

# ATTACHMENT A



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

**CORRECTION – UPDATED APPEAL PERIOD DATES**

July 1, 2024

Bungalow Heaven Neighborhood Association  
P.O. Box 40812  
Pasadena, CA 91114

via email: [bhna@bungalowheaven.org](mailto:bhna@bungalowheaven.org)

**NOTICE OF DECISION**

**Application for Eligibility Review of Proposed Bungalow Heaven Landmark District  
Conservation Plan Amendments** Council District 2

Dear Bungalow Heaven Neighborhood Association:

Pursuant to P.M.C. Sections. 17.62.070.H.1 and 17.62.070.A.3, the staff of the Design & Historic Preservation Section of the Planning Division has reviewed the application you submitted for Eligibility Review of a series of proposed amendments to the Bungalow Heaven Landmark District Conservation Plan and evaluated the proposed amendments according to the criteria in P.M.C., Section 17.62.070.H.5. The proposed changes include a definitive update to the identified period of significance, formal identification of contributing and non-contributing properties, and clarification and terminology updates to the Conservation Plan to ensure consistency with current practices and the City's Historic Preservation Ordinance. There are no proposed changes to the established landmark district boundaries.

As required in P.M.C. Sections. 17.62.070.H.1 and 17.62.070.A.3, a Notice of Pending Decision was mailed to property owners within the affected boundaries on May 20, 2024 and an informational meeting was held on June 20, 2024 to inform property owners within the potential district boundaries of this determination and its effects, as well as the effects of the proposed amendments and the amendment process.

In its decision, the Staff finds that the proposed Bungalow Heaven Conservation Plan Amendments are:

1. Consistent with the purposes of Chapter 17 of the Zoning Code;
2. In conformance with the goals, policies, and objectives of the General plan; and
3. Will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City; and, therefore,

Determines that the proposed Bungalow Heaven Conservation Plan Amendments are **eligible for approval**. Please note that the proposed amendments will not become effective as a result of this eligibility decision. A separate application for Formal Review of the Conservation Plan Amendments will be required to be submitted and, if such an application is filed, public hearings before the Historic Preservation Commission, Planning Commission and City Council to review the proposed amendments and receive public comments will be required prior to a formal decision being made. Public notice for each of these hearings will be mailed to all affected property owners at least two weeks in advance of each hearing.

Effective Date	Appeals	Call for Review
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**The last day to file an appeal of this eligibility decision is July 11, 2024.** This decision becomes effective on **July 12, 2024**. Prior to the effective date, the Historic Preservation Commission or City Council may call for a review of this decision. In addition, you or any person affected by this decision may appeal it **before the effective date** by filing an application for an appeal. Appeals must cite a reason for objecting to a decision. Please note that appeals and calls for review are conducted as *de novo* reviews, meaning that the lower decision is set aside and the entire application is reviewed as a new proposal.

If you have questions regarding the review process for the proposed amendments, or would like a copy of the application submittal, please contact **Stephanie Cisneros, Senior Planner** at (626) 744-7219 or [scisneros@cityofpasadena.net](mailto:scisneros@cityofpasadena.net).

Sincerely,



Jennifer Paige, AICP  
Director of Planning & Community Development

cc: Annette Yasin (BHNA President; via email: [yasin7575@gmail.com](mailto:yasin7575@gmail.com)); John Ripley (Historian; via email: [jgripley@yahoo.com](mailto:jgripley@yahoo.com)); Bungalow Heaven Landmark District file; City Manager; City Clerk; City Council; City Council District 2 Liaison; Historic Preservation Commission; Director of Planning & Community Development; Deputy Director of Planning & Community Development; Property Owners within Bungalow Heaven Landmark District