

NOTICE OF PUBLIC HEARING
V #11957 and CE #401

Project Location: 1360 and 1380 South Los Robles Avenue, Pasadena, CA

Subject: The applicant, Peter Tolkin, has submitted the following applications to facilitate the construction of a new 600 square-foot pool house accessory structure: 1) Variance to allow an accessory structure to be located to the side of the primary structure, where the zoning code requires placement behind the rear wall plane of the primary structure; 2) Minor Conditional Use Permit (MCUP) to allow an accessory structure with an overall height of 17 feet and a top plate height of 14 feet, where the zoning code allows a maximum overall height of 15 feet, and a maximum top plate height of nine feet. The maximum height of an accessory structure (including top plate height) may be modified with an MCUP in order to achieve a design that is architecturally compatible with the main structure; and 3) Certificate of Exception to allow a lot line adjustment to consolidate two existing parcels into one (AIN 5325-001-059 and 5325-001-061). The property is located within the RS-2 HD (Single-Family Residential, 0-2 dwelling units per acre, Hillside Development Overlay) 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(e), Class 3, New Construction or Conversion of Small Structures and Section 15305(a), Class 5, Minor Alterations in Land Use Limitations). There are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15303 specifically exempts the construction of accessory structures and Section 15305 specifically exempts minor lot line adjustments not resulting in the creation of any new parcel.

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

THE HEARING IS SCHEDULED ON:

Date: Wednesday, February 1, 2023

Time: 6:00 pm

Place: Hale Building, Permit Center Hearing Room
175 North Garfield Avenue (Enter at Ramona Street Side Entrance)

Public Information: Any interested party or their representative may appear at the meeting and comment on the project. Prior to the start of the meeting, written correspondence may be emailed to commentsho@cityofpasadena.net or mailed to the address below (note that this email address will not be checked once the meeting starts). 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 at or prior to the public hearing. The file can be reviewed at the Permit Center, 175 North Garfield Avenue by appointment only.

For more information about the project:

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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