

NOTICE OF PUBLIC HEARING
V #11958

Project Location: 3890 Shadow Grove Road, Pasadena, CA

Subject: The applicant, Wissam Takeddine, on behalf of the property owner, has submitted the following six entitlement requests for fencing within the front, side, and corner side setbacks:

1. Variance: To allow a 4'-1" to 6'-7" tall fence and two, 5'-11" tall pilasters within the front yard to be less than 50 percent open where the minimum requirement is 50 percent open;
2. Minor Variance: To allow a 4'-1" to 6'-7" tall fence and two, 5'-11" tall pilasters within the front yard where the maximum permitted height is four feet;
3. Minor Variance: To allow a 6'-10" tall fence behind the occupancy frontage where the maximum permitted height is six feet;
4. Minor Variance: To allow a 5'-8" to 6'-4" tall fence within the corner side yard between the occupancy frontage and the rear building line where the maximum permitted height is four feet;
5. Minor Variance: To allow a 5'-4" to 5'-10" tall fence within the corner side yard behind the rear building line and within five feet of a street property line where the maximum permitted height is four feet; and,
6. Minor Variance: To allow a 3'-5" to 5'-4" tall fence within the driveway zone where the maximum permitted height is 30 inches.

A Variance is required to deviate from the fence opacity and design standards. A Minor Variance is required to deviate from the height standards for fences. The subject property is located within the RS-6-ND (Single-Family Residential, 0 – 6 dwelling units per acre, Neighborhood 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)(5); Administrative Code, Title 14, Chapter 3, §15270 (a), Projects Which are Disapproved. This Statutory Exemption states that CEQA does not apply to projects which a public agency rejects or disapproves. In the event the Hearing Officer decides to approve Variance #11958, the project could qualify for an exemption 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 there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Class 3 exempts the construction or conversion of accessory structures including garages, carports, patios, swimming pools, and fences.

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

THE HEARING IS SCHEDULED ON:

Date: Wednesday, October 4, 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.



Planning & Community Development Department
Planning Division, Current Planning Section
175 North Garfield Avenue, Pasadena, CA 91101

**NOTICE OF
PUBLIC HEARING
HEARING OFFICER
V #11958**