

SOUTH PASADENA REVIEW PUBLIC NOTICE

CITY OF SOUTH PASADENA DESIGN REVIEW BOARD PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the City of South Pasadena Design Review Board will hold a Public Hearing on Thursday, September 1, 2022 at 6:30 p.m. through an in-person/virtual hybrid meeting to consider the following projects:

PROJECT NO. 2431-DRX/AUP/ADMIN MOD – A request for a Design Review Permit, Administrative Use Permit, and Administrative Modification Permit for the remodel of two existing buildings—Building “A” and Building “B”—located at 606 Fair Oaks Avenue (APNs: 5318-004-024 and 5318-004-018). Building “A” is an existing 36,321-square-foot Bristol Farms Market and Building “B” is an existing 10,114-square-foot multi-tenant commercial building. The project proposes the following changes to Building “A”: 1) new exterior color palette; 2) removal of glass canopy along the south side of the building and replaced with a new covered entry tower and open trellis; 3) modification of the storefront; and, 4) a new 409-square-foot outdoor dining patio and trellis above (requiring an Administrative Use Permit). The new patio trellis includes a sign that is being processed through an Administrative Modification Permit. The project proposes the following changes to Building “B”: 1) new paint for existing exterior finishes; 2) existing glass canopy to be cleaned, waterproofed, and sealed; and, 3) existing concrete columns and concrete lintels to be painted.

PROJECT NO. 2491-DRX – A request for a Design Review Permit to add an 824 square foot addition to the rear of an existing 1,695 square-foot single-family dwelling at 2008 Edgewood Drive (APN: 5321-002-012).

In accordance with the California Environmental Quality Act (CEQA), the above-referenced projects qualify for a Categorical Exemption under Section 15301, Class 1 Existing Facilities. Class 1 exemption includes additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet, in which the project site is in an area where all public facilities are available and is not located in an environmentally sensitive area.

PROJECT NO. 2474-DRX/AUP – A request for a Design Review Permit and an Administrative Use Permit to develop a vacant lot with a new 1,846-square-foot commercial building, a 1,196-square-foot patio cover, and other associated land improvements related to the project located at 5 Pasadena Avenue (APN: 5311-001-018). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15303, Class 3 New Construction or Conversion of Small Structures. Class 3 exemption includes construction and location of limited number of new, small facilities or structures such as a restaurant or an office within an urbanized area.

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/89814060953>

The agenda packet for the projects referenced above, which will include the staff reports, plans, and associated documents, 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 Thursday, September 1, 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 Design Review Board 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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