

APPEAL APPLICATION

RECEIVED

GENERAL INFORMATION: (Please print)

Date: 5/23/24

2024 MAY 28 AM 11:35

Appellant: 615 S Catalina Ave LLC

Mailing Address: 330 Goddard

CITY CLERK

City: Irvine

State: CA

Zip: 92618

CITY OF PASADENA

Phone #: (day) 949-278-6682 (evening) _____

Fax #: _____

Contact Person: Victor Tang

Phone #: _____

E-mail Address of Contact Person: victor@socal-realty.com

Applicant (if different from appellant): _____

APPEAL APPLICATION

Application # DHP2024-00099 Date of Decision 05/16/24

Appeal Deadline 05/28/24

Property Address: 615 S Catalina Ave, Pasadena

I hereby appeal the decision of the: Board of Zoning Appeal

The decision maker failed to comply with the provisions of the zoning ordinance in the following manner:

This is an appeal of the May 16th, 2024 Board of Zoning Appeals denial of Applicant's Appeal of Concept Design Review Incompleteness Determination per the attached letter.

The appeal is based on the City's violation of SB 330, the Housing Accountability Act, the Permit Streamlining Act, and other state laws that preempt the city's code.

If necessary, please attach additional sheets



Applicant's Signature

5/23/24

Date of Application

Activity # _____	Appeal Hearing Date _____
Application Fee: \$ _____	Received by: _____
Date Received: _____	



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

May 21, 2024

Victor Tang
c/o 615 S Catalina Ave LLC
330 Goddard
Irvine, CA 92618

**RE: Appeal of Concept Design Review Incompleteness Determination
615 S. Catalina Avenue
DHP2024-00099
Council District #7**

Dear Mr. Tang:

The appeal of a determination that an application for **Concept Design Review** is incomplete for processing at **615 South Catalina Avenue** was considered by the **Board of Zoning Appeals (BZA)** on **May 16, 2024**.

At the conclusion of the public hearing, a motion was made to deny the appeal and uphold the determination that the submitted Concept Design Review application is incomplete by a vote of 3-0. As a result, action was taken to **uphold** the determination that the application is incomplete.

The BZA's determination was based on the staff report and all attachments and on the oral and written testimony presented at the hearing and included in the record. In summary, the BZA found that the application was incomplete because the following items listed on the City's application form had not been provided to the City:

1. Application Fees

Application fees are required to review and process the Concept Design Review application. No application fees had been paid at the time of the BZA's decision.

2. Design Evolution Information

Preliminary Consultation is the first step of the three-step design review process (Pasadena Municipal Code (PMC) Section 17.61.030.C.). Concept Design Review is the second step. Applicants are required to demonstrate visually and in writing how the Concept Design Review application (second step) addresses the comments provided during Preliminary Consultation (first step).

Your application for Concept Design Review was submitted before Preliminary Consultation was completed. Consequently the "Design Evolution Exhibits" listed in the BZA staff report were not submitted to the City.

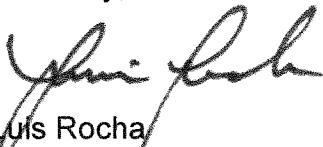
3. Zoning Code Compliance

PMC Section 17.60.060.A.5.a provides that an application shall not be accepted as complete unless it is in compliance with all zoning district requirements or an application for a Variance or Zoning Map Amendment has been filed. The Predevelopment Plan Review found that the project does not comply with the applicable development standards in the Zoning Code. The Concept Design Review Application therefore cannot be found complete until an application is made for a Variance or Zoning Map Amendment.

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72, any person affected or aggrieved by the decision of the Board of Zoning Appeals has the right to appeal this decision within ten days of the decision of the BZA. Prior to that date, a member of the City Council may request that it be called for review to the City Council. However, if there is a request for a call for review, an appeal may still be filed within the appeal period. 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. Based on the above, the last day to file an appeal is May 28, 2024. The effective date of this case will be May 29, 2024. The appeal fee is \$2,481.01.

For further information regarding this case please contact **Rathar Duong** at **(626) 744-7346** or rduong@cityofpasadena.net.

Sincerely,



Luis Rocha
Planning Manager

Enclosure: Attachment A (Concept Design Review Incomplete Notice)

cc: City Manager, City Clerk, City Council, Planning Commission, City Council District 7 Liaison, Director of Planning & Community Development; Deputy Director of Planning & Community Development, Case File

CITY OF PASADENA

GENERAL RECEIPT

RECEIVED FROM Victor Tang DATE May 28, 2024
ADDRESS 330 Goddard CITY Irvine PHONE # 949.278.6682

MUNICIPAL SERVICES - ACCOUNT # _____

LICENSE _____

PARAMEDIC - INV. # _____ INV. AMT. \$ _____

PAID THIS DATE \$ _____

BALANCE DUE \$ _____

PARKING CITATIONS \$ _____

OTHER Appeal BZA INV. AMT. \$ _____

DHP 2024-0009

PAID THIS DATE \$ _____

1015 S. Catalina Ave

BALANCE DUE \$ 7

AMT. PAID 2,481.61

CODE: _____

CASH

CHECK # 1010

MONEY ORDER # _____

RECEIVED BY Janelle Rollins

NOTE: NOT A VALID RECEIPT UNLESS ENDORSED ABOVE BY REGISTER OR SIGNATURE

CTOK0013 (4/99)

CASHIER—WHITE

CUSTOMER COPY—CANARY

OFFICE COPY—PINK