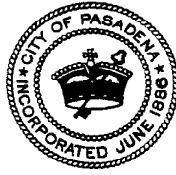


Johnson, Sharon

From: Madison, Steve
Sent: Monday, August 27, 2001 1:55 PM
To: Johnson, Sharon
Subject: CUP #3387

I wish to call for review CUP #3887 at 820 Chula Vista.



FILE COPY

PLANNING AND PERMITTING DEPARTMENT
PLANNING DIVISION

August 17, 2001

Denise C. Tomlan, Architect
1710 Fletcher Avenue
South Pasadena, CA 91030

**RE: Conditional Use Permit #3887
820 Chula Vista Avenue
Council District #6**

Dear Ms. Tomlan:

Your application for a **Conditional Use Permit at 820 Chula Vista Avenue**, was considered by the **Zoning Hearing Officer on August 15, 2001**.

CONDITIONAL USE PERMIT: To allow an addition to a home that exceeds 4,000 square feet in a hillside overlay district (existing home is 4,729 square feet). The project includes a 200 square foot addition to north side of the main structure, a 150 square foot kitchen expansion and 25 square foot family room addition both to the south side of the structure, and a 429 square foot second story addition over existing first floor area.

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 that the Conditional Use Permit be **approved** in accordance with submitted plans by the Zoning Hearing Officer and stamped **August 15, 2001**. The conditions listed in Attachment B were made a part of the approval. The attached Public Works and Transportation Conditions were also made a part of this 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 from 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 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**. The effective date of this case will be **August 28, 2001**. 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.

Any permits, which are 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 Categorically Exempt (Class 1) from environmental review pursuant to the guidelines of the California Environmental Quality Act, CEQA (Section 15301, Existing Facilities). The addition will not result in an increase of 50% of the existing floor or 2,500 square feet.

Sincerely,



Paul Beard
Zoning Hearing Officer

Enclosures: Attachment A, Attachment B, Public Works and Transportation Conditions

Conditional Use Permit #3887

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xc: City Clerk, City Council, Building Division, Public Works, Power Division, Water Division, Design and Historic Preservation, Hearing Officer, Code Enforcement-George Chapjian, Case File, Decision Letter File, Planning Commission (9), Alcohol Beverage Control, Police SIS – Lt. Kevin Jones.