

City of South Pasadena
Community Development Department

1101-1115 MISSION ST



PROJECT DESCRIPTION

Demolition of three commercial buildings to construct a new 5-story mixed-use development consisting of 2,660 square-feet of commercial area, 75 apartment units with 8 units reserved as affordable units and two levels of parking (one at-grade and one underground).

Applicable zoning regulations allow a maximum base density of 70 units/acre and a maximum height of 45 feet/4 stories. The project utilized state density bonus waivers/concessions to exceed the maximum height allowance to 60'-9", 5 stories and add 25 additional units from the maximum allowed 50 units.

STATUS

Approved by Planning Division on October 24, 2025. Construction plans submitted for review on November 5, 2025.

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