



# Notice of Public Hearing

## Hearing Officer

**455 E. Washington Boulevard  
(New Macedonia Missionary Baptist Church)  
Modification of Conditional Use Permit #4809  
Certificate of Exception #304**

**Zoning:** RM-32 (Residential, Multi-Family 0-32 units per acre)

**General Plan Designation:** MHDR (Medium-High Density Residential)

**Subject:** The applicant, McClellan Architects, is requesting to modify two of the existing conditions of approval for Conditional Use Permit #4809 and Certificate of Exception #304, which were approved on March 5, 2008 for an existing religious assembly use. Condition #3 allowed first and second floor additions to the existing church building for a total church area of 9,660 square feet. The revised project proposes to demolish the existing church and construct a new church building of 9,960 square feet. Condition #10 requires that a minimum of 50 parking spaces be provided and that the applicant provide valet parking for 51 parking spaces during church services, as well as vanpool services and rideshare information with the congregation. This condition proposes to be modified to allow parking to be reduced to 46 surface parking spaces so that the existing pastoral building can be retained on the property.

The project also requests a Minor Variance to provide a 25-foot front yard setback on East Washington Boulevard for the new building instead of the required 36-foot front yard setback.

The proposed project would meet all other development standards, including height and floor area. The previous approval allowed for the removal of three protected trees. The proposed modified application would not result in the removal of any additional trees.

**Environmental:** An Initial Study with a Negative Declaration was approved for the project by the Hearing Officer at a public hearing on March 8, 2008. The Initial Study determined that the proposed project will have less than significant environmental impacts with the incorporation of the proposed Mitigation Measures. The project has since been revised as described above and an addendum to the Initial Study has been prepared. The addendum concludes that the previously adopted Mitigated Negative Declaration applies to the current project.

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

**Date:** Wednesday, November 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:** 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 Zoning 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.

For more information about the project and the related environmental documentation or to schedule an appointment: **Contact Person:** Jacqueline Ellis **Phone:** (626) 744-6709  
**E-mail:** jellis@cityofpasadena.net **Fax:** (626) 396-7256  
**Mailing Address:** Current Planning Division, Planning & Development Department, 175 N. Garfield Avenue, Pasadena, CA 91101 **Website:** [www.ci.pasadena.ca.us/planning](http://www.ci.pasadena.ca.us/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.