

NOTICE OF PUBLIC HEARING
MV #11956 & TTM #84046

Project Location: 91 – 101 North Oak Avenue, Pasadena, CA

Subject: The applicant, Yutong Xie, on behalf of the property owner, has submitted a Minor Variance application to allow for a 25'-6" front setback, where a minimum of 39'-10" is required. Additionally, a Tentative Tract Map application was submitted to allow for the consolidation of two land lots into one lot, and the creation of six air parcels on one land lot for residential condominium purposes. The request is associated with the construction of a new, six-unit, multi-family development within the RM-16 (Multi-Family Residential, 0-16 dwelling units per acre) zoning district. A Minor Variance is required to reduce the required front yard setback, and a Tentative Tract Map is required for the lot consolidation and the creation of air parcels that would allow the sale of each dwelling unit.

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, Class 3, New Construction or Conversion of Small Structures) and 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 no more than six dwelling units in an urbanized area; therefore, the proposed six-unit multi-family development 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, September 6, 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: Jennifer Driver

Phone: (626) 744-6756

E-mail: jdriver@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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