

**NOTICE OF PUBLIC HEARING
MCUP #7138**

Project Location: 1349-1365 N. Hill Ave., 1366 & 1384-1400 E. Washington Blvd., Pasadena, CA

Subject: The applicant, Seth Bell, has submitted a Minor Conditional Use Permit to allow shared use of two existing surface parking lots to accommodate a new restaurant at 1392 East Washington Boulevard. The restaurant proposes to operate between 5:00 p.m. and 10:00 p.m. daily. During the hours of operation, a total of 78 spaces across the two lots would be available for use by the restaurant and commercial tenants of the Shops on Hill development (AIN 5850-015-015, 5741-013-016, 5741-013-017). The properties are zoned CL (Commercial Limited) and the sharing of parking spaces requires approval of a Minor Conditional Use Permit.

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 that 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 operation and permitting of uses in existing structures where there is no negligible or expansion of the use. The proposal involves the shared use of existing surface parking lots. No expansion to the existing development will occur and the proposed restaurant tenant is a permitted use in the CL zone.

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

THE HEARING IS SCHEDULED ON:

Date: Wednesday, March 20, 2024

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 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: Jason Van Patten
Phone: (626) 744-6760
E-mail: jvanpatten@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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