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REQUEST FOR APPEAL

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**APPLICATION INFORMATION**

Project Address: 600 North Rosemead Blvd., Pasadena 91107

Case Type (MCUP, TTM, etc.) and Number: Consolidated Design Review, Case # DHP2026-00073

Hearing Date: 4-14-26 Appeal Deadline: 4-24-26

**APPELLANT INFORMATION**

APPELLANT: Lower Hastings Ranch Association Telephone: [ ] \_\_\_\_\_

Address: 3850 Greenhill Rd. Fax: [ ] \_\_\_\_\_

City: Pasadena State: CA Zip: 91107 Email: ronniepo@gmail.com

APPLICANT (IF DIFFERENT): \_\_\_\_\_

I hereby appeal the decision of the:

- Hearing Officer
- Design Commission
- Historic Preservation
- Zoning Administrator
- Director of Planning and Development
- Film Liaison

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**REASON FOR APPEAL**

The decision maker failed to comply with the provisions of the Zoning Code, General Plan or other applicable plans in the following manner (use additional sheets if necessary):

The Design Commission erred in approving the application for Consolidated Design review in that: (1) The project violates the General Plan, Land Use Element, Goal 33.1; (2) Density Bonuses were granted without adequate evidence that the project is within one-half mile of a major transit stop as defined by GC§65915(o)(5) and PRC§21155(b); (3) The height proposed for Building B will exceed the maximum height permitted by the Zoning Code for this location; (4) The Noise and Vibration Technical Report used to grant a CEQA Class 32 Exemption was incomplete and /or inaccurate, in that it did not state or explain the aggregate noise levels caused by the proposed 150 HVAC outdoor condenser units and the impact on sensitive receptor sites; (5) The application was incomplete, in that it lacked required and/or satisfactory information causing the Design Commission to add 39 Conditions of Approval related to Design and Historic Preservation, and additional Conditions of Approval related to other City departments.

Ronnie Po  
Signature of Appellant Ronnie Po, President, LHRA

4-22-26  
Date

\* OFFICE USE ONLY

PLN # \_\_\_\_\_ CASE # \_\_\_\_\_ PRJ # \_\_\_\_\_

DESCRIPTION \_\_\_\_\_

DATE APPEAL RECEIVED: \_\_\_\_\_ APPEAL FEES: \$ \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_