

ATTACHMENT G
ZA Determination, dated June 16, 2021



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

VIA REGULAR AND CERTIFIED MAIL

June 16, 2021

1450 North Fair Oaks LLC
Josemar Mercado, Agent for Service of Process
150 Deodar Lane
Bradbury, CA. 91008

Sadvipra LLC
Josemar Mercado, Agent for Service of Process
150 Deodar Lane
Bradbury, CA. 91008

SUBJECT: 1450 N. FAIR OAKS AVENUE - LOSS OF NON-CONFORMING STATUS

Dear Mr. Mercado:

This letter is to inform you that the property located at 1450 N. Fair Oaks Avenue, situated in Pasadena's FGSP-RM-16 zoning district and operated as a 96 bed convalescent facility until June 10, 2020, has lost its' non-conforming status through disuse. Such disuse was precipitated by the California Department of Public Health issuing a Temporary Suspension of the facility's license on June 10, 2020, and a June 11, 2020, decision to evacuate all residents based on advice from the California Attorney General's Office.

For reference, the site was established as a hospital use in 1953 and 1954 with two approved Variances which allowed for the construction of a new 25 bed surgical hospital. Over time the surgical hospital became a convalescent facility, which falls under the "Residential Care, General" land use classification defined by the Pasadena Zoning Code as a State licensed facility, family home, group care facility, or similar facility that is maintained and operated to provide 24-hour nonmedical residential care for seven or more adults, children, or adults and children in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or the protection of the individual. This use includes the administration of limited medical assistance. Residential Care, General uses are no longer permitted within the FGSP-RM-16 zoning district and therefore use of the site was legal non-conforming.

Pasadena Zoning Code section 17.71.060(B)(1) states that "Without any further action by the City, a non-conforming use shall lose its nonconforming status and shall not be reestablished if the nonconforming use is discontinued for any reason for a continuous period of at least 12 months." You are hereby notified that, pursuant to PMC Chapter 17.72 (Appeals), any person that believes the Zoning Administrator's determination, on the applicability of the provisions of the Zoning Code, to be in error has the right to appeal this decision within ten days (June 28, 2021). Any appeals will be heard by the Board of Zoning Appeals. The effective date of this determination will be June 29, 2021. The regular appeal fee is \$236.90.

If you have any questions regarding this correspondence you may contact me by telephone at (626) 744-6747 or email at lrocha@cityofpasadena.net.

Sincerely,


Luis Rocha
Zoning Administrator

cc: David Reyes, Director
Jennifer Paige, Deputy Director
Theresa Fuentes, Assistant City Attorney