

**CITY OF SOUTH PASADENA
PLANNING COMMISSION
PUBLIC HEARING NOTICE
PROJECT NO. 2205-NID/HDP/DRX/VAR
1312 MERIDIAN AVENUE, SOUTH PASADENA, CA 91030**

NOTICE IS HEREBY GIVEN that the City of South Pasadena Planning Commission (PC) will hold a Public Hearing on **Tuesday, October 13, 2020, at 6:30 p.m. remotely by video conference** to consider a **Project No. 2205-NID/HDP/DRX/VAR** for 1312 Meridian Avenue, Assessor's Parcel Number 5319-029-017. Applicant's representative is Melissa Hon. The project consists of the following applications:

- **Notice of Intent to Demolish** all unpermitted construction and a 174 square-foot detach garage; and
- **Hillside Development Permit** to allow construction on a site with an average slope of 20% or greater; and
- **Design Review** to allow for an approximately 788 square-foot, two-story addition and an approximately 479 square-foot garage to the existing 1,049 square-foot single-family house. The attic space is converted into the second floor living space; and
- **Variances** for the uncovered stairs exceeding three feet in height within the side yard, reduction in the percentage of the site to be remediated to its natural slope and vegetation, and for a downhill building wall exceeding 15 feet in height.

In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 Existing Facilities and Section 15331. Class 1 exemption includes additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet in which the project site is in an area where all public facilities are available and is not located in an environmentally sensitive area and the demolition of individual small structures.

This meeting is being conducted in compliance with Governor Newsom's Executive Order N-29-20 issued on March 17, 2020 to protect the health and safety of the public and to minimize the spread of the COVID-19 virus. The meeting will be broadcast live on the local cable channel and on the City's website, and a recording of the meeting will be available within 48 hours of the meeting adjournment at the following link: <https://www.southpasadenaca.gov/government/boards-commissions/planning-commission/test-planning-commission-agendas-minutes-copy>

The agenda packet, which will include the staff report, proposed development plans, and associated documents for this project will be posted on the City's website by 6:00 p.m. on Thursday, October 8, 2020. If the applicant wishes to provide a presentation to the Commission, the applicant's presentation will be available for review on the City's website by 5:00 p.m. on Friday, October 9, 2020.

The City of South Pasadena strongly encourages your participation. You may email comments or questions to the Planning Commission by emailing PlanningComments@southpasadenaca.gov or calling (626) 403-7720 and leaving a 3-minute voicemail message to be played during the meeting. Public comments must be received **by 12:00 p.m. on Tuesday, October 13, 2020** to ensure adequate time to compile and post. Please provide: 1) your name and address; and 2) agenda item for the comments/questions. All comments/questions received will be distributed to the Commission for consideration and will also be posted on the City's website prior to the meeting.

NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of South Pasadena at, or prior to, the public hearing.

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