



Planning & Community Development Department  
Planning Division, Current Planning Section  
175 North Garfield Avenue, Pasadena, CA 91101

**NOTICE OF  
PUBLIC HEARING  
HEARING OFFICER  
Tentative Tract Map #074947**

## NOTICE OF PUBLIC HEARING TTM #074947

**Project Location:** 973 East Del Mar Boulevard, Pasadena, CA

**Subject:** The applicant, Robert Ho on behalf of 973 Del Mar, LLC, has submitted a Tentative Tract Map application to allow the creation of 13 air parcels on one land lot for the development of residential condominiums. The residential project, which received Concept Design Review approval on May 9, 2017, consists of the demolition of five multi-family units, and the construction of a three-story multi-family structure with 13 residential units, over one level of subterranean parking. The current application is for the creation of air parcels only; no changes to the previously approved residential project are proposed.

**Environmental Determination:** In conjunction with the Concept Design Review approval on May 9, 2017, it was determined that the project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, (In-Fill Development Projects). Section 15332 specifically exempts from environmental review in-fill development where the project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation. There are no unusual circumstances or new information as part of the proposed Tentative Tract Map application (to allow the creation of air parcels) that necessitate further environmental review.

**NOTICE IS HEREBY GIVEN** that the

**Hearing Officer** will hold a public hearing to consider the application.

**THE HEARING IS SCHEDULED ON:**

**Date:** Wednesday, January 17, 2018

**Time:** 6:00 p.m.

**Place:** Hale Building, Permit Center Hearing Room  
175 North Garfield Avenue (Enter at Ramona Street Side Entrance)

**Public Information:** Any interested party or their representative may appear at the meeting and comment on the project. Written comments may also be mailed or delivered to the Hearing Officer at the Current Planning Section address below. If you challenge the matter in Court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Hearing Officer at, or prior to, the public hearing. The file can be reviewed at the Permit Center, 175 North Garfield Avenue by appointment only.

**For more information about the project and the related environmental documentation or to schedule an appointment, contact the planner below:**

**Contact Person:** Kristen Johnston  
**Phone:** (626) 744-6709  
**E-mail:** [kjohnston@cityofpasadena.net](mailto:kjohnston@cityofpasadena.net)  
**Website:** [www.cityofpasadena.net/planning](http://www.cityofpasadena.net/planning)

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ADA: In compliance with the Americans with Disabilities Act (ADA) of 1990, listening assistive devices are available with a 24-hour advance notice. Please call (626) 744-4009 or (626) 744-4371 (TDD) to request use of a listening device. Language translation services may be requested with 48-hour advance notice by calling (626) 744-4009.