

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

**NOTICE OF PUBLIC HEARING
MV #11952**

Project Location: 276 Linda Vista Avenue, Pasadena, CA

Subject: The applicant, Benison Pang, has submitted a Minor Variance application to allow a front yard setback of 12'-11", where a minimum of 39'-8" is required. The request is intended to facilitate the conversion of an existing detached garage to livable area and to construct a 70 square-foot addition to attach the structure to the existing single-family dwelling. A Minor Variance is required to adjust the front setback requirement. The site is located in the RS-4 (Single-Family Residential, 0-4 dwelling units per acre) 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, 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 specifically applies to small additions, expansions or alterations to existing structures where there is negligible or no expansion of the use, provided the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed addition to a 1,673 square-foot single-family residence includes 70 square feet of new floor area, 409 square feet of converted space, and a new 441 square-foot detached two-car garage.

THE HEARING IS SCHEDULED ON:

Date: Wednesday, August 17, 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 August 12, 2022 at www.cityofpasadena.net/commissions/hearing-officer/.

NOTICE IS HEREBY GIVEN that the **Hearing Officer may hold a public hearing** to consider the application if a request for one is made on the proposed application subject to the conditions indicated in the Public Information paragraph below.

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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