



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the public agency named below has completed an Initial Study of the following described project at the following location:

Public Agency:	City of Arcadia – Development Services Department, Planning Division
Project Name:	Arcadia Town Center
Project Description:	Minor Use Permit No. MUP 19-11; Tentative Tract Map No. TTM 21-02 (83325); Architectural Design Review No. ADR 19-09; and Certificate of Demolition No. COD 22-25.

The Project proposes to consolidate five separate parcels encompassing 2.27 acres into a single legal lot of 2.19 net acres, after right-of-way dedications on Santa Anita Avenue and Huntington Drive; and redevelop the property with a mixed-use development (known as Arcadia Town Center). The 5-story mixed use development would consist of 181 residential units, 13,130 square feet (sf) of ground-floor commercial uses facing toward Huntington Drive and Santa Anita Avenue, 378 parking spaces (one level of subterranean parking and one level of ground level parking), and 43 bicycle parking stalls. Project would include four public plazas and additional outdoor seating on the ground level near commercial uses; residential amenities on Levels 2 through 4 including a swimming pool, recreation center, fitness center, and two clubhouses; private landscape and hardscape features on Levels 2, 4, and 5; and connections to off-site utilities. The proposed building would have a maximum building height of 60 feet (excluding mechanical equipment) and up to 10 feet of additional height for the building's mechanical equipment, consistent with the Arcadia Development Code (Section 9103.01.050[D]). The resulting development would have a density of 79.7 dwelling units per acre; and a commercial/non-residential floor area ratio (FAR) of 0.13. Additionally, the IS/MND addresses the City's proposed upsizing of approximately 1.3 miles of sewer line to 12-inch diameter along Santa Anita Avenue between Huntington Drive and Camino Real Avenue as part of future capital improvement projects and must be completed prior to issuance of an occupancy permit for the Project.

Project Location:	The Project site is located at 5-19 West Huntington Drive and 25-75 North Santa Anita Avenue, situated at the northwest corner of Santa Anita Avenue and Huntington Drive in the downtown area of the City of Arcadia in Los Angeles County, California. The southern portion of the Project site fronts Huntington Drive, a principal east-west travel corridor; and the eastern portion of the site fronts Santa Anita Avenue, a principal north-south travel corridor. The Los Angeles County Metropolitan Transportation Authority A Line alignment and the Arcadia Station are both located approximately 950 feet northeast of the site near the intersection of North 1 st Avenue and Santa Clara Street. The Project site can be regionally accessed from the eastbound/westbound Interstate 210 (I-210; Foothill Freeway), located approximately 0.4 mile north and northwest of the Project site, with freeway access ramps via the Santa Anita Avenue interchange to the north and the Huntington Drive interchange to the east.
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This Initial Study was completed in accordance with the Lead Agency's Guidelines for Implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the Lead Agency's Staff has concluded that the project will not have a significant effect on the environment and has therefore prepared a Draft Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.

THIS NOTICE WAS POSTED

ON November 20 2024

UNTIL December 20 2024

REGISTRAR – RECORDER/COUNTY CLERK

2024 238687



FILED
Nov 20 2024

