

Project Location: 625 Avocado Avenue, Pasadena, CA

NOTICE OF PUBLIC HEARING MV #11878

Subject: The applicant, Joel Tkach, on behalf of property owners Sara and Chris Jennings, has submitted a Minor Variance application to allow the construction of a new 918 square-foot single-story addition to an existing single-family residence with a reduced rear yard setback of 10 feet and six inches from the property line; where the minimum requirement is 25 feet. The site is located within the RS-6 (Single-Family Residential, 0-6 dwelling units per acre) zoning district. No protected trees are proposed to be removed as part of the project. A Minor Variance is required to encroach into a required setback.

Environmental Determination: This project has been determined to be 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, §15301, Class 3, (Existing Facilities), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. This class exemption exempts from environmental review additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The structure, prior to the addition, has a floor area of 1,380 square feet. The proposed 918 square-foot addition constitutes less than 2,500 square feet, and therefore qualifies for the exemption from CEQA and further environmental review.

NOTICE IS HEREBY GIVEN that the Hearing Officer may hold a public hearing on the proposed application subject to the conditions indicated in the Public Information paragraph below.

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. The City of Pasadena Hearing Officer will consider the above application. **A hearing has been scheduled on the date above. However, the hearing will not be held unless a written request is submitted at least one business day prior to the hearing date. Any interested person may submit such a request at the Permit Center. If a hearing is not requested, the decision will be made without a hearing.**

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

Contact Person: Jamie Peltier

Phone: (626) 744-7096

E-mail: jpeltier@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.



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175 North Garfield Avenue, Pasadena, CA 91101

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HEARING OFFICER**
Minor Variance #11878

