

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
V #11931**

Project Location: 1972-1994 Lincoln Avenue, Pasadena, CA

Subject: The applicant, Michael Bollenbacher, has submitted a Variance application to exceed the maximum allowed walking distance for off-site parking, in order to facilitate the conversion of a catering kitchen to a restaurant. The Zoning Code permits off-site parking within a walking distance of 500 feet from the entrance of the use. As proposed the off-site parking would be located approximately 1,200 feet to the east, at 1993 Glen Avenue (Pasadena Buddhist Temple). The total parking requirement for the new restaurant, existing offices and retail stores located on the subject site is 42 parking spaces. There are currently 19 parking spaces on-site and the remaining 23 spaces would be located off-site. A Variance is required in order to deviate from the maximum allowed distance for off-site parking.

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, §15303(e), Class 3, New Construction or Conversion of Small Structures). There are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15303 specifically exempts, in urbanized areas, to up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The provision of off-site parking will facilitate the conversion of the existing catering kitchen building to a restaurant, which is considered a negligible expansion to an existing commercial structure.

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

THE HEARING IS SCHEDULED ON:
Date: Wednesday, December 2, 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 November 25, 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 dsinclair@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: David Sinclair

Phone: (626) 744-6766

E-mail: dsinclair@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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