

# 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 # _____
-------------

## Project Title: 600 Foothill Boulevard Mixed-Use Project

Lead Agency: City of La Cañada Flintridge Contact Person: Emily Stadnicki, AICP, Principal Planner  
Mailing Address: One Civic Center Drive Phone: (818) 583-4349  
City: La Cañada Flintridge Zip: 91011 County: Los Angeles

## Project Location: County: Los Angeles City/Nearest Community: La Cañada Flintridge

Cross Streets: Foothill Boulevard and Woodleigh Lane Zip Code: 91011

Lat. / Long. (degrees, minutes, and seconds): 34° 12' 0.756" N / 118° 11' 30.876" W Total Acres: 1.29

Assessor's Parcel No.: 5814-028-009 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: I-210 Waterways: N/A

Airports: N/A Railways: N/A Schools: Foothill Prog Montessori, Flintridge Prep, Saint Bede the Venerable Elem.

## Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Mit Neg Dec	Other _____	<input type="checkbox"/> FONSI	_____

## Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> See Attached

## Development Type:

<input checked="" type="checkbox"/> Residential: Units <u>47</u> Acres _____	<input type="checkbox"/> Transportation: Type _____
<input checked="" type="checkbox"/> Office: Sq.ft. <u>7,600</u> Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational _____	<input checked="" type="checkbox"/> Other: <u>Hotel 12 units</u>
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

## Project Issues Discussed in Document:

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

## Present Land Use/Zoning/General Plan Designation:

Existing Use: church, reading rooms, surface parking lots; Designation: Institutional within the Downtown Village Specific Plan

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

Please see attached page.

## Reviewing Agencies Checklist

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

- |   |  |
|---|--|
| <input checked="" 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 checked="" 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 Mountains Conservancy         | <input type="checkbox"/> S.F. Bay Conservation & Development Commission                      |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy                |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                                       |
| <input checked="" type="checkbox"/> Conservation, Department of         | <input checked="" type="checkbox"/> Santa Monica Mountains 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 checked="" type="checkbox"/> SWRCB: Water Quality                                     |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights   |
| <input checked="" type="checkbox"/> Fish & Wildlife 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 checked="" type="checkbox"/> Water Resources, Department of                           |
| <input type="checkbox"/> General Services, Department of                |  |
| <input type="checkbox"/> Health Services, Department of                 | <input checked="" type="checkbox"/> Other <u>South Coast Air Quality Management District</u> |
| <input checked="" type="checkbox"/> Housing & Community Development     | <input type="checkbox"/> Other _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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

Starting Date May 6, 2021 Ending Date June 7, 2021

### Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>600 Foothill Owner, LP</u>
Address: <u>80 South Lake Avenue, Suite 570</u>	Address: <u>500 Brand Boulevard, 20<sup>th</sup> Floor</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Glendale, CA 91201</u>
Contact: <u>Jessie Fan</u>	Phone: <u>(626) 841-1110</u>
Phone: <u>(626) 714-4611</u>	

Signature of Lead Agency Representative:  Date: 5/6/21

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

## **Project Description for the 600 Foothill Boulevard Mixed-Use Project**

The 1.29-acre project site is located at the southwest corner of Foothill Boulevard and Woodleigh Lane. The project site currently contains two existing structures, surface parking, 12 protected trees, and ornamental landscaping. The two structures include an approximately 4,530 square foot (sf) building containing reading rooms that is connected by a breezeway to the 5,200 sf sanctuary building. The existing structures total approximately 10,530 sf, not including the breezeway and a covered patio at the southeast corner of the sanctuary. The project would demolish the existing structures and replace them with a 77,310-square foot, three-story structure to be utilized for mixed-use purposes containing 47 senior housing units, 12 non-serviced hotel units, 7,600 sf of office, and one level of underground parking. Building heights would not exceed 35 feet but for appurtenances covering no more than 25 percent of the roof area.

The project site is currently designated “Institutional” within the Downtown Village Specific Plan (DVSP). The General Plan Amendment would amend the City’s Land Use Element to include a DVSP Mixed Use 3 (MU3) land use district and include applicable Floor Area Ratio for non-residential uses and density for residential uses. The Zone Change effectuates the change of DVSP land use district from Institutional to MU3, which would be a new land use district within the DVSP.

The 47 senior housing units would be age-restricted to seniors aged 55 years old and over in accordance with State law. The Density Bonus Agreement permits a 20 percent increase in density based on State law and City ordinance. The residential units, which would comprise approximately 48,376 sf of usable space, are anticipated to have three studio units, 29 one-bedroom units, 9 two-bedroom units, and 6 three-bedroom units. The exact mix of units may change but not the overall number of units. The Vesting Tentative Tract Map would allow the 47 senior housing units to be sold as condominium units. The subterranean parking area would be accessed via a driveway off of Woodleigh Lane, located at the southeastern portion of the building. The subterranean parking structure would provide 107 parking spaces to serve the project.

The 12 non-serviced hotel units would comprise approximately 7,000 sf and would provide lodging accommodations. The hotel units will be non-serviced, which is more akin to a residential short-term stay than a traditional hotel with a menu of services. The project would also include approximately 7,600 sf of office space. The total commercial component of the project amounts to approximately 14,600 sf.

The project would include 25,853 sf of open space areas made up of hardscape and landscaping across the project site. Approximately 10,974 sf of the open space area would be landscaped. Publicly accessible open space amenities include the entry plaza (3,150 sf), which will function as an open community area complete with pedestrian seating and tables for public use. Public art features such as a sculpture and water wall are incorporated into the entry plaza design as well. Open space amenities accessible by project residents include the roof deck and pool (3,319 sf), bocce ball court (600 sf), dog patio (800 sf), and courtyard (6,974 sf). The project would improve existing pedestrian circulation within and around the project site by providing separate pedestrian entrances, open space, a pedestrian entry plaza, and an open garden/courtyard.

There are a total of 16 trees growing on or near the project site. In order to accommodate the new building, a total of ten of the existing sixteen trees will be removed, while the two protected Coast Live Oak trees and four protected City Street Trees (Crape Myrtles) would be preserved.

Project construction would last approximately 15 months and would start as early as the first quarter of 2022 and would end as early as the third quarter of 2023. Project construction would require material export of 19,000 cubic yards of material for grading and excavation.