

Notice of Exemption

Appendix E

To: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95812-3044
 County Clerk
 County of: Los Angeles
12400 Imperial Highway, Room 1201
Norwalk, CA 90650

From: (Public Agency): City South Pasadena
1414 Mission Street,
South Pasadena, CA 91030
 (Address)

Project Title: Fairview Court Project

Project Applicant: FSM Sopas, LLC

Project Location - Specific:
1020 El Centro Street, South Pasadena, CA 91030 (APN: 5315-008-047)

Project Location - City: South Pasadena Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
 The Project would construct up to 108 condominium dwelling units, including 19 affordable housing units, and 11,435 square foot of new ground-floor commercial space. The Project would also adaptively reuse the former school administrative office building and auditorium on the Project Site as part of the proposed commercial space, adding an additional 10,597 square feet of commercial floor area. The total commercial space would include approximately 22,032 square feet of floor area.

Name of Public Agency Approving Project: City of South Pasadena

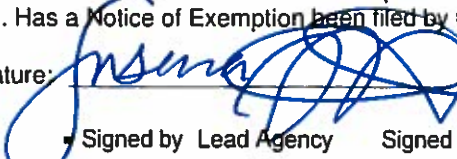
Name of Person or Agency Carrying Out Project: City of South Pasadena

- Exempt Status: (check one):
- Ministerial (Sec. 21080(b)(1); 15268);
 - Declared Emergency (Sec. 21080(b)(3); 15269(a));
 - Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
 - Categorical Exemption. State type and section number: CEQA Section 15332, Class 32
 - Statutory Exemptions. State code number: _____

Reasons why project is exempt:
 Pursuant to the CEQA Guidelines, review of the Project established that there are no potentially significant adverse impacts upon the environment, and the Project has been determined to be Categorically Exempt pursuant to CEQA Section 15332, Class 32 – In-Fill Developments, because the proposed Project is consistent with the General Plan Land Use designation and the Zoning standards. The Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The Project did not identify significant impacts and required utilities and public services are provided as determined by the City. Therefore, the Project would not result in significant effects related to Section 15332 of the CEQA Guidelines.

Lead Agency
 Contact Person: Susana Martinez Area Code/Telephone/Extension: 626-403-7228

- If filed by applicant:
1. Attach certified document of exemption finding.
 2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 09-14-2022 Title: Associate Planner
 Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: 9/14/2022
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.