

PLEASE TAKE NOTICE THAT THIS HEARING WILL TAKE PLACE AT A MEETING HELD BY ELECTRONIC MEANS

**NOTICE OF PUBLIC HEARING
MCUP #6906**

Project Location: 50 N. Mentor Avenue, Pasadena, CA

Subject: The applicant, Shaun Szameit, has submitted a Minor Conditional Use Permit application to establish a work/live unit within the ground floor tenant space of an existing two-story commercial building located within the CD-5 (Central District Specific Plan, Lake Avenue Subdistrict) zoning district. The proposal includes the renovation of the rear portion of the ground floor tenant space in order to create a 370 square-foot living area, while the remainder 880 square feet of the ground floor unit would be dedicated to commercial office use. Pursuant to Section 17.61.050 of the Zoning Code, a Minor Conditional Use Permit is required in order to establish a work/live unit.

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, §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. Section 15301 exempts the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of the use. The work/live use is considered a negligible change to an existing commercial structure. Therefore, the proposal is exempt from environmental review.

NOTICE IS HEREBY GIVEN that the **Hearing Officer may hold a public hearing** to consider the application if a request for one is made on the proposed application subject to the conditions indicated in the Public Information paragraph below.

Date: Wednesday, January 19, 2022

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 14, 2022 at www.cityofpasadena.net/commissions/hearing-officer/.

Public Information: Members of the public may submit correspondence of any length prior to the start of the meeting. Comments must be sent to igaleazzi@cityofpasadena.net. Also, during the meeting, members of the public may provide live public comment on an agenda item, at the time the Hearing Officer solicits public comment, by either (a) if using the Zoom application, selecting the "raise hand" function; or (b) if participating by telephone, pressing *9 to raise your hand. 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: Ivan Galeazzi
Phone: (626) 744-7124
E-mail: igaleazzi@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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