

Jomsky, Mark

From: Steve Madison <stevemadison@quinnemanuel.com>
Sent: Monday, February 29, 2016 4:58 PM
To: Jomsky, Mark
Subject: Fwd: Public Notices for February 17, 2016 - Board of Zoning Appeals
Attachments: hdp_6315_BZA_pn.pdf

Mark I would like to agendize this case for consideration by the City Council of a call for review. I will deliver a signed copy of this email to you at City Hall later this afternoon. If any further information is needed, please advise. Thank you.

Hillside Development Permit #6315
PLN2015-00162
518 Glen Holly Drive

A handwritten signature in black ink, appearing to be 'SM', written over the address information.



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

February 23, 2016

Stacie Mayoras and Paul Watson
518 Glen Holly Drive
Pasadena, CA 91105

RE: Hillside Development Permit #6315
518 Glen Holly Drive
Council District #6

PLN2015-00162

Dear Ms. Mayoras and Mr. Watson:

Your application for a Hillside Development Permit at 518 Glen Holly Drive was considered by the Board of Zoning Appeals on February 17, 2016.

Hillside Development Permit: To allow the construction of a 577 square-foot two-story addition to an existing 1,547 square-foot, single-story, single-family residence with a 329 square-foot detached garage in the RS-6-HD-SR zoning district. A Hillside Development Permit is required for a second-story addition exceeding 500 square feet in the Hillside Development Overlay District.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Board of Zoning Appeals made the findings in Attachment A to this letter. Based upon these findings, the Board of Zoning Appeals upheld the Hearing Officer's decision to approve the Hillside Development Permit, subject to the conditions in Attachment B and in accordance with submitted plans stamped February 17, 2016.

In accordance with Section 17.64.040 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 Planning Director 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 to completion 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 the decision made by the Board of Zoning Appeals is final and is not subject to further appeal. If you have reason to believe the Environmental Determination is incorrect, this determination is appealable to the City Council. If the Environmental Determination is appealed, the Council will hold a new hearing on the entire application. In addition, a member of the City Council may stay the decision and request that it be called for review to the City Council. An appeal or a request for a call for review of this decision shall be within ten days, the last day to file an appeal or a request for a call for review is **Monday, February 29, 2016**. Appeal applications must cite a reason for objecting to a decision and should be filed with the City Clerk. Without any call-up or appeal, the effective date will be **Tuesday, March 1, 2016**. The regular Appeal fee is ~~\$272.95~~. The Appeal fee for Non-profit Community-based organizations pre-registered with Neighborhood Connections is \$136.48.

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 call up deadline has expired with the understanding that should this decision be called up an appeal be filed, your application may, at your expense, be required to be revised to comply with the decision on the appeal. A copy of this decision letter (including conditions of approval) shall be incorporated into the 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, §15301, Class 1, Existing Facilities). Section 15301 exempts the construction of additions to existing single-family residences from environmental review. The use of the site would remain as a single-family residence.

For further information regarding this case please contact Beilin Yu at (626) 744-6726.

Sincerely,



Kelvin Parker
Zoning Administrator

Enclosures: Attachment A, Attachment B, Attachment C (site map)

xc: City Clerk, City Council, Building Division, Public Works, Design and Historic Preservation, Hearing Officer, Code Enforcement-Jon Pollard, Case File, Decision Letter File, Planning Commission (9)