

PLEASE TAKE NOTICE THAT THIS HEARING WILL TAKE PLACE AT A MEETING HELD SOLELY BY ELECTRONIC MEANS.

**NOTICE OF PUBLIC HEARING
CE #397**

Project Location: 3452-3488 East Foothill Boulevard, Pasadena, CA

Subject: The applicant, Mill Creek Development Company, LLC, has submitted a Certificate of Exception application to allow a lot line adjustment that would consolidate three adjacent parcels of land into one parcel of land. As a result of the lot line adjustment, the size of the new parcel would be 187,410 square feet (4.3 acres). Although not part of the Certificate of Exception application, the lot consolidation would facilitate the construction of a six-story, 233-unit residential project, a five-story above-ground parking structure with 5,570 square feet of ground-level commercial floor area and exterior remodeling of and small additions to an existing restaurant (Panda Inn), although that project is not a part of this application.

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 eliminate the interior lot lines between three adjacent parcels with an average slope of less than 20 percent and does not result in any changes in land use or density. Therefore, the proposed lot line adjustment is exempt from environmental review.

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 20, 2022

Time: 5:30 pm

Place: Please see the Hearing Officer agenda for instructions on how to access the meeting via webcast. The meeting agenda will be posted on April 15, 2022 at www.cityofpasadena.net/commissions/hearing-officer/.

Public Information: Members of the public may submit correspondence of any length prior to the start of the meeting. Comments must be sent to dsinclair@cityofpasadena.net. Also, during the meeting, members of the public may provide live public comment on an agenda item, at the time the Hearing Officer solicits public comment, by either (a) if using the Zoom application, selecting the "raise hand" function; or (b) if participating by telephone, pressing *9 to raise your hand. 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 or the case planner at, or prior to, the public hearing.

For more information about the project:

Contact Person: David Sinclair
Phone: (626) 744-6766
E-mail: dsinclair@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.



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

**NOTICE OF
PUBLIC HEARING
HEARING OFFICER
CE #397**