

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 **November 14, 2023, at 6:30 p.m.** through an in-person meeting to consider the following projects:

1. **Project No. 2565-CUP** – A request for a Conditional Use Permit for the on-site sale of beer and wine (Type 41 ABC license) for an existing, bona fide restaurant (Rice & Nori) located at 901 Fair Oaks Avenue, #D (APN: 5315-003-058). In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities).
2. **Project No. 2592-CUP** – A request for a Conditional Use Permit for the on-site sale of beer and wine (Type 41 ABC license) for an existing, bona fide restaurant (Modan Ramen) located at 700 Fair Oaks Avenue, #G-H (APN: 5318-004-024). In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities).
3. **Project No. 2500-HDP/DRX/VAR/PM/TRE** – The proposed project is for a Hillside Development Permit (HDP) and Design Review Permit (DRX) for the construction of a new 3,214-square-foot, two-story, single-family dwelling along with a Parcel Merger (PM) application of the two existing lots within the Southwest Monterey Hills area, located at 4931 Harriman Avenue (APN: 5312-016-016 & 5312-016-017). The project includes two Variance (VAR) requests: 1) for a side yard setback of five feet in lieu of required seven feet and 5 inches, and 2) for an attached garage in front of the main structure. The project includes a Tree Removal Permit (TRE) for the removal four (4) trees. In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15303, Class 3 (New Construction or Conversion of Small Structures).

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 reports 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, November 14, 2023, 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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