

**CITY OF SOUTH PASADENA
PLANNING COMMISSION
PUBLIC HEARING NOTICE
PROJECT NO. 2319-HDP/DRX/VAR
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, May 11, 2021, at 6:30 p.m. remotely by video conference** to consider a **Hillside Development Permit, Design Review, Tree Removal Permit, and two Variances (Project No. 2319-HDP/DRX/VAR)** 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 2,478 square-foot multi-level single-family residence with an attached accessory dwelling unit on a site with an average slope of 20% or greater; and
2. **Design Review** for the proposed project; and
3. **Tree Removal Permit** to remove ten (10) trees on the site; and
4. **Two Variances** to deviate from the development standards to allow the project to provide 61.5% 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 to allow a stair case 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.

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 is for construction of a single-family home and is consistent with the general plan and zoning, occurs within city limits on a project site of no more than 5 acres that is substantially surrounded by urban uses, the site has no value as habitat for endangered, rare, or threatened species, the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

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, May 6, 2021. 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 6:00 p.m. on Thursday, May 6, 2021.

The City of South Pasadena strongly encourages your participation. You may provide comments or questions to the Planning Commission by emailing PlanningComments@southpasadenaca.gov or by leaving a 3-minute voicemail message at (626) 403-7720 to be played during the meeting. Public comments must be received **by 12:00 p.m. on Tuesday, May 11, 2021**. Please make sure to provide: 1) your name; 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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