

NOTICE OF PUBLIC HEARING
V#11899

Project Location: 2071 Lincoln Avenue, Pasadena, CA

Subject: The applicant, Frank Kim (Highlight Coffee), has submitted a Variance application to allow the establishment of a new, 1,380 square-foot, Fast Food Restaurant in an existing, vacant commercial building with less than the required number of parking spaces. The proposed land use (Fast Food Restaurant) requires six on-site parking spaces and, pursuant to PMC Section 17.46.020.G, as the existing commercial building required five parking spaces, only one additional parking space is required for the proposed use. The site does not contain any parking spaces, and a Variance is required to deviate from the parking requirement. The site is located within the LASP-CG-1 (Lincoln Avenue Specific Plan, Commercial General 1) zoning district.

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, §15303(c), Class 3, (New Construction or Conversion of Small Structures) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15303(c) exempts the conversion of small structures less than 2,500 square feet in floor area with only minor modifications to the exterior of the structure.

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: Jennifer Driver

Phone: (626) 744-6756

E-mail: jdriver@cityofpasadena.net

Website: 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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