

NOTICE OF PUBLIC HEARING
CUP #7029

Project Location: 475 S. Lake Avenue, Pasadena, CA

Subject: The applicant, Brett Engstrom, has submitted a Conditional Use Permit application to allow off-site sales of a full line of alcoholic beverages (beer, wine, and distilled spirits), as well as on-site instructional tastings (Type 21 and Type 86 ABC Licenses), in conjunction with a new 15,729 square foot grocery store (Erewhon Natural Foods Market). The subject site is located within the CD-5 (Central District Specific Plan, Lake Avenue subdistrict) zoning district. A Conditional Use Permit is required for the sale of alcohol in the CD-5 zone.

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; therefore, there are no unusual circumstances. Section 15301 exempts the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of the use. The off-site sale of alcohol and instructional tastings in conjunction with the operation of a grocery store use is considered a negligible expansion of a commercial use. Therefore, this proposal is exempt from environmental review.

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

THE HEARING IS SCHEDULED ON:

Date: Wednesday, June 7, 2023

Time: 6:00 p.m.

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: Joseph Weaver

Phone: (626) 744-3813

E-mail: joweaver@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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