



# Notice of Public Hearing

## Hearing Officer

### Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Public Hearing for Conditional Use Permit #5127 474 South Raymond Avenue

**Zoning:** CD-6 (Central District, Subdistrict-6, Arroyo Corridor/Fair Oaks) zoning district

**General Plan Designation:** Central District Specific Plan

**Subject:** The applicant, Michael Matteucci from Chu + Gooding Architects, on behalf of the property owners, Southern California Public Radio (KPCC), has applied for the following entitlements: 1) a Minor Conditional Use Permit to allow the installation of a 12'-0" in diameter satellite dish and a 6'-0" in diameter microwave antenna on the roof of an existing structure. A Minor Conditional Use Permit is required to allow Minor Wireless Telecommunication facilities in the CD-6 zoning district; 2) a Variance to allow the construction of a 4,046 square foot addition on the subject site providing only one loading space while two is required; and 3) a Variance to allow the loading space to be 10' wide by 20' deep while a minimum dimension of 12' wide by 30' deep is required.

**Environmental:** An initial environmental study prepared for the project determined that there will be a 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 Transportation/Traffic 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, March 18, 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 Information:** Comments on the Initial Study and Mitigated Negative Declaration may be received in writing from February 26, 2009 to March 18, 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](http://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:

**Contact Person:** Beilin Yu **Phone:** (626) 744-6726 **E-mail:** [byu@cityofpasadena.net](mailto:byu@cityofpasadena.net)  
**Fax:** (626) 396-7612 **Mailing Address:** Current Planning Division, Planning and Development Department,  
175 North Garfield Avenue, Pasadena, CA 91101 **Website:** [www.cityofpasadena.net/planning](http://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.