

NOTICE OF PUBLIC HEARING
CUP #6658

Project Location: 83 N. Lake Avenue, Pasadena, CA

Subject: The applicant, Singpoli BD Development, LLC, has submitted a Conditional Use Permit (CUP) application to allow the construction of a six-story, mixed-use project consisting of 54 residential dwelling units, 100,898 square feet of office (Administrative Business Professional), 7,852 square feet of retail sales, 3,540 square feet of restaurant, and 362 parking spaces in four levels (at grade and three subterranean levels). A CUP is required for new construction of a mixed-use project where the nonresidential portion exceeds 25,000 square feet. No variances, density bonus, concessions, waivers or private tree removal are proposed.

Environmental Determination: The Planning Commission will be asked to consider whether the proposed project is categorically 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, §15332, Class 32, In-Fill Development Projects); and to determine that there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15332 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.

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a public hearing to consider the application.

THE HEARING IS SCHEDULED ON:

Date: Wednesday, October 23, 2019

Time: 6:30 pm

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 Planning Commission 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 Planning Commission 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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