



Notice of Availability of an Environmental Impact Report

DATE: July 26, 2019

TO: All Interested Parties

FROM: City of South Pasadena

SUBJECT: Notice of Availability of a Draft Environmental Impact Report for Mission Bell Mixed-Use Project

DEIR REVIEW PERIOD: July 29, 2019, through August 27, 2019

The City of South Pasadena (City), as the Lead Agency pursuant to the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (DEIR) for the proposed Mission Bell development (Project) located at 1101–1115 Mission Street (Project Site). This Notice of Availability (NOA) provides responsible and trustee agencies, and from interested organizations and individuals with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

Project Location

The Project Site is on the south side of Mission Street between Fremont Avenue and Fairview Avenue. The Project Site consists of two parcels, 5315-008-045 (1101 and 1107 Mission Street) and 5315-008-043 (1115 Mission Street).

Project Description

The Project Applicant has proposed a two- and three-story mixed-use development located at 1101-1107 Mission Street. The project involves, demolition of the rear portion of the existing building at 1115 Mission Street and construction of a two story residential building, renovation of the remainder of the building at 1115 Mission Street for adaptive reuse as residential and commercial mixed use, construction of a three story residential and commercial retail building on the remainder of the Project site, and construction of two levels of subterranean parking beneath the entire Project site. The Project would consist of 7,394 square feet of commercial retail space along Mission Street and Fairview Avenue frontages and 36 residential units on above and to the rear of commercial uses.

The Project requires discretionary approvals by the City, including a Conditional Use Permit, Design Review Permit, Certificate of Appropriateness, and a Vesting Tentative Parcel Map.

Probable Environmental Effects

Based on the analysis included in the Draft EIR, the Project would not result in significant and unavoidable impacts. All potential impacts identified would be mitigated to less-than-significant levels. Construction of the project could potentially expose nearby residences to excessive noise, however mitigation measures were identified in the DEIR that would reduce these impacts to a less than significant level.

DEIR Review and Comment Period

The DEIR may be viewed at the City of South Pasadena Planning and Building Department located in City Hall at 1414 Mission Street. The DEIR may also be viewed online at:

<https://www.southpasadenaca.gov/residents/mission-bell-mixed-use-development/>

The DEIR review and comment period is from **Monday July 29, 2019**, through **Tuesday, August 27, 2019**. In your response, please include the name of a contact person in your agency. Please direct your written comments to:

Mail: Mr. David Bergman, Interim Director
Planning and Building Department
City of South Pasadena
1414 Mission Street
South Pasadena, California 91030
Email: dbergman@southpasadenaca.gov
Fax: (626) 403-7221

The City will consider and respond to all written comments.

Written comments must be submitted no later than 4:00 PM on August 27, 2019.

Governor's Office of Planning & Research

JUL 29 2019

STATE CLEARINGHOUSE