

**CITY OF SOUTH PASADENA
PLANNING COMMISSION
PUBLIC HEARING NOTICE AND
NOTICE OF INTENT
PROJECT NO. 2034-CUP/DRX/COA/VTPM/VAR
MISSION BELL MIXED USE DEVELOPMENT
1101-1115 MISSION STREET, SOUTH PASADENA, CA 91030**

NOTICE IS HEREBY GIVEN that the City of South Pasadena Planning Commission will hold a public hearing on **February 11, 2020, 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 applications for Conditional Use Permit, Design Review, Certificate of Appropriateness, Vesting Tentative Parcel Map and Variance for **Project No. 2034-COA/CUP/DRX/VTPM/VAR**. Copies of all relevant material, including the project specifications 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 project site is approximately 31,113 square feet in size and is located at 1101 through 1115 Mission Street, at the southeast corner of Mission Street and Fairview Avenue (Assessor's Parcel 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, outdoor dining area, 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.

On October 29, 2019, the Cultural Heritage Commission reviewed the Certificate of Appropriateness and recommended approval to the Planning Commission.

ALSO, NOTICE IS HEREBY GIVEN that the Planning Commission will consider certification of an Environmental Impact Report for the project. 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 a Draft 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 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 was available for public comment from July 29, 2019 to August 27, 2019 and was again advertised for public comment from October 16, 2019 through November 18, 2019. The City received five comment letters on the Draft EIR from public agencies and one comment letter from an attorney representing the Southwest Regional Council of Carpenters. On October 29, 2019 the City's Cultural Heritage Commission (CHC) reviewed the Draft EIR, provided comments for corrections to the Draft EIR, and recommended that the Planning Commission certify the Cultural Resources portion of the Draft EIR pursuant to incorporation of CHC comments. Subsequently the City prepared a Final EIR which includes the comments letters and corrections from the CHC, and the responses to all comments received. The Final EIR, and the Draft EIR, are available on the City's webpage (www.southpasadenaca.gov/government/departments/planning-and-building/planning-division), and copies are available for review at the Planning and Building Department in South Pasadena City Hall.

If you have any questions regarding this project, or would like to submit a comment on the project, please contact, Planning Manager, Kanika Kith at (626) 403-7227, or via e-mail at kkith@southpasadenaca.gov.

Any person may submit written comments prior to the public hearing or may appear in person before the Planning 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. **For the comments to be presented to the Planning 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 Tuesday, February 11, 2020 at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning 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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