

NOTICE OF PUBLIC HEARING
VTTM #84287

Project Location: 139 South Oak Knoll Avenue, Pasadena, CA

Subject: The applicant, Missak Balian, has submitted a Vesting Tentative Tract Map application to allow the creation of 17 air parcels on one land lot for residential condominium purposes. The 17-unit residential project received a Final Design Review approval on August 10, 2021. This application only concerns the creation of air parcels that will allow the sale of each dwelling unit. This application does not address the design or construction of the 17-unit project and does not include any changes to the previous Design Review approval. The property is located within the CD-4 (Central District Specific Plan, Pasadena Playhouse Subdistrict) zoning district.

Environmental Determination: In conjunction with the Concept Design Review approval on March 9, 2021 it was determined that the project is Categorically Exempt from CEQA (Section 15332, Class 32, In-Fill Development Projects), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. It has further been determined that there are no changed circumstances or new information as part of the proposed Vesting Tentative Tract Map application that necessitate further 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, December 6, 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. 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: Jasmine Heredia
Phone: (626) 744-3813
E-mail: jheredia@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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