

**CITY OF SOUTH PASADENA
PLANNING COMMISSION
NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION
PROJECT NO. 2171-CUP/DRX/TTM/TRP
SEVEN PATIOS MIXED USE RESIDENTIAL/COMMERCIAL RETAIL PROJECT
845/899 EL CENTRO STREET, SOUTH PASADENA, CA 91030**

NOTICE IS HEREBY GIVEN that the City of South Pasadena has prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Seven Patios Mixed Use Residential/Commercial Retail Project, **Project No. 2171-CUP/DRX/TTM/TRP**, pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines (CEQA Guidelines).

Project Description and Location: The proposed Project would involve the demolition of an existing office building and parking lot and construction of a new mixed-use project consisting of residential, retail, and restaurant uses on a 1.61-acre site. The Project site is located at 845 El Centro Street/832 Orange Grove Place, with a common reference of 899 El Centro Street (Assessor's Parcel Numbers 5315-019-048, 5315-019-045, and 5315-019-046). The Project consists of the following applications:

1. **Conditional Use Permit** for the development of a mixed-use project consisting of 57 residential units, approximately 6,100 square feet of commercial retail space for restaurant (3,500 square feet) and retail uses (3,500 square feet), and two levels of underground parking on a 1.61-acre site with bonus parking and height; and
2. **Design Review Permit** for the proposed mixed-use development with bonus parking and height; and
3. **Tentative Tract Map No. 82394** to consolidate three existing parcels into one land parcel with 57 residential condominium airspace parcels and five (5) commercial airspace parcels to allow individual ownership of the residential and commercial units; and
4. **Tree Removal Permit** for the removal of 20 trees.

Government Code Section 65962.5: The Project site is not located on a site which is included in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Environmental Evaluation: In accordance with CEQA, the City has determined that the proposed Project has the potential to result in significant environmental impacts, which can be mitigated to less-than-significant levels; and therefore, an IS/MND was prepared. Project construction could potentially expose nearby receptors to excessive noise, and could have impacts on significant tribal cultural resources; however, mitigation measures were identified in the Draft IS/MND that would reduce these impacts to less-than-significant levels.

Public Hearing: The Draft IS/MND is tentatively scheduled for Planning Commission review and adoption at the regular Planning Commission meeting of August 11, 2020. The meeting will start at 6:30 p.m. and will be hosted remotely via video conference. 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 at the following links:

- Live Stream: https://www.spectrumstream.com/streaming/south_pasadena_pc/live.cfm
- Recorded meeting: https://www.spectrumstream.com/streaming/south_pasadena_pc/

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, August 6, 2020. If the applicant wishes to provide a presentation to the Commission, the applicant's presentation will be available for review on the City's website by 6:00 p.m. on Friday, August 7, 2020.

Public Comment Period: The Draft IS/MND and its technical studies is available for a 30-day public review from **Tuesday, June 30, 2020**, through **Wednesday, July 29, 2020**. Any written comments (via email or letter) must be submitted **no later than 6:00 p.m. on July 29, 2020**. Written comments may be mailed or emailed to:

City of South Pasadena
Attention: Kanika Kith, Planning Manager
1414 Mission Street
South Pasadena, CA 91030
Email: kkith@southpasadenaca.gov

Reviewing Locations: The Draft IS/MND is available for review on the City website at: <https://www.southpasadenaca.gov/government/departments/planning-and-building/planning-division/seven-patios/-fsiteid-1>

A printed copy of the Draft IS/MND is available for review **by appointment only** during regular business hours at South Pasadena City Hall; or by **check-out/pick-up only from the South Pasadena Public Library**. Addresses and regular business hours for these locations are as follows:

- South Pasadena City Hall: 1414 Mission Street, South Pasadena, CA 91030; Monday – Thursday, 8:00 a.m. to 6:00 p.m. (**by appointment only; please call 626-403-7223 to schedule an appointment**)
- South Pasadena Public Library: 1100 Oxley Street, South Pasadena, CA 91030; Monday – Thursday 11:00 a.m. to 7:00 p.m., and Friday – Saturday 10:00 a.m. to 5:00 p.m. (**by check-out/pick-up only; please call 626-403-7350**)

If you have any questions regarding this project, please contact Planning Manager, Kanika Kith, at (626) 403- 7227; or via e-mail at kkith@southpasadenaca.gov.

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