

NOTICE OF PUBLIC HEARING
Appeal of CUP #6641

Project Location: 2535 Nina Street, Pasadena, CA

Subject: An appeal of Conditional Use Permit #6641 has been filed with the Board of Zoning Appeals. The CUP was approved by the Hearing Officer at the September 24, 2018 public hearing. The applicant, Sam Youssefian, submitted an application for a Conditional Use Permit to allow the operation of a "Vehicle Services – Vehicle/Equipment Repair" use within the EPSP-d1-IG (East Pasadena Specific Plan, subarea d1, General Industrial) zoning district. The proposal includes construction of a new 4,544 square foot, one-story vehicle equipment repair building on a 13,725 square-foot vacant lot. A Conditional Use Permit is required for the establishment of a "Vehicle Service – Vehicle/Equipment Repair" land use within the EPSP-d1-IG zoning district. A Private Tree Removal Permit is also requested to allow the removal of two protected Coast Live Oak trees from the subject property.

Environmental Determination: This project has been determined to be categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Title 14, Chapter 3, Section 15303, Class 3, New Construction or Conversion of Small Structures). Class 3 consists of 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. The proposed project includes construction of a new 4,544 square-foot, one-story vehicle equipment repair building on a vacant lot. The site is located in an urbanized area, zoned for industrial use, and is served by all utilities.

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, January 9, 2019

Time: 6:30 pm

Place: City Hall Council Chambers, Room S249
100 North Garfield Avenue Pasadena CA, 91101

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 Board of Zoning Appeals 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 Board of Zoning Appeals 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: Kent Lin

Phone: (626) 744-6817

E-mail: klin@cityofpasadena.net

Website: www.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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