

**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:** 135 South Catalina Avenue, Pasadena, CA

**NOTICE OF PUBLIC HEARING  
MCUP #6829**

**Subject:** The applicant Glenn de Veer, on behalf of the property owner, has submitted a Minor Conditional Use Permit application to allow 28 tandem parking spaces for a nonresidential use which requires a total of 208 parking spaces. The request is associated with a new 75-unit residential mixed use project with an existing 62,663 square foot office building that is located within the CD-5/RM-48 (Central District Specific Plan, Lake Avenue sub-district / Multi-Family Residential, 0-48 dwelling units per acre) zoning districts. A Minor Conditional Use Permit is required to allow tandem parking spaces associated with a nonresidential use.

**Environmental Determination:** On November 12, 2019, in conjunction with the Concept Design Review approval for a mixed-use project, the Design Commission determined the proposal 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 there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. 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, 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/](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 [awalker@cityofpasadena.net](mailto:awalker@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:** Alison Walker  
**Phone:** (626) 744-6742  
**E-mail:** [awalker@cityofpasadena.net](mailto:awalker@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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