

**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:** 2488 Mohawk Street, Pasadena, CA

**NOTICE OF PUBLIC HEARING  
TTM #74256**

**Subject:** The applicant, Herald Investment, LLC, has submitted a Tentative Tract Map application to allow the creation of 21 air parcels on one land lot for residential condominiums purposes. The 21-unit residential project received Final Design Review approval on November 4, 2017 and a building permit was issued on June 20, 2018. This application is for 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 21-unit project and does not include any proposed changes to the previous Design Review approval. The site is located within the RM-32 (Multi-Family Residential, 0-32 dwelling units per acre) zoning district.

**Environmental Determination:** On December 19, 2014, in conjunction with the Concept Design Review approval for the multi-family project, the Design Commission determined the proposal was 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, §15332, Class 32, Infill Development). It has further been determined that there are no changed circumstances or new information as part of the proposed Tentative Tract Map application that necessitate further environmental review and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. It has further been determined that there are no changed circumstances or new information as part of the applications that necessitate further environmental review.

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

**THE HEARING IS SCHEDULED ON:**

**Date:** Wednesday, January 20, 2021

**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 January 15, 2021 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 [jdriver@cityofpasadena.net](mailto:jdriver@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:** Jennifer Driver

**Phone:** (626) 744-6756

**E-mail:** [jdriver@cityofpasadena.net](mailto:jdriver@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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