

From: Steve Madison
To: jrodriguez@ci.pasadena.ca.us
Subject: Call-up request

RECEIVED

'04 APR 33 P 6:35

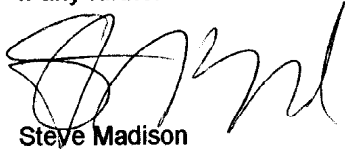
CITY CLERK
CITY OF PASADENA

May 3, 3004

I wish to call up for review the following matter:

Modification to Conditional Use Permit #4012
485 South Grand Avenue

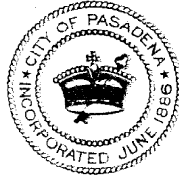
If any further information is needed, please advise. Thanks.



Steve Madison

CC: Tsuzuki@ci.pasadena.ca

05/10/2004
7.A.2.



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

April 23, 2004

Christopher V. Ward, AIA
8060 Melrose Avenue, Suite 230
Los Angeles, CA 90046

**RE: Modification to Conditional Use Permit #4012
485 South Grand Avenue
Council District #6**

Dear Mr. Ward:

Your application for a **Conditional Use Permit** at **485 South Grand Avenue**, was considered by the **Zoning Hearing Officer** on **April 21, 2004**.

Conditional Use Permit: To allow the construction of a 38 square foot second-floor addition over a porte-cochere such that the house will exceed 4,000 square feet.

Variance: To allow the addition to have a 5'-1" setback where 9'-1" is required.

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 **denied** in accordance with submitted plans stamped **April 21, 2004**.

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 (May 3, 2004)**. The effective date of this case will be **May 4, 2004**. 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

Modification to Conditional Use Permit #4012

Page 2

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 \$724.74. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$362.37.

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 **David Sinclair at (626) 744 - 6766.**

Sincerely,



Dave Mercer
Zoning Hearing Officer

Enclosures: Attachment A

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)

ATTACHMENT A
FINDINGS FOR CONDITIONAL USE PERMIT #4012

Conditional Use Permit – Hillside Home Exceeding 4,000 Square Feet.

1. *The location of the conditional use permit is not in accordance with the special purposes of Title 17 of the Pasadena Municipal Code and the purposes of the RS-2 HD district in which the proposed project is located. Specifically, the proposal does not comply with the intent of the development standards as specified in Section 17.48 (Hillside Development Standards) and 17.20 (Single-Family Residential) of the Zoning Code. Although the proposed addition will be below the allowed square footage of the subject site, the location of the addition is located entirely within the required side yard setback. No unique or extraordinary circumstance exist that permit staff to recommend approval.*

Variance – To Locate Addition in the Required Side Setback.

2. *There are no exceptional or extraordinary circumstances or conditions applicable to the development site that do not apply generally to sites in the same zoning district. In this case, the circumstances that have resulted in this Variance request are a self-imposed hardship, not in response to unique conditions of the property. The Zoning Code does not allow buildings to increase an existing non-conforming standard, in this case reducing a non-conforming side yard setback. The proposed addition would result in second-floor living space located 5'-4 ½" into the required 9'-1" side yard setback, where the existing non-conforming setback is 7'-2". No unique or extraordinary circumstance is evidenced as to why the new construction cannot comply with the previously approved Conditional Use Permit (CUP#4012).*