



Mike Bell <mbell@bradmont.com>

RE: 657 N Mentor Zoning Verification Letter

Moran, Katherine <kmoran@cityofpasadena.net>
To: "michael.bell@sothebyshomes.com" <michael.bell@sothebyshomes.com>

Fri, Feb 23, 2024 at 11:41 AM

Hi Michael,

Thank you for your patience. I've attached the Zoning Verification Letter. You can find the allowed uses for the CL Zone in the link below. The SP-1e Overlay has some use restrictions on top of what is allowed in the CL Zone. The uses not allowed don't seem like they would affect your property, however, please view this section. The general use description from the tax assessor says "mixed use/commercial/retail". It appears each of the three addresses show as last having commercial uses such as retail and salon uses. I do see a building permit from decades ago indicating a kitchen, but I don't see any reference to a residential unit. However, this does not mean that residential is not allowed. There are different types of residential uses allowed in this zoning district. Keep in mind that any exterior modifications to these buildings may require additional review processes through the Design and Historic Preservation Section. You can contact them at dhpquestions@cityofpasadena.net regarding potential design review processes required.

The subject property is within the CL-SP-1e (Limited Commercial, North Lake Specific Plan, 1e Subdistrict) zoning district. The CL zoning district and North Lake Specific Plan requirements can be viewed online:

17.24.030 - Commercial and Industrial District Land Uses and Permit Requirements:

https://library.municode.com/ca/pasadena/codes/code_of_ordinances?nodeId=TIT17ZOCO_ART2ZODIALLAUSZOECS_CH17.24COINZODI_17.24.030COINDILAUSPERE

17.34.030 - SP-1 Allowable Land Uses and Permit Requirements:

https://library.municode.com/ca/pasadena/codes/code_of_ordinances?nodeId=TIT17ZOCO_ART3SPPLST_CH17.34NOLASPL_17.34.030ALLAUSPERE

You can also search archived building permits here (search by the APN since there are multiple addresses):

https://mypermits.cityofpasadena.net/EnerGov_Prod/selfService/#!/search?category=permits

Please let me know if you have any questions. I will be in the office on Monday and available at the counter in the morning and by phone in the afternoon.

Thank you,

Katherine Moran

ASSOCIATE PLANNER. (626) 744 - 6740