

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 **Tuesday, April 9, 2024**, at 6:30 p.m. to consider the following projects:

Project No. PLR24-0002/CUP24-0001/DRX24-0004 – A request for a Conditional Use Permit for a proposed restaurant and accessory use to serve beer and wine for on-site sale and consumption (Type 41 ABC license) at 702 Fremont Avenue (APN: 5315-002-012). The project includes an Administrative Use Permit for the proposed outdoor dining in conjunction with the restaurant and a Design Review Permit for the proposed wall sign. 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).

For questions and/or comments regarding this project, please contact Dean Flores, Senior Planner at dflores@southpasadenaca.gov (626) 403-7228.

Project No. 2571-VAR/HDP/DRX/TRP – A request for Design Review and Hillside Development Permits to construct a new 3,010 square-foot single-family dwelling with an attached 495 square-foot garage at a vacant property located on Peterson Avenue (APN: 5308-031-042). The project site is located within the Southwest Monterey Hills area. The project includes two Variance requests: 1) for building height exceeds the maximum height of 24 feet (South Pasadena Municipal Code Section 36.340.050), and 2) Downhill building walls requirements (South Pasadena Municipal Code Section 36.340.050) and a Tree Removal Permit for the proposed removal of two 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).

For questions and/or comments regarding this project, please contact Braulio Madrid, Associate Planner at brmadrid@southpasadenaca.gov (626) 403-7219.

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 in person or via Zoom using the following link:

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

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