

NOTICE OF PUBLIC HEARING
CE#415

Project Location: 353 & 375 Anita Drive, Pasadena, CA

Subject: The applicant, Jacob S. Szymanski, has submitted a Certificate of Exception application to allow a lot line adjustment between the parcels 5709-030-007, 5709-030-010 (353 Anita Drive), and 5709-030-008 (375 Anita Drive). The proposal would consolidate parcels 5709-030-007 and 5709-030-010 (353 Anita Drive) into a single parcel (Parcel 1). The proposal also includes adjusting the lot line between Parcel 1 (353 Anita Drive) and Parcel 2 (375 Anita Drive), transferring 5,445 square feet of lot area from Parcel 2 (375 Anita Drive) to Parcel 1 (353 Anita Drive). No construction, demolition, or tree removal is proposed as part of this application. The properties are located within the RS-4 HD-SR (Single-Family Residential, 0-6 dwelling units per acre of site area, Hillside Development Overlay District, San Rafael Area) zoning district.

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, §15305, Class 5, Minor Alterations in Land Use Limitations) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15305 exempts minor lot line adjustments, in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density. The proposal will consolidate two parcels into one land lot and will adjust an interior lot line between the two remaining adjacent parcels, therefore it will not result in a greater number of parcels than originally existed, and does not result in any changes in land use or density. The proposed lot line adjustment is therefore exempt from environmental review.

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 below.

THE HEARING IS SCHEDULED ON:

Date: Wednesday, April 3, 2024

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 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 or to send comments:

Contact Person: Ivan Galeazzi

Phone: (626) 744-7124

E-mail: igaleazzi@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: 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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