

**NOTICE OF PUBLIC HEARING**  
**V #11895**

**Project Location:** 635 E. Union Street, Pasadena, CA

**Subject:** The applicant, Stefanos Polyzoides on behalf of the property owner, has submitted a Variance application to allow commercial uses along Union Street to have a depth of 34'6", where the Zoning Code requires commercial uses along street frontages to have a minimum depth of 50'. The requested adjustment to the commercial depth is in conjunction with the proposed construction of a four-story mixed-use project. A Variance is required to reduce the depth of the commercial uses along street frontages.

**Environmental Determination:** On December 12, 2017, in conjunction with the Concept Design Review approval for the four story mixed-use project, the Design Commission determined the proposal was 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) and that there were no features that distinguish the project from others in the exempt class; therefore, there are no unusual circumstances. On June 26, 2018, in conjunction with the Final Design Review approval, the Design Commission determined that there were no changed circumstances or new information that would require further environmental review. The request to adjust the commercial depth is covered by the general rule (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15061, Review for Exemption) that CEQA applies only to projects which have a potential for causing a significant effect on the environment. This request does not alter the building outline, exterior façade, or development footprint that the Design Commission previously found to be categorically exempt under CEQA. Therefore, this request would have no potential for causing a significant effect on the environment.

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

**THE HEARING IS SCHEDULED ON:**

**Date:** Wednesday, December 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.

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

**Contact Person:** Jason Van Patten

**Phone:** (626) 744-6760

**E-mail:** [jvanpatten@cityofpasadena.net](mailto:jvanpatten@cityofpasadena.net)

**Website:** [ww5.cityofpasadena.net/planning](http://ww5.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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Planning Division, Current Planning Section  
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