

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

**NOTICE OF PUBLIC HEARING  
MCUP #6744 and CE #396**

**Project Location:** 30 W. Mountain Street and 867 N. Fair Oaks Avenue, Pasadena, CA

**Subject:** The applicant, CSA Architects, has submitted a request for a Minor Conditional Use Permit (MCUP), a Certificate of Exception (CE), and a Private Tree Removal Permit to facilitate the construction of a 17,366 square-foot three-story medical office building with surface and subterranean parking. An MCUP is required to allow the nonresidential project to incorporate tandem and triple stack parking. The project proposes 123 parking spaces, of which 60 are arranged in a tandem configuration (49% of total) and 30 are arranged in a triple stack configuration (24% of total). A CE is required to allow a lot line adjustment between three adjacent parcels, 5726-002-086 (Parcel #1), 5726-002-067 (Parcel #2), and 5726-002-068 (Parcel #3). The proposed lot line adjustment would eliminate the shared interior lot lines, resulting in one parcel measuring 31,750 square feet in area. A Private Tree Removal Permit application is also requested to allow the removal of one mature eucalyptus tree (*Eucalyptus polyanthemus*) on private property.

**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.

**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 [awalker@cityofpasadena.net](mailto:awalker@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:** Alison Walker  
**Phone:** (626) 744-6742  
**E-mail:** [awalker@cityofpasadena.net](mailto:awalker@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:** 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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