

**NOTICE OF PUBLIC HEARING
MCUP #7061**

Project Location: 1971, 1973, 1981, 1983 El Sereno Avenue, Pasadena, CA

Subject: The applicant, Jack Wong, has submitted a Minor Conditional Use Permit application to allow the enlargement of a nonconforming use. The project includes a 568 square-foot addition to the west side of an existing 588 square-foot unit (1973 El Sereno Avenue) with an attached single-car carport that is located at the rear of the property. No changes are proposed to the other existing units (1971, 1981, 1983 El Sereno Avenue). The subject site is located within the RM-12 (Multiple-Family Residential) zoning district and is developed with four residential dwelling units where the Zoning Code allows for two dwelling units 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 568 square-foot addition to an existing 588 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, February 15, 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. Any interested persons may also submit correspondence to commentsHO@cityofpasadena.net prior to the start of the meeting. 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 delivered to the Hearing Officer/Commission 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: Philip Coronel

Phone: (626) 744-7123

E-mail: pcoronel@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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