

VICTOR M. GORDO
CITY COUNCIL
COUNCILMEMBER
DISTRICT 5

September 29, 2003

Jane Rodriguez, City Clerk
Office of the City Clerk
City of Pasadena
100 N. Garfield Avenue, Room 237
Pasadena, California 91101

RECEIVED
03 SEP 29 P5:10
CITY OF PASADENA

Re: CUP # 4223 - 972-974 N. Mentor Ave.

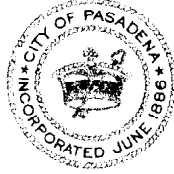
Jane:

With this letter I am requesting a 'call for review' of the September 17, 2003 decision of the Zoning Hearing Officer Paul Beard regarding CUP #4223 - 972-974 N. Mentor Ave.

I understand this request shall place an immediate stay on the Hearing Officer's ruling thereby placing a hold on the issuance of the building permit.

Thank you,

Victor M. Gordo
Councilmember, District 5



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

September 19, 2003

Neil Smith
57 West Palm Street
Altadena, CA 91001

**RE: Conditional Use Permit #4223
972-974 North Mentor Avenue
Council District #5**

Dear Mr. Smith:

Your application for a **Conditional Use Permit** at **972-974 North Mentor Avenue**, was considered by the **Zoning Hearing Officer** on **September 17, 2003**.

CONDITIONAL USE PERMIT: To legalize a 133 square foot addition to an existing legal non-conforming second unit.

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

Based upon these findings, it was decided by the Zoning Hearing Officer that the Conditional Use Permit be **approved** in accordance with submitted plans stamped **September 17, 2003**. The conditions listed in Attachments B and C were made a part of the approval.

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

Conditional Use Permit #4223

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

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.104, any person affected or aggrieved by the decision of the Zoning Hearing Officer has the right to appeal this decision within **ten days (September 29, 2003)**. The effective date of this case will be **September 30, 2003**. Prior to such effective date, a member of the City Council or Planning Commission may stay the decision and request that it be called for review to the Board of Zoning Appeals. However, if the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The decision becomes effective on the eleventh day from the date of the decision. The regular Appeal fee is \$1,275.29. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$637.65.

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

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

For further information regarding this case please contact **Lori E. Peterson at (626) 744 - 6708.**

Sincerely,



Paul Beard
Zoning Hearing Officer

Enclosures: Attachment A, Attachment B, Attachment C

St. A. Wright
For DANIEL A. RIX
City Engineer

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