

NOTICE OF PUBLIC HEARING
TTM #83068

Project Location: 85 Grand Oaks Avenue, Pasadena, CA

Subject: The applicant, Gordon Gao, on behalf of the owner, has submitted a Tentative Tract Map application to allow the creation of six residential air parcels on one 8,500 square-foot land lot for condominium purposes. The six-unit residential project received a Consolidated Design Review approval on October 1, 2018. This application only concerns the creation of air parcels that will allow the sale of each dwelling unit; it does not address the design or construction of the six-unit project and does not include any changes to the previous Design Review approval. The site is located within the RM-32 (Multi-Family Residential, 0-32 dwelling units per acre). A Tentative Tract Map is required for 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 §15303, Class 3, New Construction or Conversion of Small Structures) and there are no features that distinguish this project from others in the exempt classes; therefore, there are no unusual circumstances. Section 15301 exempts the demolition of up to six dwelling units in an urbanized area and Section 15303 exempts the construction of not more than six dwelling units in an urbanized area.

THE HEARING IS SCHEDULED ON:

Date: Wednesday, May 18, 2022

Time: 5:30 pm

Place: Permit Center Hearing Room, 175 N. Garfield Avenue, Pasadena CA, unless State emergency/local social distancing measures are in effect; please refer to agenda when posted as to whether hearing will be held electronically and/or in person. The meeting agenda will be posted on May 13, 2022 at www.cityofpasadena.net/commissions/hearing-officer/.

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

Public Information: All interested persons may submit correspondence to igaleazzi@cityofpasadena.net prior to the start of the meeting. For information on how to provide live public comment, please refer to the meeting agenda when posted for additional details and instructions. 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 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: 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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