



To: City Clerk  
City of Pasadena

FAX: 626-744-3921

From: Jeff Lee  
Nevis Homes

Re: Withdraw of appeal on 64 Mar Vista Ave, Pasadena TTM#062016

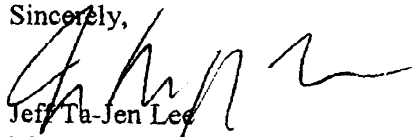
CITY CLERK  
CITY OF PASADENA

05 APR 21 A9:02

RECEIVED

Please consider this letter a written request to withdraw the appeal of the above stated application. The City of Pasadena and the Applicant have reached a mutually agreeable resolution to the matter involved in the application.

Sincerely,

  
Jeff Ta-Jen Lee  
Manager, Nevis Homes

4/25/2005  
6.B. 7:00 P.M.

# APPEAL APPLICATION

RECEIVED

GENERAL INFORMATION: (Please print) **05 FEB 10 P1 25** Date: 2/10/05

Appellant: NEVIS HOMES, LLC / 64 MAE VISTA LLC

Mailing Address: 350 W HUNTINGTON DR, # 201

City: ARCADIA State: CA Zip: 91007

Phone #: (day) 626 254 0033 (evening) \_\_\_\_\_ Fax #: 626 254 2133

Contact Person: JOE PARZA EXT 122 Phone #: 626 254 0033

Applicant (if different from appellant): \_\_\_\_\_

## APPEAL APPLICATION

Application # TTM#062010 Date of Decision 2/3/05 Appeal Deadline 2/22/05

Property 64 MAE VISTA PASADENA, CA Address: \_\_\_\_\_

- I hereby appeal the decision of the:
- Zoning Hearing Officer
  - Zoning Administrator
  - Environmental Administrator
  - Planning Director
  - Film Liaison
  - Subdivision

The decision maker failed to comply with the provisions of the zoning ordinance in the following manner:

WE DO NOT AGREE WITH AND PROTEST CONDITION # 10  
ON MEMORANDUM DATED 2/3/05

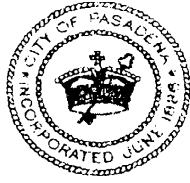
If necessary, please attach additional sheets

[Signature]  
Applicant's Signature

2/10/05  
Date of Application

SIX SETS OF PLANS AND LABELS MUST BE SUBMITTED WITH APPLICATION.

Activity # _____	_____
Application Fee: \$ _____	Appeal Hearing Date: _____
Date Received: _____	Received by: _____



## MEMORANDUM - City of Pasadena

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**DATE:** February 9, 2005  
**TO:** Subdivision Committee  
**FROM:** Ariel Socarras, Planner  
**RE:** Tentative Tract Map #062016, 64 Mar Vista Avenue

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This case was originally scheduled to be heard at the January 12, 2005 Subdivision Committee meeting. At the public hearing, the applicant requested that the case be continued to provide time to clarify some issues related to the pending sale of the property and to address questions pertaining to the Tenant Protection Ordinance. Specifically, the applicant wanted to know if the Tentative Parcel Map approval could be voluntarily relinquished, if the new property owner desired, so that the provision of the Tenant Protection Ordinance limiting the amount rent can be increased would not apply. The Zoning Code specifically excludes Tract and Parcel Maps from being voluntarily relinquished, which means that all provisions of the Tenant Protection Ordinance would apply to the property for the duration of the term of the Tract Map approval (2 years).

Also, the City's Housing Division has reviewed the matter pertaining to the existing affordable housing covenant on the property and is recommending that twenty (20) of the units be maintained upon conversion as affordable ownership housing for a period of forty-five (45) years. Staff is recommending that the following conditions be added to Attachment B of the staff report for Tentative Tract Map #062016, dated January 12, 2005.

10. The existing rental housing affordability covenant on the property shall be released and a new ownership housing covenant shall be recorded requiring that twenty (20) units be maintained at Affordable Housing Cost for moderate income households for a period of forty-five (45) years. The covenant shall be prepared by the City's Housing Division, executed by the City and Owner, and recorded with the Los Angeles County Recorder.
11. Evidence of inspection and approval of the property by the Housing Rights Center for compliance with the Tenant Protection Ordinance shall be provided to the Zoning Administrator prior to the submittal of the Final Tract Map to the Department of Public Works.