

NOTICE OF PUBLIC HEARING
MV#11912

Project Location: 599 East Ashtabula Street, Pasadena, CA

Subject: The applicant, Kien Ly, has submitted an application for a Minor Variance to allow a 25-foot front yard setback, for a new single-family house, where the minimum required setback is 45.75 feet. The application also includes a Private Tree Removal request to allow the removal of a protected Chinese Elm tree. The subject property is located within the RS-6 (Single-Family Residential) zoning district. A Minor Variance is required in order to encroach into a required setback.

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, §15303, Class 3, (New Construction or Conversion of Small Structures), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. This exemption applies to the construction of new single-family residential structures. The project involves a request to allow a reduced front yard setback for the construction of one, single-family residential unit.

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: Carlos Chacon
Phone: (626) 744-7123
E-mail: cchacon@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.



Planning & Community Development Department
Planning Division, Current Planning Section
175 North Garfield Avenue, Pasadena, CA 91101

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