



CITY OF SOUTH PASADENA
COMMUNITY DEVELOPMENT DEPARTMENT
1414 MISSION STREET, SOUTH PASADENA, CA 91030
TEL: 626.403.7220 ▪ FAX: 626.403.7221
WWW.SOUTHPASADENACA.GOV

NOTICE OF EXEMPTION

TO: Los Angeles County Clerk
Los Angeles County Registrar-Recorder's Office
12400 Imperial Highway
Norwalk, California 90650

FROM: City of South Pasadena
City Clerk's Office
1414 Mission Street
South Pasadena, California 91030

TO: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

MISSION BELL CENTER

Project Title

1101-1115 Mission Street, South Pasadena, CA 91030

Project Location - Specific Address

South Pasadena

Project Location - City

Los Angeles County

Project Location - County

PROJECT NO. DRX24-0019 FOR THE DEMOLITION OF THREE EXISTING COMMERCIAL BUILDINGS TO BUILD A NEW MIXED-USE PROJECT CONSISTING OF 75 APARTMENT DWELLING UNITS, 2,660 SQUARE FEET OF COMMERCIAL AREA, TWO LEVELS OF PARKING (ONE BELOW GRADE AND ONE AT GRADE), AND OUTDOOR COURTYARD AND DECKING THROUGHOUT THE PROJECT SITE AREA. THE PROJECT QUALIFIES FOR A 50% STATE DENSITY BONUS AND WILL PROVIDE 8 DEED-RESTRICTED VERY LOW-INCOME AFFORDABLE UNITS. THE PROPOSAL ALSO INCLUDES A TREE REMOVAL PERMIT FOR THE REMOVAL OF ONE (1) TREE IN THE PUBLIC RIGHT-OF-WAY.

Description of Nature, Purpose, and Beneficiaries of Project

City of South Pasadena, 1414 Mission Street, South Pasadena, California 91030

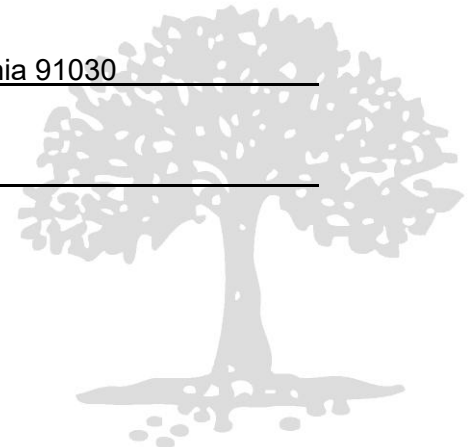
Name of Public Agency Approving Project

Mission Bell Properties, LLC

Name of Person or Agency Carrying Out Project

Exempt Status: (check one)

- ☒ Ministerial (14 CA. Admin. Code §15268)
☐ Declared Emergency (14 CA Admin. Code §15269(a))
☐ Emergency Project (14 CA Admin Code §15269(b and c))



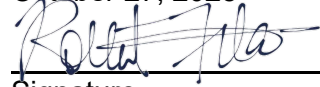
_____ Categorical Exemption. Class 1 _____ Item (14 CA Admin Code §15300 et seq.)
_____ Statutory Exemption (Public Resources Code Section §21080(b)(1))

This project is exempt from the California Environmental Quality Act (CEQA) based on the State CEQA Guidelines Section 15268 (Ministerial Projects) and Public Resources Code Section 21080(b)(1) as the project is a qualified ministerial residential project and is consistent with the ministerial requirements of the South Pasadena Municipal Code and the City's Downtown Specific Plan.

Dean Flores	(626)	403-7220
Contact Person	Area Code	Telephone

Date Filed:

October 27, 2025



Signature

Robert (Dean) Flores, Acting Planning Manager

