

**CITY OF SOUTH PASADENA
PLANNING COMMISSION
PUBLIC HEARING NOTICE
PROJECT NO. 2197-HDP/DRX/VAR
89 MONTEREY ROAD, SOUTH PASADENA, CA 91030**

NOTICE IS HEREBY GIVEN that the City of South Pasadena Planning Commission will hold a Public Hearing on **Tuesday, September 14, 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 Variance (Project No. 2197-HDP/DRX/VAR)** for a proposed single-family residence located at 89 Monterey Road (APN 5312-031-027). The project consists of the following applications:

- **Hillside Development Permit and Design Review** to allow the construction of a single-family detached residence with 2,317-square-feet of living area and a garage on a 6,790-square-foot hillside lot. An existing storage room will remain on the site; and
- **Variance** to deviate from the natural slope vegetation standard due to steep terrain.

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 and Section 15332 for in-fill development projects. The project site 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. 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.

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/87838629822>

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/planning-commission/test-planning-commission-agendas-minutes-copy>

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, September 14, 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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