

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

**NOTICE OF PUBLIC HEARING
MCUP #6924 & CE #391**

Project Location: 139 S. Catalina Avenue, Pasadena, CA

Subject: The applicant, Robert Montano of Adept Architecture, has submitted a Minor Conditional Use Permit (MCUP) application to allow valet parking on private property and a Certificate of Exception (CE) application to allow a lot line adjustment between two adjacent parcels, 5735-027-032 (Parcel #1) and 5735-027-005 (Parcel #2). The requests are associated with a new 107-unit mixed use project on a site with an existing detached 62,663 square-foot office building. The project site is located within the CD-5-LD-23 (Central District Specific Plan, Lake Avenue subdistrict, Landmark Overlay District) and RM-48 (Multi-Family Residential, City of Gardens) zoning districts.

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, §15303, Class 3, New Construction or Conversion of Small Structures and §15305, Class 5, Minor Alterations in Land Use Limitations) and there are no features that distinguish this project from others in the exempt classes; therefore, there are no unusual circumstances. Section 15303 specifically exempts the construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. Section 15305 specifically exempts minor lot line adjustments, in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density. The request is limited to allowing valet parking on a site that is relatively flat, and would not result in any changes in land use or density.

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 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

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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