

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: 162 E Claremont Ave, Pasadena, CA

**NOTICE OF PUBLIC HEARING
V #11923**

Subject: The property owner, Mike Davidyan, has submitted an application to facilitate the interior alteration of a single-family residence to accommodate a two-car garage. Three Variance requests are required for the proposed two-car garage: 1) to allow an 11-foot back-up aisle width where 20 feet is required; 2) to reduce the required depth of a garage to 17 feet, where 18 feet is required; and, 3) to allow a garage to be located at the front of the primary structure. A Variance is required to reduce the aisle width requirement, to reduce the dimensional requirements of required parking area, and to allow a garage at a location other than behind the primary structure where 50 percent or more of the existing garages on the blockface are located behind the primary structure.

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)(5); Administrative Code, Title 14, Chapter 3, §15270 (a), Projects Which are Disapproved. This Statutory Exemption states that CEQA does not apply to projects which a public agency rejects or disapproves. In the event the Hearing Officer decides to approve Variance #11923, the project could qualify for an exemption pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301(e), 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. Class 1 exempts projects that include small additions, expansions or alterations to existing structures where there is negligible or no expansion of the use.

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

THE HEARING IS SCHEDULED ON:

Date: Wednesday, November 4, 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 October 30, 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 awalker@cityofpasadena.net and 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: Alison Walker and Beilin Yu
Phone: (626) 744-6742, (626) 744-6726
E-mail: awalker@cityofpasadena.net , byu@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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