

**NOTICE OF PUBLIC HEARING**  
**CUP#6649**

**Project Location:** 1813 East Colorado Boulevard, Pasadena, CA

**Subject:** The applicant, Ben Steckler, on behalf of Mobil Gas, has submitted an application for three Conditional Use Permits and two Minor Variances to facilitate the demolition of an existing Vehicle Service Station with 8 fuel stations, a 1,976 square foot convenience store and auto repair, and the construction of a new Vehicle Service Station with 8 fuel stations, a 2,170 square-foot convenience store and a new self-service auto wash. The applicant is requesting the following three Conditional Use Permits: (1) to allow for a Vehicle Service Station within the ECSP-CG-4 (East Colorado Specific Plan, Commercial General, Route 66 subdistrict) zoning district; (2) to allow the off-site sale of limited alcohol (beer and wine) within the proposed Service Station; and, (3) to operate 24-hours a day, seven days a week. The application also includes two Minor Variance applications to deviate from the front and corner side setback requirements by providing greater setbacks than required in the ECSP-CG-4 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)(9); Administrative Code, Title 14, Chapter 3, Section §15301, Class 1 (Existing Facilities), Section §15302, Class 2 (Replacement or Reconstruction), Section §15303, Class 3 (New Construction or Conversion of Small Structures), and Section §15332, Class 32 (In-Fill Development Projects) and there are no features that distinguish this project from others in the exempt classes; therefore, there are no unusual circumstances. Section 15301 exempts the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of the use. Section 15302 exempts replacement or reconstruction of existing structures and facilities where the new structure will have substantially the same purpose and capacity as the structure replaced. Section 15303 exempts the construction and location of limited numbers of new, small facilities, or structures. In urbanized areas, the exemption applies to up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary services and facilities are available and the surrounding area is not environmentally sensitive. 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 Hearing Officer will hold a public hearing to consider the application.

**THE HEARING IS SCHEDULED ON:**

**Date:** Wednesday, August 7, 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](mailto:jdriver@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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Planning Division, Current Planning Section  
175 North Garfield Avenue, Pasadena, CA 91101

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