



## Design Review Board Notice of Public Hearing

**Project Number:** 1750-DRX

**Applicant:** Peter DeMaria, Architect

**Address:** 817 Orange Grove Place

### **Project Information:**

A request for Design Review Board approval to demolish the existing duplex and a proposal to build a new triplex on a 10,091 sq. lot. Unit A will consist of a single story; 1,031 sq. ft. unit. Unit B will consist of a 437 sq. ft. single story unit, located below unit C. Unit C consist of a 2,249 sq. ft. unit and it is located on the second floor. Unit A will consist of: a living room, a dining room, a master bedroom, a bedroom and two bathrooms. Unit B will consist of; one bedroom, one bathroom, and kitchen/living area. Unit C will consist of; three bedrooms, three bathrooms, a laundry room, a family/living room, a dining room and a kitchen. An 835 sq. ft. carport is proposed and will be attaching Unit A to Unit B and C. An 835 sq. ft. deck is proposed above the carport. 609 sq. ft. will be allocated to the common open space area and 226 sq. ft. will be allocated to the private area for unit C. The exterior materials for structures will consist of: smooth stucco siding, wood siding, metal standing seam roofing, frameless glass railing, aluminum windows and sliding doors.

*Categorically Exempt from CEQA. CEQA guideline Section 15301 (Class 1 (e)(2)(A)) exempts from further environmental review; Additions to existing structures provided that the addition will not result in an increase of more than: 10,000 square feet if: the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan.*

*You will have an opportunity to review plans and other project materials, and provide comments regarding this project either verbally or in writing by October 6, 2016. You may address the Design Review Board directly on the meeting date.*

**Contact Information:** For questions, comments, and concerns, contact Jose Villegas at 626-403-7261 (main phone), 626-403-7221(fax), or via e-mail at [jvillegas@southpasadenaca.gov](mailto:jvillegas@southpasadenaca.gov)

**Meeting Information:** Date and time: **Thursday, October 6, 2016 starting at 7:00 p.m.** Location: 1424 Mission Street, South Pasadena, CA (City Council Chambers).

*Copies of all relevant materials 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.*

**NOTE: STATE GOVERNMENT CODE SECTION 65009**

**NOTICE:**

*If you challenge this project 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.*

9/22/16

Date

  
Signature