

**NOTICE OF PUBLIC HEARING**  
**MCUP #6733**

**Project Location:** 180 – 186 N. Sierra Bonita Avenue, Pasadena, CA

**Subject:** The applicant, Levon Khandjian on behalf of Krikor Missirlian, has submitted a Minor Conditional Use Permit application to allow the enlargement of a legally established nonconforming use, where a legal nonconforming use may not be altered or enlarged unless a Minor Conditional Use Permit is first obtained. The project includes a 149 square-foot addition to one existing dwelling unit in a multi-family development. The subject site is located within the CG (Commercial General) zoning district, and is developed with four residential dwelling units, where the Zoning Code does not allow for multi-family residential use.

**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 additions to existing structures, provided the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition or 2,500 square feet, whichever is less, the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive.

**NOTICE IS HEREBY GIVEN** that the **Hearing Officer may hold a public hearing** to consider the application if a request for one is made on the proposed application subject to the conditions indicated in the Public Information paragraph below.

**THE HEARING IS SCHEDULED ON:**

**Date:** Wednesday, December 18, 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. **A hearing has been scheduled on the date above. However, the hearing will not be held unless a written request is submitted at least one business day prior to the hearing date. Any interested person may submit such a request at the Permit Center. If a hearing is not requested, the decision will be made without a hearing.**

**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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