

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019011007

Project Title: Mission Bell Mixed-Use Project (Project No. 2034-CUP, DRX, COA, VTPM)

Lead Agency: City of South Pasadena Contact Person: David Bergman
Mailing Address: 1414 Mission Street Phone: 626-403-7220
City: South Pasadena Zip: 91030 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: South Pasadena
Cross Streets: Mission Street and Fairview Avenue Zip Code: 91030
Longitude/Latitude (degrees, minutes and seconds): 34 ° 115 ' 630 " N / 118 ° 154 ' 488 " W Total Acres:
Assessor's Parcel No.: 5315-008-045; 5315-008-043 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 110 Waterways: Arroyo Seco
Airports: Railways: METRO Goldline Schools: SPUSD

Document Type:

CEQA: [ ] NOP [x] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other: FONSI
Governor's Office of Planning & Research

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [x] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [x] Land Division (Subdivision, etc.) [ ] Other:

JULY 29 2019

STATE CLEARINGHOUSE

Development Type:

[x] Residential: Units 36 Acres
[ ] Office: Sq.ft. Acres Employees Transportation: Type
[x] Commercial: Sq.ft. 7,394 Acres Employees Mining: Mineral
[ ] Industrial: Sq.ft. Acres Employees Power: Type MW
[ ] Educational: Waste Treatment: Type MGD
[ ] Recreational: Hazardous Waste: Type
[ ] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

[ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[x] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[x] Archeological/Historical [ ] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[ ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [x] Noise [ ] Solid Waste [ ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Retail / Mission Street Specific Plan

Project Description: (please use a separate page if necessary)

The Project Applicant has proposed a two- and three-story mixed-use development located at 1101-1107 Mission Street. The project involves, demolition of the rear portion of the existing building at 1115 Mission Street and construction of a two story residential building, renovation of the remainder of the building at 1115 Mission Street for adaptive reuse as residential and commercial mixed use, construction of a three story residential and commercial retail building on the remainder of the Project site, and construction of two levels of subterranean parking beneath the entire Project 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

State Clearinghouse Contact: (916) 445-0613

State Review Began: 7 - 29 - 2019

SCH COMPLIANCE 9 - 11 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 5
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
Reg. WQCB # 4
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019011007

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 8 / 3 )

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".


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| <input type="checkbox"/> Air Resources Board                         | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District #7             | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input checked="" type="checkbox"/> Regional WQCB #4                         |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region #5            | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             | Other: _____   |
| <input type="checkbox"/> Health Services, Department of              | Other: _____   |
| <input type="checkbox"/> Housing & Community Development             |  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date July 29, 2019 Ending Date August 27, 2019

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Meridian Consultants LLC</u>	Applicant: <u>CFT Development LLC</u>
Address: <u>920 Hampshire Road, Suite A5</u>	Address: <u>1683 Walnut Grove Avenue</u>
City/State/Zip: <u>Westlake Village, California 91361</u>	City/State/Zip: <u>Rosemead, California, 91030</u>
Contact: <u>Ned Baldwin</u>	Phone: <u>626-372-8122</u>
Phone: <u>805-413-4185</u>	

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Signature of Lead Agency Representative:  Date: 7/26/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.