

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

**NOTICE OF PUBLIC HEARING  
HDP #6937**

**Project Location:** 470 Sycamore Glen, Pasadena, CA

**Subject:** The applicant and property owner, Patrick Nicholson, has submitted a Hillside Development Permit application to allow the construction of a new three-story, 1,562 square-foot single-family dwelling and an attached 365 square-foot, two-car garage on a vacant site in the Hillside Development Overlay District. A Hillside Development Permit is required for the construction of a new single-family dwelling in the Hillside Development Overlay District. A Variance is also requested to allow paving across 58 percent of the front yard area, where a maximum of 30 percent is allowed. The property is located within the RS-6 HD-SR (Single-Family Residential, 0-6 dwelling units per acre, Hillside Development Overlay, San Rafael Area) zoning district.

**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), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15303 exempts the construction of one single-family residence, or a second dwelling unit in a residential zone. The project involves the construction of a new single-family residence within the RS-6 HD-SR zoning district, which is within the maximum allowable number of structures on a legal parcel within a residential zone.

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

**THE HEARING IS SCHEDULED ON:**

**Date:** Wednesday, July 20, 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 July 15, 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: 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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