

**CITY OF SOUTH PASADENA
PLANNING COMMISSION
PUBLIC HEARING NOTICE
PROJECT NO. 2319-HDP/DRX/VAR/ADU/TRP
1502 INDIANA AVENUE, SOUTH PASADENA, CA 91030**

NOTICE IS HEREBY GIVEN that the City of South Pasadena Planning Commission will hold a Public Hearing on **Tuesday, November 9, 2021, at 6:30 p.m.** through an in person/virtual hybrid meeting to consider a **Hillside Development Permit, Design Review, two Variances, an Accessory Dwelling Unit, and Tree Removal Permit (Project No. 2319-HDP/DRX/VAR/ADU/TRP)** to construct a multi-level single family home and attached accessory dwelling unit at 1502 Indiana Avenue, Assessor's Parcel Number 5314-006-020. Applicant is Kirk Nakagawa. The project consists of the following applications:

1. **Hillside Development Permit** to allow construction of a 2,468 square-foot multi-level single-family residence with an attached garage on a site with an average slope of 20% or greater; and
2. **Design Review** for the proposed home; and
3. **Two Variances** to deviate from the development standards to allow the project to provide the following:
 - a. Reduction of the site to be remediated to its natural slope and vegetation. 34% of the lot size to remain in its natural state instead of 63% as required by Section 36.340.050 (F) of the Hillside Protection Ordinance; and
 - b. To allow a staircase within the side setback that exceeds 36 inches in height and 36 inches in width as provided in Section 36.300.030 (D) of the Zoning Code; and
4. **Junior Accessory Dwelling Unit** located above the garage.
5. **Tree Removal Permit** to remove ten (10) trees on the site, conditionally approved by the Public Works Department.

In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15303, Class 3, Construction of Small Structures and Section 15332, Class 32, Infill Development. Class 3 exemption includes construction of one single-family residence. The project qualifies for these exemptions because the project site is a vacant lot with no historic resources or known habitat for endangered, rare or threatened species, is less than five acres, and is surrounded by urban development. The proposed project can be served by all required utilities and public services.

The meeting will be located at the Amedee O. "Dick" Richards, Jr., Council Chambers located at 1424 Mission Street, South Pasadena, CA 91030. Members of the public also have the option to participate via Zoom using the following link: <https://us02web.zoom.us/j/89919801008?pwd=QXlxL2lPVmhWOGtvSUtJQUpLRHZZz09>

Copies of all relevant material, including the project specifications are on file in the office of the Planning and Building Department located at 1414 Mission Street, South Pasadena, CA 91030, and are available for review from 7:30 a.m. to 6:00 p.m., Monday through Thursday. The City of South Pasadena strongly encourages your participation. Participants can provide public comment live, in person or via written public comments. Written comments can be submitted in advance to PlanningComments@southpasadenaca.gov by 12:00 p.m. on Tuesday, November 9, 2021 to ensure adequate time to compile and post. Please provide the 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.

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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