIT: To allow valet parking; and

CERTIFICATE OF EXCEPTION: To consolidate the three adjacent parcels that make up the project site (APNs: 5848-023-002, 5848-023-003, and 5848-023-004) into a single parcel.

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, the Hearing Officer:

1. Adopted the Environmental Determination that this project is 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 and Class 5, Minor Alterations in Land Use Limitations), and there are no

features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances; and

2. Approved **Conditional Use Permit #7100** and **Certificate of Exception #449** with the conditions in Attachment B and in accordance with approved plans stamped **June 3, 2026**.

In accordance with Section 17.64.040 (Time Limits and Extensions) of the Pasadena Municipal Code (PMC), the exercise of the right granted under this application must be commenced within three years of the effective date of the approval, unless otherwise specified in the conditions of approval. This approval is eligible for two one-year extensions. Each one-year extension is required to be reviewed and approved by the Planning and Community Development Director. In order for a project to be eligible for a time extension, the applicant is required to submit the required fee and time extension application to the Permit Center prior to the expiration date of the land use entitlement. 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.

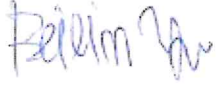
Please be advised that pursuant to Section 17.64.040.B (Exercise of permit) of the PMC, the rights granted by this approval is vested when a building permit has been issued and construction diligently pursued to completion; or when a Certificate of Occupancy has been issued by the City; or if no building permit is required, when the use has commenced; or for project that also requires Design Review, when an application for Concept Design Review has been filed and determined complete within 12 months from the effective date 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 Chapter 17.72 (Appeals) of the PMC, any person affected or aggrieved by the decision of the Hearing Officer has the right to appeal this decision to the Board of Zoning Appeals within **ten days**, with the decision being effective the following day. 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 last date to appeal this case will be **June 15, 2026**, and the effective date will be **June 16, 2026**. Prior to the effective date, a member of the City Council or Planning Commission may also 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. The regular Appeal fee is \$6,251.07. The Appeal fee for non-profit community-based organizations is \$3,125.54.

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. A copy of this decision letter (including conditions of approval) shall be incorporated into the plans submitted for building permits.

For further information regarding this case, please contact **Katherine Moran** at **(626) 744-6740** or **kmoran@cityofpasadena.net**.

Sincerely,



Beilin Yu
Zoning Administrator

Enclosure: Attachment A (Specific Findings)
 Attachment B (Conditions of Approval)
 Attachment C (Site Plan)

xc: City Manager, City Clerk, City Council, City Council District Liaisons, Planning Commission, Hearing Officer, Building Division, Public Works Department, Design and Historic Preservation Section, Department of Transportation, Department of Water and Power, Fire Department, Code Compliance, Director of Planning and Community Development, Deputy Director of Planning and Community Development, Case File

ATTACHMENT A
SPECIFIC FINDINGS FOR THE APPROVAL OF CONDITIONAL USE PERMIT #7100 AND
CERTIFICATE OF EXCEPTION #449

Conditional Use Permit: To establish a Club, Lodge, and Private Meeting Hall use

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The establishment and operation of a Club, Lodge and Private Meeting Hall (banquet facility) land use is permitted with a Conditional Use Permit in the CL-SP-1b zoning district (North Lake Specific Plan, Village Building Type, Commercial Limited). The establishment of the banquet facility and the proposed 432 square-foot addition will comply with the CL-SP-1b zoning district standards and provisions of the Zoning Code.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The purpose of the Pasadena Zoning Code is to protect and promote the public health, safety and general welfare, and to implement the policies of the General Plan. In part, this intends to maintain and protect the value of property, ensure compatibility between land uses, and to permit the development of office, commercial, industrial, and transportation-related land uses in accordance with the general plan in order to strengthen the City's economic base. The proposed banquet facility is located within the CL-SP-1b zoning district. The purpose of the CL zoning district is to provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that prevent significant adverse effects on residential uses within and adjoining a CL district. The purpose of the North Lake Specific Plan's SP-1b subdistrict is to promote a commercial character and allow for a variety of commercial uses. This subdistrict encourages development that contributes to the pedestrian character of the street. The proposed banquet facility is a commercial use located along a corridor developed with commercial use. The proposed banquet facility will provide services to local residents and the surrounding community that will strengthen the City's economic base. The location is accessible from a commercial corridor, has on-site parking, and is not oriented towards residential uses. The proposed vestibule addition, orientation of the entrance, lighting, refuse, security, and noise enhancements along with parking improvements on-site, off-site, and in conjunction with the required valet program will help maintain compatibility between uses. The entry vestibule is designed to prevent noise from filtering out of the banquet facility by providing an enclosed separation between the event space and entrance/exit of the building. The revised design will maintain the entry on the street, which will continue to promote pedestrian activity as intended by the North Lake Specific Plan's subdistrict. Furthermore, recommended conditions of approval, regulating the operation of the banquet facility will continue to promote public health, safety and general welfare. Therefore, 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.* The subject site is designated as Low Mixed Use in the General Plan Land Use Element (0.0-1.0 FAR) and is within the North Lake Specific Plan. Specifically, the proposed use is consistent with General Plan Land Use Element Goal 2 (Land Use Diversity), which encourages a mix of land uses meeting the diverse needs of Pasadena's residents and businesses, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment. With the implementation of the conditions of approval, the proposed banquet

facility with the on-site sale and consumption of a full line of alcohol, limited extended hours, and valet program, will promote a diverse economy base and long-term economic contribution to the city, and reinforce the site as an active, vital regional area. Policy 2.3, (Commercial Businesses), will be achieved by permitting an expansion of an existing restaurant business to provide a banquet facility for private events. This use will serve both local and regional needs, reducing the need for residents to travel to adjoining communities, capturing a greater share of local spending, and offering a diversity of employment opportunities. Further, the availability of a full line of alcohol for on-site consumption will provide an added amenity to residents and visitors. As conditioned, the proposed use is consistent with General Plan Land Use Element Policy 12.1, (Vital Commercial Districts). The establishment of a banquet facility with the sale and consumption of full alcohol, and extended hours of operation, will reduce the need for residents and visitors to travel to adjoining communities for such services. The proposed use is consistent with General Plan Land Use Goal 11 (Job Opportunities) as it provides the expansion of a specialty use which allows for a diversity of job opportunities for Pasadena's residents. In addition, the project is consistent with the Land Use Element Policy 11.1, (Business Expansion and Growth), which supports the growth and success of businesses that create new job opportunities and productive and satisfying employment for Pasadena residents. In addition, the banquet facility would provide a needed service for banquets which would support Goal 14 (Visitors) which would be available to host a variety of events to Pasadena residents and even members of surrounding communities. It will bolster a diverse economy base and would be a long-term economic contribution to the City and the North Lake Specific Plan which promotes a commercial character. In addition, the proposed project results in a floor area ratio (FAR) of 0.38 which is within the maximum range allowed for the Low Mixed Use designation in the General 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.* Based on operational characteristics, planned improvements, and adherence to recommended conditions of approval, the establishment, maintenance, and operation of the banquet facility would not be detrimental to persons residing or working in the neighborhood. The proposed project is subject to applicable development standards in Zoning Code Section 17.34.040, Table 3-15.1 (North Lake Specific Plan Development Standards) and 17.34.050 (SP-1 Additional Development Standards). The 432 square-foot addition is designed to comply with setback requirements and height limits and would be located in proximity to Lake Avenue. The banquet facility would host private events. Food would be served in conjunction with all events, and the sale of a full line of alcoholic beverages (beer, wine and distilled spirits) would be available as an ancillary amenity. The banquet facility would have no outdoor dining areas and would not allow for any outdoor activities. When private events are not scheduled, the operator has expressed that the tenant space may continue to operate as a restaurant open to the public. Amplified music, live music, and/or dancing would only occur when there is a private event.

In establishing and operating the use, the applicant has proposed specific design elements to address noise, security, parking, and litter in order to prevent detriment to those residing or working nearby. The main entry vestibule addition is oriented towards Lake Avenue and not the adjacent residential zoning district. The design provides an enclosed space to prevent noise from filtering to the exterior. A decibel reader will be maintained to monitor existing noise levels against the City's noise ordinance. Physical improvements such as two-inch styrofoam insulation on windows and noise pads on the back door to increase sound proofing are proposed. There are no windows oriented north or south and are limited to the front of the building along North Lake Avenue. Security personnel will be retained to secure the site, walk

the site, cameras will be installed, and lighting will be improved to enhance visibility. Refuse storage and individual bins will be provided on the subject site and at the off-site parking lot to maintain the cleanliness of the site and surrounding sites. On-site parking will be provided, along with off-site parking and valet services. The availability of parking for patrons will reduce intrusion into the adjacent residential zoning district, will help get vehicles off the street, and will minimize the number of people walking to and from the site. Conditions of approval will ensure the use can coexist with the surrounding area.

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.* Based on operational characteristics, planned improvements, and adherence to recommended conditions of approval the banquet facility will not be detrimental or injurious to property or improvements in the neighborhood. Aside from the small addition to the building, exterior improvements planned are limited to parking lot striping, lighting, signage, landscaping and the installation of refuse storage. These improvements will occur in compliance with applicable development standards, building and fire codes, and will be required to obtain a building permit with all construction inspected by the City. The applicant will be required to provide lighting fixtures that are shielded or recessed and demonstrate lighting levels comply with applicable requirements. The addition proposed would be located substantial distances from adjacent structures thereby limiting and potential detriment to nearby property or improvements. The provision of on-site and off-site parking will minimize potential on-street impacts, that could otherwise impact access or circulation to adjacent properties. Valet parking will minimize the number of patrons walking to and from the site, which will alleviate potential detriment to adjacent property or improvements. The provision of a security plan, litter clean up plan, refuse bins, and lighting will provide for safety and cleanliness that will prevent detriment to property or improvements. The proposed use will not generate vibration, odor or heat and humidity. Additional improvements to the interior of the site including soundproofing windows and doors for sound attenuation will prevent noise impacts outside of the building. The proposed vestibule addition's double doors and relocated entry will capture sound from the assembly area within the hallway area instead of sound escaping the entry door. Additional conditions of approval requiring doors to be closed at all times, patrons to wait inside for their cars, limiting cleanup activities, etc. will ensure the use is not injurious to property and neighborhood.
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.* The proposed architectural style of the addition and proposed materials match the existing building. The scale of the proposed addition is subordinate to the existing building and will serve as the entrance vestibule. The new addition will also complement the existing building in rectangular form, flat roofing, and exterior stucco treatment. The addition will be further softened from the street edge by a low planter wall with new landscaping. The proposed height and setbacks are consistent with requirements that apply to existing and future land uses. Several changes to the building's layout, soundproofing, parking lots, security measures, and valet parking program are being made intending to address complaints of noise, trash, and parking. The design location, operating characteristics, and size, as conditioned will be compatible with character of the existing building, existing land uses, and future land uses in terms of aesthetic values, character, and scale. There are no view protection standards in this zone. Recommended conditions of approval are proposed to further prevent potential noise impacts. Further, the project will be required to obtain all necessary approvals from other City Departments prior to construction, and as conditioned will be in harmony with the surrounding uses. The proposed vestibule

addition and parking lot improvements are designed to comply with all applicable development standards as well as improve upon existing conditions.

Conditional Use Permit: To allow the on-site sale and consumption of a full line of alcohol (Beer, Wine, and Distilled Spirits) in conjunction with a Club, Lodge, and Private Meeting Hall Use

7. *The proposed location of the site for the Conditional Use Permit would not adversely affect the general welfare of the surrounding property owners.* The subject site is located within the CL-SP-1b zoning district, which includes retail, commercial, and mixed-use development. The banquet facility will continue to provide a full-service food menu with accessory alcohol sales, similar to establishments that operate in the immediate vicinity. Within the banquet facility, food will continue to be dispensed depending on the agreement between the patron and the applicant. At all times, alcohol will be ancillary to the primary use. The proposed sale of alcohol is for on-site sale and consumption only; there would be no off-site sales. Additionally, the project is not expected to contribute to an increase of undue concentration of alcoholic establishments in the Census Tract as the existing license would be modified for the expansion. The existing restaurant's alcohol sales have occurred since 2022. As conditioned, the incidental on-site sale and consumption of beer, wine, and distilled spirits, in conjunction with the operation of a banquet facility is consistent with the activity of the surrounding uses. Food will be required to be sold in conjunction with alcohol service in the banquet facility at all times. The provision of alcohol sales in conjunction with food sales typically does not encourage activities that cause negative effects on the surrounding area. To address potential noise impacts, conditions of approval are proposed to limit the potential for negative impacts (e.g. no cover charge, no alcohol service within one hour of closing, etc.). Further, the use will operate in accordance with the City's laws, ordinances, and conditions of approval that ensure the continuity of the compatible coexistence of this use with surrounding area. As a result, with strict adherence to the conditions of approval, the proposed use will be in conformance with the purposes of the zoning district and will not adversely affect the general welfare of the surrounding property owners.
8. *The proposed location of the site for the Conditional Use Permit would not result in an undesirable concentration of premises for the sale of alcoholic beverages, including beer, and wine, in the area.* The site is located within Census Tract 4615.01. Based on a Census Tract population of 3,508 people and a ratio of one on-site alcohol license for every 944 residents, the maximum number of on-site alcohol licenses in this Census Tract is three. Currently, there is one on-site license in this Census Tract, which is the applicant's existing license. The service of alcohol at the existing privately-owned banquet facility is an amenity to the area, and therefore will not contribute negatively to an undesirable concentration of alcoholic establishments in the Census Tract. As included in the conditions of approval, cover charges, age restrictions, and amplified music conducive of a nightclub atmosphere are prohibited in order to ensure this establishment remains a banquet facility, and does not deviate from the operation proposed.
9. *The proposed location of the site for the Conditional Use Permit would not detrimentally affect the nearby surrounding area after giving special consideration to the proximity and nature of the proposed use with respect to the following: a. Residential uses and residential districts; b. Hospitals, park and recreation facilities, places of public assembly, public or private schools, and religious assembly uses that attract minors and other similar uses; and c. Other establishments offering alcoholic beverages (including wine) for sale for consumption both on- and off-site.* The project is not located within the proximity of sensitive uses, such as parks, playgrounds, schools, and religious facilities. Within the immediate vicinity, the nearest public

park is Washington Park, approximately 1,050 feet (0.20 mile) southwest of the site. The nearest school is Longfellow Elementary School, approximately 850 feet (0.16 mile) southeast of the site, and the nearest religious facility is Pasadena International House of Prayer, approximately 300 feet (0.05 mile) south of the site. The project is located within the vicinity of residential uses. The nearest residential uses abut the site to the west.

As conditioned, the on-site sale and consumption of beer, wine, and distilled spirits, is consistent with the activity of the surrounding commercial and residential uses in the vicinity. Several conditions of approval are proposed to ensure the alcohol sale and consumption will be consistent with the sensitive residential uses in the vicinity. Alcohol sales will be in conjunction with food service only. Further, as conditioned, the location and availability of exterior doors will be restricted, the hours of operation will be regulated, and noise nuisances will be abated. The applicant is proposing to have designated bartenders who would operate all events serving alcohol to ensure consistency with the recommended conditions of approval. An additional condition of approval requiring alcohol sales to end a minimum of one-hour before the end of an event will limit the potential for public drunkenness. Additional conditions of approval requiring sound attenuation improvements, security camera and lighting improvements, and security patrolling will prevent impacts to the surrounding properties.

With strict adherence to the recommended conditions of approval, is not anticipated that the alcohol sales at a banquet facility will ensure that the use will not deviate from the planned operation reviewed under this application. As proposed and conditioned, the sale and consumption of alcohol will be ancillary to the primary banquet facility use and is not anticipated to have an adverse impact on surrounding uses. The operation of the banquet facility, including the sale of full alcohol, will be compatible with the existing commercial and residential uses in the vicinity.

10. *The proposed location of the site for the Conditional Use Permit would not aggravate proposed problems created by the sale of alcohol (e.g., littering, loitering, noise, public drunkenness, and sales to minors).* The incidental sale of beer, wine, and distilled spirits in conjunction with the proposed banquet facility, is not considered a problematic use and will not contribute to an aggravation of existing problems in the vicinity. However, in this case, concerns regarding nuisances from the current business operation have been registered. As a result, several conditions of approval have been included to mitigate potential impacts. These conditions, which include regulating operating hours, the cessation of alcohol sales within one-hour of closing, and prohibiting a cover charge or age restrictions for entrance, will further limit the potential for negative impacts. With this approval, the project is subject to the City's Inspection Program. Noncompliance with any of the conditions of approval or any of the provisions of the Zoning Code may result in the revocation of the Conditional Use Permit.
11. *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.* The subject site is designated as Low Mixed Use in the General Plan Land Use Element (0.0-1.0 FAR) and is within the North Lake Specific Plan. Specifically, the proposed use is consistent with General Plan Land Use Element Goal 2 (Land Use Diversity), which encourages a mix of land uses meeting the diverse needs of Pasadena's residents and businesses, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment. With the implementation of the conditions of approval, the proposed banquet facility with the on-site sale and consumption of a full line of alcohol, limited extended hours, and valet program, will promote a diverse economy base and long-term economic contribution

to the city, and reinforce the site as an active, vital regional area. Policy 2.3, (Commercial Businesses), will be achieved by permitting an expansion of an existing restaurant business to provide a banquet facility for private events. This use will serve both local and regional needs, reducing the need for residents to travel to adjoining communities, capturing a greater share of local spending, and offering a diversity of employment opportunities. The General Plan encourages businesses that serve residents within walking distances of their houses. The proposed use will provide the nearby residents a private entertainment option that they can walk or drive to. Further, the availability of a full line of alcohol for on-site consumption will provide an added amenity to residents and visitors. As conditioned, the proposed use is consistent with General Plan Land Use Element Policy 12.1, (Vital Commercial Districts). The establishment of a banquet facility with the sale and consumption of full alcohol, and extended hours of operation, along with the implementation of the conditions of approval, will enhance the commercial district by creating a quality banquet experience. To operate with extended hours would reduce the need for residents and visitors to travel to adjoining communities for a private event space. The proposed use expansion is consistent with General Plan Land Use Goal 11 (Job Opportunities) as it provides the expansion of a specialty use which allows for a diversity of job opportunities for Pasadena's residents. In addition, the project is consistent with the Land Use Element Policy 11.1, (Business Expansion and Growth), which supports the growth and success of businesses that create new job opportunities and productive and satisfying employment for Pasadena residents. In addition, the banquet facility would provide a needed service for banquets which would support Goal 14 (Visitors) which would be available to host a variety of events to Pasadena residents and even members of surrounding communities. The banquet facility will emphasize Pasadena as a major destination for tourists to celebrate its events, culture, history and setting. It will bolster a diverse economy base and would be a long-term economic contribution to the City and the CL-SP-1b zoning district which promotes a commercial character. In addition, the proposed project results in a floor area ratio (FAR) of 0.38 which is within the maximum range allowed for the Low Mixed Use designation in the General Plan. Therefore, the proposed project is consistent with the adopted policies.

Conditional Use Permit: To allow extended hours of operation

12. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* A Conditional Use Permit is required to permit a business, that is located within 150 feet of a residential zoning district, to operate between the hours of 10:00 p.m. and 7:00 a.m. A single-family residential zoning district is located approximately 50 feet west of the project site and contains single-family residential uses. The proposed hours for the banquet facility component of the business request are from 11:00 a.m. to 11:00 p.m. Monday through Thursday, 11:00 a.m. to 12:30 a.m. Friday and Saturday, and 11:00 a.m. to 11:30 p.m. on Sunday. The request for extended hours of operation complies with all applicable provisions in the Zoning Code.
13. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The project site is located in the CL-SP-1b zoning district. The purpose of the CL zoning district is to provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that prevent significant adverse effects on residential uses within and adjoining a CL district. The purpose of the SP-1b subdistrict is to promote a commercial character and allow for a variety of commercial uses. This subdistrict encourages development that contributes to the pedestrian character of the street. The proposed hours of operation for the banquet facility will serve the nearby residential areas by providing private gathering opportunities within walking distances of their residences. The front entrance will be located at the northeast corner of the

building, adjacent to the public sidewalk, which will enhance the pedestrian character of the street. As a result, with strict adherence to the conditions of approval, the proposed use will be in conformance with the purposes of the zoning district.

14. *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.* The subject site is designated as Low Mixed Use in the General Plan Land Use Element (0.0-1.0 FAR) and is within the North Lake Specific Plan. Specifically, the proposed use is consistent with General Plan Land Use Element Goal 2 (Land Use Diversity), which encourages a mix of land uses meeting the diverse needs of Pasadena's residents and businesses, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment. With the implementation of the conditions of approval, the proposed banquet facility with the on-site sale and consumption of a full line of alcohol, limited extended hours, and valet program, will promote a diverse economy base and long-term economic contribution to the city, and reinforce the site as an active, vital regional area. Policy 2.3, (Commercial Businesses), will be achieved by permitting an expansion of an existing restaurant business to provide a banquet facility for private events. This use will serve both local and regional needs, reducing the need for residents to travel to adjoining communities, capturing a greater share of local spending, and offering a diversity of employment opportunities. The General Plan encourages businesses that serve residents within walking distances of their houses. The proposed use will provide the nearby residents a private entertainment option that they can walk or drive to. Further, the availability of a full line of alcohol for on-site consumption will provide an added amenity to residents and visitors. As conditioned, the proposed use is consistent with General Plan Land Use Element Policy 12.1, (Vital Commercial Districts). The establishment of a banquet facility with the sale and consumption of full alcohol, and extended hours of operation, along with the implementation of the conditions of approval, will enhance the commercial district by creating a quality banquet experience. To operate with extended hours would reduce the need for residents and visitors to travel to adjoining communities for a private event space. The proposed use expansion is consistent with General Plan Land Use Goal 11 (Job Opportunities) as it provides the expansion of a specialty use which allows for a diversity of job opportunities for Pasadena's residents. In addition, the project is consistent with the Land Use Element Policy 11.1, (Business Expansion and Growth), which supports the growth and success of businesses that create new job opportunities and productive and satisfying employment for Pasadena residents. In addition, the banquet facility would provide a needed service for banquets which would support Goal 14 (Visitors) which would be available to host a variety of events to Pasadena residents and even members of surrounding communities. The banquet facility will emphasize Pasadena as a major destination for tourists to celebrate its events, culture, history and setting. It will bolster a diverse economy base and would be a long-term economic contribution to the City and the CL-SP-1b zoning district which promotes a commercial character. In addition, the proposed project results in a floor area ratio (FAR) of 0.38 which is within the maximum range allowed for the Low Mixed Use designation in the General Plan. Therefore, the proposed project is consistent with the adopted policies.
15. *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.* The proposed project will allow for the operation of a Club, Lodge and Private Meeting Hall (banquet facility), a use that is conditionally permitted within the CL-SP-1b zoning district, to be open with extended hours of operation. Due to the close proximity of the residential uses to the east and west, in order to reduce the potential noise impact from exterior doors in the banquet facility, the applicant proposes to relocate the existing entry door within a new 432 square-foot addition along the

east façade of the building will consist of a 139 square-foot security room and a 293 square-foot double door entry vestibule which will prevent noise from filtering out of the banquet facility and enhance security on the site. The applicant installed additional lighting and security cameras at the existing front entry, around the building, and is proposing additional cameras in the parking area. With the proposed cameras and lighting, activity would be strictly monitored. Due to these existing and proposed security improvements, the potential for noise and nuisance activities late at night and after events would be mitigated. Security cameras would be monitored from a new security room within the entry vestibule. A minimum of two security guards will work every night event. One security guard will monitor around the building and the other one will monitor the parking lots for any disturbance. Events will require valet service free of charge to guests and the guests will be required to wait indoors until their car is ready. The valet program will prevent guests from congregating outside after events which will reduce noise to surrounding properties. Additional security patrols through the neighborhoods after the event will prevent loitering. These proposed security measures and operational standards are proposed to prevent loitering and noise impacts to adjacent properties, especially late at night. Lastly, the applicant will be required to comply with the City's Noise Ordinance at all times. As the use will operate in accordance with the City's laws, ordinances, and conditions of approval that ensure the continuity of the compatible coexistence of this use with surrounding area, it is anticipated that there will be no detrimental effects to the public health, safety and welfare at large. Therefore, as conditioned, the operation of a Club, Lodge and Private Meeting Hall use will not detrimentally affect the surrounding area.

16. *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.* As conditioned, the extended hours of operation for the banquet facility will provide the nearby residents with convenient dining and private gathering options. The concern from the neighboring properties regarding extended hours of operation was regarding potential for noise impacts. In order to address this concern, the applicant provided a noise study by Acoustics Group, Inc., that evaluated noise generated from a typical event with amplified music. The study evaluated noise on a Saturday and Sunday between the hours of 6:00 p.m. and 12:00 a.m. The report analyzed the event noise levels from the site with the current sound attenuation. In addition, the noise study assessed the impact of the future noise after proposed soundproofing measures would be installed to determine compliance with the Noise Standards. Finally, the study recommended additional noise control measures to further reduce the potential for noise to occur at the exterior of the banquet facility building. The report concluded that the use would comply with the City's Noise Ordinance standards if activities are restricted to indoor operations with closed windows and doors. The noise study recommended additional noise control measures to minimize sound transmission to neighboring properties. The proposed valet program will also reduce the impacts for late night nuisance activities as all patrons will be required to remain indoors after events until their car is retrieved by valet. This will prevent any loitering or outdoor activities after the events. As conditioned, cleanup activities are limited to indoors only after 10:00 p.m. and all equipment will be required to be picked up during daytime hours. As conditioned, the extended hours of operation, with installed noise mitigation improvements and the proposed valet program, are not anticipated to be detrimental to the surrounding properties. Further, the project will be conditioned to comply with the Noise Ordinance regulations (PMC Section 9.36), so there are minimal negative impacts on the neighbors. Through conditions of approval, measures will be taken to address the potential for concerns regarding the operation of the proposed use. As such, the proposed use as described and conditionally approved will not be detrimental or injurious to property and improvements in the area.

17. *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.* The project involves the establishment of a banquet facility within an existing restaurant space. A 432 square-foot addition is proposed on the north façade and will relocate the building's entry from the banquet facility assembly area to a vestibule with access from North Lake Avenue. The revised entry will continue to maintain pedestrian activity along North Lake Avenue. The changes that are being made are intended to address noise complaints from neighboring properties, to promote compatibility with existing residential land uses and future land uses. The proposed architectural style of the addition and proposed materials match the existing building. The scale of the proposed addition is subordinate to the existing building and will serve as the entrance vestibule. The new addition will also complement the existing building in rectangular form, flat roofing, and exterior stucco treatment. The addition will be further softened from the street edge by a low planter wall with new landscaping. The design location, operating characteristics, and size will be compatible with character of the existing building, existing land uses, and future land uses in terms of aesthetic values, character, and scale. There are no view protection standards in this zone. Recommended conditions of approval will further prevent potential noise impacts. Further, the project is required to obtain all necessary approvals from other City Departments prior to construction, and as conditioned will be in harmony with the surrounding uses. The proposed vestibule addition is designed to comply with all applicable development standards as well as improve upon existing conditions.

Minor Conditional Use Permit – To allow valet parking

18. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* Pursuant to Zoning Code Section 17.46.020.M (Basic Requirements for Off-Street Parking and Loading – Valet Parking), valet parking is permitted on private property with a Minor Conditional Use Permit. The valet station would be on-site within the parking lot. With the valet program, the on- and off-site parking lots can hold between 61 and 84 parked cars, which exceeds the number of required parking spaces for the banquet facility use. Drop-off and pick-up of patron vehicles will occur entirely within the on-site parking lot. As conditioned herein, the proposed valet program would comply with all applicable provisions of the Zoning Code.
19. *The location of the proposed use does comply with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* Some of the purposes of the North Lake Specific Plan are to create a vibrant mix of land uses and a series of distinctive places along North Lake Avenue and to identify areas which are appropriate locations for commercial development. As conditioned, the proposed provision of valet services would provide for a project that would contribute to a vibrant mix of land uses along North Lake Avenue that is currently characterized by a mix of commercial uses including offices, various restaurants, retail, offices, personal services, and religious facilities by providing an establishment that provides evening and late night dining and gathering opportunities while operating in a manner that is not detrimental to adjacent uses or properties. Valet service shall be provided at no cost to guests and instructions shall be clearly indicated on event invitations and on the banquet facility's website. Drop-off and pick-up of guest vehicles will occur at the on-site parking lot location and the parking attendants will park all guest vehicles on private property.
20. *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.* The use of shared parking is consistent with Policy 19.3 (Parking Management) which calls for the management of parking

to reduce the amount of land devoted to frequently vacant parking lots through parking management tools. In conjunction with the shared parking, valet use is a program that reduces the amount of land devoted to parking by providing for a more efficient use of space. The proposed use of valet would provide for a project that would contribute to a vibrant mix of land uses along North Lake Avenue that is currently characterized by a mix of commercial uses including restaurants, retail, offices, personal services, and religious facilities by providing an establishment that provides evening and late night private events dining and gathering opportunities while operating in a manner that is not detrimental to adjacent uses or properties; consistent with the specific plan.

21. *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.* The use of valet services will be conducted on private property on an existing parking lot. As conditioned, at least two valet attendants will be on site for events hosting between 51 and 100 guests and four valet attendants for events hosting between 101 and 156 guests. Drop-off and pick-up of patron vehicles will occur entirely within the on-site parking lot. Requesting vehicle retrieval will occur indoors while the patron is within the banquet facility. This will remove the need for patrons to congregate within the parking lots and on city streets to retrieve their car. The valet parking program will be available to guests at no cost. With these conditions, the use of valet will not be a detriment to the safety or general welfare of persons residing or working in the neighborhood.
22. *The use as described would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The provision of valet parking will not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City. Valet of guest vehicles will be required for all events with more than 50 guests. The drop off and pickup of vehicles will occur at the on-site parking lot location and the parking attendants will park all guest vehicles on private property. This requirement, along with instructional requirements in the contract, website, and invitations, etc., will reduce patron traffic in the vicinity. The valet program will require driveway improvements for the off-site parking lot which meet the Department of Transportation's requirements and will improve the existing conditions of the parking lot. As conditioned, the operation of the valet parking service will be such that potential impacts such as spill-over parking and ingress and egress conflicts would be reduced so as to not negatively impact the surrounding neighborhood.
23. *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.* The project involves the establishment of a Club, Lodge and Private Meeting Hall, within an existing commercial space, with the use of valet services at both the on-site and off-site parking lots. Any future exterior improvements (i.e. signage, door replacement, etc.) will be required to obtain all necessary approvals from other City Departments. The proposed valet parking program will be conducted on private property and will minimize guests from driving around in surrounding streets, and parking on City streets in adjacent neighborhoods. Furthermore, the valet parking drop off and retrieval kiosk will avoid guests from congregating around in adjacent streets and disrupting the existing residential uses. As a result, the proposed valet program would be compatible with the existing and future land uses in the vicinity.

Certificate of Exception – To allow a lot line adjustment between three parcels (APNs: 5848-023-002, 5848-023-003, and 5848-023-004) to consolidate land into a single parcel

24. *The parcel resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.* The proposed lot line adjustment will consolidate three lots into one will be consistent with General Plan Land Use Element Objectives and Policies. The proposed lot line adjustment will allow the applicant to utilize several parcels in an urban area for infill development. The proposed lot line adjustment is consistent with multiple General Plan Land Use Element Goals and Policies including the following: Policy 2.3 (Commercial Businesses), Policy 4.7 (Strengthen Major Corridors), Policy 11.1 (Business Expansion and Growth), and Policy 12.4 (Revitalization of Commercial Areas). The proposed consolidation of three parcels allows for an addition to an existing business along a major commercial corridor in the City. The expanded vestibule area will allow the existing operation to be permitted as a banquet facility which would serve both local and regional needs. The proposed project is located along a busy commercial corridor and near a major intersection. In addition, the lot line adjustment targets growth and new construction in infill areas and away from Pasadena's residential neighborhoods and open spaces. The proposed design will allow for a larger more cohesive site layout with additional parking areas located to the side and rear of the building within a commercial zone. The lot consolidation will allow for a proposed building addition and parking lot improvements which will create an improved street environment which will complement existing uses within the vicinity. More importantly, the proposed lot will not conflict with the development standards established for the CL-SP-1b zoning district and will be consistent with the size and character of other lots in the vicinity of the site. Therefore, the parcel resulting from the lot line adjustment is consistent with the goals and policies of the City's General Plan and the purpose and intent of the North Lake Specific Plan.

ATTACHMENT B
RECOMMENDED CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #7100
AND CERTIFICATE OF EXCEPTION #449

The applicant or successor in interest shall meet the following conditions:

General

1. The proposed Club, Lodge and Private Meeting Hall (banquet facility) shall substantially conform to the site plan, floor plan and elevations submitted with this application and stamped "Approved at Hearing, June 3, 2026", except as modified herein.
2. The right granted under this application must be enacted within 36 months from the effective date of approval. It shall expire and become void, except where an extension of time is approved in compliance with Zoning Code Section 17.64.040.C (Time Limits and Extensions – Extensions of Time).
3. The Zoning Administrator, at any time, can call for a review of the approved conditions at a duly noticed public hearing. These conditions may be modified or new conditions added to reduce any impacts of the use. The Hearing Officer may revoke the Conditional Use Permit if sufficient cause is given.
4. The approval of this application authorizes the establishment of a Club, Lodge and Private Meeting Hall (banquet facility) land use.
5. The approval of this application authorizes the sale of a full line of alcohol (beer, wine and spirits) for on-site consumption only. Off-site sale and consumption of alcohol shall be prohibited at all times.
6. The approval of this application authorizes hours of operation between 7:00 a.m. to 11:00 p.m. Monday through Thursday, 7:00 a.m. to 12:30 a.m. Friday and Saturday, and 7:00 a.m. to 11:30 p.m. on Sunday.
7. This approval authorizes valet parking on-site and at an off-site parking lot located at 1416-1424 North Lake Avenue ("off-site lot"; intersection of North Lake Avenue and Rio Grande Street).
8. This approval authorizes a lot line adjustment consolidating three adjacent parcels, APN 5848-023-004 (Parcel #1), 5848-023-002 (Parcel #2), and 5848-023-003 (Parcel #3) into one parcel, Parcel A, as depicted in the plans submitted with this application and stamped "Approved at Hearing, June 3, 2026."
9. The applicant or successor in interest shall provide to the Zoning Administrator a legal description of the parcel resulting from the Lot Line Adjustment. The legal description shall be prepared by a licensed civil engineer or land surveyor and shall include the wet stamp and signature of the author. The legal description shall substantially conform to the plans submitted with this application.
10. Prior to building permit issuance, the applicant or successor in interest shall be responsible for recording with the Los Angeles County Recorder a Certificate of Compliance that has been

approved by the Zoning Administrator. This lot line adjustment is not effective unless and until it is recorded with the Los Angeles County Recorder.

11. Any change to these conditions of approval or expansion and/or modification of the use shall require the modification of this Conditional Use Permit or a new Conditional Use Permit.
12. The final decision letter and conditions of approval shall be incorporated in the building plans as part of the building plan check process.
13. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
14. The proposed project, Activity Number **ZENT2023-00003** is subject to the Inspection Program by the City. A Final Zoning Inspection is required for the project prior to the issuance of a Certificate of Occupancy or its equivalent. Contact the Planning Case Manager, Katherine Moran at (626) 744-6740 to schedule an inspection appointment time and set up monitoring fees.

Planning Division

15. All conditions of approval regarding on-site and off-site improvements to the building, parking lots, signage, etc. are required to be completed within one year of approval.
16. Six (6) months and twelve (12) months from the date of the first event on June 5, 2026, the applicant shall file an application with the Planning Division for a Hearing Officer Review of this Conditional Use Permit, to be considered at a duly-noticed public hearing. Public notice for the hearing shall be given in the same manner required for this Conditional Use Permit, as well as to any parties who request to be so notified. Said hearing shall address the effectiveness of and compliance with all the conditions of approval. These conditions may be modified or new conditions added to reduce any impacts of the use. The applicant shall notify the City upon the scheduling of the first event under this approval.
17. The maximum event capacity shall not exceed 156 guests.
18. The applicant shall restripe the on-site and off-site parking lot in compliance with applicable requirements of the Zoning Code. A minimum of 23 parking spaces shall be maintained within the on-site parking lot, and 39 spaces shall be maintained at the off-site parking lot. Modifications to the number of striped parking spaces may occur to accommodate accessible parking requirements.
19. Within the on-site parking lot, no parking is permitted within the drive aisle. The parking of vehicles shall occur within a designated parking space. The drive aisle and driveway are to remain clear to allow for the flow of vehicular and pedestrian traffic.
20. Within the off-site parking lot, vehicles may use the drive aisles and be stacked or arranged in tandem configuration only in conjunction with valet services. Tandem or stacked parking is prohibited when valet is not on use.
21. A solid concrete or masonry wall a minimum of seven feet in height shall be constructed to separate the on-site parking lot from the residential zoning district abutting the site to the west.

The proposed wall shall comply with all applicable requirements of Zoning Code Section 17.40.180 (Walls and Fences).

22. Parking lot lighting shall be added to the off-site parking lot and comply with Section 17.46.220 (Outdoor Parking Area Lighting).
23. All outdoor lighting shall comply with Section 17.40.080 (Outdoor Lighting). The applicant shall provide a photometric survey in plans submitted for a building permit.
24. The existing driveway from Ladera Street shall not be used by the banquet facility. Only residential tenants residing on the property shall use the driveway. The number of parking spaces designated for residential use shall be one in the parking lot and two on the driveway, labeled as such on the building permit plans and on the spaces.
25. All employees and event staff shall park on-site or within the off-site parking lot.
26. All banquet facility events with over 50 guests shall offer valet parking service at no charge. A dedicated traffic controller in addition to the required valet attendants shall be stationed to direct and control traffic.
27. The minimum number of valet attendants required shall be based on the number of guests: at least two valet attendants shall be on site for events hosting between 51 and 100 guests and four valet attendants for events hosting between 101 and 156 guests. If concerns are brought to staff regarding valet queuing spilling offsite, the Zoning Administrator may require additional valet staff to be provided.
28. In the first six (6) months from the date of the first event on June 5, 2026, all elective valet for events with up to 50 guests shall be complementary.
29. All valet services shall originate at the subject site via a kiosk located at the rear of the parking lot or within the building.
30. When outside, the valet kiosk shall be placed in the location on the approved site plan, approximately 100 feet from the property line along North Lake Avenue.
31. The valet parking attendant shall relocate from the rear of the parking lot to the inside of the building a minimum of one hour prior to the end of the event.
32. All patrons waiting for the valet to retrieve a vehicle shall remain inside the facility. Patrons shall not interfere with movement of vehicles through the parking lot or the public right-of-way.
33. Loitering outside the banquet facility shall not be permitted. Patrons shall not queue on the public sidewalk or walkway and shall not hinder, obstruct, or impede any person from freely passing by or entering an adjacent place of business. A sign stating "No Loitering or Public Drinking" shall be posted within the on-site and off-site parking lot.
34. Signage shall be placed inside the vestibule by the entry reminding patrons that they are required to park in the designated parking lots. Signage shall specify the availability of valet service at no charge.

35. The premises shall operate under ABC License Type 47 (On-Sale, General for Bona Fide Eating Place), or successor type. The premises shall not obtain any other public premises type licenses without the approval of a Conditional Use Permit and/or Expressive Use Permit.
36. The last alcoholic beverage shall be served no later than one hour before closing or the end of an event. The hours of alcohol sales for the establishment are limited from 11:00 a.m. to 10:00 p.m. Monday through Thursday, 11:00 a.m. to 11:30 p.m., Friday and Saturday and 11:00 a.m. to 10:30 p.m. on Sunday.
37. If alcohol is proposed to be served, the event shall use the facility's designated bartender. Events shall not hire outside bartenders.
38. The applicant shall maintain a public website which includes a schedule of events along with a contact person (the operator or its representative) and phone number for any questions or concerns during these events. The schedule of events shall contain information of each event including proposed dates and hours. Other methods of notification may be accepted to the satisfaction of the Zoning Administrator. The website shall not contain any event information such as hours of operation, capacity, etc. in conflict with the conditions of approval.
39. No event shall occur concurrently with private parties scheduled within the private party room or outdoor patio at the adjacent property located at 1449 N. Lake Ave (currently Pinocchio's Pizza).
40. A sign shall be posted on the site within a clear view of any interested person containing a telephone number and the name of a person (the operator or its representative) to be contacted in the event that the operation of the involved business is causing concerns or problems in the adjacent neighborhood resulting from the subject use.
41. The following shall be posted on the business's website, within event contracts, on all invitations, and at the site:
 - a. A statement requiring patrons to park within the designated lots;
 - b. Valet parking instructions and that patrons will not be charged; and
 - c. A statement regarding the encouragement of ride-share for events.
42. Alcoholic beverages shall only be consumed indoors.
43. The site shall not be used as a private club, which requires membership.
44. There shall be no sale of alcohol in disposable containers.
45. Any live entertainment shall be limited to the stage area designated on the approved plan.
46. The banquet facility shall not be used for scheduled/ticketed live performances with seating or a gathering space for spectators to observe.
47. When operating as a restaurant, the live entertainment area shall be limited to a maximum area of 75 square feet.

48. During dancing and live entertainment, all exterior windows and doors of the facility shall remain closed at all times. For all events, including events without dancing and live entertainment, all windows and doors shall be closed after 10:00 p.m.
49. The applicant shall install two Minut devices, or similar devices that alert staff of exceeded noise thresholds, to the exterior of the building near the entry door and backdoor. The applicant shall maintain a record of all alerts of such devices. The record shall identify the date and time of the alert, the noise level, and how the exceeded noise thresholds were resolved. A copy of these records shall be provided to the Planning and Community Development Department on an annual basis, or shall be provided upon request of City staff.
50. All commercial deliveries, commercial truck loading and unloading, and commercial trash pick-up is allowed only between the hours of 7:00 a.m. to 9:00 p.m., Monday through Friday, and between 9:00 a.m. to 5:00 p.m. on Saturday.
51. All event set up/clean up, including event equipment rentals, deliveries, and party supply drop off, etc. shall not occur before 8:00 a.m. daily and is not restricted to the commercial loading and unloading requirements.
52. To avoid noise late at night, pickup and removal of large event items, i.e. equipment, rentals, and party supplies, may occur after event but not later than 10:00 p.m. If not completed by 10:00 p.m., additional pickup shall occur on the day(s) after an event between 8:00 a.m. and 5:00 p.m.
53. A trash enclosure shall be provided and maintained on site in compliance with requirements of Section 17.40.120 (Refuse Storage Facilities).
54. Removal of trash from the interior of the event to the exterior refuse area may occur after the event, but no later than 10:00 p.m., to avoid noise late at night.
55. Exterior cleanup of trash and debris around the premises shall occur after event and shall be part of the litter clean-up plan.
56. A litter clean-up plan shall be submitted for review and approval by the Zoning Administrator prior to the issuance of any building permits. The litter clean-up plan shall identify the location of exterior trash receptacles within the on-site and off-site parking lots, the location of refuse storage, a litter pick-up schedule, provide for off-site litter clean-up, and a map identifying the routes for cleanup. A minimum of two trash bins shall be provided in each of the on-site and off-site parking lots.
57. The site, street, sidewalk and immediate vicinity shall be kept clean of trash, debris and graffiti at all times. Any graffiti that should appear on the site shall be removed within 48 hours.
58. The as-built cabinet sign replacement copy shall obtain a building permit and comply with all signage requirements of Zoning Code Chapter 17.48.
59. No signs advertising private parties shall be permitted on the premises.
60. Signs advertising brands of alcoholic beverages or the availability of alcohol for sale at the subject site shall not be visible from the exterior of the subject building.

61. The following preventive measures shall be undertaken to reduce the potential for alcohol related problems:
 - a. Food service shall remain available during all hours of operation;
 - b. Rideshare service phone numbers shall be posted in a conspicuous location at all times in the area(s) where alcohol is served to customers;
 - c. All employees selling or serving alcohol shall be required to participate in an alcohol management training program prior to the operation of selling/serving alcohol,
 - d. The availability of a variety of non-alcoholic beverages shall be made known and offered to customers;
62. No more than four video games shall be permitted.
63. The banquet facility shall comply with the regulations of Chapter 9.36 (Noise Restrictions) of the Pasadena Municipal Code. Outdoor amplified and/or non-amplified music shall be prohibited at all times.
64. The reproduction of sound, which is audible outside of the premise, which will materially and adversely impact commercial and residential tenants, shall not be permitted.
65. Amplified music shall not exceed 102 dBA at three feet from each noise source/speakers.
66. The applicant shall employ a multi-loudspeaker system to distribute music audio around the dining area at a lower sound level. It is recommended that a speaker audio analysis be performed to optimize the location, orientation, and layout of the audio system.
67. The applicant shall minimize the gain on sub-woofers to limit low frequency noise whenever possible.
68. All doors shall be fitted with airtight seals to minimize sound transmission.
69. Exterior glass windows shall be upgraded to laminated glass assemblies with a minimum STC Rating of 42.
70. During operations with a DJ or amplified music, the door separating the vestibule and banquet shall remain closed whenever the Foyer Entry Door is opened.
71. The existing entry door facing North Lake Avenue shall be closed and sealed with air-tight weather stripping to prevent sound transfer.
72. The final design shall be reviewed by a licensed Mechanical Engineer to ensure compliance with all applicable mechanical, fire and safety codes.
73. Prior to obtaining a Certificate of Occupancy, a noise verification study shall be performed to verify compliance with the noise standards.
74. Customized (i.e. color turning or mechanically moving) lighting and sound systems conducive of a nightclub atmosphere (indoor or outdoor) shall be prohibited at all times. Any special requests by a patron shall be subject to the review and approval by the Zoning Administrator.
75. No cover charges, entry fees, or minimum drinks shall be charged/required of patrons.

76. There shall be no restrictions on the age of customers.
77. Banquet facility events shall not be open to the general public and shall only be open to invited guests of privately scheduled events. 'Disco' or club promoter-produced parties or events shall be prohibited at the premises. These events would include private parties that involve third persons who profit from organizing and/or drawing attendees to the events.
78. Compliance with Chapter 8.78 (Tobacco Use Prevention Ordinance) of Pasadena Municipal Code shall be adhered to at all times. The applicant shall install exterior signage listing requirements in compliance with Chapter 8.78. The sign(s) and their location shall be submitted to the Zoning Administrator or designee for review and approval.
79. The applicant shall prepare a security plan that identifies the minimum number of security personnel, the responsibilities of security personnel, the hours of security personnel, and the provision of security cameras. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services personnel and shall be subject to the prior review and approval of the Zoning Administrator or his/her designee, with such approval not to be unreasonably withheld.
80. Security guards shall patrol the streets a minimum of one-half hour prior to the event to direct patrons away from self-parking on surrounding streets.
81. A minimum of two security guards shall monitor the parking lot during all evening events until 30 minutes after closing or the cessation of the event.
82. The applicant shall install and maintain 24-hour security surveillance cameras of at least HD-quality to monitor all entrances and exits to and from the premises, the parking on-site facilities, and all interior spaces within the business which are open and accessible to the public. The banquet facility business shall be responsible for ensuring that the security surveillance camera's footage is available upon demand by the city. Video recordings shall be maintained for a minimum of ninety (90) days, and shall be made available to the Zoning Administrator or his/her designee upon request. Video shall be of sufficient quality for effective prosecution of any crime found to have occurred on the site of the business.
83. The business shall have a professionally installed, maintained, and monitored alarm system.
84. These conditions of approval must be posted in a conspicuous location for public viewing within the tenant space on a continuous basis for the life of this Conditional Use Permit beginning the date the use or alcohol sales commences.

Police Department

85. Applicant shall abide by decibel levels in the P.M.C. and not contest decibel levels as recorded by decibel readers used by Code Enforcement or the Police Department.
86. Applicant shall have on-site security to monitor and clear the parking lots during and after events.

Building and Safety Division

87. Governing Codes: Comply with the Current Edition of California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Energy Code, California Fire Code, California Green Building Standard Code, and the City of Pasadena Municipal Code. The governing edition is based on the date in which the project is submitted to the City of Pasadena for review. Important: New 2025 Codes will be in effect starting on January 1st 2026.

88. Building Code Analysis:

- a. Provide a Building Code Analysis on the title sheet. Include the code(s) information for each building proposed: Descriptive scope of work, occupancy, assessor's parcel number, number of stories, type of construction, fire sprinklers, floor area, height, and allowable floor area.
- b. A roof plan was not in this proposed design plan, further information is required for evaluation of the project.
- c. Provide more information on location of mechanical equipment location on proposed project. Equipment may not be located within 5 feet of property lines. If located on the roof top, provide height dimension on overall building structure measuring to top of the equipment.
- d. F.O.G. review and approvals shall comply with the City of Pasadena Health Department requirements as well as the California Building Standards Codes. A separate Health Department permit may be required.
- e. Occupant loads, travel distances, and number of exits are to be analyzed and comply with the California Building Code.
- f. Plumbing fixture count analysis is required to comply with minimum number fixtures for A-2 occupancy to determine restroom quantity and size.
- g. Provide access analysis for all existing adjacent parcels being used with expanded parking to ensure exiting, access, parking accessibility, and fire lanes are not impacted and remain code compliant. Proposed parking cannot block, impede, or restrict multi-family driveway access as proposed on the revised plans. Fire department review is required on all parcels used for proposed project.

89. Best Management Practices: Photocopy to plans and complete the BEST MANAGEMENT PRACTICE page 1(form must be signed). Photocopy any other applicable pages and cross reference the location at the site plan, i.e. the material storage, the concrete waste management, etc. These forms can be found at:
<https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>

90. Property Line Survey Required: Per City of Pasadena Policy property line survey is required for:

- a. New construction;
- b. Auxiliary buildings and additions where setback is less than 5'-0" to property line;
- c. All buildings where specific Zoning Division Variance is issued for approved setbacks & whether newly constructed or altered.

91. Soils Report Required: A soils engineer report is required for:

- a. All new constructed single and multi-family residential, commercial, and industrial buildings;

- b. An addition to a commercial or industrial building;
 - c. Second (2nd) story addition to existing one-story building; and
 - d. Hillside construction, i.e. decks, retaining walls, and swimming pools.
92. Green Code: Photocopy to plans and complete the 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH CITY OF PASADENA AMENDMENTS FORMS. These forms are being provided attach and can be found: <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>.
93. City Ordinance 7398 requires buildings to be all electric. The ordinance requires the following categories of buildings to be all-electric:
- a. Newly-constructed multi-family buildings greater than 3 units;
 - b. Newly-constructed mixed-use buildings;
 - c. Newly-constructed commercial buildings; and
 - d. Existing commercial buildings with new additions where the addition adds fifty-percent (50%) or more of the existing square foot area. In such cases, the entire building must convert to complete electrification.
94. Complete and attach the 2022 CALIFORNIA GREEN BUILDING RESIDENTIAL STANDARDS CODE WITH CITY OF PASADENA AMENDMENTS FORMS.
95. Low Impact Development (Lid): Low Impact Development (LID) **may** be required for this project. Refer to the City of Pasadena link for further information on the requirements and submittal process:
<https://www.cityofpasadena.net/wp-content/uploads/sites/30/FormPC.pdf?v=1599178168233>.
96. Means Of Egress (Exiting): Provide an egress plan showing compliance with all requirements for the exit access, the exit and the exit discharged detailed in chapter 10.
- a. Clearly label and identify on plans fire-resistive corridors, exit enclosures, exit passageways, horizontal exits, occupancy separation walls and floors, fire resistive shafts, and fire walls, along with their fire-resistive ratings as applicable.
 - b. Clearly show compliance with the maximum travel distance per chapter 10.
 - c. Roof terraces shall comply with all the applicable code provisions, i.e. exiting, type of construction, & accessibility.
 - d. Primary accessible path of travel shall include a primary entrance to the building or facility; toilet and bathing facilities serving the area; drinking fountains serving the area; public telephones serving the area, and signs.
97. Fire And Smoke Protection Features: Show materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.
98. Accessibility: Provide compliance with accessibility per CBC Chapter 11A and 11B accordingly.
- a. Provide an analysis for the minimum required units and parking spaces. Label the accessible units/parking spaces.
 - b. Provide the minimum vertical clearance for VAN accessible to basement and garage per 11A and/or 11B accordingly.

- c. Accessible parking count shall comply with California Building Code chapter 11B. Provide a code compliant access path from accessible stalls to building entrance.
 - d. Minimum 2-accessible stalls required for every parking lot with 26 or more parking stalls with access path to building entrance.
99. Required Plans and Permit(s): In addition to architectural plans, provide Structural, Shoring, Plumbing, Mechanical, Electrical plans, PV systems and grading plans as required. No deferred submittal. Separate permits are required for the following: Mechanical, Electrical, Plumbing, Fire Sprinkler, Demolition, Block walls, others. New ePermitting services. Visit the city website at: <https://www.cityofpasadena.net/planning/permit-center/permit-center-online/>.

Department of Water and Power (Water)

100. PWP records reflect that there is one 1-inch domestic service serving this property, the service was installed in 2015 (#24478). If the applicant or the Fire Department requests an upgrade, please reach out to Utility Services Planning at (626)744-4495.

Department of Water and Power (Power)

101. Applicant must contact Electrical Service Planning if any proposed electrical upgrade or construction near any existing electrical infrastructure (vault, power pole, switch, etc.). 626-744-4495.

Fire Department

102. Governing Codes: Comply with the current edition of the California Fire Code and referenced NFPA standards and the Pasadena Municipal Code.
103. Fire Operational Permits: Fire operational permits for functions involving use of candles, entertainment involving open flame, etc. shall require a permit from the Fire Department. Contacting Supervising Fire Inspector Jose Enriquez at jenriquez@cityofpasadena.net at least two weeks before any event for a determination on specific permit requirements.
104. Fire and Life Safety Protection Systems: The installation of a fire sprinkler system complying with the currently adopted California Fire Code, Pasadena Municipal Code, and applicable NFPA standard is required. The installation of a fire alarm system complying with the currently adopted California Fire Code, Pasadena Municipal Code, and NFPA 72 standard is required.
105. Smoke alarms. Provide approved interconnected hardwired smoke alarms, with battery backup, in each sleeping room, areas serving the sleeping rooms and at the top of stairways.
106. Provide emergency and standby power in accordance with the California Building Code and California Fire Code.
107. Include plan for compliance with Chapter 33, Fire Safety During Construction, in the building plan set.

108. Emergency Response, Communications, And Access: A fire road shall extend into the property so that no portion of the exterior of the structure is more than 150' from the fire road. Show dimensions on re-submitted plan (on site plan) to demonstrate compliance.
109. A 5-foot unobstructed firefighter access path is required to all exterior portions of the structure.
110. An approved 20-foot wide unobstructed (exclusive of parking) fire apparatus access road shall be provided.
111. Fire Hydrants And Fire Flow: Fire Hydrant spacing and fire flow shall be provided in accordance with the California Fire Code and Pasadena Municipal Code.
112. Egress: Egress shall comply with Chapter 10 of the California Building Code and the California Fire code for exit path and means of egress. An occupant load analysis shall be provided on the plans.
113. If delayed egress is provided on an exit door, the building shall be provided with fire sprinklers and a fire alarm system and meet all criteria for delayed egress.
114. A minimum of two means of egress are required from each floor. Additional exits may be required as per the California Building Code.

Department of Transportation

115. Valet Kiosk: The valet kiosk should be located at least 100' from the back of the sidewalk to accommodate a queue of up to 5 vehicles. If possible, the kiosk should be located on the north side of the parking lot at 1453-1467 North Lake Avenue.
116. Driveway Location: Driveways shall be located a minimum distance of fifty feet (50 feet) from the curb of any intersecting street.
- a. The existing driveway for 1416-1424 North Lake Avenue, located on East Rio Grande Street, is too close to the intersection of North Lake Avenue and East Rio Grande Street. A better location for the driveway would be along Sisson Alley. This driveway apron shall be removed or fenced off.
 - b. The proposed site plan shows two driveways on Sisson Alley. These two driveways should be consolidated to one driveway, to reduce the number of conflict points on the alley. The driveway should be at least fifty feet (50') from the sidewalk.
 - c. The parking lot design should allow for circulation such that vehicles would not have to reenter the alley to access all the parking spaces, per PMC Section 17.46.140 and would not back out onto the alley when exiting the parking lot.
117. The driveway design must be approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building).
118. Visibility Triangle: Per P.M.C. Section 17.46.170, the view corridor for a driveway shall not be obstructed with landscaping, block wall, or non-porous fencing greater than 2.5' in height. The view corridor shall be a minimum depth of five feet at the edge of the driveway and a width measured on both sides of the driveway of 50 feet, or the distance to the intercepting property line, whichever is less.

119. Loading: Any project loading/unloading spaces shall be on-site. DOT will not install a loading zone for project use along the project frontage.

120. Information: To discourage patrons from parking on the nearby residential streets, the business shall advise event organizers of the availability of valet parking services and of the limited street parking near the venue.

121. Traffic Impact Fee: The Traffic Reduction and Transportation Improvement Fee (Ordinance No. 7076) will apply to all net new residential, retail, industrial, and office developments and is based on the Fee Schedule at the time of the receipt of Certificate of Occupancy. For FY 2026 the fees are:

Land Use	Fee (FY 2026)
New industrial use per square foot	\$1.42
New office use per square foot	\$10.45
New retail use per square foot	\$13.89
Single family (per dwelling unit)	\$11,488.33
Multi-family (per dwelling units)	\$4,448.24

122. The fee per unit is subject to change based on the time of the project completion.

ATTACHMENT C SITE PLAN

