

**PUBLIC NOTICE**  
**PROPOSED HILLSIDE DEVELOPMENT PERMIT**  
**(PROJECT NO. 2077-HDP-VAR)**  
**728 BONITA DRIVE, SOUTH PASADENA, CA 91030**

The City of South Pasadena hereby gives notice that the City of South Pasadena Planning Commission will consider an application for Design Review, Hillside Development Permit, Variance, and adoption of a Negative Declaration. The applicant (David Streshinsky, Architect) submitted plans to construct a new two-story single-family home located in a single-family residential neighborhood on a vacant hillside lot located at 728 Bonita Drive, South Pasadena, CA 91030 (APN: 5310-034-900).

The project is briefly described as:

*The proposed project consists of constructing a new 3-bedroom single-family residence on a vacant hillside lot with an average downslope of 49%. The proposed square footage of the house will be 2,190 square feet with an additional 431 square feet for an attached 2-car garage. The house will consist of two levels that descend down the slope from the street with the garage, front entry, kitchen and living room areas located at the street level, and lower level containing the private living spaces. The house is designed in a modern style with cement plaster finish, wood siding, and flat and shed-style roofing. The volumes of the house are grouped together into simple interconnected forms as they descend the hillside in an effort to reduce the scale and massing of the project. The proposed house also incorporates two levels of outdoor decks that will allow the residents to take advantage of the outdoor environment at the down sloping rear yard. The house will be sited upon a 6,286 square foot hillside parcel located in the RS zoning district with a proposed net total of 379.78 cubic yards of soil slated for removal. The applicant is proposing to have a 4'-5" front yard setback instead of the standard 10 feet for hillside properties. The variance is requested given the steep slope, height restrictions, and neighborhood compatibility. The average front yard setback of the neighborhood is 3'-5" and if the applicant were to comply with the 10 foot setback, the project would sit much lower at the street than other properties within the area and it will require more extensive shoring and soil excavation given the sensitive nature of the steep hillside parcel. Four trees, one native and three non-native are proposed for removal and will be subject to approval replacement plantings through the Public Works Department.*

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 and filed with the County Recorder's Office.

A public hearing will be held before the Planning Commission to discuss the project, on **July 9, 2019, at 6:30 p.m.**, at 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 in the offices of the Planning and Building Department, 1414 Mission Street, South Pasadena, CA 91030, and are 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 Assistant Planner, Edwar Sissi (626) 403-7227, or via e-mail at [esissi@southpasadenaca.gov](mailto:esissi@southpasadenaca.gov).

David Bergman  
Interim 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.

Publish Date: June 14, 2019, *South Pasadena Review*