



# Notice of Public Hearing

*Hearing Officer*

## Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Public Hearing for Affordable Housing Concession Permit #11801 277 North El Molino Avenue

**ZONING:** CD-3 (Central District Specific Plan, Walnut Housing subdistrict)

**GENERAL PLAN DESIGNATION:** Urban Housing

**SUBJECT:** The applicant, Summerhill Apartment Communities, is proposing the construction of a new six-story (75 feet maximum height) multi-family structure containing 105 residential units over two-levels of parking (one street level, and one subterranean) with 154 spaces. The project requires the following entitlements:

- 1) Affordable Housing Concession Permit to increase the maximum allowable floor area ratio (FAR) from 2.25 to 2.86. The maximum permitted FAR on the subject 42,710 square foot property is 2.25, or 96,098 square feet. The gross floor area of the new building is 122,206 square feet, which equates to a 2.86 FAR.
- 2) Affordable Housing Concession Permit to allow additional height through height averaging over more than 30 percent of the building footprint. The maximum building height allowed on the subject site is 60-feet. When utilizing height averaging up to 30 percent of the building footprint may exceed the 60-foot height limit up to a maximum height of 75 feet. The project proposes to exceed the 60-foot height limit over 55 percent of the building footprint.
- 3) Minor Variance to reduce the minimum required 10-foot setback along Corson Street. The project proposes a 3-foot setback.

**ENVIRONMENTAL DETERMINATION:** An initial environmental study was prepared for the project and concluded that there will be less than significant impacts on the environment because mitigation measures will be incorporated to the project. Therefore, a Mitigated Negative Declaration has been prepared. The Hearing Officer will take comments on the proposed Mitigated Negative Declaration and will consider adoption of the Mitigated Negative Declaration.

**NOTICE IS HEREBY GIVEN:** that the Hearing Officer will hold a public hearing on the proposed application. The meeting is scheduled on:

**Date:** Wednesday, October 21, 2015  
**Time:** 6:00 p.m.  
**Place:** Permit Center Hearing Room  
175 N. Garfield Avenue  
(Enter at the Ramona Street side entrance)

**PUBLIC REVIEW PERIOD:** Comments on the Initial Study and Mitigated Negative Declaration may be received in writing between Wednesday September 30, 2015 and Tuesday, October 20, 2015 and orally at public hearings or meetings considering these documents. Written documents should be sent to the address provided below. Any interested party or their representative may appear at the meeting and comment on the project. If you wish to challenge this matter in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the hearing body, at or prior to the public hearing. The file can be reviewed at the *Permit Center, 175 North Garfield Avenue* by appointment only or on the City's environmental notices webpage at [www.cityofpasadena.net/planning/environmental/Environmental\\_Home.asp](http://www.cityofpasadena.net/planning/environmental/Environmental_Home.asp).

For more information about the project and the related environmental documentation:

**Contact Person:** Beilin Yu  
**Phone:** (626) 744-6726 **Fax:** (626) 396-7612  
**E-mail:** [byu@cityofpasadena.net](mailto:byu@cityofpasadena.net)  
**Website:** [www.cityofpasadena.net/planning](http://www.cityofpasadena.net/planning)

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

**ADA:** In compliance with the Americans with Disabilities Act (ADA) of 1990, listening assistive devices are available with a 24-hour advance notice. Please call (626) 744-4009 or (626) 744-4371 (TDD) to request use of a listening device. Language translation services may be requested with 48-hour advance notice by calling (626) 744-4009.