

**PUBLIC HEARING NOTICE  
AND  
NOTICE OF AVAILABILITY OF  
A DRAFT ENVIRONMENTAL IMPACT REPORT  
PROJECT NO. 2034-COA/CUP/DRX/VTPM  
MISSION BELL MIXED USE DEVELOPMENT  
1105-1115 MISSION STREET, SOUTH PASADENA, CA 91030**

**NOTICE IS HEREBY GIVEN** that the City of South Pasadena Cultural Heritage Commission will hold a public hearing on **October 29, 2019, at 6:30 p.m.** at the Amedee O. “Dick” Richards, Jr., Council Chambers located at 1424 Mission Street, South Pasadena, CA 91030, to consider and make recommendations to the Planning Commission for a Certificate of Appropriateness and Draft Environmental Impact Report (Draft EIR) for **Project No. 2034-COA/CUP/DRX/VTPM**. Copies of all relevant material, including the project specifications and Draft EIR are on file in the office of the Planning and Building 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 entire project including the Draft EIR and all responses to comments made on the Draft EIR will be presented to the Planning Commission for consideration after receiving recommendations from the Cultural Heritage Commission on the Certificate of Appropriateness and Draft EIR.

The project site is approximately 31,113 square feet in size and is located at 1105 to 1115 Mission Street, at the southeast corner of Mission Street and Fairview Avenue (Assessor’s Parcels Numbers 5315-008-043, and -045). Applicant is Mission Bell Properties, LLC. The project consists of the following applications:

1. **Certificate of Appropriateness** for a partial demolition and restoration of the remaining front portion of an existing historic structure; and
2. **Conditional Use Permit** for development of a mixed-use project consisting of 36 residential units, 7,394 square feet of commercial retail uses fronting on Mission Street and Fairview Avenue, and 109 subterranean parking spaces; and
3. **Design Review Permit** for the proposed mixed-use development; and
4. **Variance** from the front building wall standards of the Mission Street Specific Plan; and
5. **Vesting Tentative Parcel Map** to create a one lot subdivision for condominium purposes.

**ALSO, NOTICE IS HEREBY GIVEN** that a Draft EIR is available for review and comment through Monday, November 18, 2019. In accordance with the California Environmental Quality Act (CEQA), the City determined that the proposed Project had the potential to result in significant impacts on the environment, and therefore an EIR was prepared. The Draft EIR concluded that all potential impacts identified could be mitigated to less-than-significant levels and the Project would not result in any significant unavoidable impacts. Construction of the project could potentially expose nearby residences to excessive noise, however mitigation measures were identified in the Draft EIR that would reduce these impacts to a less than significant level. The Draft EIR is available on the City’s webpage and copies are available for review at the Planning and Building Department in South Pasadena City Hall. The City will accept written comment on the Draft EIR through Monday, November 18, 2019 and will accept verbal comment given at the public hearing hereby noticed. The City will review all comments received and include responses in the Final EIR.

If you have any questions regarding this project, or would like to submit a comment on the Draft EIR, please contact Interim Senior Planner, Kanika Kith at (626) 403-7227, or via e-mail at [kkith@southpasadenaca.gov](mailto:kkith@southpasadenaca.gov).

Any person may submit written comments prior to the public hearing or may appear in person before the Cultural Heritage Commission to be heard. Written comments may be mailed to the City of South Pasadena Planning and Building Department, attention Kanika Kith, or via email at [kkith@southpasadenaca.gov](mailto:kkith@southpasadenaca.gov). **For the comments to be presented to the Cultural Heritage Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of South Pasadena Planning and Building**

**Department no later than Monday, October 28, 2019, at 6:00 p.m.** Oral and written comments may be submitted directly to the Cultural Heritage Commission at the public hearing.

**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.

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