

NOTICE OF PUBLIC HEARING
SCP #7142 & CE #420

Project Location: 770 South Oak Knoll Avenue, Pasadena, CA

Subject: The applicant, Alfie Reynoso, has submitted the following applications to facilitate the construction of a 394 square-foot first story, and 529 square-foot second story addition to an existing 4,066 square-foot two-story residence with a detached garage: 1) Single-Family Compatibility Permit application to exceed the Neighborhood Compatibility maximum allowed square footage. The total proposed living area of 4,989 square feet would exceed the Neighborhood Compatibility maximum (3,746 square feet) by 1,243 square feet; and 2) Certificate of Exception to allow a lot line adjustment to consolidate two existing parcels into one (AIN 5721-023-019 & 5721-023-018). There are no protected trees proposed for removal as part of this project. The property is zoned RS-6 (Single-Family Residential, 0-6 dwelling units per acre).

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(e), Class 1, Existing Facilities, and §15305(a), Class 5, Minor Alterations in Land Use Limitations) and there are no features that distinguish this project from others in the exempt classes; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the size of the addition will not result in an increase of more than 10,000 square feet, the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. Section 15305(a) specifically exempts minor lot line adjustments not resulting in the creation of any new parcel in areas with an average slope of less than 20 percent. The proposal does not exceed the size threshold, has an average slope of less than 20 percent, is in an area where all public services and facilities are available and not environmentally sensitive and the project does not result in the creation of a new parcel; therefore, the proposal is exempt from environmental review.

NOTICE IS HEREBY GIVEN that the Hearing Officer will hold a public hearing to consider the applications.

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 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: Alison Walker

Phone: (626) 744-6742

E-mail: awalker@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.



Planning & Community Development Department
Planning Division, Current Planning Section
175 North Garfield Avenue, Pasadena, CA 91101

**NOTICE OF
PUBLIC HEARING
HEARING OFFICER
SCP #7142 & CE #420**