

**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:** 750 – 752 Manzanita Avenue, Pasadena, CA

**NOTICE OF PUBLIC HEARING  
TPM #82996**

**Subject:** The applicant, Mark Van Lue, has submitted a Tentative Parcel Map application to allow the creation of two air parcels on one land lot for residential condominium purposes for an existing two-unit multi-family residential project that is located within the RM-12 (Residential Multi-Family, Two Units per Lot) zoning district. This application only concerns the creation of air parcels that would allow the sale of each dwelling unit.

**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. Class 1 consists of projects involve negligible or no expansion of an existing use. The creation of air parcels for residential condominium purposes will not constitute a significant expansion of the existing residential use on the site. The proposed Tentative Parcel Map is for a mapping action and does not include review of physical changes to the site.

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

**THE HEARING IS SCHEDULED ON:**

**Date:** Wednesday, August 19, 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 August 14, 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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