

From: "Suzuki, Takako" <tsuzuki@ci.pasadena.ca.us>
 To: "stevemadison@quinnemanuel.com" <stevemadison@quinnemanuel.com>
 Date: 1/17/03 2:42PM
 Subject: FW: Call Up: CUP 4145

> -----Original Message-----

> From: Rodriguez, Jane
 > Sent: Friday, January 17, 2003 1:29 PM
 > To: Madison, Steve
 > Subject: RE: Call Up: CUP 4145
 > Importance: High

> Councilmember Madison:

> The Municipal Code requires that you submit a signed request for a call
 > for review. Would you please print this e-mail, sign it, and fax it back
 > to the City Clerk's Office at (626) 744-3921. Upon receipt of your
 > signed request, I will agendize the matter for Council's consideration of
 > calling the matter for review by the Board of Zoning Appeals.

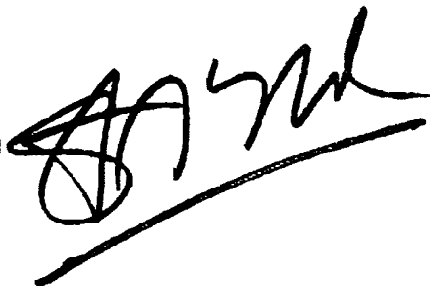
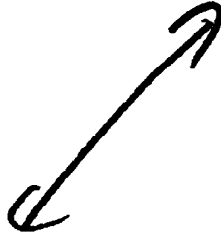
> Thank you.

> --Jane Rodriguez

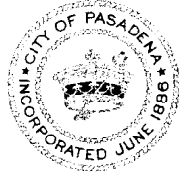
> -----Original Message-----

> From: Madison, Steve
 > Sent: Friday, January 17, 2003 12:29 PM
 > To: Rodriguez, Jane
 > Subject: Call Up: CUP 4145

> I wish to call up CUP 4145 (Gotta Java) before the City Council.

1/27/2003
 7.A.(4)



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

January 17, 2003

Ken Woods
301 North Lake Avenue
Pasadena, CA 91101

**RE: Conditional Use Permit #4145
686 South Arroyo Parkway
Council District #6**

Dear Mr. Woods:

Your application for a **Conditional Use Permit at 686 South Arroyo Parkway**, was considered by the **Zoning Hearing Officer** on **January 15, 2003**.

Conditional Use Permit: To relocate an existing drive-thru coffeeshop (Gotta Java) to this site, which is currently occupied with an existing public storage building. A Conditional Use Permit is required to establish a drive-thru business in the IG zoning district. Variances are also requested from the 500-foot distance requirement for take-out restaurants, and to reduce the required 5-foot front yard to 2 feet. In addition, a Sign Exception application has been submitted to allow a roof sign.

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 **approved** in accordance with submitted plans stamped **January 15, 2003**. The conditions listed in Attachments B and C were made a part of the 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 of 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

Conditional Use Permit #4145

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 (January 27, 2003)**. The effective date of this case will be **January 28, 2003**. 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. The regular Appeal fee is \$1,512.40. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$756.20.

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 California Environmental Quality Act (Public Resources Code, §21080(b)(9); California Code of Regulations, Title 14, Chapter 3, §15303, Class 3 – New Construction or Conversion of Small Structures).

For further information regarding this case, please contact **Ariel Socarras at (626) 744-7101.**

Sincerely,



Dave Mercer
Zoning Hearing Officer

Conditional Use Permit #4145

Enclosures: Attachment A, Attachment B, Attachment C

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)