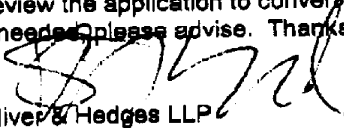


**Steve Madison - Call Up Request**

**From:** Steve Madison  
**To:** jrodriguez@ci.pasadena.ca.us  
**Date:** 6/1/04 3:18PM  
**Subject:** Call Up Request

Jane - I wish to call up for review the application to convert 16 units to residential units at 52 West Green. If any further information is needed please advise. Thanks.

22 54



Steven G. Madison  
Quinn Emanuel Urquhart Oliver & Hedges LLP  
865 South Figueroa Street  
10th Floor  
Los Angeles, CA 90017  
Tel.: (213) 624-7707  
Fax: (213) 624-0643

\*\*\*\*\*  
**CONFIDENTIALITY NOTICE:**

The information in this electronic mail is confidential and may be privileged. If you are not the intended recipient, you are hereby notified that any review, dissemination, disclosure, copying, or distribution of the information in these documents is strictly prohibited. If you have received this communication in error, please contact the sender by reply mail and destroy all copies of the original message. To reply to our e-mail administrator directly, send your message to [dms@qeuo.com](mailto:dms@qeuo.com).  
\*\*\*\*\*

**CC:** Tsuzuki@ci.pasadena.ca

06/07/2004  
7.A.1.

 **FILE COPY**



PLANNING & DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

May 21, 2004

Craig Jones  
429 Santa Monica Blvd. Suite 270  
Santa Monica, CA 90401

**RE: Conditional Use Permit #4329  
22 West Green Street  
Council District #6**

Dear Mr. Jones:

Your application for a **Conditional Use Permit** at **22 West Green Street**, was considered by the **Zoning Hearing Officer** on **May 19, 2004**.

**CONDITIONAL USE PERMIT: To allow the conversion of 16 office units into 16 rental housing units.**

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 **May 19, 2004**. 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 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

443 1110

**Conditional Use Permit #4329**

**Page 2**

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 (June 1, 2004)**. The effective date of this case will be **June 2, 2004**. 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 \$1,213.55. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$606.78.

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 guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, Class 1, §15301, Existing Facilities).

For further information regarding this case please contact **David Sinclair at (626) 744 - 6766.**

Sincerely,



Paul Novak  
Zoning Hearing Officer

Enclosures: Attachment A, Attachment B, Attachment C

**Conditional Use Permit #4329**

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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-Ellen Clark, Case File, Decision Letter File, Planning Commission (9)