

**NOTICE OF PUBLIC HEARING**  
**TPM #84379**

**Project Location:** 951 – 995 S. Fair Oaks Avenue, Pasadena, CA

**Subject:** The applicants, Pasadena CA Senior LandCo LLC & Pasadena CA Senior Property LLC, have submitted a Tentative Parcel Map application to consolidate three existing parcels (Parcels 1 and 2: APN 5719-022-108; Parcel 3: APN 5719-022-101) into a single parcel with an area of 105,430 square feet, and to create two commercial condominiums that would allow the sale of the existing and proposed buildings. The tentative map would facilitate development of a residential care facility previously approved by the Hearing Officer on May 20, 2020. No demolition of existing structures or new construction is proposed as part of this parcel map application. Further, this application does not address the design or construction of any structures or improvements proposed, planned, or previously approved for the project site.

**Environmental Determination:** At a public hearing on May 20, 2020, it was determined by the Hearing Officer that the project was categorically 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. Furthermore, it has been determined that there are no changed circumstances or new information as part of the proposed Tentative Parcel 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, 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 [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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