

NOTICE OF PUBLIC HEARING
MCUP#6523

Project Location: 670 Bellefontaine Street, Pasadena, CA

Subject: The applicant, Dale Pearson, has submitted a Minor Conditional Use Permit to allow the construction of a 1,183 square-foot accessory structure on a legal non-conforming property. The property is located within the RS-4 (Single-Family Residential, 0-4 units per acre) zoning district, where one residential unit is permitted. However, the property is currently developed legally with three residential units, and it is therefore considered legal non-conforming. A Minor Conditional Use Permit is required for the alteration or expansion of a legal non-conforming use. Additionally, a Variance is being requested to allow an aggregate accessory structure area of 2,263 square feet, exceeding the maximum allowable 1,068 square feet (six percent of lot area), and a Minor Variance to allow a 16-foot tall accessory structure, exceeding the 15-foot maximum permitted height.

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, §15270(a), Projects Which are Disapproved). This Statutory Exemption states that CEQA does not apply to projects which a public agency rejects or disapproves.

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

THE HEARING IS SCHEDULED ON:

Date: Wednesday, May 1, 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: Nathan Gapper

Phone: (626) 744-7096

E-mail: ngap-contractor@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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