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## NOTICE OF AVAILABILITY

### OF A DRAFT ENVIRONMENTAL IMPACT REPORT

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City Project No.: Minor Use Permit No. MUP 21-08, Architectural Design Review No. 21-12, Tentative Parcel Map No. TPM 21-02, Certificate of Demolition No. COD 21-22, and Street Vacation of an Alley

Project Name: Alexan Mixed-Use Development

State Clearinghouse Number: 2021070271

Project Applicant: Arcadia Apartments, LLC

Project Address: 150 N. Santa Anita Ave, Arcadia, CA 91006

Public Comment Period: February 24, 2022 through April 11, 2022

Pursuant to Section 15064 of the California Environmental Quality Act (CEQA) Guidelines, the City of Arcadia (City) as the Lead Agency has prepared an Environmental Impact Report (EIR) for the proposed Alexan Mixed-Use Development Project (Project). The Draft EIR has been prepared to analyze the potential environmental effects of the proposed Project, identify ways to reduce significant environmental effects, and analyze feasible alternatives to avoid or minimize significant environmental effects. In accordance with CEQA Guidelines Section 15087, the City has prepared this Notice of Availability (NOA) to notify responsible and trustee agencies, interested parties, the Office of Planning and Research, and the County Clerk of the availability of the Draft EIR for public review.

**Project Location.** The Project site is located in the City of Arcadia at 150 N. Santa Anita Avenue and includes the following Assessor Parcel Numbers [APNs]: APN 5773-006-036, APN 5773-006-010, APN 5773-006-004, and APN 5773-006-005. The Project site is bound by Santa Clara Street to the north, existing commercial uses to the east, Wheeler Avenue to the south, and Santa Anita Avenue to the west. The Project site encompasses approximately 2.96 gross acres, as shown on the attached Figure 1, Project Location.

**Project Description Overview.** The proposed Project involves the demolition of some of the existing structures on the Project site, including a 2-story office building, two 1-story commercial buildings, and surface parking. The Project site contains an existing 8-story office building and 1-story bank drive through within APN 5773-006-036, which would remain in place. The Tentative Parcel Map will merge four of the lots into two legal lots and a portion of the alley will be vacated to accommodate this Project.

Figure 2, Proposed Project, provides an overview of the Project components. The proposed Project proposes to construct a 7-story multi-family residential building containing a total of 319 dwelling units within 2.96 gross acres. The proposed residential unit mix would consist of 64 studios, 168 one-bedroom units, 79 two-bedroom units, and 8 live-work units. Of the 319 total units, 26 units would be dedicated for affordable housing. The residential units would be constructed within Levels 2 through 7 of the proposed 7-story building.

Residential amenities would front Santa Clara Street within Levels 1 and 2 of the building, and would include a fitness gym, mail room, leasing offices, reception, and lobbies. An outdoor plaza would be constructed between the existing 8-story office tower and the proposed residential building, and would include outdoor lounge areas with benches and seating. In addition, an approximate 750 square-foot café would be constructed within the existing 8-

story office building and would be a conversion from an existing coffee station to café. The Project would include above-ground parking within Levels 1 and 2 of the building, and up to 2 subterranean parking levels. The Project would provide a total of 551 parking spaces. The 8 live-work units would be oriented to face Wheeler Avenue.

Level 3 would include an outdoor pool area, fire pit, barbeque dining area, game lounge, and a lawn/grassy area, as well as an outdoor passive court located in the middle of the building, in addition to residential units. Levels 4, 5, and 6 would consist solely of residential units. Level 7 would contain a community room and roof deck as well as residential units. A portion of an off-site alleyway adjacent to the eastern boundary of the Project site would be converted into a pedestrian paseo and auto access to facilitate connectivity between the Metro L Line (previously Gold Line) station and downtown amenities. No other off-site improvements are proposed.

**Potential Environmental Effects of the Project.** As presented in the Draft EIR, the proposed Project would not result in significant and unavoidable impacts after implementation of all mitigation measures. Prior to mitigation, the Project would have the potential for significant environmental impacts to the following environmental topic areas: Cultural Resources; Energy; Geology/Soils; Hazards and Hazardous Materials; Transportation; and Tribal Cultural Resources. Project implementation is not expected to result in any significant impacts to: Aesthetics; Agriculture and Forestry Resources; Biological Resources; Energy; Greenhouse Gas Emissions; Hydrology/Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services and Recreation; Mineral Resources; Utilities/Service Systems; and Wildfire.

**Availability of the Environmental Documentation:** The Draft EIR and this NOA are available for viewing and for electronic download on the City's website at: [www.arcadiaca.gov/projects](http://www.arcadiaca.gov/projects). Hardcopies of the Draft EIR will be available for viewing at the Planning Division's office (240 West Huntington Drive, Arcadia, CA 91066) and Arcadia Public Library (20 West Duarte Rd, Arcadia, CA 91006) during regular business hours.

**Submitting Comments.** The City will consider all written comments regarding the potential environmental effects of the Project received during the Draft EIR public review period. All written comments received will be reviewed and considered by the City's decision-makers and will become a part of the public record for the Final EIR. Written comments will be accepted via email and/or via mail, and must be received by the City by **5:00 P.M., Monday, April 11, 2022**. Please direct your written comments via mail, or email to:

Ms. Lisa Flores, Planning & Community Development Administrator  
City of Arcadia Planning Division  
240 West Huntington Drive  
P.O. Box 60021  
Arcadia, CA 91066-6021

Attn: Alexan Mixed Use Development

Email: [lflores@arcadiaca.gov](mailto:lflores@arcadiaca.gov)