

**NOTICE OF PUBLIC HEARING
Time Extension for MCUP #6586**

Project Location: 160 E. California Boulevard, Pasadena, CA

Subject: The applicant, Mohammad Mushtaq Ahmed, has submitted a request to allow a one-year time extension for Minor Conditional Use Permit #6586 which allowed the alteration and enlargement of an existing legal, non-conforming Vehicle Service Station use, approved by the Hearing Officer on March 7, 2018. The Minor Conditional Use Permit approved the conversion of three existing services bays into retail space and expanded the existing convenience store, which operates ancillary to the existing Vehicle Service Station use. The approved expanded convenience store would be approximately 2,224 square feet in size.

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, Class 1 §15301, 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 applies to the alteration of existing facilities that involve negligible or no expansion of an existing use. The conversion of vehicle service bays into an expanded convenience store is considered a negligible expansion of an existing legal nonconforming Vehicle Service Station use.

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

THE HEARING IS SCHEDULED ON:

Date: Wednesday, June 1, 2022

Time: 5:30 pm

Place: Permit Center Hearing Room, 175 N. Garfield Avenue, Pasadena CA, unless State emergency/local social distancing measures are in effect; please refer to agenda when posted as to whether hearing will be held electronically and/or in person. The meeting agenda will be posted on May 27, 2022 at www.cityofpasadena.net/commissions/hearing-officer/.

Public Information: All interested persons may submit correspondence to fbenitez@cityofpasadena.net prior to the start of the meeting. For information on how to provide live public comment, please refer to the meeting agenda when posted for additional details and instructions. 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: Fatima Benitez

Phone: (626) 744-6754

E-mail: fbenitez@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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