

**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:** 193 S. Allen Avenue, Pasadena, CA

**NOTICE OF PUBLIC HEARING  
TPM #82999**

**Subject:** The applicant, Eric Tsang, has submitted a Tentative Parcel Map application to allow the creation of three air parcels on one land lot for the establishment of residential condominiums. Construction of three new residential units is planned for the site. This application only concerns the creation of air parcels that would allow the sale of each dwelling unit. This application does not address the design or construction of the three-unit project. The site is located within the RM-16 (Multi-Family Residential, 0-16 dwelling units per acre) zoning district.

**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, §15315, Class 15, Minor Land Divisions) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15315 specifically exempts the division of land consisting of four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

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

**THE HEARING IS SCHEDULED ON:**

**Date:** Wednesday, June 3, 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 29, 2020 at [www.cityofpasadena.net/commissions/hearing-officer/](http://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 [cchacon@cityofpasadena.net](mailto:cchacon@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:** Carlos Chacon  
**Phone:** (626) 744-7123  
**E-mail:** [cchacon@cityofpasadena.net](mailto:cchacon@cityofpasadena.net)  
**Website:** [www.cityofpasadena.net/planning](http://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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