

NOTICE OF PUBLIC HEARING
TPM #84434

Project Location: 617, 619 A and 619 B North Wilson Avenue, Pasadena, CA

Subject: The applicant, Manish Patel, has submitted a Tentative Parcel Map application proposing a condominium conversion project that would allow the creation of three air parcels on one land lot. The conversion project would allow the sale of units within an existing three-unit multi-family residential project that are currently for rent. The property is zoned RM-16 (Residential Multi-Family, 0-16 dwelling units per acre, City of Gardens). This application only concerns the creation of air parcels that would allow the sale of each dwelling unit.

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, Class 1, Existing Facilities), and there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances. Class 1 consists of projects involve negligible or no expansion of an existing use. The creation of air parcels for residential condominium purposes will not constitute a significant expansion of the existing residential use on the site. The proposed Tentative Parcel Map is for a mapping action and does not include review of physical changes to the site.

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

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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