

# Notice of Determination

## Appendix D

**To:**

Office of Planning and Research  
 U.S. Mail: Street Address:  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
 County of: Los Angeles  
 Address: 12400 Imperial Highway  
Norwalk, CA 90650

**From:**

Public Agency: City of South Pasadena  
 Address: 1414 Mission Street  
South Pasadena, CA 91030  
 Contact: Kanika Kith, Planning Manager  
 Phone: (626) 403-7227

Lead Agency (if different from above):  
Same as above  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

***SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.***

State Clearinghouse Number (if submitted to State Clearinghouse): 2019011007

Project Title: Mission Bell Mixed Use Development

Project Applicant: CFT Development LLC

Project Location (include county): 1101-1115 Mission Street, South Pasadena, Los Angeles County

**Project Description:**

The Project Applicant proposed to redevelop an existing commercial site in downtown South Pasadena with a mixed-use development containing 36 residential units and 7,394 square feet of commercial space. The Project was approved, subject to Conditions of Approval, and its associated EIR certified by the South Pasadena Planning Commission on February 11, 2020. That decision was appealed. The City Council has heard and rejected the appeal and upheld the Planning Commission decision. **+**

This is to advise that the City Council of South Pasadena has approved the above  
 Lead Agency or  Responsible Agency)

described project on 05/20/2020 and has made the following determinations regarding the above  
 (date)  
 described project.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of South Pasadena Planning and Building Department

Signature (Public Agency):  Title: Planning Manager

Date: 05/21/2020 Date Received for filing at OPR: \_\_\_\_\_

RECEIVED

FEB 19 2020

Notice of Determination

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U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

County Clerk
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From:

Public Agency: City of South Pasadena
Address: 1414 Mission Street
South Pasadena CA 91030
Contact: Kanika Kith, Planning Manager
Phone: 626-403-7227

Lead Agency (if different from above):
Same as Above
Address:

Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2019011007

Project Title: MISSION BELL MIXED USE DEVELOPMENT

Project Applicant: CFT Development LLC

Project Location (include county): 1101-1115 Mission Street, South Pasadena, Los Angeles County

Project Description:

The Project Applicant has proposed a two- and three-story mixed-use development located at 1101-1115 Mission Street with two levels of subterranean parking beneath the site. The Project would consist of 7,394 square feet of commercial retail space along Mission Street and Fairview Avenue frontages and 36 residential units on above and to the rear of commercial uses. The streetfront portion of the existing building at 1115 Mission Street would be adaptively-reused.

This is to advise that the City of South Pasadena Planning Commission has approved the above (Lead Agency or Responsible Agency)

described project on 2/11/2020 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of South Pasadena Planning and Building Department

Signature (Public Agency): [Signature] Title: Planning Manager

Date: 2/12/2020 Date Received for filing at OPR:

THIS NOTICE WAS POSTED

ON February 14 2020

UNTIL March 16 2020

REGISTRAR - RECORDER/COUNTY CLERK

2020 038535



FILED Feb 14 2020

Deen C. Logan, Registrar - Recorder/County Clerk
Electronically signed by COURTNEY WARRITT

Dear C. Logan  
Los Angeles County Registrar / Recorder  
12400 Imperial Highway, Norwalk, CA  
(800) 201-8999

FEB 14 2020

LOS ANGELES, COUNTY CLERK

Appendix D

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: C. MAFFITT



Friday, February 14, 2020 12:20 PM

Item(s)

Fee Qty Total

NoD - County Posting Fee 1 \$75.00

2020038535

NoD - Environmental Impac 1 \$3,343.25

2020038535

**Total \$3,418.25**

Total Documents: 1

Customer payment(s):

Check \$3,418.25

Check List: #3020 \$3,418.25

Street Address:  
100 Tenth St., Rm 113  
Sacramento, CA 95814

From:  
Public Agency: City of South Pasadena  
Address: 1414 Mission Street  
South Pasadena CA 91030  
Contact: Kanika Kith, Planning Manager  
Phone: 626-403-7227

Lead Agency (if different from above):  
Same as Above  
Address:  
Contact:  
Phone:

Termination in compliance with Section 21108 or 21152 of the Public

mitted to State Clearinghouse): 2019011007

D USE DEVELOPMENT

ent LLC

101-1115 Mission Street, South Pasadena, Los Angeles County

and a two- and three-story mixed-use development located at levels of subterranean parking beneath the site. The Project would commercial retail space along Mission Street and Fairview Avenue on above and to the rear of commercial uses. The streetfront portion sion Street would be adaptively-reused.

South Pasadena Planning Commission has approved the above Lead Agency or  Responsible Agency)

and has made the following determinations regarding the above

described project.

1. The project  will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
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This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of South Pasadena Planning and Building Department

Signature (Public Agency): Kanika Kith Title: Planning Manager

Date: 2/12/2020 Date Received for filing at OPR: \_\_\_\_\_

State of California—Natural Resources Agency  
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE  
**2020 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT # 202002140510007
STATE CLEARING HOUSE # (If applicable) 2019011007

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF SOUTH PASADENA			DATE 02/14/2020
COUNTY/STATE AGENCY OF FILING LOS ANGELES			DOCUMENT NUMBER 2020038535
PROJECT TITLE MISSION BELL MIXED USE DEVELOPMENT			
PROJECT APPLICANT NAME KANIKA KITH			PHONE NUMBER
PROJECT APPLICANT ADDRESS 1414 MISSION STREET	CITY SOUTH PASADENA	STATE CA	ZIP CODE 91030

PROJECT APPLICANT (Check appropriate box):

- Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,343.25	\$ <u>3,343.25</u>
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,406.75	\$ <u>0.00</u>
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ <u>0.00</u>
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,136.50	\$ <u>0.00</u>
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ <u>75.00</u>
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ <u>0.00</u>

**PAYMENT METHOD:**

- Cash    
  Credit    
  Check    
  Other \_\_\_\_\_    
 \$ 3,418.25

SIGNATURE <b>X</b> 	TITLE ITC
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