

SOUTH PASADENA REVIEW PUBLIC NOTICE

CITY OF SOUTH PASADENA PLANNING COMMISSION PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the City of South Pasadena Planning Commission will hold a public hearing on September 13, 2022, at 6:30 p.m. through an in-person/virtual hybrid meeting to consider the following project:

PROJECT NO. 2441 COA-DRX-DBR-AHR-CUP-TTM-SIGN-TRP – A request for a Certificate of Appropriateness, Design Review, Density Bonus Review, Affordable Housing Review, Conditional Use Permit, Tentative Tract Map, Sign Program, and Tree Removal Permit for a proposed mixed-use development consisting of 108 residential condominiums, of which 19 will be affordable units; approximately 22,032 square feet of food service and retail uses; two incentives/concessions for an increase in the allowable Floor Area Ratio (FAR) and an increase in the permitted number of stories from two stories to four stories; removal of 25 trees for the property at located at 1020 El Centro Street (APN 5315-008-047). The Cultural Heritage Commission reviewed this project at its August 18, 2022 meeting and recommended an approval to the Planning Commission.

In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15332, Class 32 (In-fill Development).

The meeting will be located at the Amedee O. "Dick" Richards, Jr., Council Chambers located at 1424 Mission Street, South Pasadena, CA 91030. Members of the public also have the option to participate via Zoom using the following link:

<https://us02web.zoom.us/j/83530439651>

The agenda packet, which will include the staff report, plans, and associated documents for this project will be posted on the City's website at least 72 hours prior to the meeting.

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** by **12:00 p.m. on Tuesday, September 13, 2022**, 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 Planning 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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