

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

**NOTICE OF PUBLIC HEARING  
TTM #83373**

**Project Location:** 814 Magnolia Avenue, Pasadena, CA

**Subject:** The applicant, EGL Associates, has submitted a Tentative Tract Map application to allow the creation of 7 residential air parcels on one 10,000 square-foot land lot for condominium purposes. The 7-unit residential project received a Consolidated Design Review approval on December 20, 2021. This application only concerns 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 7-unit project and does not include any changes to the previous Design Review approval.

**Environmental Determination:** In conjunction with the Consolidated Design Review approval on December 20, 2021 it was determined that the project is Categorically Exempt from CEQA (Section 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. 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.

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

**THE HEARING IS SCHEDULED ON:**

**Date:** Wednesday, March 2, 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 February 25, 2022 at [www.cityofpasadena.net/commissions/hearing-officer/](http://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 [joweaver@cityofpasadena.net](mailto:joweaver@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:** Joseph Weaver

**Phone:** (626) 744-3813

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