



Notice of Public Hearing

Hearing Officer

1305 Bennett Drive Hillside Development Permit #5270

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

General Plan Designation: LDR (Low Density Residential)

Subject: The applicant, Mehrnoosh Architect, AIA, has submitted a Hillside Development Permit application to construct the first and second floor additions to an existing one-story single family residence located in the RS-2-HD zoning district. The site is currently developed with a 2,982 square foot, one-story single-family residence including an attached, 528 square foot, two-car garage. The proposed project is to increase the first floor habitable area by 12 square feet, to reduce the garage area by 66 square feet, and construct a new, 1,089 square foot second floor. The total floor area of the residence will be 4,017 square feet including the garage. The Hillside Development Permit is required because the proposed second floor addition is more than 500 square feet. The project meets the Neighborhood Compatibility standard of the Hillside Ordinance and all other applicable development standards of the Zoning Code. No protected trees will be removed as part of the proposed project.

Environmental: This project has been determined to be 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, Class 1, §15301, Existing Facilities). This exemption applies to additions, expansions, or alterations to existing structures where there is negligible or no expansion of the use. The addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition. The use will remain a single-family residence.

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, First Floor

(Enter on 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.

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

Contact Person: Natsue Sheppard

Phone (626) 744-7527

E-mail: nsheppard@cityofpasadena.net

Fax: (626) 396-7395

Mailing Address: Current Planning Division, Planning & Development Department, 175 N. Garfield Avenue, 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.