

**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 #11935**

**Project Location:** 85 West Green Street, Pasadena, CA

**Subject:** The applicant, Alen Malekian, AIA, on behalf of the property owner, has submitted a Variance application to allow the construction of a 21,000 square-foot, four-story, mixed-use building, with 4,840 square feet of ground floor commercial area and 18 residential units on the 2<sup>nd</sup> through 4<sup>th</sup> floor, without providing the one on-site parking space for each residential unit, as required by the City's Zoning Code Section 17.50.160.K.2. The subject site has a contract for 63 Zoning Credit Parking Spaces with the City of Pasadena, as well as a parking lease agreement with 160 S. De Lacey Ave for 23 parking spaces. The subject property is located within the CD-1/AD-1 (Central District Specific Plan, Old Pasadena Subdistrict, Alcohol Density Overlay District 1) zoning district.

**Environmental Determination:** This project was determined to be categorically 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, §15302, Class 2, Replacement and Reconstruction, and §15332, Class 32, In-Fill Development Projects on March 28, 2017 as part of the approval of Concept Design 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 proposed Variance application 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, July 7, 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 July 2, 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 via email to [byu@cityofpasadena.net](mailto:byu@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:** Beilin Yu

**Phone:** (626) 744-6726

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