

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

NOTICE IS HEREBY GIVEN that the City of South Pasadena Planning Commission will hold a Public Hearing on **Tuesday, July 13, 2021, at 6:30 p.m. in person and remotely in virtual format by video conference** to consider a request for a **Hillside Development Permit, Design Review, and Variances (Project No. 2237-HDP/DRX/VAR/TRP)** for a proposed single-family detached residence located at 1818 Peterson Avenue (APN: 5308-025-027). The project applicant/owner is William Chu. The project consists of the following applications:

- **Hillside Development Permit and Design Review** to allow the construction of a new single-family detached home with 1,219 square feet of living area plus a 504-square-foot garage, of which 4 feet is attributed to the living area, on a 3,740-square-foot vacant hillside lot at 1818 Peterson Avenue.
- **Variances** to allow an encroachment into the required front yard and side yard setback, deviate from remediated slope requirements, retaining wall height, and downhill building wall height.
- **Tree Removal Permit** to remove trees on the property.

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.

Beginning in July, the City will resume in-person public meetings. The in person/virtual hybrid meetings will maintain transparency and public access while protecting the health and safety of the public. Members of the public have the option to participate in-person or via Zoom using the following link: <https://us02web.zoom.us/j/81880202317>

The meeting will be broadcast live on the City's website and a recording of the meeting will be available within 48 hours of adjournment at this link: <https://www.southpasadenaca.gov/government/boards-commissions/cultural-heritage-commission/cultural-heritage-commission-agendas>.

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, July 8, 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 5:00 p.m. on Friday, July 9, 2021.

The City of South Pasadena strongly encourages your participation. Participants can provide public comment live, in person or via Zoom. For more information please refer to the meeting agenda. Public comments can alternatively be submitted in advance to PlanningComments@southpasadenaca.gov. Public comments must be received **by 12:00 p.m. on Tuesday, July 13, 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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