

**NOTICE OF PUBLIC HEARING
MODIFICATION TO CUP #3890**

Project Location: 170 North Hill Avenue, Pasadena, CA

Subject: The applicant, Matthew Clemente, on behalf of the property owner, has submitted an application for a Modification to Conditional Use Permit (CUP) #3890 to modify conditions of approval for the operation of a new drive-through restaurant (Starbucks) within an existing drive-through restaurant site. CUP #3890 permitted the operation of a drive-through restaurant (Tommy's Burgers) with expanded hours of operation from 10:00 a.m. to 10:00 p.m. Sunday through Thursday and 10:00 a.m. to 12:00 a.m. Friday and Saturday. The modification includes a request to alter the existing building and drive-thru site circulation to accommodate the new restaurant and to modify the hours of operation to 5:00 a.m. to 12:00 a.m., daily. The property is located within the CG (Commercial General) 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, §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 specifically exempts the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of the existing or former use. The proposed modifications to an existing drive-through restaurant are considered a negligible expansion to an existing commercial structure; therefore, the proposed modifications are 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, 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 commentsHQ@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.



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

**NOTICE OF
PUBLIC HEARING
HEARING OFFICER
MODIFICATION
TO CUP #3890**