

**CITY OF SOUTH PASADENA
PLANNING COMMISSION
PUBLIC HEARING NOTICE
PROJECT NO. 2309-HDP/DRX/PM/TRP
23 SHORT WAY SOUTH PASADENA, CA 91030**

NOTICE IS HEREBY GIVEN that the City of South Pasadena Planning Commission will hold a Public Hearing on **Tuesday, May 11, 2021, at 6:30 p.m. remotely by video conference** to consider a request for a **Hillside Development Permit, Design Review, Parcel Merger, Tree Permit, and Notice of Demolition (Project No. 2309-HDP/DRX/PM/TRP/NID)** to demolish an existing home and construct a new single-family home at 23 Short Way, Assessor's Parcel Numbers (APNs) 5312-030-007 and -034. Applicant's representative is Vincent Chen. The project consists of the following applications:

1. **Hillside Development Permit** to allow construction of a 3,006 square-foot, two-story home with an attached 441 square-foot garage and an attached 850 square-foot accessory dwelling unit on a site with an average slope of 20% or greater; and
2. **Design Review** for the proposed project; and
3. **Tree Removal Permit** to remove four trees on the site; and
4. **Parcel Merger** to merge APNs 5312-030-007 and -034; and
5. **Notice of Demolition** to allow demolition of an 830 square-foot, one-story single family house with an attached two-car garage.

The existing house on the project site was previously analyzed and allowed to proceed through the City's application process without further restriction by the Cultural Heritage Commission at its meeting of September 17, 2020 through Project No. 2309-NID.

In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15303, Class 3 (Construction of Small Structures), Section 15332, Class 32 (Infill Development), and Section 15301, Class 1 (Existing Facilities). The project qualifies for these exemptions because the project is for demolition and construction of one single-family home and is consistent with the general plan and zoning, occurs within city limits on a project site of no more than 5 acres that is substantially surrounded by urban uses, the site has no value as habitat for endangered, rare, or threatened species, the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

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 City's website, and a recording of the meeting will be available within 48 hours of adjournment at the following link:

<https://www.southpasadenaca.gov/government/boards-commissions/planning-commission/test-planning-commission-agendas-minutes-copy>

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, May 6, 2021. If the applicant wishes to provide a presentation to the Commission, the applicant's presentation will be available for review on the City's website by 6:00 p.m. on Thursday, May 6, 2021.

The City of South Pasadena strongly encourages your participation. You may provide comments or questions to the Planning Commission by emailing PlanningComments@southpasadenaca.gov or by leaving a 3-minute voicemail message at (626) 403-7720 to be played during the meeting. Public comments must be received **by 12:00 p.m. on Tuesday, May 11, 2021** to ensure adequate time to compile and post. Please provide: 1) your name; and 2) agenda item for the comments/questions. All comments/questions received will be distributed to the 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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