

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

**NOTICE OF PUBLIC HEARING
SCP #6949**

Project Location: 544 Pepper Street, Pasadena, CA

Subject: The applicant, Jerome Hunter, has submitted applications for a Single Family Compatibility Permit (SCP) and a Minor Variance (MV) to facilitate a 1,291 square-foot single-story addition to an existing 887 square-foot residence (for a total house size of 2,178 square feet), and the construction of a new 411 square-foot detached garage. Specifically, the applicant proposes to exceed the Neighborhood Compatibility Analysis maximum house size of 1,768 square feet by 410 square feet, and seeks a Minor Variance to allow the new garage to maintain a front setback of 36 feet from the south property line (Zanja Street), where the Zoning Code requires a minimum front setback of 42 feet, 8 inches.

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 additions to existing structures, provided the additions will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed 1,768 square-foot addition to the existing residence and a new detached 410 square-foot garage would occur on a site where all public services and facilities are available to allow for the maximum development permissible in the General Plan. In addition, the project area is not environmentally sensitive.

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 15, 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 June 10, 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.

Contact Person: Ivan Galeazzi

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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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