



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

March 26, 2014

Edward Morse  
Morse Boudreaux Architects  
1931 Newport Blvd.  
Costa Mesa, CA 92627

**NOTICE OF DECISION**  
**Application for Concept Design Review**  
**2900 E. Del Mar Boulevard**

PLN2013-00320  
Council District 4

Dear Mr. Morse:

On March 25, 2014, at a public hearing at the Pasadena Permit Center, the Design Commission, acting under the provisions of §17.61.030 of the Pasadena Municipal Code, reviewed your application for Concept Design Review for construction of a two-story, 120-bed psychiatric hospital. The submittals used for this review are photographs, site plans, elevations and renderings submitted on July 9, 2013 with additional design studies submitted for Design Commission review at public hearings on August 26, 2013; November 26, 2013 and March 11, 2014. The design guidelines applied to this review were the City-wide Design Principles in the Land-use Element of the General Plan and the Secretary of the Interior's Standards for Rehabilitation. In its decision, the Commission:

**Findings for Concept Design Review**

1. Found that the project is **not consistent** with the purposes of PMC chapter 17.61.030 – Design Review;
2. Found that the project **is not consistent** with the Citywide Design Principles in the Land Use Element of the General Plan and the Secretary of the Interior's Standards for Rehabilitation; and,
3. Based on these findings, **denied** the application for concept design review.

*Effective Date ♦ Call for Review ♦ Appeal*

This decision becomes effective on **Tuesday, April 8, 2014**. Before the effective date, the City Council may call for a review of your application. If the Council calls for a review of your application, this decision becomes void, and the application will be considered as a new item. In addition, you or any person affected by this decision may appeal it to the City Council before

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the effective date by filing an appeal in writing with the City Clerk (Room S228, 100 N. Garfield Avenue) along with an appeal fee of \$1,545.00. **The last day to file an appeal is Monday, April 7, 2014.** Appeals must cite a reason for objecting to a decision. Please note that appeals and calls for review are conducted as de novo hearings, meaning that the lower decision is vacated and the entire decision is review anew. In addition, it should be noted that the original approval period for the original decision remains unchanged by the approval of this modification.

Sincerely,



Kevin Johnson  
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cc: Address file; chronological file; Tidemark; City Clerk; City Council; Council Rep. District 4