

**CITY OF SOUTH PASADENA  
SPECIAL PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
PROJECT NO. 2380-HDP/DRX/VAR/ADU/TRP  
1818 PETERSON AVENUE SOUTH PASADENA, CA 91030**

**NOTICE IS HEREBY GIVEN** that the City of South Pasadena Planning Commission will hold a Special Public Hearing on **Wednesday, August 25, 2021 at 4:00 p.m.** to consider a request for a **Hillside Development Permit, Design Review, Variances, Accessory Dwelling Unit, and Tree Removal Permit (Project No. 2237-HDP/DRX/VAR/ADU/TRP)** for a proposed single-family residence with an attached garage and Junior Accessory Dwelling Unit located at 1818 Peterson Avenue (APN: 5308-025-027). The project applicant/owner is William Chu. The project consists of the following applications:

1. **Hillside Development Permit** to allow construction of a 1,231-square-foot, multi-level single-family home with a 504-square-foot ground floor garage (of which 4 feet is attributed to the living area) and an attached 495-square-foot JADU on a vacant 3,740-square-foot lot; and
2. **Design Review** for the proposed home; and
3. **Three Variances** to deviate from development standards to allow the project to provide the following:
  - a. Reduction of the site to be remediated to its natural slope and vegetation. 52 percent of the lot will remain in a natural state instead of 79.6 percent as required by SPMC Section 36.340.050 (F);
  - b. Reduction of the front setback to 5 feet instead of 10 feet required by SPMC Section 36.340.050; and
  - c. To allow the height of retaining walls to be 8 feet, exceeding the 6 foot height limitation established in SPMC Section 36.340.040 (I); and
4. **Accessory Dwelling Unit** to allow a 495-square foot JADU in the floor area between the garage and living area; and
5. **Tree Removal Permit** to remove eight trees from 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 for new construction of small structures including “up to three single-family residences” in “urban areas” and the proposed project is one single-family detached home.

The meeting will be located at the Amedee O. “Dick” Richards, Jr., Council Chambers located at 1424 Mission Street, South Pasadena, CA 91030. 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](mailto:PlanningComments@southpasadenaca.gov) by **12:00 p.m. on Wednesday, August 25, 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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