

NOTICE OF PUBLIC HEARING
MV #11962

Project Location: 630 North Pasadena Avenue, Pasadena, CA

Subject: The applicant, Juan Reyes, has submitted the following requests to facilitate the construction of a new 1,466 square-foot, two-story single-family residence with an attached 400 square-foot garage: 1) Minor Variance to allow a 20-foot front yard setback, where 25 feet is required; 2) Minor Variance to allow a five-foot rear yard setback, where 25 feet is required; and 3) Private Tree Removal Permit to allow the removal of one protected tree (Coast Live Oak) on private property. A Minor Variance is required to adjust the required front and rear yard setbacks and a Private Tree Removal Permit is required to remove a protected tree on private property. 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, §15303(b), Class 3, New Construction or Conversion of Small Structures), and there are no features that distinguish this project from others in the exempt class and; therefore, there are no unusual circumstances. Section 15303 specifically exempts the construction of a single-family residence in a residential zone. Therefore, the proposed dwelling unit with a total gross floor area of 1,866 square feet is 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, May 15, 2024

Time: 6:00 p.m.

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.



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