

**NOTICE OF PUBLIC HEARING  
MCUP #7132**

**Project Location:** 3475 East Colorado Boulevard, Pasadena, CA

**Subject:** The applicant, Cadillac Pasadena, has submitted a Minor Conditional Use Permit application to allow alterations to a legally nonconforming Vehicle Services – Sales and Leasing land use. The project proposes to renovate an existing 19,161 square-foot auto sales building and to demolish the existing detached 12,218 square-foot vehicle repair building. To provide for vehicle repair, floor area would be added back to the north side of the existing auto sales building. The project would reduce the existing floor area from 31,379 square feet to 27,284 square feet. The subject site is located within one-quarter mile of the Sierra Madre Villa Metro Station in a Transit-Oriented Development (TOD) area. The existing Vehicle Services – Sales and Leasing land use is nonconforming because it is not currently allowed within the TOD area. A Minor Conditional Use Permit is required to alter a nonconforming land use. The property is zoned ECSP-CG-6 (East Colorado Specific Plan, the Chihuahuita area).

**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 2, Replacement or Reconstruction) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. This exemption applies to the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.

**NOTICE IS HEREBY GIVEN** that the **Hearing Officer** may hold a **public hearing** to consider the application if a request for one is made on the proposed application subject to the conditions indicated in the Public Information paragraph below.

**THE HEARING IS SCHEDULED ON:**

**Date:** Wednesday, December 20, 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](mailto: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 or to send comments:**

**Contact Person:** Katherine Moran

**Phone:** (626) 744-6740

**E-mail:** [kmoran@cityofpasadena.net](mailto:kmoran@cityofpasadena.net)

**Website:** [www.cityofpasadena.net/planning](http://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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