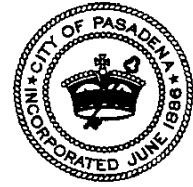


City of Pasadena

HALE BUILDING
175 NORTH GARFIELD AVENUE
PASADENA, CA 91109



CURRENT PLANNING
ZONING AND SUBDIVISION

July 2, 1998

San Gabriel Housing Foundation
Attn: Robert Emmett
7630 Gloria Avenue
Van Nuys, CA 91406

**RE: Minor Conditional Use Permit #3400
915 Rio Grande Street**

Dear Mr. Emmett:

Your application for a **Minor Conditional Use Permit** located at **915 Rio Grande Street, Zone CL-SD**, was considered by the Zoning Administrator on **June 25, 1998**. This was a petition requesting permission for the following:

MINOR CONDITIONAL USE PERMIT: To request the following development incentives for the construction of 13 affordable residential units. Waivers were requested for the following development standards: reduction in the number of parking spaces, uncovered parking, building frontage to exceed 60 feet in length, reduce the required front yard, corner yard, provide a zero side yard, and increase the roof height. A minor conditional use permit is required whenever it is proposed to request development incentives for affordable housing projects (PMC §17.70.030).

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

Based upon these findings, it was decided that the application be **granted** in accordance with submitted plans with added and modified conditions by the Zoning Administrator on June 25, 1998. The conditions listed in Attachment B were made a part of the approval. The Public Works and Transportation Department conditions were also made part of the approval.

In accordance with Section 17.80.050 of 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. A one year extension of your approval can be granted by the Zoning Administrator. Such a request should be received by the Zoning Administrator before the expiration date but not more than 60 days before expiration. 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.

Minor Conditional Use Permit #3400

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The applicant is advised that application for a building permit is not sufficient to vest the rights granted herein. The building permit must be issued and construction diligently pursued within two years of the effective date of this application.

You are hereby notified that pursuant to Pasadena Municipal Code Section 17.104, any person affected or aggrieved by the decision of the Zoning Administrator has the right to appeal that decision. This decision becomes effective on the eleventh day after the date of the decision. If the last day to appeal falls on a day when City Offices are closed, the appeal deadline shall be extended through the next day when the offices are open. In this case the effective date will be **July 7, 1998**. Prior to such effective date, a member of the City Council or Planning Commission may stay the decision and request that it be called up for review to the Board of Zoning Appeals. Appeals must be filed before the effective date.

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. You should call the **Current Planning Office at 626-744-6777** to find out if any appeal has been filed before you submit your building permit.

A initial environmental study recommending a Negative Declaration with mitigation measures has been prepared.

Sincerely,



Denver E. Miller
Zoning Administrator

DEM:ljw

Enclosures (Attachment A and B)

xc: City Clerk, Building Division, Public Works, County Assessor, Power Division, Water Division, Design and Historic Preservation, Nancy Key, Zoning Enforcement, File