

**CITY OF SOUTH PASADENA  
PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
PROJECT NO. 2380-CUP/AUP  
725 FAIR OAKS AVENUE SOUTH PASADENA, CA 91030**

**NOTICE IS HEREBY GIVEN** that the City of South Pasadena Planning Commission will hold a Public Hearing on **Tuesday, February 9, 2021, at 6:30 p.m. remotely by video conference** to consider a request for a **Conditional Use Permit and Administrative Use Permit (Project No. 2380-CUP/AUP)** for a proposed martial arts studio to be located at 725 Fair Oaks Avenue (APN: 5315-002-049). The project applicant is Han Kim, studio owner. The project consists of the following applications:

- **Conditional Use Permit** to allow the operation of an approximately 3,329 square-foot martial arts studio at 725 Fair Oaks Avenue.
- **Administrative Use Permit** to allow for the change and intensification of use with nonconforming parking.

In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 Existing Facilities as the project consists of the leasing of an existing commercial site and minor interior tenant improvements to improve the space for occupancy.

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 City's website, and a recording of the meeting will be available within 48 hours of 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, February 4, 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, February 4, 2021.

The City of South Pasadena strongly encourages your participation. You may email comments or questions to the Planning Commission by emailing [PlanningComments@southpasadenaca.gov](mailto:PlanningComments@southpasadenaca.gov) or by calling (626) 403-7720 and leaving a 3-minute voicemail message to be played during the meeting. Public comments must be received **by 12:00 p.m. on Tuesday, February 9, 2021** to ensure adequate time to compile and post. Please 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.

**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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