

**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  
VTTM #83194**

**Project Location:** 250 E. Union Street, Pasadena, CA

**Subject:** The applicant, James Li., has submitted a Vesting Tentative Tract Map application to allow the creation of 59 residential and one commercial air parcels on one 21,740 square-foot land lot for condominium purposes. The 59-unit residential project received approval of an Affordable Housing Concession Permit on October 30, 2019 and Concept Design Review approval on May 12, 2020. This application only concerns the creation of air parcels that will allow the sale of each dwelling unit. This application does not address the design or construction of the 59-unit project and does not include any changes to the Affordable Housing Concession Permit or Concept Design Review approvals.

**Environmental Determination:** In conjunction with the approval of Variance #11810 for this project, an Initial Study and Mitigated Negative Declaration (IS/MND) was prepared in compliance with the California Environmental Quality Act (CEQA) and adopted by the Hearing Officer on September 2, 2015. Subsequently, and in conjunction with the review of Affordable Housing Concession Permit #11870 an addendum to the IS/MND was prepared to analyze the applicant's decision to increase the number of units, square footage, and height for the project. The addendum explained the Lead Agency's (City of Pasadena) decision not to prepare a subsequent or supplemental CEQA documentation in compliance with Section 15164 (Addendum to an EIR or Negative Declaration) of the CEQA guidelines (Title 14, Chapter 3, Article 11). The addendum found that the project revisions would not result in any potentially significant impacts that were not already analyzed. The Addendum was adopted by the Board of Zoning Appeals on October 30, 2019. A similar determination was made during the Concept Design Review, which was approved on May 12, 2020. It has further been determined that there are no changed circumstances or new information as part of the proposed Vesting Tentative Tract Map application that necessitate further environmental review and there are no features that distinguish this project from others previously reviewed; therefore, there are no unusual circumstances.

**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 18, 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 November 13, 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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