

NOTICE OF PUBLIC HEARING
AHCP #11869

Project Location: 253 S. Los Robles Avenue, Pasadena, CA

Subject: The applicant, Odyssey Development Services on behalf of Zhuang & Zhong Los Robles, LLC, has submitted an Affordable Housing Concession Permit requesting two affordable housing concessions to facilitate construction of a new 94,165 square-foot, six-story, 92-unit, multi-family residential building (including eight "very low income" units), with 131 parking spaces in a three-level subterranean parking garage. The project includes demolition of an existing 43,544 square-foot office building on site. The applicant is requesting the following two affordable housing concessions: (1) to exceed the maximum allowed floor area ratio (requesting 2.65 where Code maximum is 2.25); and (2) to exceed the maximum allowed height (requesting 80 feet where Code maximum is 60 feet or 75 feet with height averaging).

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 **may hold a public hearing** to consider the application if a request for one is made on the proposed application subject to the conditions indicated in the paragraph below.

THE HEARING IS SCHEDULED ON:

Date: Wednesday, September 19, 2018

Time: 6:00 pm

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. **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: Talyn Mirzakhaniah

Phone: (626) 744-7101

E-mail: tmirzakhaniah@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

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HEARING OFFICER
Affordable Housing
Concession Permit #11869**