

**Rodriguez, Jane**

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**From:** Haderlein [haderlein@earthlink.net]  
**Sent:** Tuesday, November 30, 1999 10:01 PM  
**To:** jrodriguez@ci.pasadena.ca.us  
**Subject:** CUP #3487, McVey Towing

Jane:

I am requesting that CUP #3487 granted to McVey Towing be called for review.

Steve Haderlein

12/06/99  
7.A.(3)



PLANNING AND PERMITTING DEPARTMENT  
PLANNING DIVISION

November 23, 1999

Mc Vey Towing  
Attn: George Ames  
709 East Colorado Boulevard, Suite #120  
Pasadena, CA 91101

**RE: Conditional Use Permit #3487  
2552 East Walnut Street**

Dear Mr. Ames:

Your application for a **Conditional Use Permit** at **2552 East Walnut Street**, Zone IG HL 65, was considered by the **Zoning Hearing Officer** on **November 23, 1999**. This was an application requesting the following:

**CONDITIONAL USE PERMIT - (Vehicle Storage):** To conduct a towing service on a 6,500 square foot lot within 1,600 square foot of existing building area.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Zoning Hearing Officer made the findings as shown on Attachment A to this letter.

Based upon these findings, it was decided that the Conditional Use Permit be **granted** in accordance with submitted plans by the Zoning Hearing Officer. The conditions listed in Attachment B were made a part of the approval.

In accordance with Section 17.80.050 of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within two years from the effective date of the approval, unless otherwise specified in the conditions of approval.

**CONDITIONAL USE PERMIT #3487**  
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The Zoning Administrator can grant a one-year extension of your approval. Such a request and the appropriate fee must be received before the expiration date. The right granted by this approval may be revoked if the entitlement is exercised contrary to the conditions of approval or if it is exercised in violation of the Zoning Code.

You are advised that an application for a building permit is not sufficient to vest the rights granted by this approval. The building permit must be issued and construction diligently pursued prior to the expiration of this approval. It should be noted that the time frame within which judicial review of the decision must be sought is governed by California Code of Civil Procedures, Section 1094.6.

You are hereby notified that, pursuant to Pasadena Municipal Code Section 17.104, any person affected or aggrieved by the decision of the Zoning Hearing Officer has the right to appeal this decision within ten days. The decision becomes effective on the eleventh day from the date of the decision. However, 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 effective date of this case will be **December 4, 1999**. Prior to such effective date, a member of the City Council or Planning Commission may stay the decision and request that it be called for review to the Board of Zoning Appeals.

Any permits, which are necessary, may be issued to you by the Building Division on or after the effective date, which is the next working day following the appeal deadline. A building permit application may be submitted before the appeal deadline has expired with the understanding that should an appeal be filed, your application may, at your expense, be required to be revised to comply with the decision on the appeal. **You should call the Current Planning office at 626-744-6777 to find out if any appeal or call for review has been filed before you submit your building permit application.** A copy of this letter must be attached to all plans submitted for building permits.

This project has been determined to be Categorically Exempt (Class 1) from environmental review pursuant to the guidelines of the California Environmental Quality Act, CEQA Guidelines, Section 15301, Existing Facilities.

**CONDITIONAL USE PERMIT #3487  
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Sincerely,

A handwritten signature in black ink that reads "Paul Beard". The signature is written in a cursive style with a large, looping initial "P".

Paul Beard  
Zoning Hearing Officer

PB:dp:yf

Enclosures: Attachment A, Attachment B

xc: City Clerk, City Council, Building Division, Public Works, Power  
Division, Water Division, Design and Historic Preservation, Hearing  
Officer, Nancy Key, Code Enforcement, File-2