

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

**NOTICE OF PUBLIC HEARING  
MCUP #7016**

**Project Location:** 847, 849, 851 E. Howard Street, Pasadena, CA

**Subject:** The applicant, Mitchell Sawasy, has submitted a Minor Conditional Use Permit application to allow the enlargement of a nonconforming use. The project includes a 474 square foot addition to the existing front unit (851 E. Howard Street). No changes are proposed to the rear unit (849 E. Howard Street). The subject site is located within the RS-6 (Single-Family Residential) zoning district, and is developed with two residential dwelling units, and an accessory dwelling unit that is under construction, where the Zoning Code allows for one dwelling unit per lot. A nonconforming use may not be altered or enlarged, unless a Minor Conditional Use Permit is first obtained.

**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 and, therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 10,000 square feet, if 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. Therefore the proposed 474 square foot addition to an existing 736 square foot dwelling is exempt from environmental review.

**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.

**THE HEARING IS SCHEDULED ON:**

**Date:** Wednesday, November 16, 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 November 11, 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 [commentsHO@cityofpasadena.net](mailto:commentsHO@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:**

**Contact Person: Joseph Weaver**

**Phone: (626) 744-3813**

**E-mail: [joweaver@cityofpasadena.net](mailto:joweaver@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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