

**NOTICE OF PUBLIC HEARING**  
**VTTM #83977**

**Project Location:** 244 and 256 North Michigan Avenue, Pasadena, CA

**Subject:** The applicant, Rose City Holdings, LLC, has submitted a Vesting Tentative Tract Map application to allow consolidation of two land lots and creation of 34 air parcels for residential condominium purposes on one common land lot. The 34-unit residential project received Concept Design Review approval on November 9, 2021. This application only concerns the lot consolidation and creation of air parcels that will allow the sale of each dwelling unit. This application does not address the design or construction of the 34-unit project and does not include any changes to the Concept Design Review approval. The property is zoned RM-32 (Multi-Family Residential, City of Gardens).

**Environmental Determination:** In conjunction with the Concept Design Review approval on November 9, 2021, it was determined that the project is Categorically Exempt from CEQA (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects). 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 and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

**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 20, 2023

**Time:** 6:00 pm

**Place:** Hale Building, Permit Center Hearing Room  
175 N. 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:**

**Contact Person:** Ivan Galeazzi

**Phone:** (626) 744-7124

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