



Notice of Public Hearing

Hearing Officer

Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Public Hearing for Minor Variance #11865 417 N. Madison Avenue

ZONING: RM-48-HL-36, Multi-Family Residential, 0-48 units/ acre, 36-foot Height Limit Overlay

GENERAL PLAN DESIGNATION: High Density Residential

SUBJECT: The applicant, Steve Kuchenski, representing Onyx Architects Inc., has proposed the demolition of on-site structures and construction of an approximately 42,000 square-foot, 35-unit multi-family residential structure on a property located at 417 N. Madison Avenue (AINs: 5731-021-056 and 5731-021-058) between Maple Street and Villa Street. The project requires a Minor Variance to allow the proposed project to encroach into the front yard setback. The project provides 65 parking spaces in a one-level subterranean parking structure.

ENVIRONMENTAL DETERMINATION: An initial environmental study prepared for the project determined 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 Initial Study identified potential impacts and corresponding mitigation for one environmental topic, Tribal Cultural Resources. The mitigation reduces the potential impact to a less than significant level. The Hearing Officer will take comment on the proposed Mitigated Negative Declaration and will consider adoption of the Mitigated Negative Declaration.

NOTICE IS HEREBY GIVEN THAT A HEARING HAS BEEN SCHEDULED ON:

Date: Wednesday, April 18, 2018

Time: 6:00 p.m.

Place: Hale Building, Permit Center Hearing Room

175 North Garfield Avenue (Enter at Ramona Street Side Entrance)

PUBLIC REVIEW PERIOD: Comments on the Initial Study and Mitigated Negative Declaration may be received in writing between **March 28, 2018 – April 18, 2018** and orally at public hearings or meetings considering these documents. Written documents should be sent to the contact below. Any interested party or their representative may appear at the meeting and comment on the project. Written comments may also be mailed or delivered to the Hearing Officer at the Current Planning Section address below. 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 delivered 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; and the MND is available on the City's environmental notices webpage at <https://ww5.cityofpasadena.net/planning/category/environmental-notices/>. The City of Pasadena Hearing Officer will consider the above application. **A hearing has been scheduled on the date above. However, the hearing will not be held unless a written request is submitted at least one business day prior to the hearing date. Any interested person may submit such a request at the Permit Center. If a hearing is not requested, the decision will be made without a hearing.**

For more information about the project and the related environmental documentation, contact the planner below:

Contact Person: Talyn Mirzakhonian, Acting Zoning Administrator

Phone: (626) 744-7101 **E-mail:** tmirzakhonian@cityofpasadena.net

Mailing Address: Planning & Community Development Department, 175 N. Garfield Avenue, Pasadena, CA 91101

HAZARDOUS MATERIALS: The project site is not listed on any hazardous materials or waste databases pursuant to Section 65962.5 of the Government Code.

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.