

NOTICE OF PUBLIC HEARING
CE#356

Project Location: 1450 Capinero Drive and 412 Glen Holly Drive, Pasadena, CA

Subject: Carina Woo, Esq., on behalf of the applicants, has submitted a Certificate of Exception application to allow for a lot line adjustment between two adjoining parcels in the RS-6-HDSR (Single-family Residential, 0-6 dwelling units per acre, San Rafael Hillside Overlay District). Parcel A, at 1450 Capinero Drive, is a 5,944 square-foot lot with an existing 2,441 square-foot residence; and Parcel B, at 412 Glen Holly Drive, is a 6,729 square-foot lot with an existing 2,700 square-foot residence. The proposal would transfer 688 square feet from Parcel B to Parcel A. After the lot line adjustment, the lot size for Parcel A would be 6,632 square feet, and Parcel B would be 6,041 square feet and the maximum permitted gross floor area on Parcel A would be 2,257 square feet, with a maximum gross floor area permitted on Parcel B of 2,143 square feet. The application also includes a Variance to allow Parcel A to continue to have a nonconforming lot size of less than the minimum required lot area of 7,200 square feet; a Variance to allow the nonconforming lot size for Parcel B to be further reduced to less than the minimum required lot area of 7,200 square feet; a Variance to allow Parcel A to maintain a nonconforming gross floor area; and, a Variance to allow the nonconforming gross floor area on Parcel B to be made further nonconforming to the current standard. No new parcels would be created. No construction, demolition, or tree removals are proposed as part of the application.

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, §15301, Class 1, (Existing Facilities) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts projects that involve negligible or no expansion of an existing use. The use of each site is single-family residential, and will remain single-family residential after the lot line adjustment.

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

THE HEARING IS SCHEDULED ON:

Date: Wednesday, October 16, 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
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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