

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

**NOTICE OF PUBLIC HEARING
MOD CUP#4577**

Project Location: 995 South Fair Oaks Avenue, Pasadena, CA

Subject: The applicant, Arlington Development, has filed the following applications to allow an addition to an existing Residential Care Facility with 149 units located in the IG-SP-AD-1 (South Fair Oaks Specific Plan, Industrial General, Alcohol Density Overlay District) and RM-32 HL-1 (Multi-Family Residential, 32 dwelling units per acre, Height District Overlay – 1) zoning districts:

- 1) Modification to Conditional Use Permit #4577: To allow a 89,622 square-foot, four-story addition with 88 units to the existing Residential Care Facility. A total of 111 parking spaces will be provided, at-grade and within a new two-level subterranean parking garage for the Residential Care Facility;
- 2) Certificate of Exception: To allow a lot line adjustment between two existing legal parcels (AIN's 5719-022-108 and 5719-022-101) to consolidate into one legal parcel.

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, Section §15332, Class 32, (In-Fill Development Projects) and Section §15305, Class 5, (Minor Alterations in Land Use Limitations); and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15332 specifically exempts from environmental review in-fill development where: 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; 2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services. In addition, the project would not cause a substantial adverse change in the significance of a historical resource.

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 20, 2020

Time: 5:30 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 15, 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 jdriver@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: Jennifer Driver
Phone: (626) 744-6756
E-mail: jdriver@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: 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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