

**ATTACHMENT C
PLANNING COMMISSION DECISION LETTER
DATED NOVEMBER 18, 2021**



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

November 18, 2021

Brad McCoy
100 W. California Blvd
Pasadena, CA 91105

**RE: Conditional Use Permit #6918
758 & 766 S. Fair Oaks Ave
Council District #6**

ZENT2021-00103

Dear Mr. McCoy:

Your application for a **Conditional Use Permit** at **758 & 766 South Fair Oaks Avenue** was considered by the **Planning Commission** on **November 17, 2021**.

Conditional Use Permit: To allow the construction of a 100,285 square-foot, four-story medical and professional office building with a three level subterranean parking garage:

- 1) Conditional Use Permit: To allow a major project greater than 75,000 square feet in gross floor area within the South Fair Oaks Specific Plan; and
- 2) Minor Conditional Use Permit: To allow 45 parking spaces to be shared in the parking structure at 802 Fairmount Ave.

At the conclusion of the public hearing, after careful consideration of this application, and with full knowledge of the property and vicinity, a motion was made to **disapprove** the **Conditional Use Permit** that resulted in a 5-2 vote by the members present. As a result, action was taken to disapprove Conditional Use Permit #6918 based on the findings shown on Attachment A to this letter.

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72, any person affected or aggrieved by the decision of the Planning Commission has the right to appeal this decision. 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, November 29, 2021. Appeal applications must cite a reason for objecting to a decision and should be filed with the City Clerk. Without any call for review or appeal, the effective date will be Tuesday, November 30, 2021. The regular Appeal fee is \$2,988.55. The Appeal fee for Non-profit Community-based Organizations is \$1,494.27

For further information regarding this case please contact **Beilin Yu** at **byu@cityofpasadena.net**.

Sincerely,

A handwritten signature in black ink, appearing to read "David M. Reyes". The signature is written in a cursive, flowing style.

David M. Reyes
Director, Planning & Community Development Department

Enclosures: Attachment A

xc: City Manager, City Clerk, City Council, City Council District Liaison, Building Division, Public Works, Design and Historic Preservation, Department of Transportation, Hearing Officer, Code Compliance, Case File, Decision Letter File, Planning Commission (9)

ATTACHMENT A
SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #6918

Conditional Use Permit – Major Project over 75,000 square feet

6. *The design location, operating characteristics, and size of the proposed use would not be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The proposed site design, site plan and location of entrances will not be compatible with the site.

Minor Conditional Use Permit – Shared Parking

12. *The design, location, operating characteristics, and size of the proposed use would not be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The proposed site plan and location of entrances will not be compatible with the site.