



Notice of Availability of a Program Environmental Impact Report

DATE: July 21, 2023
TO: All Interested Parties
FROM: City of South Pasadena (Lead Agency)
1414 Mission Street
South Pasadena, CA 91030
(626) 403-7220
SUBJECT: Notice of Availability of the Draft Program Environmental Impact Report for the South Pasadena General Plan Update and Downtown Specific Plan & 2021–2029 Housing Element Implementation Programs
REVIEW PERIOD: **Monday, July 24, 2023 – Wednesday, September 6, 2023**
STATE CLEARINGHOUSE No.: 2018011050

The City of South Pasadena (City) is the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and has prepared a Draft Program Environmental Impact Report (PEIR) to address the potential environmental impacts associated with implementation of the City of South Pasadena General Plan and Downtown Specific Plan Update and 2021–2029 Housing Element Implementation Programs (collectively, the Project). Government Code Section 21091.A (CEQA) requires a minimum 45-day public review period for the PEIR.

Interested parties wishing to comment on the environmental analysis presented in the Draft PEIR may do so during the public review period (see above). Comments must be written and be submitted no later than **Wednesday, September 6, 2023** via e-mail to **CDD@southpasadenaca.gov** or received by mail on the same date and addressed to: **Ms. Alison Becker, Deputy Director of Community Development, 1414 Mission Street, South Pasadena, California, 91030**. Consistent with Section 15088(a) of the State CEQA Guidelines, the City shall evaluate and respond to all comments raising environmental issues (public comments not related to environmental issues can also be provided to the City in writing at the above email or address and at public hearings for the Project). Planning Commission Hearings will be held on August 8 and August 21, 2023, at 6:30 PM. Notices advertising additional public hearing dates will be distributed separately. To be notified of future hearing dates on the Project, please contact the City at the e-mail above and/or at (626) 403-7220. The Draft PEIR is available for review online on the Community Development Department's website at: **<https://www.southpasadenaca.gov/government/departments/planning-and-building/general-plan-downtown-specific-plan-update/program-environmental-impact-report>** and at the following two locations during regular business hours:

- South Pasadena Public Library, 1100 Oxley Street; and
- South Pasadena Community Development Department, 1414 Mission Street.

Significant Environmental Effects

Implementation of the Project would result in potentially significant and unavoidable impacts for the following topical issues: Aesthetics, Air Quality, Cultural Resources, Noise, and Population and Housing.

Project Location

The planning area for the Project includes the approximately 3.5 square miles, or 2,272 acres, within the incorporated City limits. The City is located on the western edge of the San Gabriel Valley area of Los Angeles County, approximately five miles northeast of downtown Los Angeles. The City is surrounded by several municipalities, including the City of Pasadena to the north; the City of San Marino to the east; the City of Alhambra to the south; the City of Los Angeles to the southwest; and unincorporated County of Los Angeles communities to the west. The City does not include any properties on the list of sites enumerated under Section 65962.5 of the California Government Code.

Project Description

The General Plan Update and DTSP would serve as a long-term policy guide for decision-making regarding the physical development, resource conservation, and character of the City; the General Plan establishes a non-residential development capacity (430,000 square feet) for the City. The General Plan and DTSP each include nine chapters, each with an overarching goal, policies, and actions based on the goal. The DTSP is a companion document to the General Plan Update, with the intention of building on the success of the earlier (1996) Mission Street Specific Plan, expanding its area to include Fair Oaks Avenue. The 2021-2029 Housing Element serves as the policy guide for decision-making regarding residential development and demonstrates how the City intends to comply with State housing legislation and regional (Southern California Association of Governments, or SCAG) requirements. SCAG has determined that the City's targeted Regional Housing Needs Allocation (RHNA) is 2,067 dwelling units (DUs). Additionally, the California Department of Housing and Community Development has recommended the 2021–2029 Housing Element to demonstrate capacity for an approximately 34 percent surplus of units beyond the RHNA allocation. The 2021–2029 Housing Element is required to demonstrate there is sufficient capacity within South Pasadena's jurisdictional boundaries to facilitate construction of up to 2,775 DUs. The Project would not authorize any specific development project or other form of land use approval, including public facilities or capital facilities expenditures or improvements.

The General Plan and DTSP Update & 2021–2029 Housing Element are available online at:

- <https://www.southpasadenaca.gov/government/departments/planning-and-building/general-plan-downtown-specific-plan-update>, and
- <https://www.southpasadenaca.gov/government/departments/planning-and-building/housing-element-update-2021-2029>.

It is noted that the General Plan and DTSP Update documents are draft versions for public review and comment. These draft documents will continue to be refined during the preparation of the Final PEIR.