

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 #6848**

Project Location: 35 North Lake Avenue, Pasadena, CA

Subject: The applicant, Futures Academy, has submitted a Conditional Use Permit (CUP) application to allow the operation of a "Private School" land use within a 5,009 square-foot tenant space on the first floor of an existing nine-story commercial office building. Specifically, the applicant is requesting approval of an existing private school with a maximum enrollment of 60 students in the 6th – 12th grades; the school was established without the benefit of a CUP. The hours of operation would be Monday through Friday from 8:00 a.m. and 8:00 p.m. The application includes a Variance application to provide no outdoor play area, where 4,500 square feet of outdoor play area is required. The subject site is located within the CD-5 (Central District Specific Plan, subdistrict 5) and a CUP is required to establish a "Private School" land use and a Variance is required to deviate from the outdoor play area development standard.

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 the Conditional Use Permit, 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, 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 the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of the use. The operation of a "School – Private" land use is considered a negligible expansion of the use within an existing commercial building.

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

THE HEARING IS SCHEDULED ON:

Date: Wednesday, May 5, 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 30, 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 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

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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