

**NOTICE OF PUBLIC HEARING
MCUP #6692**

Project Location: 1070 North Lake Avenue, Pasadena, CA

Subject: The City Council for the City of Pasadena has called Minor Conditional Use Permit #6692 for review by the Board of Zoning Appeals. The Minor Conditional Use Permit was approved by the Hearing Officer at the December 5, 2018 public hearing.

The applicant, CNS La Villa Lake, LLC, submitted a Minor Conditional Use Permit application to allow for the alteration of a nonconforming use. Variance #8191, approved on August 7, 1970, permitted a deviation from use of property requirements (development of multi-family residential on a parcel zoned for single-family residential) and an exception to applicable parking requirements to facilitate construction of a three-story, 114-unit FHA senior housing project with 72 parking spaces on a C-1 zoned property, with the building and parking extending 30-feet into an R-1 zone. The applicant is requesting to eliminate the age-restriction for tenants, making the units available to non-seniors. The site is located within the CO-SP-1a and RS-6-LD-1 (Commercial Office District, North Lake Specific Plan, sub-district 1a and Single-Family Residential, Bungalow Heaven Landmark District) zoning district. A Minor Conditional Use Permit is required for alteration of a non-conforming use.

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 1 (Existing Facilities), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts the operation, leasing, and minor alterations of existing private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination; the modification of tenant age requirements is considered a negligible expansion/minor alteration of an existing use.

NOTICE IS HEREBY GIVEN that the **Board of Zoning Appeals** will hold a public hearing to consider the application.

THE HEARING IS SCHEDULED ON:

Date: Wednesday, February 6, 2019

Time: 6:30 p.m.

Place: Pasadena City Hall, Council Chambers
100 North Garfield Avenue, Room S249

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 Board of Zoning Appeals 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 Board of Zoning Appeals 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: Kristen Johnston

Phone: (626) 744-6709

E-mail: kjohnston@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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SPECIAL MEETING
BOARD OF ZONING APPEALS
MCUP #6692**