

**NOTICE OF PUBLIC HEARING  
TIME EXTENSION FOR MODIFICATION TO CUP #4577**

**Project Location:** 951 and 995 South Fair Oaks Avenue, Pasadena, CA

**Subject:** The applicant, Pasadena CA Senior Land Co LLC, has submitted a one-year time extension for Modification to Conditional Use Permit #4577, originally approved by the Hearing Officer on May 20, 2020, and is set to expire on June 2, 2024. On November 8, 2021, minor changes were approved to reduce the size of the approved project. The approval granted allows for an 89,549 square-foot, five-story addition with 76 residential care independent living units to an existing residential care facility (Residential Care, General). A Certificate of Exception was also approved to allow a lot line adjustment between two existing legal parcels (AIN's 5719-022-108 and 5719-022-101) in order to consolidate into one legal parcel. If this time extension is approved, the new expiration date would be June 2, 2025.

**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, 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. Section 15332 specifically exempts from environmental review in-fill development where: 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; 2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services. In addition, the project would not cause a substantial adverse change in the significance of a historical resource.

**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 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](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:** Jennifer Driver

**Phone:** (626) 744-6756

**E-mail:** [jdriver@cityofpasadena.net](mailto:jdriver@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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Planning Division, Current Planning Section  
175 North Garfield Avenue, Pasadena, CA 91101

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