



Notice of Public Hearing

Hearing Officer

Minor Conditional Use Permit #5660 1211 Wellington Avenue

Zoning: RS-2-HD (Single-Family Residential, 0-2 units per acre, Hillside Overlay District)

General Plan Designation: Low Density Residential

Subject: The applicant, Sipan Nazaryan, is requesting a Minor Conditional Use Permit to allow new construction on a lot with a nonconforming use (two dwelling units on a lot located in a single-family zoning district). The proposal is the construction of a new accessory structure (pool house and gym) of 1,458 square feet. The proposed project complies with all applicable development standards including gross floor area, height, and setbacks. No protected trees are requested to be removed as part of this project.

Environmental Determination: This project was found to be categorically 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, §15303, Class 3, New Construction or Conversion of Small Structures. This class exemption specifically exempts the construction of limited numbers of small structures including garages, carports, patios, swimming pools, and fences. After the construction of the accessory structure, the use on site will remain two residential units.

NOTICE IS HEREBY GIVEN that the Hearing Officer *may* hold a public hearing on the proposed application subject to the conditions indicated in the Public Information paragraph below. The meeting is tentatively scheduled on:

Date: Wednesday, February 15, 2012
Time: 6:00 p.m.
Location: Permit Center (Hearing Room)
175 North Garfield Avenue
(Enter at the Ramona Street side entrance)

Public Information: 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 file can be reviewed at the *Permit Center, 175 North Garfield Avenue, Window 3*, by appointment only. 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. A staff recommendation on the application will be available for public review five working days prior to the scheduled decision date.

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

Contact Person: Jacqueline Ellis
Phone: (626) 744-6709 **Fax:** (626) 396-7256
E-mail: jellis@cityofpasadena.net
Website: www.cityofpasadena.net/planning

Mailing Address:
Current Planning Section
Planning Department,
175 N. 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.