

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
CE #366**

Project Location: 350 and 356 South Grand Avenue, Pasadena, CA

Subject: The applicant, Andrew Oliver on behalf of C. James Levin, has filed a Certificate of Exception application to allow a lot line adjustment between two adjacent parcels, 350 S. Grand Avenue (Parcel #1) and 356 S. Grand Avenue (Parcel #2). The proposed lot line adjustment would eliminate the shared interior lot line between Parcels 1 and 2, resulting in one larger parcel measuring 29,720 square feet in area and addressed 350 S. Grand Avenue. Although not a part of the Certificate of Exception application, the project would also include the demolition of the existing single-family residence on Parcel 2, resulting in a larger yard area for Parcel 1. The subject site is located within the RS-4 (Single-Family Residential) zoning district. There are no tree removals proposed as part of this application.

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 projects that involve negligible or no expansion of an existing use. The use of each site is single-family residential, and will remain single-family residential after the lot line adjustment. The Certificate of Exception application has also 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, §15305, Class 5, Minor Alterations in Land Use Limitations). Section 15305 exempts minor alterations in land use limitations, specifically minor lot line adjustments not resulting in the creation of any new parcel. The project as proposed involves only the consolidation of two existing legal parcels into one parcel.

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

THE HEARING IS SCHEDULED ON:

Date: Wednesday, July 1, 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 June 26, 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 byu@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: Beilin Yu

Phone: (626) 744-6726

E-mail: byu@cityofpasadena.net

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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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