

**PUBLIC HEARING NOTICE**  
**DESIGN REVIEW AND HILLSIDE DEVELOPMENT PERMIT**  
**PROPOSED NEGATIVE DECLARATION**  
**PROJECT NO. [1821-HDP]**  
**871 ONEONTA DRIVE, SOUTH PASADENA, CA 91030**

The City of South Pasadena hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines of the City of South Pasadena, the Planning Commission will consider applications for Design Review and Hillside Development Permit (Project No. 1821-HDP), and related Environmental Assessment for property zoned Residential Low Density (R-S), located at 871 Oneonta Drive, South Pasadena, CA 91030.

The project is briefly described as:

*Architect Elizabeth Heron submitted an application on behalf of the property owner (Yan Zuang) for the construction of a new 1,828 square foot single family home on a 5,256 square foot undeveloped lot located at 871 Oneonta Drive. The proposed residence includes a two-car garage (plus one guest space) on the ground level, living areas and bedrooms on the upper two levels, and balconies that face the street. The architect describes the home’s style as “Tuscan Hillside” with a stone face material at the base, a smooth sand stucco finish, arched windows and doors, wood accents, and terracotta roof. The project would involve approximately 842 cubic yards of grading on this up-sloped lot.*

City staff conducted an Initial Study and determined that the project would not have a significant impact on the environment; therefore a Negative Declaration was prepared. Public comments will be received by the City prior to the final adoption of the NEGATIVE DECLARATION and action on the project for a period of 20 days (from October 4, 2016 to October 24, 2016).

A public hearing will be held before the Planning Commission to discuss the project, including the proposed NEGATIVE DECLARATION, on **October 24, 2016, at 6:30 p.m.**, or as soon thereafter as the matter may be heard in the Amedee O. “Dick” Richards, Jr., Council Chambers, 1424 Mission Street, South Pasadena, CA 91030.

Copies of all relevant material, including the project specifications, and the NEGATIVE DECLARATION, are on file beginning October 7, 2015 in the offices of the Planning and Building Department, 1414 Mission Street, South Pasadena, CA 91030, and will be available for review from 7:30 a.m. to 5:00 p.m., Monday through Thursday, and from 7:30 a.m. to 4:00 p.m. on Friday.

If you have any questions regarding this project, please contact Senior Planner, John Mayer (626) 403-7220, or via e-mail [jmayer@southpasadenaca.gov](mailto:jmayer@southpasadenaca.gov).

David G. Watkins, AICP  
Planning and Building Director

**NOTE: 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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