

NOTICE OF PUBLIC HEARING
V#11902

Project Location: 2412 Brigden Road, Pasadena, CA

Subject: The applicant, Shoghig Yepremian, has submitted a Variance application to allow the enclosure and conversion of an existing 119 square-foot covered porch to habitable floor area, as part of a newly converted 330 square-foot Accessory Dwelling Unit, totaling 449 square feet of floor area. The site is currently developed with legal, non-conforming structures totaling 2,720 square feet (a 2,066 square-foot single-family dwelling, a 324 square-foot garage and the subject 330 square-foot Accessory Dwelling Unit), and the proposed enclosure would result in a total of 2,839 square feet on-site, where only 2,435 square feet is permitted. The following entitlements are needed to permit the addition to the Accessory Dwelling Unit: (1) a Variance to exceed the 2,435 square feet of floor area permitted for the entirety of the property; (2) a Variance to permit a building separation of 5'-7" in lieu of six feet between the Accessory Dwelling Unit and garage; (3) a Minor Variance to permit a reduced rear setback of 2'-6" in lieu of ten feet; and (4) a Minor Variance to permit a reduced side setback of three feet in lieu of five feet. The site is located within the RS-6 (Single-family Residential, 0-6 dwelling units per acre) 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)(5); Administrative Code, Title 14, Chapter 3, §15270(a), Projects Which are Disapproved. This Statutory Exemption states that CEQA does not apply to projects which a public agency rejects or disapproves. In the event the Hearing Officer decides to approve Variance #11902, the project could qualify for an exemption pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15303(e), 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. Class 3 exempts the conversion and construction of accessory structures.

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

THE HEARING IS SCHEDULED ON:

Date: Wednesday, April 17, 2019

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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