



NOTICE OF AVAILABILITY

OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Project Name: The Derby Mixed-Use Project

City Project No.: Architectural Design Review with a Density Bonus (ADR No. 22-06); Certificate of Demolition (COD No. 22-20); General Plan Amendment (GPA No. 22-01); Zone Change (ZC No. 22-01); Lot Line Adjustment (LLA No. 22-02); and Minor Use Permit (MUP No. 22-02)

State Clearinghouse Number: 2022100298

Project Applicant: Elite Real Estate Holdings LLC

Project Address: 233 and 301 E. Huntington Drive, Arcadia, CA 91006

Public Comment Period: Friday, August 4, 2023 through Tuesday, September 19, 2023

The City of Arcadia (City) is the Lead Agency for proposed The Derby Mixed-Use Project (Project) and has prepared an Environmental Impact Report (EIR) pursuant to Sections 15120 to 15130 of the California Environmental Quality Act (CEQA). 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 2.23-acre Project site address is 223 and 301 E. Huntington Drive in the City of Arcadia and includes Assessor's Parcel Number (APN) 5773-009-070 and APN 5773-009-065. Regional access to the Project site is via Interstate (I) 210 to Huntington Drive. The Project site is located approximately 0.35-mile from Los Angeles Metro's Arcadia A Line station.

Project Description Overview. The Project is to demolish the existing Derby restaurant ("The Derby") and the vacant, former Souplantation restaurant and construct a six-story, mixed-use development over the approximately 2.23 acre site. To accommodate the new building, the two existing lots will be merged as one legal lot. The Derby will be reconstructed as a larger, two-story restaurant of approximately 12,850 square feet. In addition, two new commercial spaces will be included on the ground floor adjacent and to the east of the new driveway entrance: a 1,400 square foot café and a 3,300 square foot restaurant. The new mixed-use development will consist of 205 market rate units and 9 affordable units, totaling 214 rental units on levels two through six.

The Project would include one level of subterranean (i.e., basement level) parking for residents, as well as exterior and interior ground-level parking areas. Ground-floor parking areas would be predominately valet serviced and reserved for restaurant/café uses and residential visitors. Primary access to the residential tenant and guest parking at the basement level would be provided via a separate, secure ingress/egress driveway from Gateway Drive. Primary access for the commercial parking would be from a driveway on E. Huntington Drive and a driveway on Gateway Drive. The Project would provide a total of 412 parking spaces consisting of 239 residential and 173 commercial/valet spaces. Approximately 10% of the residential spaces provided would include electric vehicle charging stations. The Project would also include motorcycle and bicycle parking spaces.

The ground floor of the Project will include a portion of The Derby restaurant, a 1,400 sf café space, a 3,300 sf restaurant space, a residential leasing office, residential lobby, and residential bike storage area, as well as interior and exterior restaurant/café/valet/residential visitor parking areas. Level two would include The Derby's rooftop bar, as well as a residential co-working space, residential units, and amenity space. Levels three through six would consist of residential units and amenity spaces including a landscaped pool area. The Project would require a General Plan Amendment changing the Land Use to Downtown Mixed Use and a Zone Change to Downtown Mixed Use with Height Overlay (H7) (see "Requested Approvals/Permits" below for a complete list of discretionary approvals/actions the City will consider).

Off-site improvements would be required within the sidewalk and roadway rights-of-way along E. Huntington Drive and Gateway Drive. These improvements include modification and/or relocation of existing medians, curb cuts/driveways, and utility connections, removal of signage, street light relocation, sewer upgrades, and removal/replacement of street and median trees.

Requested Approvals/Permits. The Project applicant proposes to utilize a 5% density bonus under the California Density Bonus Law (California Government Code Sections 65915 – 65918), which would increase the allowable dwelling unit count by 20% to 214 total units. The Project would include nine very-low income (i.e., 50% Area Median Income) dwelling units that would be restricted for seniors. The Project would include a reduced number of parking spaces for the residential use because of the Density Bonus, and the applicant is requesting reduced residential tandem parking dimensions as a concession. The following is a summary of discretionary approvals/actions the City will consider: General Plan Amendment to Downtown Mixed Use; Zone Change to Downtown Mixed Use with Height Overlay (H7); Certificate of Demolition; Minor Use Permit (Mixed-Use Development; Valet Parking; Outdoor Dining in Excess of 12 Tables); Lot Line Adjustment; Site Plan and Design Review (Density Bonus).

Potential Environmental Effects of the Project. As presented in the Draft EIR, the 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; Geology/Soils; Hazards and Hazardous Materials; Noise, Transportation; Tribal Cultural Resources; and Utilities/Service Systems. Project implementation is not expected to result in any significant impacts to: Aesthetics; Agriculture and Forestry Resources; Air Quality, Biological Resources; Energy; Greenhouse Gas Emissions; Hydrology/Water Quality; Land Use and Planning; Population and Housing; Public Services and Recreation; Mineral Resources; and Wildfire. The Project site is not listed on any of the lists of sites under Section 65962.5 of the Government Code related to hazardous facilities.

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. Hardcopies of the Draft EIR (appendices on thumb drive) will be available for viewing at each of the following City locations through **Tuesday, September 19, 2023:**

Arcadia City Hall – Planning Division
240 West Huntington Drive
Arcadia, CA 91007

Monday–Thursday: 7:30 a.m.–5:30 p.m.

Friday (Closed alternate Fridays): 7:30 a.m.–4:30 p.m.

<https://www.arcadiaca.gov>

Arcadia Public Library – Circulation Desk
20 West Duarte Road
Arcadia, CA 91006

Monday–Thursday: 10:00 a.m.–9:00 p.m.

Friday and Saturday: 10:00 a.m.–6:00 p.m.

www.arcadiaca.gov/library

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 must be received by the City by **5:00 P.M., Tuesday, September 19, 2023**. Please direct your written comments via email to lflores@ArcadiaCA.gov or via mail to:

Ms. Lisa Flores, Deputy Development Services Director
City of Arcadia Planning Division
240 West Huntington Drive
P.O. Box 60021
Arcadia, CA 91066
Attn: The Derby Mixed-Use Project

Public Hearing: The public hearing date for the Project and the EIR is unknown at this time. The City will provide public notice of the hearing in accordance with the City’s noticing protocols and applicable law.