

NOTICE OF PUBLIC HEARING CUP #6449

Project Location: 54 North Oakland Avenue, Pasadena, CA

Subject: The applicant, Mill Creek Development, LLC, has submitted a request to facilitate construction of a new six-story mixed-use building containing a total of 55 age-restricted senior citizen housing units, six of which would be affordable (very-low income) units, 3,525 square feet of ground-level office, and 2,634 square feet of ground-level restaurant over two subterranean parking areas containing a total of 103 parking spaces. The project requires the following entitlements: 1) Conditional Use Permit to allow a Density Bonus exceeding 35 percent; 2) Minor Conditional Use Permit to allow reduced parking in a senior citizen housing development to 0.5 parking spaces per unit; 3) Affordable Housing Concession Permit to allow the proposed site to exceed the maximum allowable floor area ratio (FAR); 4) Affordable Housing Concession Permit to allow the proposed building to exceed the maximum height; and 5) Private Tree Removal to remove one protected tree located on site.

Environmental Determination: This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects, and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15332 specifically exempts from environmental review in-fill development where: 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; 2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services.

NOTICE IS HEREBY GIVEN that the **Hearing Officer** will hold a public hearing to consider the application.

THE HEARING IS SCHEDULED ON:

Date: Wednesday, March 21, 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: David Sanchez

Phone: (626) 744-6707

E-mail: dasanchez@cityofpasadena.net

Website: www.cityofpasadena.net/planning

Mailing Address:

Planning & Community Development Department

Planning Division, Current Planning Section

175 North Garfield Avenue, Pasadena, CA 91101

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.



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

**NOTICE OF
PUBLIC HEARING
HEARING OFFICER**
Conditional Use Permit #6449

