

**ATTACHMENT C**  
**Comments received from Public**

**From:** Milan [milan@mgsolutionsinc.com]  
**Sent:** Tuesday, March 03, 2009 11:56 AM  
**To:** Poindexter, John  
**Subject:** RE: Time Extensions  
Hey John,

I just wanted to check in with you to see how the extension request went with the Historic Preservation Commission last night. Hopefully, they were in favor of your recommendation. If so, when will it be placed on the City Council agenda for consideration.

Thanks,

Milan L. Garrison, President  
**MG Resolutions, Inc.**  
595 E. Colorado Boulevard, Suite 528  
Pasadena, CA 91101  
626. 584. 1098 office  
626. 584. 1253 fax  
[milan@mgsolutionsinc.com](mailto:milan@mgsolutionsinc.com)  
*Planning & Redevelopment Consulting*  
*("Inception to Completion")*

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**From:** Poindexter, John [mailto:jpoindexter@cityofpasadena.net]  
**Sent:** Saturday, February 28, 2009 12:28 PM  
**To:** milan@mgsolutionsinc.com  
**Subject:** Time Extensions

Milan,

In the past you have expressed concerns regarding the maintenance of entitlements past the expiration date. FYI, we are moving forward with a proposed policy in that regard. A staff report, outlining the current proposal, will be considered by the Historic Preservation Commission this Monday. The staff report is available at the following web site <http://www.ci.pasadena.ca.us/planning/meetings/notices.asp>. Scroll down to Historic Preservation Commission and click on the report relating to time extensions.

Thanks,  
John P

**From:** Cozen, Darrell  
**Sent:** Tuesday, March 24, 2009 6:12 PM  
**To:** Poindexter, John  
**Subject:** RE: 770 E. Walnut

Oh, that's great. When I last heard about it, it was not going to be retroactive. The man who called is a realtor named Mike Dostellic at 585-4321. I mistakenly told him that I thought the entitlement might still be alive. I have left him a voice message to say that it has expired when he calls me back.

Darrell

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**From:** Poindexter, John  
**Sent:** Tuesday, March 24, 2009 6:09 PM  
**To:** Cozen, Darrell; Cronin, Jeff  
**Cc:** Cronin, Jeff  
**Subject:** RE: 770 E. Walnut

Darrell,

Give me the buyer's contact information. I want to make sure that I send them a copy of the public notice for when this item goes to the City Council.

In answer to your question. The current proposal includes retroactivity, but we cannot guarantee that it will be adopted that way.

John P

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**From:** Cozen, Darrell  
**Sent:** Tuesday, March 24, 2009 6:04 PM  
**To:** Cronin, Jeff  
**Cc:** Poindexter, John  
**Subject:** 770 E. Walnut

Jeff,

A potential buyer today to check on the entitlements. I found that the Final Design Review expired last November and no extension was received. I know you had some contact with the owner and thought this would be of importance. I wonder if the new extensions we are considering could have some retroactivity involved in them.

Darrell

**From:** Cozen, Darrell  
**Sent:** Thursday, March 26, 2009 10:56 AM  
**To:** Poindexter, John  
**Subject:** RE: 770 E. Walnut

John, the situation on this case is that they failed to apply for the first extension for Final Design Review because Trammel Crow was working with us on a new design at that time. It has now expired. Now there may be some interest in the first design that has expired. According to Burke, their planner, the first design may not be feasible any more; so it is unclear. If you call the realtor I gave you, you may also want to call the original (and I think current) owner of this parcel, who is Scott Yang for 185 Hudson LLC at 254-0099 or [scott@nevishomes.com](mailto:scott@nevishomes.com).

Darrell

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**From:** Poindexter, John  
**Sent:** Wednesday, March 25, 2009 4:35 PM  
**To:** Cozen, Darrell  
**Cc:** Cronin, Jeff  
**Subject:** RE: 770 E. Walnut

Thanks.

I plan to contact this party once we have a tentative date for City Council consideration of this proposed policy. If other applicants inquire regarding a 2<sup>nd</sup> extension please advise me.

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Darrell

**From:** Johnson, Kevin  
**Sent:** Thursday, March 26, 2009 7:34 AM  
**To:** Poindexter, John  
**Subject:** RE: 770 E. Walnut  
So far, the only inquiry I've had is:

Andrew Kil, PLUS Architects  
1770 Sawtelle Blvd.  
Los Angeles, CA 90025  
[andrewk@plusarchitect.com](mailto:andrewk@plusarchitect.com)  
310-478-6149

The project is 737 E. Walnut St., PLN2007-00427 (and BLD2007-01176).

Kevin Johnson  
Design & Historic Preservation Section  
City of Pasadena

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**From:** Poindexter, John  
**Sent:** Wednesday, March 25, 2009 4:37 PM  
**To:** Johnson, Kevin  
**Subject:** FW: 770 E. Walnut

Kevin,  
Please advise me of the contact info for any inquiries. I am compiling a listing of parties to receive the public notice.  
Thanks,  
John P

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**Sent:** Wednesday, March 25, 2009 4:35 PM  
**To:** Cozen, Darrell  
**Cc:** Cronin, Jeff  
**Subject:** RE: 770 E. Walnut

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Darrell

**From:** Cozen, Darrell  
**Sent:** Friday, April 10, 2009 3:28 PM  
**To:** Poindexter, John  
**Subject:** RE: 770 E. Walnut  
John,

I heard that the owner is trying to revitalize the approved design since Trammell Crow backed out. In case you need the current owner's information for the Council meeting, it is 185 Hudson LLC (ATTN: Scott Yang), 650 W. Huntington Dr., Suite 201, Arcadia, 91007, phone 626-254-0099.

Darrell

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**Sent:** Tuesday, March 24, 2009 6:09 PM  
**To:** Cozen, Darrell; Cronin, Jeff  
**Cc:** Cronin, Jeff  
**Subject:** RE: 770 E. Walnut

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Darrell



**From:** Johnson, Kevin  
**Sent:** Monday, April 13, 2009 1:00 PM  
**To:** Poindexter, John  
**Subject:** Time extension ordinance interested party  
John,

Tim DUBY of CEAL Properties (developer of the approved but unbuilt project at 171 S. Hudson Avenue) is interested in tracking the time extension ordinance. His email is [tymmyd@hotmail.com](mailto:tymmyd@hotmail.com).

Thanks,

Kevin Johnson  
Design & Historic Preservation Section  
City of Pasadena Planning & Development Department

**From:** Odell, Mark  
**Sent:** Monday, April 27, 2009 9:59 AM  
**To:** Poindexter, John  
**Subject:** FW: Extension of Time Limits for Approval of Planning Entitlements

John; This is the developer for 550 E. Colorado and 1595 N. Lake who is asking about entitlement extensions for their projects.

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**From:** Tom [mailto:Tom@charles-company.com]  
**Sent:** Monday, April 27, 2009 8:38 AM  
**To:** Odell, Mark  
**Subject:** RE: Extension of Time Limits for Approval of Planning Entitlements

Mark,

My apologies for not clarifying. This is not in regards to Lake & Elizabeth, but to the application from Staff/Poindexter for the Entitlement extension.

Thanks  
Tom

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**From:** Odell, Mark [mailto:modell@cityofpasadena.net]  
**Sent:** Monday, April 27, 2009 8:15 AM  
**To:** Tom  
**Subject:** RE: Extension of Time Limits for Approval of Planning Entitlements

Tom; As we discussed, the next step is 50% review and final design review. Please implement the changes/suggestions from the design commission, after meeting with me (with the design team) to discuss.

M.

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**From:** Tom [mailto:Tom@charles-company.com]  
**Sent:** Friday, April 24, 2009 8:59 AM  
**To:** Odell, Mark  
**Subject:** Extension of Time Limits for Approval of Planning Entitlements

Good morning Mark,

I am following up on the progress of this application with in the City of Pasadena. What is the next step in the approval process?

Thanks  
Tom Lao

HANNON DEVELOPMENT, INC.

February 24, 2009

City of Pasadena  
Mayor Bill Bogaard  
Tel: 626.744.4311  
Fax: 626.744.3727

OFFICE OF THE MAYOR  
RECEIVED  
2009 FEB 24 AM 9:38

**RE: De Garcia Residence - 1334 S. Los Robles, Pasadena, California**  
*Hillside Development Permit #4544*  
*Expiration Date: February 27, 2009*

Mr. Mayor Bogaard,

We are requesting a short extension of time to obtain favorable loan for the building permit and construction as well as the completion of plan check. We do not understand why there are two deadlines for this application, and why the planning deadline supersedes the building plan check time frame.

We have been in contact with Mr. Kent Lin, of the Planning Department, and had requested a second extension. Unfortunately, the request had been denied by, Mr. Denver Miller, the Zoning Administrator. We have included the email and letter for your reference.

An extension letter for building plan check, Plan Check number: BLD2008-00161, was submitted to Mr. Sarkis Nazerian, on February 20, 2009. Corrections to plan check were resubmitted on February 6<sup>th</sup> and the plans are scheduled to be reviewed on Feb 25<sup>th</sup>.

My Client has additional letters from her banks, confirming the difficulty of obtaining construction loans. We can provide these if required. The Owners are developers and realtors and have been greatly affected by the market since the end of 2007.

Mr. and Mrs. deGarcia were expecting to complete the addition by early 2007, but the approval for the Hillside Development Permit took almost two years, and the real estate market had begun to change. We are asking for your help while they confirm the loans necessary to complete their addition to their dream home.

If you have any questions, please call me anytime. Thank you.

Sincerely,



Michael Chiu

HANNON DEVELOPMENT, INC.

February 6, 2009

City of Pasadena  
Planning and Development Department  
Zoning Administrator  
175 North Garfield Avenue  
Pasadena, CA 91109-7215  
Tel: 626.744.4009  
Fax: 626.793.5937

RE: **De Garcia Residence**  
*1334 S. Los Robles, Pasadena, California*  
*Plan Check number: BLD2008-00161*

To the Zoning Administrator,

Mr. and Mrs. De Garcia had planned to proceed with the house remodel in October 2008.

Given the recent upheaval of the financial markets, the loan market has changed dramatically, with fewer banks lending for construction, and the ability to obtain a construction loan has been quite difficult these past six months. Mr. and Mrs. Garcia plan to complete their dream home and will be able to finalize their loan by next month.

We are forwarding a letter from Mr. and Mrs. De Garcia's loan officer.

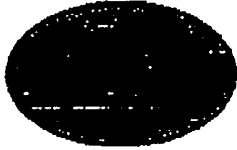
We hope you will understand their predicament and poor market timing. We are only requesting a short extension of time to obtain favorable loan.

If you have any questions, please call me anytime. Thank you.

Sincerely,



Michael Chiu  
Hannon Development, Inc.



**FUNDING EXPRESS FINANCIAL INC.**

February 5, 2009

To Building Official, City of Pasadena  
Attn: Lin Kent

This letter is to request an additional extension of permit # ----- for an addition period of 12 months. This permit is for work at 1334 S. Los Robles Avenue, Pasadena, CA 91106 HDP 4544 for Ray and Yolanda Garcia.

As of January 10, 2009, both local and regional lenders have gotten very conservative and many have stopped offering construction loans altogether. There are a few lenders that specialize in construction loans that are still lending. We at Funding Express Financial are working with several banks to get new approval with the new regulations stipulated by the new government; therefore it is very important that we can get this extension to provide Mr. and Mrs. Garcia with the continuation of their construction.

In making this request I hereby certify that we will find the necessary lending for Mr. and Mrs. Garcia. We are just requesting this extension.

I understand that the extension for which I am requesting will have an extra fee and that should not be a problem.

Should you have any question please do not hesitate to call me at 626-622-3730

Sincerely Yours,

*Lili Gregory*  
Lili Gregory  
Sr. Loan Executive Consultant



FW: 1334 S. Los Robles HDP 4544 Time Extension Request

<http://webmail.aol.com/41421/aol/en-us/mail/PrintMessage.aspx>

From: Lin, Kent <kefin@cityofpasadena.net>  
To: hannondev@aol.com  
Subject: FW: 1334 S. Los Robles HDP 4544 Time Extension Request  
Date: Tue, 17 Feb 2009 8:28 am

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Dear Mr. Chiu,

I forwarded your letter to the Zoning Administrator regarding your second extension request. Unfortunately, the Zoning Code is very clear that only one 12 month extension may be granted and that the Zoning Administrator does not have any authority to grant another 12 month extension.

Your option is to try to pull the building permit and start construction before the 12 month extension elapses or re-apply for the Hillside Development Permit. Please call (626)744-6777 if you have any questions. Thanks you.

Kent Lin  
Associate Planner  
City of Pasadena

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From: Lin, Kent  
Sent: Thursday, February 05, 2009 4:16 PM  
To: 'hannondev@aol.com'  
Subject: 1334 S. Los Robles HDP 4544 Time Extension Request

Dear Mr. Chiu,

Please refer to the email I sent you before. B.4 below clearly states that only one 12-month extension may be granted. My suggestion is to send me your extension request via email and explain why the extension is needed once again and I will see what the Zoning Administrator says. Thanks.

#### **17.64.040 - Time Limits and Extensions**

##### **A. Time limits.**

1. Unless conditions of approval or other provisions of this Zoning Code establish a different time limit, any permit or approval granted in compliance with Chapter 17.61 (Permit Approval or Disapproval) that is not exercised within 24 months from its effective date shall expire and become void, except where an extension of time is approved in compliance with Subsection B. below.
2. The permit shall not be deemed "exercised" until a Building Permit for the subject project has been issued, and construction diligently pursued to completion; or
3. A Certificate of Occupancy has been issued by the City.

##### **B. Extensions of time.** Upon request by the applicant, the Director may extend the time for an approved permit to be exercised in the following manner.

1. The applicant shall file a written request for an extension of time with the Department before expiration of the permit.
2. The Director may grant the extension, without notice or public hearing, only

upon making a determination that the findings and conditions of the original approval still apply.

3. The burden of proof is on the permittee to establish with substantial evidence that the permit should not expire. If the Director determines that the permittee has good-faith intent to presently commence the proposed project, the Director may grant a time extension for up to an additional 12 months, from the date of the decision, to extend the permit.
4. Only one 12-month time extensions may be granted.

Kent Lin  
Associate Planner  
City of Pasadena  
Current Planning Section  
(626) 744-6817  
(626) 396-7271 fax

**From:** cornwellm@sbcglobal.net  
**Sent:** Wednesday, May 06, 2009 10:01 AM  
**To:** Poindexter, John  
**Cc:** Suzuki, Takako; Bruckner, Richard; Beck, Michael  
**Subject:** Fw: Fw: Time Extensions for Permits  
John:

I favor extensions to allow financially hard-pressed builders to complete projects already underway. However, I believe that, as a condition of the extension, they should be required to both maintain and secure the site in such a way that it does not become an aesthetic and safety liability. If these conditions are not met, the city should consider taking over the site and put it up for auction. ..

In your opinion, does this Time Extension satisfy these conditions?

Thanks, Michael Cornwell

PS: Your Brown Act tip is well taken replies I have received to date are not a violation.

iDear Association President or Administrator,

The City of Pasadena is currently considering a proposed ordinance, which if adopted, would extend the expiration dates for various Planning Permits. The public is invited to comment on this proposal. Any parties that provide comments will also be notified directly when this proposal is considered by the City Council. Attached is a flyer, which provides the web site at which the proposal is explained. Please forward this flyer to your membership.

Thanks,

John Poindexter

Planning Manager

City of Pasadena



**From:** dpmoeg@aol.com  
**Sent:** Wednesday, May 06, 2009 10:26 AM  
**To:** cornwellm@sbcglobal.net; Poindexter, John  
**Cc:** Suzuki, Takako; Bruckner, Richard; Beck, Michael; ttornek@charter.net; rmcDonald@horganrosen.com; d.hall@cityofelmonte.com  
**Subject:** Re: Time Extensions for Permits  
Dear All:

I agree with Mike re: extensions on permits and having them dependent upon keeping the sites safe and clean. The projects Mike sites (St. John and Green, and former PAC) are unsightly, and a crime magnet. Along those lines, in driving up Del Mar yesterday (just south of Orange Grove), someone has broken into the former tennis courts (which, by the way, are a weed field). This area could easily become a haven for the homeless and/or a fire hazard. . .

PS Mike, per my understanding of the Brown Act, you and I can copy your original list (of the deciders); they just cannot comment. Poindexter believes my understanding is correct, too.

Diana Peterson-More

The Organizational Effectiveness Group

*"... empowering individuals and organizations to achieve their full potential..."*

(626) 441-9518 o phone

DPMOEG@aol.com o e-mail; [www.dpmoeg.com](http://www.dpmoeg.com) o website

-----Original Message-----

**From:** cornwellm@sbcglobal.net

**To:** John Poindexter-Planning Manager <jpoindexter@cityofpasadena.net>

**Cc:** Takako Suzuki- Office of Council Member Steve Madison <tsuzuki@cityofpasadena.net>; Richard Bruckner - Director of Planning & Development <rbruckner@cityofpasadena.net>; Michael Beck-City Mgr <mbeck@cityofpasadena.net>

**Sent:** Wed, 6 May 2009 10:01 am

**Subject:** Fw: Fw: Time Extensions for Permits

John:

<div>I favor extensions to allow financially hard-pressed builders to complete projects already underway. However, I believe that, as a condition of the extension, they should be required to both maintain and secure the site in such a way that it does not become an aesthetic and safety liability. If these conditions are not met, the city should consider taking over the site and put it up for auction. ..

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Thanks,

John Poindexter  
Planning Manager  
City of Pasadena

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Shopping for Mom? Save yourself a little time and money on AOL Shopping.

**From:** Jan Siechert [hikerjan@hotmail.com]

**Sent:** Tuesday, May 05, 2009 9:26 AM

**To:** Poindexter, John

**Subject:** PROPOSED ORDINANCE REGARDING EXTENSION OF TIME

Will this be a blanket extension on all building permits? If so, I do not think it should be issued. Too many times, the City has approved building plans that harm the existing neighborhood. If they are extended on a one on one basis, where public comment is allowed and taking into consideration then I would agree to this.

Sincerely yours,

Jan Siechert

1175 Mesita Rd.

Pasadena, 91107-1516

626-794-4318

May 28, 2009

Mr. John Poindexter  
Planning Division Manager  
City of Pasadena  
175 North Garfield Avenue  
Pasadena, CA 91101-1704

Dear Mr. Poindexter:

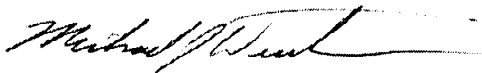
**Re: SUPPORT FOR PROPOSED ORDINANCE REGARDING EXTENSION OF  
TIME LIMITS FOR APPROVAL OF PLANNING ENTITLEMENTS**

Sares-Regis Group (SRG), owner and developer of the Westgate Pasadena project (formerly the East Ambassador College Campus), supports the proposed ordinance regarding extension of time limits for approval of planning entitlements. We strongly agree with Staff that the delays caused by the current economic conditions have affected development and construction processes to the point that projects have not been able to proceed. Subsequently, as a result of these delays secured entitlements are in danger of expiring.

The proposed ordinance which will allow an additional one-year extension to planning permits and entitlements beyond the one year extension currently provided for in PMC Section 17.64.040.B.4 is a positive move towards providing some relief for expiring entitlements. However, SRG would respectfully request Staff to consider revising the ordinance sunset date of December 31, 2010 to December 31, 2011 in the event the downturn in the building industry has not recovered by 2011 or 2012.

We are encouraged by your commitment and look forward to supporting the Planning Staff with their efforts to enact this ordinance. Please don't hesitate to contact me directly at 949-809-2523 if you have any questions regarding our support or about our project.

Sincerely,  
SARES-REGIS Group



Michael J. Winter  
Senior Vice President, Multi-Family Development

cc: File