

December 11, 2003

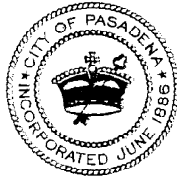
TO: Jane Rodriguez, City Clerk
 FROM: Councilmember Steve Madison
 SUBJECT: Call Up for Review



I wish to call up for review the following:

- Modification to a Minor Conditional Use Permit 3977 (1394 Glen Oaks)
- Modification to Minor Conditional User Permit 3976 (1300 Glen Oaks)
- Conditional Use Permit 4274 (1825 Braemar Road)

RECEIVED
 03 DEC 11 P2:13
 CITY CLERK
 CITY OF PASADENA



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

December 5, 2003

Greg Cahill
2428 Beverly Avenue
Santa Monica, CA 90405

**RE: Modification to Minor Conditional Use Permit #3977
1294 Glen Oaks Boulevard
Council District #6**

Dear Mr. Cahill:

Your application for a **Modification to Minor Conditional Use Permit at 1294 Glen Oaks Blvd.**, was considered by the **Zoning Hearing Officer on December 3, 2003.**

MODIFICATION TO MINOR CONDITIONAL USE PERMIT: To build a new house in the Hillside Overlay district.

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 **Modification to Minor Conditional Use Permit** be **approved** in accordance with submitted plans stamped **December 3, 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 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

Modification of Minor Conditional Use Permit #3977

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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 (December 15, 2003)**. The effective date of this case will be **December 16, 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 \$803.82. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$401.91.

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.

An Initial Environmental Study recommending a Negative Declaration without mitigation was approved on January 16, 2002. An Addendum has been prepared which details the proposed changes to the project, however the new proposal has not resulted in any substantial changes that require new mitigation. Based on this, the Zoning Hearing Officer will review and consider the Addendum with the Minor Conditional Use Permit application.

For further information regarding this case, please contact **Jennifer Paige-Saeki at (626) 744 – 7231.**

Sincerely,



Dave Mercer
Zoning Hearing Officer

Enclosures: Attachment A, Attachment B, Attachment C

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



PLANNING AND PERMITTING DEPARTMENT

November 25, 2003

Greg Cahill
2428 Beverly Avenue, Unit B
Santa Monica, CA 90405

**RE: Modification to Minor Conditional Use Permit #3977
1294 Glen Oaks Boulevard (House B)**

Dear Mr. Cahill:

In preparation for review of your **Modification to a Minor Conditional Use Permit** request, the Current Planning staff has prepared the recommendation included in this letter. The application is a proposed modification to a Minor Conditional Use Permit (MCUP) that was approved approximately one year ago. A Minor Conditional Use Permit is required to construct a new home in the Hillside Overlay district with a gross floor area exceeding 4,000 square feet. A MCUP was originally approved to allow a new 4,473 square foot, two-story single-family residence. The project proposes to reduce the size of the home from the original 4,473 square feet to 4,466 square feet. The shape of the home will become more rectangular, however the footprint is not increasing in size. The home will be located eight (8) feet closer to the north property line (resulting in a 10 foot setback from north "side" property line) and will be 17 feet further from the south property line (resulting in a 27' 6" setback from the south "side" property line).

The total proposed floor area is approximately 77 square feet less than the maximum allowable floor area of 4,543 square feet. As proposed, the residence would meet all applicable code requirements of the RS-2-HD zoning district (i.e., lot coverage, floor-area ratio, setbacks, building height, encroachment plane and parking). The new dwelling will be located 25 feet back from Glen Oaks Boulevard and will replace an existing detached two-car garage. Although the home meets all requirements of the RS-2 and Hillside Overlay districts, special consideration will still be given to the exterior finish of the home and landscaping of the site to ensure compatibility with the hillside location.

A decision is scheduled to be made by the Zoning Hearing Officer on **December 3, 2003**. The Current Planning staff recommendation to the Zoning Hearing Officer is for **approval** of the application with conditions. The recommended findings and conditions are included as ATTACHMENT A, ATTACHMENT B and ATTACHMENT C to this letter. Public Works staff has determined the original conditions of approval still apply to this project, and no new conditions have been added. The Public Works conditions can be found as ATTACHMENT C to this letter.

An Environmental Initial Study recommending a Negative Declaration was prepared and approved for this project pursuant to the guidelines of the California Environmental Quality Act. A copy of the original Negative Declaration and Environmental Initial Study are attached to this

Modification to Minor Conditional Use Permit #3977

1294 Glen Oaks (House B)

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report for reference. An Addendum has been prepared which details the proposed changes to the project, however the new proposal has not resulted in any substantial changes that require new mitigation. Based on this, the Zoning Hearing Officer will review and consider the Addendum with the Minor Conditional Use Permit application.

The recommended findings and conditions of approval have been enclosed with this letter for your review to provide you with an opportunity to comment on the staff recommendation before the Zoning Hearing Officer makes a decision on your application. Comments on the recommendation must be received by our office on or prior to **December 2, 2003 by 5:00 p.m.**, in order for the Zoning Hearing Officer to review your comments with the staff recommendation. If you would like to request a public hearing, a request must be filed at least one day before the scheduled hearing date.

Sincerely,



Jennifer Paige-Saeki, AICP
Planner

Enclosures: Attachment A – Recommended Findings
Attachment B – Recommended Conditions
Attachment C- Original Public Works Conditions
Original Negative Declaration and Environmental Initial Study
Proposed Addendum to Initial Study

xc: Michael Huntley, File: Modification to MCUP 3977, File: MCUP3977.