

PLEASE TAKE NOTICE THAT THIS HEARING WILL TAKE PLACE AT A MEETING HELD PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20 SOLELY BY ELECTRONIC MEANS

Project Location: 33 & 45 W. Green Street, Pasadena, CA

**NOTICE OF PUBLIC HEARING
VHR #11921**

Subject: The applicant, Moule & Polyzoides, has submitted a Variance for Historic Resources application requesting relief from maximum Floor Area Ratio (FAR) requirement. The request is associated with the adaptive reuse of a designated contributing historic resource that is being converted from a nonresidential use to a four-story mixed-use project consisting of ground-floor retail uses and nine residential units. Specifically, the applicant proposes up to a 2.25 FAR where the Zoning Code establishes a maximum of 2.0. In conjunction with the Variance for Historic Resources, the applicant has submitted Certificate of Exception #370 to allow a lot line adjustment between the two adjacent parcels (AIN 5713-007-021, 5713-007-022), resulting in the consolidation of the two parcels to make up the project site.

Environmental Determination: On July 22, 2014, in conjunction with the Concept Design Review approval for a two-to-four-story mixed-use project, the Design Commission determined the proposal was 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, §15332, Class 32, In-Fill Development Projects) and that there were no features that distinguish the project from others in the exempt class; therefore, there are no unusual circumstances. It has further been determined that there are no changed circumstances or new information as part of the applications that necessitate further environmental review.

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

THE HEARING IS SCHEDULED ON:

Date: Wednesday, May 6, 2020

Time: 3:00 pm

Place: Please see the Hearing Officer agenda for instructions on how to access the meeting via webcast. The meeting agenda will be posted on May 1, 2020 at www.cityofpasadena.net/commissions/hearing-officer.

Public Information: All interested persons are invited to participate electronically by submitting comments by 9:00 a.m. on the day of the meeting for the Hearing Officer's consideration. Comments must be sent to jvanpatten@cityofpasadena.net. Also, during the meeting and prior to the close of the public hearing, members of the public may submit comments of up to 200 words through the City's public comment portal which will be published on the Hearing Officer Agenda. 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 sent to the Hearing Officer or the case planner at, or prior to, the public hearing.

For more information about the project or to send comments:

Contact Person: Jason Van Patten

Phone: (626) 744-6760

E-mail: jvanpatten@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: ADA: To request a disability-related modification or accommodation necessary to facilitate meeting participation, please contact the Planning & Community Development Department as soon as possible at (626) 744-4009 or (626) 744-4371 (TDD). Providing at least 72 hours advance notice will help ensure availability. Language translation services may also be requested with 72-hour advance notice by calling (626) 744-4009.



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