

**NOTICE OF PUBLIC HEARING
AHCP #11870**

Project Location: 254 East Union Street, Pasadena, CA

Subject: An appeal of Affordable Housing Concession Permit #11870 has been filed with the Board of Zoning Appeals. The Affordable Housing Concession Permit was approved by the Hearing Officer on September 4, 2019. The applicant, DC Union Holdings, LLC, has submitted an application for an Affordable Housing Concession Permit, a Variance and a Private Tree Removal Permit to facilitate the construction of a new 64,455 square-foot, six-story, mixed-use building containing 59 residential units (including five “very low income” units), 1,939 square feet of ground floor commercial space, and 156 parking spaces within four levels of parking (one ground level and three subterranean). The applicant is requesting the following two affordable housing concessions: (1) to exceed the maximum allowed floor area ratio (requesting 3.00 where maximum is 2.25); and (2) to exceed the maximum allowed height (requesting 75 feet where maximum is 60 feet). The applicant is also requesting a Variance to reduce the depth of the commercial use along Union Street from the Zoning Code-required 50 feet to a depth of 27'-9". Lastly, the applicant requests two Private Tree Removal Permits to allow the removal of one 22" DBH European Olive (*Olea Europa*) and one 27" DBH European Olive (*Olea Europa*), both located along the front property line.

Environmental Determination: An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for Variance #11810 in compliance with the California Environmental Quality Act (CEQA) and adopted by the Hearing Officer on September 2, 2015, along with V #11810. An addendum to the IS/MND has been prepared analyzing the additional 23 residential units, the additional 15,455 square feet, and the additional 15'-0" in height, in compliance with Section 15164 (Addendum to an EIR or Negative Declaration) of the CEQA guidelines (Title 14, Chapter 3, Article 11). The addendum found that the project revisions will not result in any potentially significant impacts that were not already analyzed.

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, October 30, 2019 **SPECIAL MEETING**

Time: 6:30 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 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: Beilin Yu

Phone: (626) 744-6726

E-mail: byu@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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