

2.0 PROJECT DESCRIPTION

OVERVIEW

The City of South Pasadena, acting as the Lead Agency pursuant to the California Environmental Quality Act (CEQA), has prepared this Draft Environmental Impact Report (Draft EIR) for the proposed Mission Bell Mixed-Use Project (proposed Project) to comply with the requirements of CEQA. As stated in Section 15124 of the CEQA Guidelines, an EIR must include a project description that describes the location and boundaries of the project; a statement of the project objectives sought; a general description of the project's characteristics; and a brief description of the intended uses of the EIR.

PROJECT LOCATION

The proposed Project is located on an approximately 31,113-square-foot site (Project site) within the City of South Pasadena (City). As shown in **Figure 2.0-1: Regional Location Map**, the Project site is within the central portion of the City, approximately 0.24 miles south of State Route 110 (SR 110), 1.4 miles south of Interstate 210 (I-210), 1.81 miles south of Interstate 710 (I-710), and 2.17 miles south of California State Route 134 (SR-134). As shown in **Figure 2.0-2: Project Site Location**, the Project site is bounded by Mission Street to the north, Fairview Avenue to the east, El Centro Street to the south, and Fremont Avenue to the west.

PROJECT OBJECTIVES

Section 15124(b) of the CEQA Guidelines states that “the statement of objectives should include the underlying purpose of the project.” The underlying purpose of the Project is to redevelop the site with residential and commercial uses and achieve the following objectives:

- Maximize the development potential for the Project site based on the parameters of the Mission Street Specific Plan.
- Implement the Mission Street Specific Plan objectives for the Project site as follows:
 - a. Preserve, renovate, and reuse the historic building located at 1115 Mission Street through rehabilitation of the building for new uses.
 - b. Contribute to the development of the MSSP Core Area as a pedestrian oriented retail commercial area to include restaurants and specialty retail uses at the ground level and residential uses above.
 - c. Provide parking adequate to serve new uses and Gold Line patrons.
- Create compelling public and private open space with drought resistant landscaping, well-lit and open storefronts, and outdoor seating.
- Contribute to meeting the City's Regional Housing Needs Assessment (RHNA) goals through the construction of 36 new above moderate-income housing units.



FIGURE 2.0-2

PROJECT CHARACTERISTICS

The Project Applicant, Mission Bell Properties LLC (the “Applicant”) is proposing to construct a three-story mixed used building at 1101-1107 Mission Street, rehabilitate the existing historic building at 1115 Mission Street for adaptive reuse as mixed use, demolish a portion of the building at 1115 Mission and construct a two story residential building, and construct two levels of subterranean parking, (the proposed Project or Project) beneath the entire Project site.

The Project site currently consists of three buildings, as shown in **Figure 2.0-3, Existing Conditions**. The Project proposes demolition of two of the three existing buildings located at 1101-1107 Mission Street and construction of a new three story commercial and residential building on the site. The Project also proposes to retain and rehabilitate the two-story portion of 1115 Mission Street commercial and residential use, remove two-thirds of the existing one-story warehouse to the rear of 1115 Mission Street and construct a new two-story multi-family residential building on the parcel. The Proposed Project would consist of 7,394 square feet of commercial space along the Mission Street and Fairview Avenue frontages and 36 residential units on the upper levels and in the interior of the site, as shown in **Figure 2.0-4, Site Plan**.

Parking would be provided in two subterranean levels with a total of 109 parking spaces as shown in **Figure 2.0-5: Basement Floor Plan – B2**, and **Figure 2.0-6: Basement Floor Plan – B1**. The residential buildings would consist of a total of 36 units within approximately 33,281 square feet of area. Residential common areas comprise 4,395 square feet. The residences would be comprised of 24 one-bedroom units and 12 two-bedroom units. The ground floor will feature 9 units, private common areas, a gym, restaurant, and a dining area as shown in **Figure 2.0-7: Ground Floor Plan – L1**. The second-floor features 14 units, as shown in **Figure 2.0-8: Second-Floor Plan – L2**. The third floor contains 13 units, as shown in **Figure 2.0-9: Third-Floor Plan – L3**.

The historical building will consist of 1,441 square feet of commercial retail. The proposed Project would add an additional 5,953 square feet of new commercial space along Mission Street designated for a restaurant or retail uses. In total, the commercial area for the Project will be 7,394 square feet.

The proposed Project would be no more than 40 feet in height, as shown in **Figure 2.0-10: North and West Elevations**, and **Figure 2.0-11: South and East Elevation**. An overview of the Project is shown in **Figure 2.0-12: Concept Rendering**.

Landscaping

The proposed Project includes landscaping and other outdoor improvements in connection with the development of the Project site, as shown in **Figure 2.0-13: Landscaping Plan**. Drought-tolerant and

ornamental landscaping with high-efficiency irrigation features would be placed throughout the Project site to provide shading opportunities and erosion control. The proposed Project would include public and resident courtyards, as well as private balconies for select units.

Parking Facilities and Site Access

The proposed Project would include the development of two levels of subterranean parking providing 109 parking spaces. Primary pedestrian access to the Project site would be provided along Mission Street facing the commercial/retail area. Some street parking is available along Mission Street. Access to the subterranean parking structure would be provided along Fairview Avenue.

Sustainability Components

Various sustainable building design and energy conservation components would be considered in the design, construction, and operation of the proposed Project facilities to meet or exceed the 2017 California Title 24 requirements.¹ Additionally, the Project would comply with the 2017 California Green Building Code. The proposed Project provides for high-performance building design and adds energy conservation measures and alternates to meet a higher goal to enhance the residents experience and reduce the annual utility costs for the reconstructed Project site.

Project Construction

Construction would take approximately 27 months and would occur through a phased process of demolition, excavation and grading, and building construction. Construction would begin in 2020 and is expected to complete by mid-2022.

INTENDED USES OF THIS EIR AND PROJECT APPROVALS

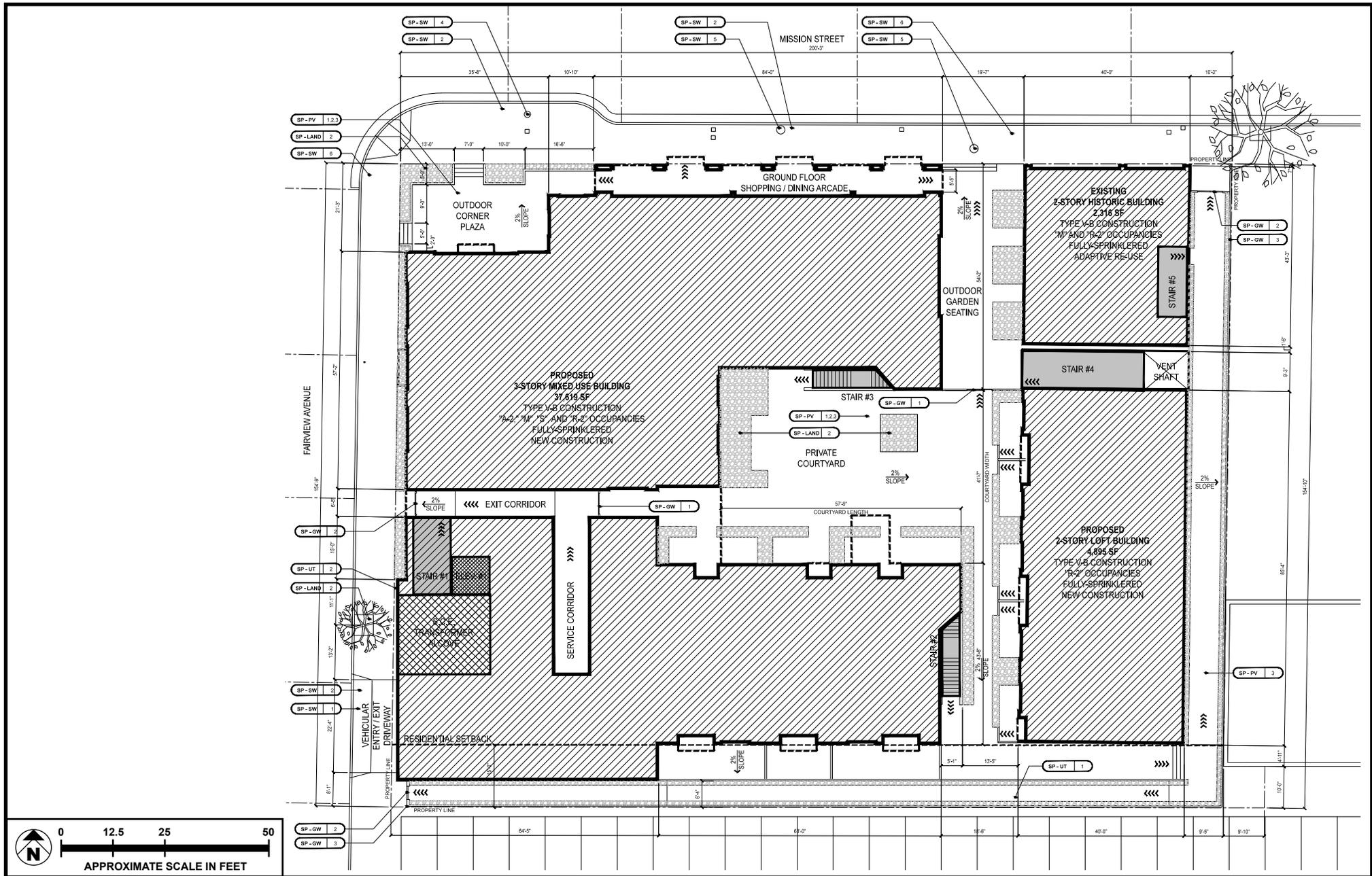
This EIR will serve as the CEQA compliance document for any necessary approvals related to the proposed Project components. The Project requires approval by the City of discretionary approvals including a Conditional Use Permit, Design Review Permit, Certificate of Appropriateness, and a Vesting Tentative Parcel Map.

1 California Building Standards Code, 24 California Code of Regulations (CCR).



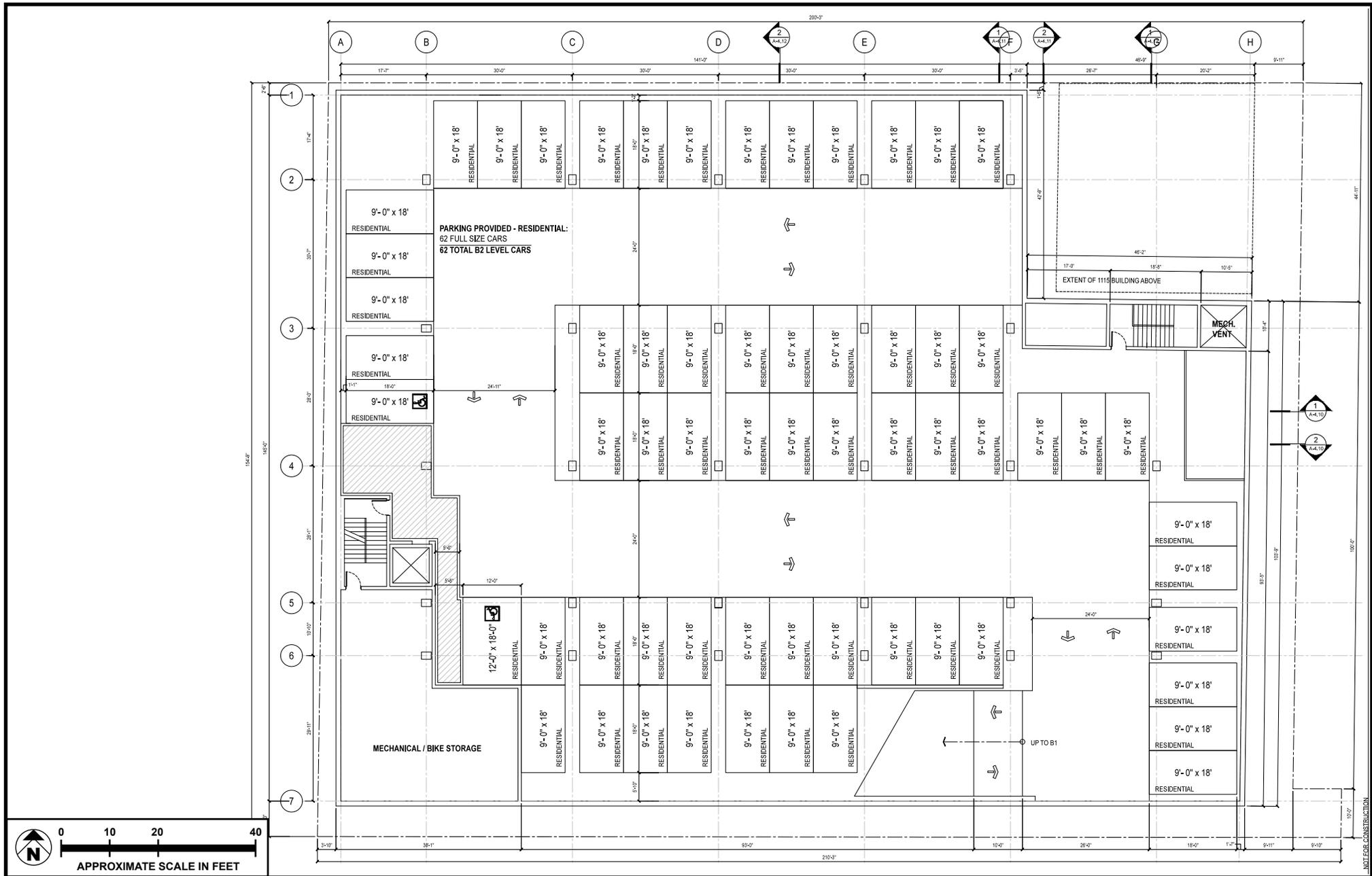
SOURCE: Google Earth - 2019

FIGURE 2.0-3



SOURCE: Workshop Design Collective, Inc. - 2019

FIGURE 2.0-4

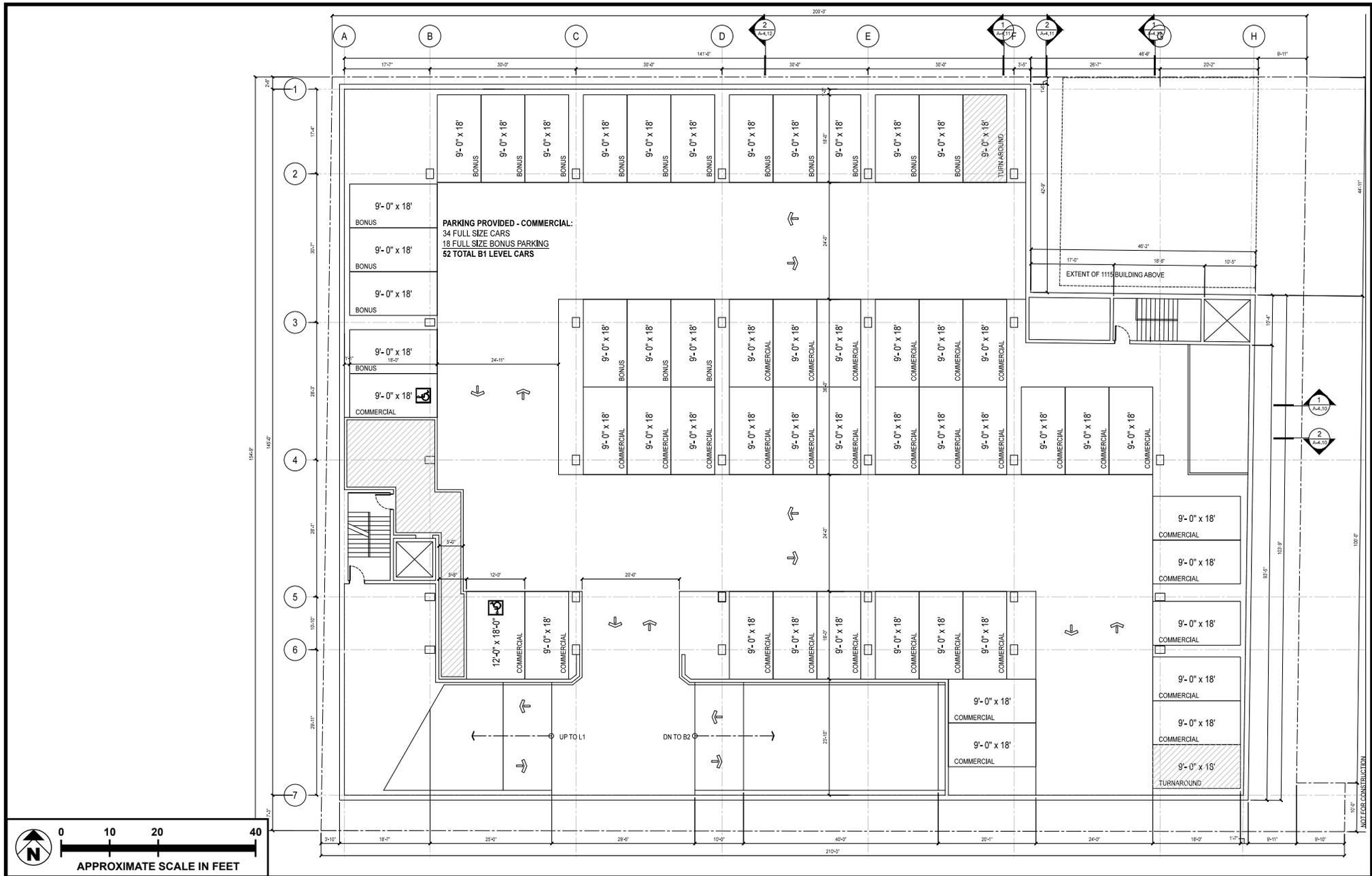


SOURCE: Workshop Design Collective, Inc.- 2019

FIGURE 2.0-5

Meridian
Consultants

Basement Floor Plan – B2

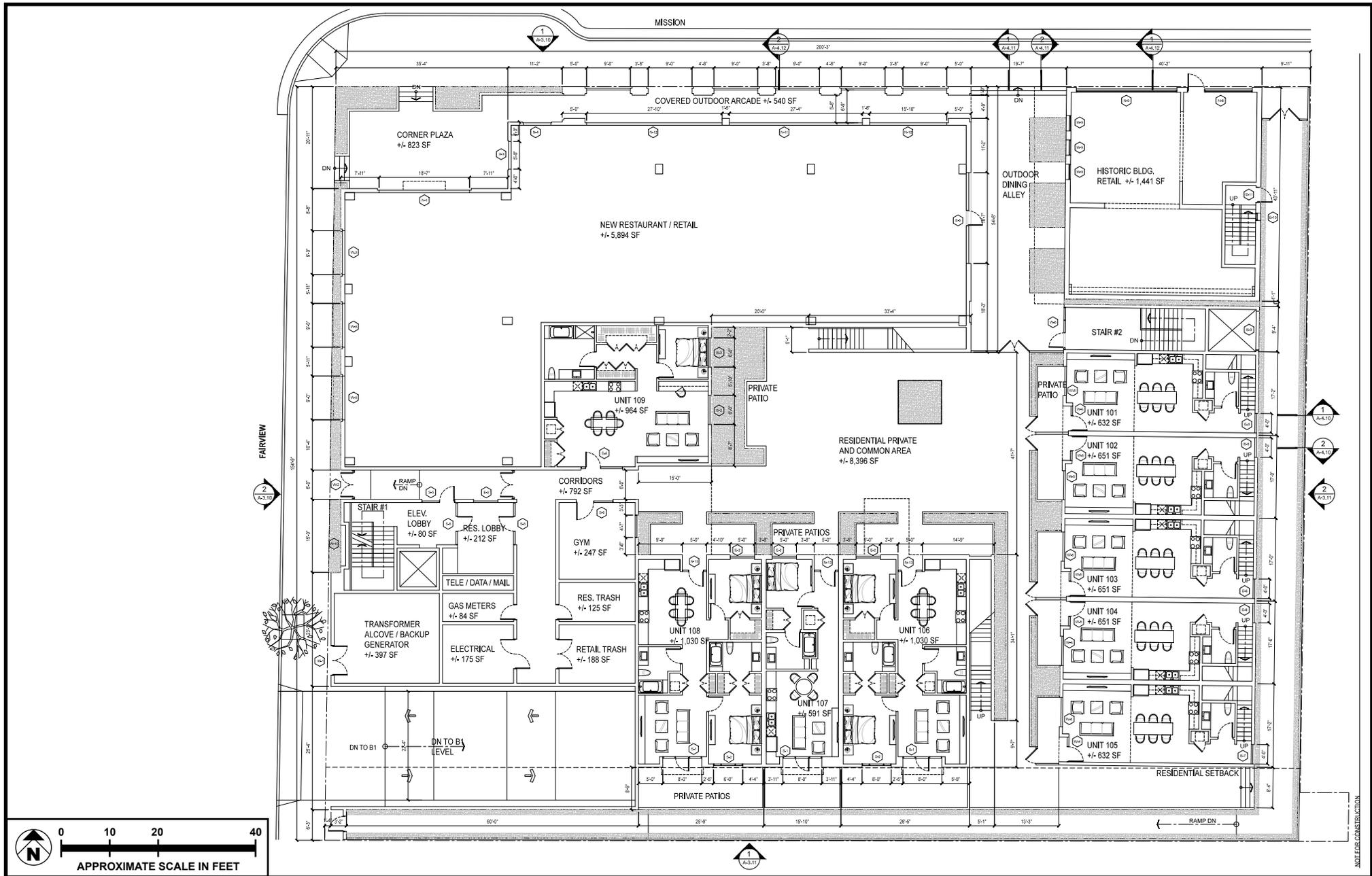


SOURCE: Workshop Design Collective, Inc.- 2019

FIGURE 2.0-6

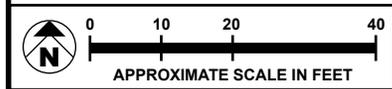
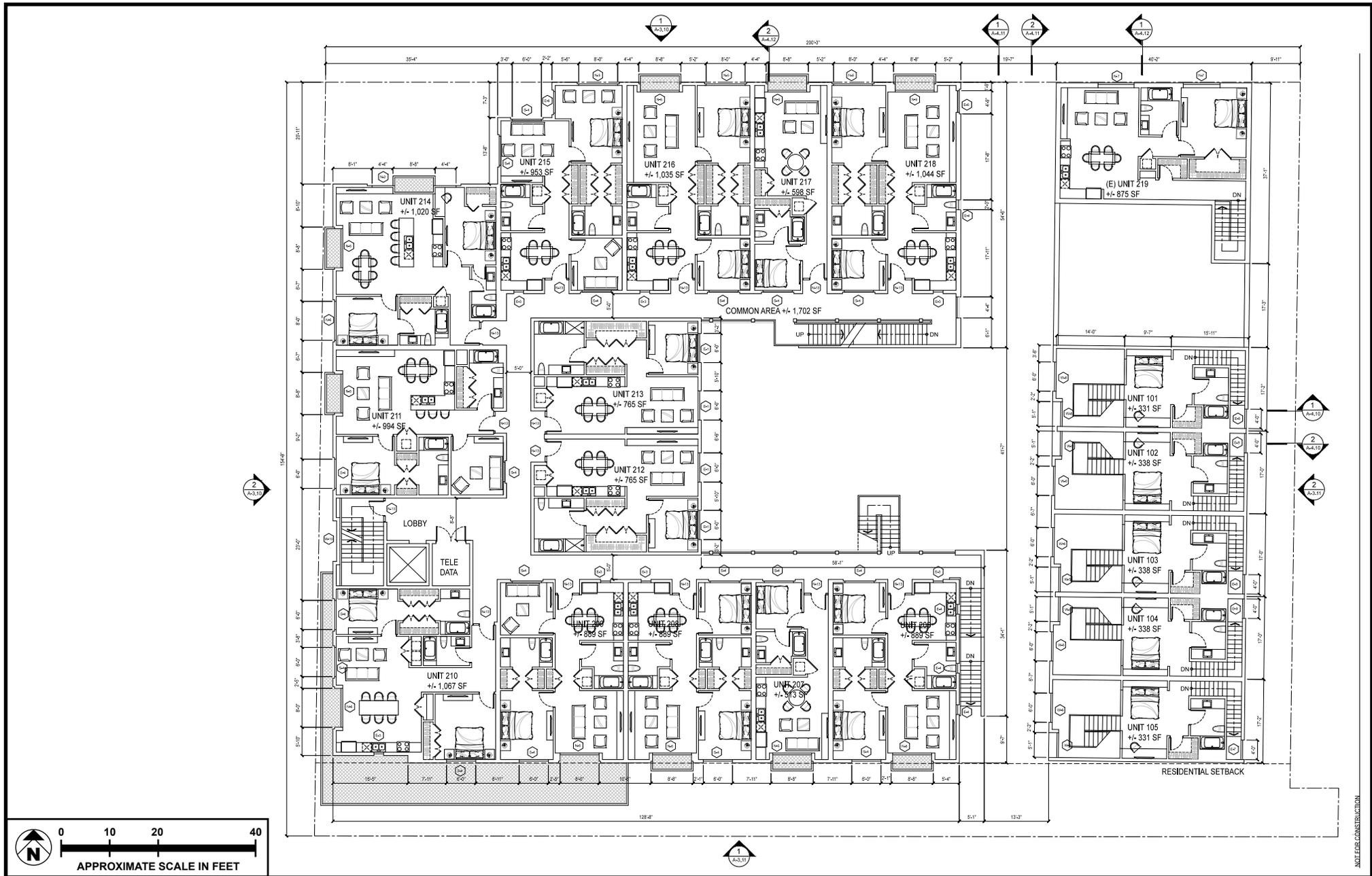
Meridian
Consultants

Basement Floor Plan – B1



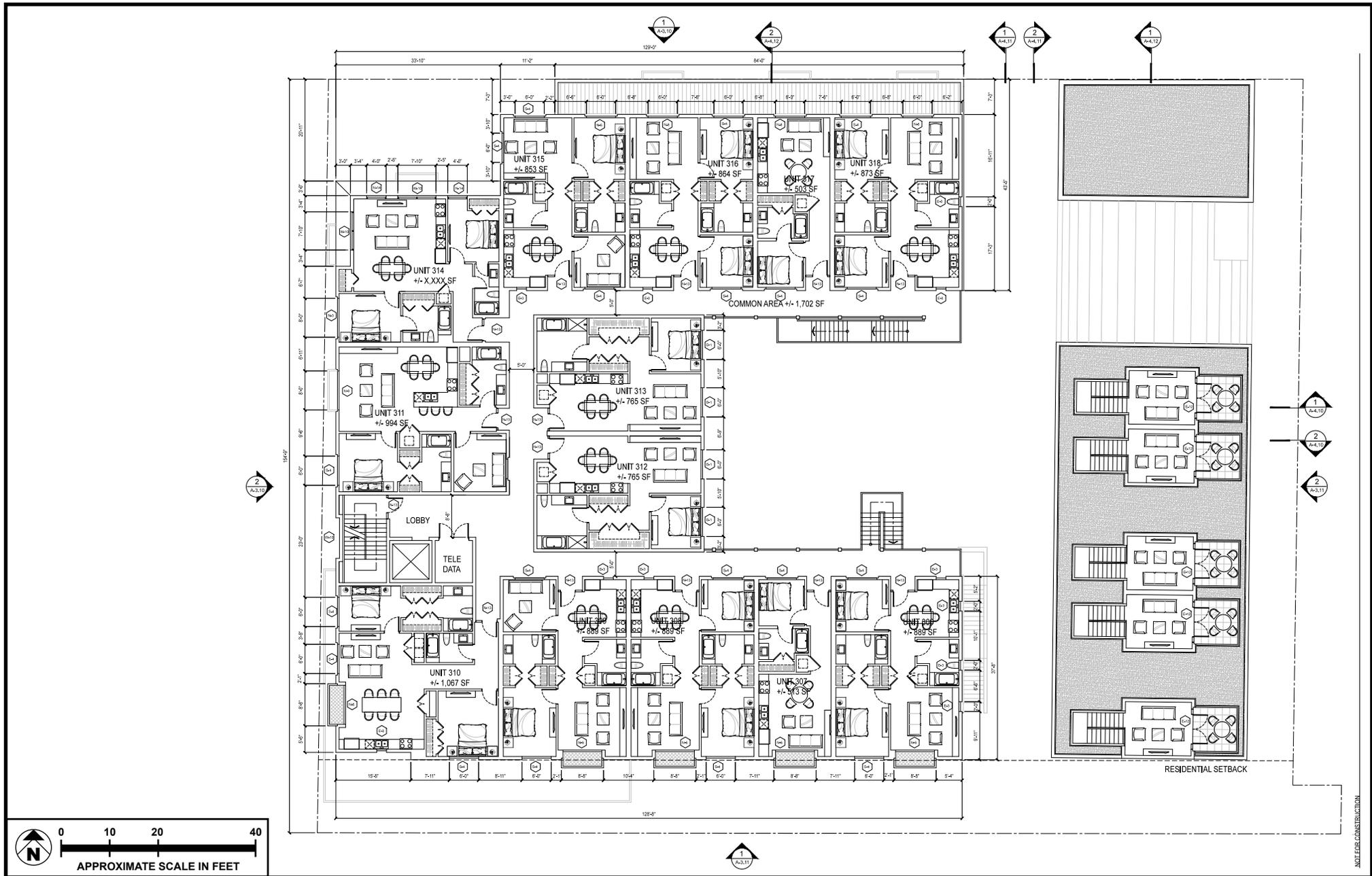
SOURCE: Workshop Design Collective, Inc. - 2019

FIGURE 2.0-7



SOURCE: Workshop Design Collective, Inc. - 2019

FIGURE 2.0-8

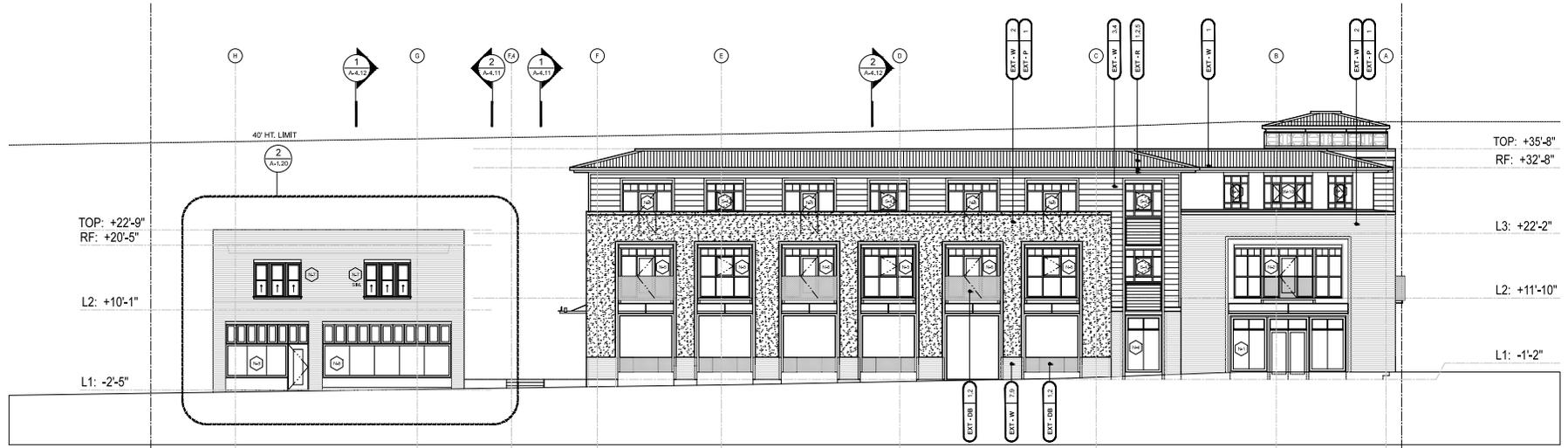


SOURCE: Workshop Design Collective, Inc.- 2019

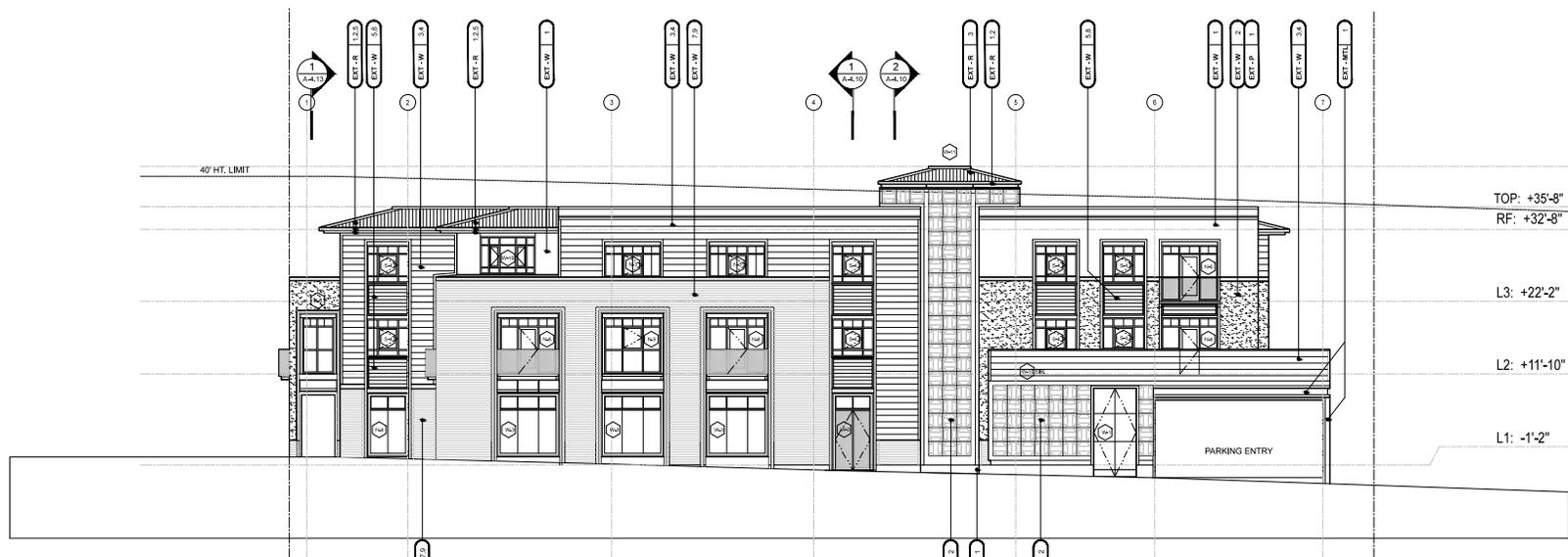
FIGURE 2.0-9



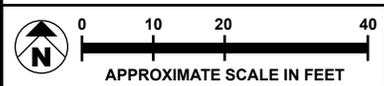
Third Floor Plan – L3



NORTH ELEVATION



WEST ELEVATION



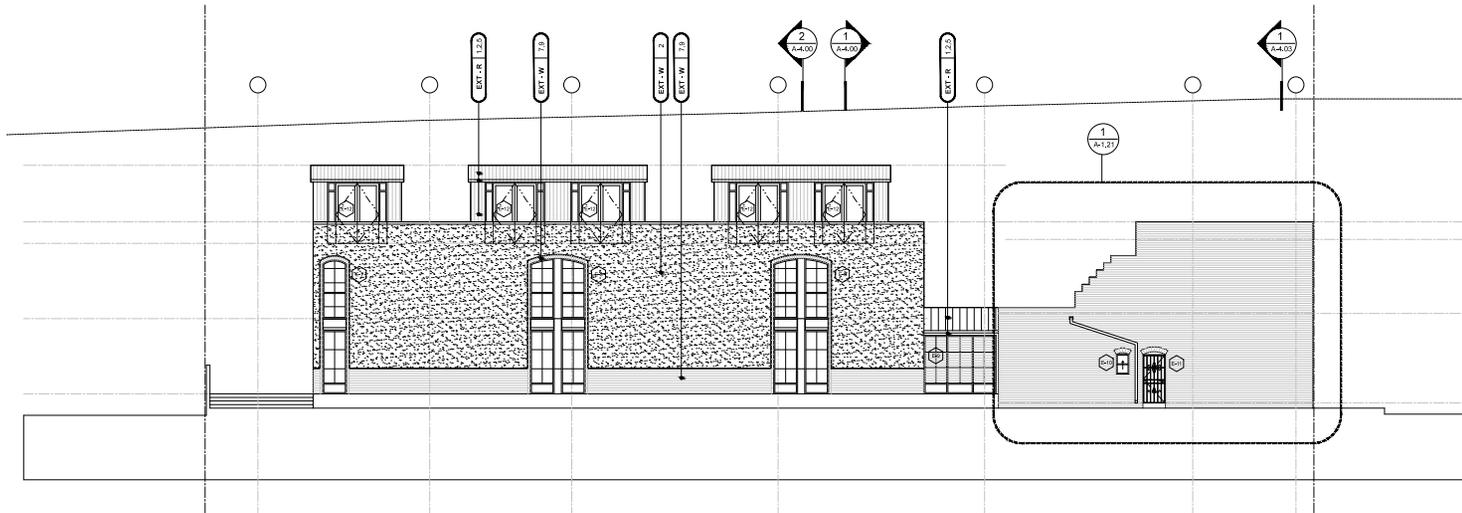
SOURCE: Workshop Design Collective, Inc.- 2019

FIGURE 2.0-10

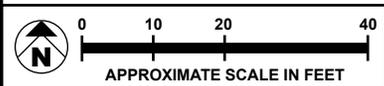
NOT FOR CONSTRUCTION



SOUTH ELEVATION



EAST ELEVATION



SOURCE: Workshop Design Collective, Inc.- 2019

FIGURE 2.0-11



MISSION AND FAIRVIEW CORNER VIEW

SOURCE: Workshop Design Collective, Inc.- 2019

FIGURE 2.0-12



SOURCE: Workshop Design Collective, Inc.- 2019

FIGURE 2.0-13