



Notice of Public Hearing

Hearing Officer

Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Public Hearing for Hillside Development Permit #5249 897 Linda Vista Avenue

Zoning: RS-4-HD (Single-Family Residential, Hillside District Overlay)

General Plan Designation: Low Density Residential

Subject: The applicant, James V. Coane & Associates, on behalf of the property owners, has submitted an application for a Hillside Development Permit to construct a new single-family residence. A Hillside Development Permit is required for all new single-family residences in the Hillside District overlay.

Specifically, the proposed project involves: 1) demolishing the existing 3,418 square foot one-story residence; 2) constructing a 4,320 square foot, two-story, single-family residence with a basement; and 3) constructing a 764 square foot, three-car garage.

The proposed size of the residence (excluding the garage and basement) exceeds the Neighborhood Compatibility guideline of the Hillside Ordinance (3,744 square feet) by 576 square feet. No protected trees are proposed to be removed.

Environmental: 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 into the project. Therefore, a Mitigated Negative Declaration has been prepared. Possible impacts on Cultural Resources were identified in the Initial Study. 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 the Hearing Officer will hold a public hearing on the proposed application. The meeting is scheduled on:

Date: Wednesday, July 15, 2009
Time: 6:00 p.m.
Place: Hale Building
Permit Center Hearing Room
175 North Garfield Avenue
(Enter at the Ramona Street Side Entrance)

PUBLIC REVIEW PERIOD / INFORMATION: Comments on the Initial Study and Mitigated Negative Declaration may be received in writing from June 24, 2009 to July 15, 2009 and orally at the Hearing Officer public hearing. 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 Permit Center address. 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 proposed Mitigated Negative Declaration 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).

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

For more information about the project and the related environmental documentation or to schedule an appointment:

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

Fax: (626) 396-7663 **Mailing Address:** Current Planning Division, Planning and Development Department, 175 N. Garfield Ave., Pasadena, CA 91109 **Website:** www.cityofpasadena.net/planning

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.