

**NOTICE OF PUBLIC HEARING
V #11917**

Project Location: 771 North Holliston Avenue, Pasadena, CA

Subject: The applicants, Johnny Ray Zone and Amanda Chapman, have filed the following applications to facilitate additions totaling 593 square feet, to an existing 1,163 square-foot, single-family residence and 247 square-foot, single-car detached garage. The subject site is located within the RS-6-LD-1 (Single-Family Residential, Bungalow Heaven Landmark District) zoning district. There are no tree removals proposed as part of this application.

- 1) Variance: To allow a 223 square-foot addition to the existing 247 square-foot, single-car garage resulting in a tandem parking configuration, where the Zoning Code prohibits tandem parking for a single-family residential use;
- 2) Minor Variance: To allow a 370 square-foot addition to the existing single-family residence with a three-foot rear yard setback, where the Zoning Code requires a 25-foot rear yard setback;
- 3) Minor Variance: To allow the 223 square-foot garage addition with a three-foot side yard setback, where the Zoning Code requires a minimum side yard setback of 5'-8"; and
- 4) Minor Variance: To allow the detached garage and addition to maintain a three-foot side yard setback with a linear wall length of 38'-7", where the Zoning Code requires a minimum side yard setback of five feet when the linear wall length of an accessory structure is in exceedance of 22 feet.

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 that the addition will not result in an increase of more than 50 percent of the structures' existing floor area, or 2,500 square feet, whichever is less. The project involves additions to the existing single-family residence and single-car detached garage, totaling 593 square feet, which is less than 50 percent of the existing floor area.

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

THE HEARING IS SCHEDULED ON:

Date: Wednesday, March 18, 2020
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.

For more information about the project and the related environmental documentation or to schedule an appointment, contact the planner below:

Contact Person: Kristen Johnston
Phone: (626) 744-6709
E-mail: kjohnston@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.



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