



PASADENA PERMIT CENTER  
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# ATTACHMENT A

CITY OF PASADENA  
PERMIT CENTER  
2015 NOV 30 PM 12:10

## REQUEST FOR APPEAL

### APPLICATION INFORMATION

Project Address: 180 South Euclid Avenue

Case Type (MCUP, TTM, etc.) and Number: PLN2015-00545

Hearing Date: November 24, 2015

Appeal Deadline: December 4, 2015

### APPELLANT INFORMATION

APPELLANT: Balian Investments, LLC

Telephone: [626] 584-0460, x 104

Address: 127 N. Madison Avenue, Ste. No. 200

Fax: [626] 564-2633

City: Pasadena State: CA Zip: 91101

Email: mbalian@msbconstructors.c

APPLICANT (IF DIFFERENT): \_\_\_\_\_

I hereby appeal the decision of the:

Hearing Officer

Zoning Administrator

Design Commission

Director of Planning and Development

Historic Preservation

Film Liaison

15 NOV 30 02:47 PM

### REASON FOR APPEAL

The decision maker failed to comply with the provisions of the Zoning Code, General Plan or other applicable plans in the following manner (use additional sheets if necessary):

On November 24, 2015, the Design-Review Commission ("DRC") failed to comply with Chapter 17.62 of the City's Zoning Code in determining whether the dilapidated office building on the subject property constitutes a "historic resource." The DRC also failed to make the legally required findings based upon substantial evidence; failed to apply the criteria under National Register Bulletin 15 for such designations; ignored direct evidence conclusively establishing that the building fails to comply with Bulletin 15 and/or the Zoning Code; improperly considered options and alternatives that were not based upon the evidence presented; and, inappropriately relied on certain Commissioners' subjective personal opinions and preferences for their decision.

Signature of Appellant

Date

\* OFFICE USE ONLY

PLN # 2015-00545

CASE # \_\_\_\_\_

PRJ # \_\_\_\_\_

DESCRIPTION Appeal of Design Commission Decision to the City Council

DATE APPEAL RECEIVED: 11/30/15

APPEAL FEES: \$ 272.95

RECEIVED BY:

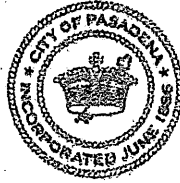
APP-RFA Rev: 1/18/07

PLANNING AND DEVELOPMENT DEPARTMENT  
CURRENT PLANNING SECTION

175 NORTH GARFIELD AVENUE  
PASADENA, CA 91101

T 626-744-4009  
F 626-744-4785

# ATTACHMENT B



## PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

November 25, 2015

Balian Investments, LLC  
ATTN: Mike Balian  
127 N. Madison Avenue, Suite 200  
Pasadena, CA 91101

**NOTICE OF DECISION**  
Application for Consolidated Design Review  
180 S. Euclid Avenue

PLN2015-00545  
Council District 6

Dear Mr. Balian:

On November 24, 2015, at a public hearing at Pasadena City Hall, the Design Commission, acting under the provisions of §17.61.030 of the Pasadena Municipal Code, reviewed your application for Consolidated Design Review for the demolition of a potentially historic house at the above-referenced address. The guidelines applied to this review were the Citywide Design Principles in the Central District Specific Plan and the criteria for designation of a landmark in §17.62.040 of the Pasadena Municipal Code. In its decision, the Commission:

### Environmental Determination

1. Found that CEQA does not apply to the project, because it was disapproved.

### Findings for Compliance with the Tree Protection Ordinance

1. Acknowledged that no protected trees are proposed to be removed in conjunction with this application.

### Findings for Consolidated Design Review

1. Found that the project is inconsistent with the purposes of design review and the Design Guidelines in the Central District Specific Plan;
2. Found that the project will cause a significant adverse effect as defined in the State CEQA guidelines; and
3. Based on these findings, disapproved the application for consolidated design review to demolish the house at 180 South Euclid Avenue.

Mike Balian  
180 South Euclid Avenue (PLN 2015-00545)  
Page 2 of 2

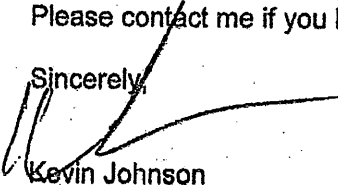
*Effective Date ♦ Call for Review ♦ Appeal*

This decision becomes effective on **Friday, December 4, 2015**. 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 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 \$272.95. **The last day to file an appeal is Thursday, December 3, 2015.** 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.

This approval expires three years from the effective date. The approval may be extended by filing a written request with the Planning Director before the expiration of the effective date (along with the fee for renewal of an approval). Any changes to the approved design for the project should be submitted to City staff for review and approval. Minor changes that are consistent with the intent of the approved final design may be approved by City staff. Major changes involving substantial deviations in the project's approved design or conditions of approval require a separate application for changes to an approved project. As many as two applications for changes to an approved project may be filed during a calendar year. Major changes may be approved only if there are findings of changed circumstances that justify revisions.

Please contact me if you have any questions about this letter.

Sincerely,



Kevin Johnson  
Senior Planner  
Design & Historic Preservation Section  
Tel 626-744-7806; fax 626-396-7259  
Email: kevinjohnson@cityofpasadena.net

Attachment: Photograph

cc: Address file; Tidemark; City Clerk; City Council; Council Rep. District 6

180 S. Euclid Avenue Street View

