

NOTICE OF PUBLIC HEARING
AHCP #11879

Project Location: 127 & 141 N. Madison Avenue, Pasadena, CA

Subject: An appeal of Affordable Housing Concession Permit #11879 has been filed with the Board of Zoning Appeals. This is a continued public hearing. The Board of Zoning Appeals originally considered the proposed project at a public hearing on April 3, 2019, and recommended that the item be continued.

The Affordable Housing Concession Permit was approved by the Hearing Officer on January 16, 2019. The applicant, Mike Balian, has submitted applications for an Affordable Housing Concession Permit and a Private Tree Removal Permit to facilitate the construction of a five-story mixed-use project consisting of 49 residential units (including four very-low income units), 4,210 square feet of commercial office, and 101 parking spaces (at grade and one level of subterranean parking). The applicant has requested the following two affordable housing concessions: 1) to allow a floor area ratio (FAR) of 2.25, where the maximum allowed is 1.5; and 2) to allow a building height of 62 feet, where the maximum allowed is 50 feet. The applicant is also requesting a Private Tree Removal Permit to allow the removal of four protected trees on private property.

Environmental Determination: This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects, and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15332 specifically exempts from environmental review in-fill development where: 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; 2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services. In addition, the project would not cause a substantial adverse change in the significance of a historical resource.

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, June 5, 2019 **SPECIAL MEETING**
Time: 6:30 p.m.
Place: Council Chambers, Pasadena City Hall
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 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
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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Planning Division, Current Planning Section
175 North Garfield Avenue, Pasadena, CA 91101

**NOTICE OF
PUBLIC HEARING
BOARD OF ZONING APPEALS
SPECIAL MEETING
Affordable Housing
Concession Permit #11879**