

**CITY OF SOUTH PASADENA
CITY COUNCIL
PUBLIC HEARING NOTICE AND
NOTICE OF INTENT
PROJECT NO. 2311-APPEAL OF THE PLANNING COMMISSION DECISION
TO APPROVE MISSION BELL MIXED USE DEVELOPMENT AT
1101-1115 MISSION STREET, SOUTH PASADENA, CA 91030**

NOTICE IS HEREBY GIVEN that the City of South Pasadena City Council will hold a Public Hearing on Wednesday, May 20, 2020, at 7:30 p.m. remotely by video conference to consider an appeal of the Planning Commission decision on February 11, 2020 to approve the Mission Bell Mixed Use Development, Project No. 2311-Appeal. The project site is approximately 0.71 acres located at 1101-1115 Mission Street (Assessor's Parcel Number 5315-008-043 and -045). Applicant is Mission Bell Properties, LLC. The Planning Commission's approval consisted 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, 4,978 square feet of common open space, 109 subterranean parking spaces, associated on-site improvements; 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 the City Council will consider an appeal of the Planning Commission's February 11, 2020 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).

This meeting is being conducted in compliance with Governor Newsom's Executive Order N-29-20 issued on March 17, 2020 to protect the health and safety of the public and to minimize the spread of the COVID-19 virus. The meeting will be broadcast live on the local cable channel and on the City's website, and a recording of the meeting will be available within 48 hours of adjournment on the City Council's webpage here: http://www.spectrumstream.com/streaming/south_pasadena/live.cfm

The agenda packet, which will include the staff report, proposed development plans, and associated documents for this project will be posted on the City's website by 6:00 p.m. on Thursday, May 14, 2020. If the appellant/applicant wishes to provide a presentation to the City Council, the presentation will be available for review on the City's website by 5:00 p.m. on Friday, May 15, 2020.

The City of South Pasadena strongly encourages your participation. You may email comments or questions to PlanningComments@southpasadenaca.gov by **6:00 p.m. on Tuesday, May 19, 2020**. Please provide: 1) your name and address; and 2) agenda item for the comments/questions. All comments/questions received will be distributed to the City Council for consideration and will also be posted on the City's website prior to the meeting.

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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