

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
CUP #6846**

Project Location: 1870-1890 E. Walnut Street, 175 N. Greenwood Avenue,
170 N. Parkwood Avenue, Pasadena, CA

Subject: The applicant, HHP-Walnut, LLC, has submitted a Conditional Use Permit (CUP) and an Affordable Housing Concession Permit (AHCP) to facilitate the construction of an 84,844 square-foot 2-4 story multifamily residential development with 58 residential units (including 28 moderate income units) and 93 parking spaces within one subterranean level. The CUP is required to allow the development of a multifamily use within one-quarter mile of the Allen Street Gold Line Station in a transit-oriented development (TOD) area. The AHCP application includes three affordable housing concessions: 1) Floor Area Ratio (FAR) – to exceed the maximum FAR; 2) Open Space – to reduce the minimum open space and garden requirements; and 3) Height – to exceed the maximum height limits.

Environmental Determination: This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects, and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15332 specifically exempts from environmental review in-fill development where: 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; 2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services. In addition, the project would not cause a substantial adverse change in the significance of any historical resource.

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

THE HEARING IS SCHEDULED ON:

Date: Wednesday, April 21, 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 April 16, 2021 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 jvanpatten@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: Jason Van Patten
Phone: (626) 744-6760
E-mail: jvanpatten@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: 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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