

**NOTICE OF PUBLIC HEARING**  
**TPM #77148**

**Project Location:** 596 & 598 Mar Vista Avenue, Pasadena, CA

**Subject:** The applicant, Parada Construction, has submitted a Tentative Parcel Map application to allow the creation of two air parcels on one lot for residential condominium purposes. Construction of two new detached residential units is planned for the site. This application only concerns the creation of air parcels that would allow the sale of each dwelling unit. This application does not address the design or construction of the two-unit project.

**Environmental Determination:** The 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, §15315, Class 15, Minor Land Divisions) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15315 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The proposal would create two air parcels for residential condominiums on a parcel with an average slope less than 20 percent. The proposal complies with the General Plan and zoning, no variances or exceptions are required, all services and access are available, and the parcel was not involved in a division of a larger parcel within the previous two years.

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

**THE HEARING IS SCHEDULED ON:**

**Date:** Wednesday, June 5, 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:** Jason Van Patten  
**Phone:** (626) 744-6760  
**E-mail:** [jvanpatten@cityofpasadena.net](mailto:jvanpatten@cityofpasadena.net)  
**Website:** [ww5.cityofpasadena.net/planning](http://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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