

**NOTICE OF PUBLIC HEARING
CUP #7205**

Project Location: 2165 East Colorado Boulevard & 27 North Grand Oaks Avenue, Pasadena, CA

Subject: The applicant, Mark Giles, has submitted a Conditional Use Permit application to allow the construction of a new 24,772 square-foot auto dealership, auto service structure, and surface parking lot to establish a Vehicle Services, Sales/Leasing land use (Genesis of Pasadena). The site is located in the EC-MU-G (East Colorado Specific Plan, Mixed-Use General) zoning district. A Conditional Use Permit is required to allow a Vehicle Services, Sales/Leasing land use within the EC-MU-G zone. Private Tree Removal Permit applications are also requested to allow the removal of one protected Chinese elm specimen tree (*Ulmus parviflora*), one mature avocado tree (*Persea americana*), and one mature tipu tree (*Tipuana tipu*) on private property.

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, §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.

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

THE HEARING IS SCHEDULED ON:

Date: Wednesday, April 17, 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: Katherine Moran

Phone: (626) 744-6740

E-mail: kmoran@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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