

NOTICE OF PUBLIC HEARING
VTTM #82280

Project Location: 170-180 S. Euclid Avenue, Pasadena, CA

Subject: The applicant, Mike Balian., has submitted a Vesting Tentative Tract Map application to allow the consolidation of two land parcels and, subsequently, the subdivision of the property into 43 air parcels for condominium purposes. A new mixed-use project with 42 residential units and 940 square feet of commercial space received Final Design Review approval on October 9, 2018. This application is limited to the creation of air parcels to allow the individual sale of the commercial space and dwelling units. This application does not address the design or construction of the 16-unit project and does not include any proposed changes to the previous Design Review approval.

Environmental Determination: In conjunction with the Concept Design Review approval on May 22, 2018, it was determined that the project is Categorically Exempt from CEQA (Section 15332, Class 32, Infill Development). It has further been determined that there are no changed circumstances or new information as part of the proposed Vesting Tentative Tract Map application that necessitate further environmental review and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

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

THE HEARING IS SCHEDULED ON:

Date: Wednesday, February 6, 2019

Time: 6:00 pm

Place: Hale Building, Permit Center Hearing Room
175 North Garfield Avenue (Enter at Ramona Street Side Entrance)
100 North Garfield Avenue

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: Beilin Yu

Phone: (626) 744-6726

E-mail: byu@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

**NOTICE OF
PUBLIC HEARING
HEARING OFFICER
VTTM #82280**