

SOUTH PASADENA REVIEW PUBLIC NOTICE

CITY OF SOUTH PASADENA
PLANNING COMMISSION
PUBLIC HEARING NOTICE
PROJECT NO. 2392-CUP/DRX/DBR/AHR/TRP
815 FREMONT AVENUE SOUTH PASADENA, CA 91030

NOTICE IS HEREBY GIVEN that the City of South Pasadena Planning Commission will hold a Public Hearing on **Monday, April 18, 2022, at 6:30 p.m. through an in-person/virtual hybrid meeting** to consider a request for a **Conditional Use Permit, Design Review, Density Bonus Review, Affordable Housing Review, and Tree Removal Permit (Project No. 2392-CUP/DRX/DBR/AHR/TRP)** for a proposed mixed-use development at 815 Fremont Avenue, Assessor's Parcel Number (APN) 5315-009-051. The applicant representative is Tarek Shaer, Urbanest Group, Inc. The project consists of the following applications:

1. **Conditional Use Permit** for the development of a mixed-use project consisting of 50 residential apartment units and approximately 3,769 square feet of commercial retail space for restaurant and retail uses in the Mission Street Specific Plan (MSSP) zoning district with one level of at-grade parking and one level of underground parking;
2. **Design Review** for the proposed mixed-use development described above;
3. **Density Bonus Review** for the residential portion of the project which includes a 45% density bonus (34 base units plus 16 bonus units) pursuant to Government Code Section 65915 with 5 units reserved for very-low-income households (14.7% of the base units). The base units allowed for the site are 34 without density bonus, which is based on a net residential square footage of 25,319.2 square feet divided by an average unit size of 763 square feet;
4. **Affordable Housing Review** for two (2) incentives/concessions for 1) an increase in floor area ratio (FAR) from the permitted ratio of .8 to 1.86 and 2) an increase in the permitted number of stories from two stories to four stories; and
5. **Tree Removal Permit** for the removal of 11 trees.

In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15332, Class 32 (Infill Development). The project qualifies for this exemption because the project 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.

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/89532914917>

Copies of all relevant material, including the project specifications are on file in the office of the Community Development Department located at 1414 Mission Street, South Pasadena, CA 91030, and are available for review from 7:30 a.m. to 6:00 p.m., Monday through Thursday. 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 Monday, April 18, 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 Planning 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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