

**CITY OF SOUTH PASADENA
DESIGN REVIEW BOARD
PUBLIC HEARING NOTICE
PROJECT NO. 2328-NID/DRX
1502 BANK STREET SOUTH PASADENA, CA 91030**

NOTICE IS HEREBY GIVEN that the City of South Pasadena Design Review Board will hold a Public Hearing on **Thursday, February 4, 2021, at 6:30 p.m. remotely by video conference** to consider a Notice of Intent to Demolish an existing home and Design Review for the construction of two new single-family homes (**Project No. 2328-NID/DRX**) located at 1502 Bank Street. Project site is approximately 8,200 square feet, Assessor's Parcel Number 5319-003-016. Applicant's Representative is Kobe Baik. The project consists of the following applications:

- **Notice of Intent to Demolish** a 1,442 square-foot single-family home and 240 square-foot detached garage built in 1908.
- **Design Review** of two new two-story single-family residences (2,555 sf & 1,542 sf) with a 5-car basement level garage, and two decks (533 sf & 426 sf).

In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 Existing Facilities and Section 15303, Class 3, New Construction or Conversion of Small Structures. Class 1 exemption includes demolition and removal of individual small structures such as a single-family residence. Class 3 includes one-single family residence, or a second dwelling in a residential zone. In urbanized areas, up to three single family residences may be constructed or converted under this exemption.

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 local cable channel and on the City's website, and a recording of the meeting will be available within 48 hours of the meeting adjournment at the following link: <https://www.southpasadenaca.gov/government/boards-commissions/design-review-board/design-review-board-agendas-and-minutes>

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, January 28, 2021. If the applicant wishes to provide a presentation to the Board, the applicant's presentation will be available for review on the City's website by 5:00 p.m. on Monday, February 1, 2021.

The City of South Pasadena strongly encourages your participation. You may provide comments or questions to the Design Review Board by emailing: 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 Thursday, February 4, 2021**. Please make sure to provide: 1) your name; and 2) agenda item for the comments/questions. All comments/questions received will be distributed to the Board for consideration and will also be posted on the City's website prior to the meeting.

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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