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File No. 99128

September 15, 2014

Ms. Connie Chung
Department of Regional Planning
General Plan Development Section
1390 Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Re: 1488½ Old House Road, Pasadena CA
APN: 5759-006-010
Certificate of Compliance: 95-0341

Dear Ms. Chung:

A friend of the Firm asked us to examine the conflicting zone and general plan classifications for property he owns on the Kinneloa Mesa nearby the City of Pasadena. Although the general plan depicts both his and nearby similarly situated parcels in a logical low density residential category, his property alone is placed in an open space zone.

The plan category is consistent with nearby residential development, but the zoning seems inappropriate for this privately owned parcel attached to other residential development. The parcel has a certificate of compliance.

This is a request to include the property described above in the zoning consistency component of the pending general plan update. We hope you will agree that the property should be rezoned to a residential classification.

Planners in other sections of your department suggested after research that this case seemed appropriate for your current general plan update and related zoning consistency activities.

Therefore, please let us know if a zone change can be accomplished through your current update and zoning consistency efforts.

We are attaching for your convenience related prior correspondence from within your department.

Thank you for your attention to this important matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Moore', written over the word 'Sincerely'.

Charles J. Moore

CJM/klp/Encl.

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cc: Ms. Sorin Alexanian (w/encl.)
Mr. Mark Child (w/encl.)
Mr. Hugo Suarez (w/encl.)

Park, Kerry L.

From: Moore, Charles J.
Sent: Friday, September 12, 2014 3:21 PM
To: Park, Kerry L.
Subject: FW: 1488 1/2 Old House Rd, Pasadena

From: Robert Glaser [<mailto:rglaser@planning.lacounty.gov>]
Sent: Monday, July 28, 2014 12:39 PM
To: Hugo Suarez
Cc: Mark Herwick; Rick Kuo
Subject: RE: 1488 1/2 Old House Rd, Pasadena

Hi Hugo,

I had our GIS Section conduct research on this parcel and it was determined that the parcel is zoned to Open Space with a General Plan Land Use Category 1 Low Density Residential (1-6 dwelling units per acre). The zone was changed from A-1-20,000 to O-S on 6/28/1973 by Zone Change Ordinance 10710. This parcel is a legal parcel by the Subdivision Map Act and has a certificate of compliance no. CC 95-0341 recorded on 11/5/1995. If you want to be a part of the General Plan Update process please check out our website <http://planning.lacounty.gov/generalplan> to see the Public Hearing Information for dates of the upcoming public hearings to express your concerns. There may be an opportunity through this process for a zone change. There is a "Contact Us" link on the page to contact members of the General Plan Section. If you would like to pursue a zone change on your own we have applications and associated fees to conduct this process as well. A zone change generally take about two years of processing time. Let me know if you have any further questions.

Thanks,
Robert

From: Hugo Suarez [<mailto:hsuarez@tsminc.com>]
Sent: Monday, July 28, 2014 12:07 PM
To: Robert Glaser
Subject: RE: 1488 1/2 Old House Rd, Pasadena

Robert:

I am following up on this issue. Please contact me as soon as you can.

Thank you

hugo suarez aia
associate principal

togawa smith martin, inc.

444 s flower street - suite 1220
los angeles, california 90071

213.614.6090 direct
213.614.6051 fax

hsuarez@tsminc.com

From: Hugo Suarez
Sent: Tuesday, July 01, 2014 4:56 PM

To: 'Robert Glaser'
Subject: RE: 1488 1/2 Old House Rd, Pasadena

Sorry! I may have forgotten the attachment. Let's try again.

hugo suarez aia
associate principal
togawa smith martin, inc.
444 s flower street - suite 1220
los angeles, california 90071
213.614.6090 direct
213.614.6051 fax
hsuarez@tsminc.com

From: Robert Glaser [<mailto:rglaser@planning.lacounty.gov>]
Sent: Tuesday, July 01, 2014 4:54 PM
To: Hugo Suarez
Subject: RE: 1488 1/2 Old House Rd, Pasadena

Hi Hugo,
I did not receive the attachment of the COC. Could you please send it again.
Thanks,
Robert

From: Hugo Suarez [<mailto:hsuarez@tsminc.com>]
Sent: Tuesday, July 01, 2014 4:41 PM
To: Robert Glaser
Cc: Rick Kuo
Subject: 1488 1/2 Old House Rd, Pasadena

Robert:
As per our conversation earlier this afternoon, I am e-mailing you a copy of the "Certificate of Compliance" (#95-0341) recorded on Nov 9, 1995
I hope this helps in your research. Please contact me if you have any questions.

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