


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)

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 CITY CLERK
 CITY OF PASADENA



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

December 5, 2003

Doug Madsen
1825 Braemar Road
Pasadena, CA 91103

**RE: Conditional Use Permit #4274
1825 Braemar Road
Council District #6**

Dear Mr. Madsen:

Your application for a **Conditional Use Permit** at **1825 Braemar Rd.**, was considered by the **Zoning Hearing Officer** on **December 3, 2003**.

CONDITIONAL USE PERMIT: To allow a new home to be built in the Hillside Overlay district that is over 4,000 square feet. The existing home on the lot will be demolished. A Variance is also requested to allow the applicant to encroach into the required rear yard setback.

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 **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

Conditional Use Permit #4274

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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 (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 \$1,407.25. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$703.62.

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 3 §15303, New Construction or Conversion of Small Structures).

For further information regarding this case, please contact **Jason Kruckeberg at (626) 744 – 6726.**

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)