

2022 113159



FILED
May 25 2022

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by ANDREA OUTIERREZ

Notice of Exemption

To:

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 958-3044

County Clerk County of Los Angeles, Business filings
12400 E Imperial Hwy., #1201
Norwalk, CA 90650

From:

County of Los Angeles
Dept. of Regional Planning
320 W Temple Street, 13th floor
Los Angeles, CA 90012

Project Title: Rosemead Mixed Use

Project Applicant: Legendary East Pasadena, LLC

Project Location -- Specific: 380 S. Rosemead Blvd, Pasadena, CA 91107

Project Location -- City: Unincorporated East Pasadena-East San Gabriel

Project Location -- County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

On May 18, 2022, the Director of Planning approved an Administrative Housing Permit to authorize a new mixed use development with 7,828 square feet of commercial space and 193 residential units, of which 13 units are set-aside for extremely low income households earning up to 30% of the Area Median Income (AMI).

Name of Public Agency Approving the Project: Los Angeles County Department of Regional Planning

Name of Person or Agency Carrying Out Project: Legendary East Pasadena, LLC

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: _____
- Statutory Exemption. State code number: PRC 21155 (a) and (b) & 21155.1
- Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects.
State type and section number: _____

Reasons why project is exempt:

The Project is not subject to the California Environmental Quality Act ("CEQA") because project approval pursuant to housing law is ministerial, and thereby exempt from CEQA pursuant to Public Resources Code section 21080(b)(1) and section 15268 of the State CEQA Guidelines (Title 14, Cal. Code Regs., Chapter 3, §§ 15000-15387). The applicant has met and substantiated the requirements for an Administrative Housing Permit pursuant to Title 22 of the County Code. Any deviations are allowed by the Administrative Housing Permit as incentives and waivers, and are not subject to discretionary review under Sec. 22.166.080-C(2).

Lead Agency Contact Person: Zoe Axelrod

Area code/Telephone/Extension: (213) 974 6411

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: [Handwritten Signature] Date: 5/20/2022 Title: Manager

- Signed by Lead Agency
- Signed by Applicant

THIS NOTICE WAS POSTED

ON May 25 2022

UNTIL June 24 2022

REGISTRAR - RECORDER/COUNTY CLERK



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

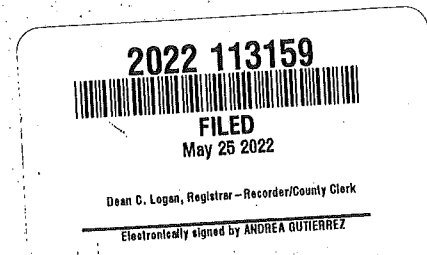
Dennis Slavin
Chief Deputy Director,
Regional Planning

May 18, 2022

SENT VIA EMAIL

Legendary East Pasadena, LLC
116 S. Euclid Avenue
Pasadena, CA 91101

**RE: Project Number PRJ2021-004612-(5)
Administrative Housing Permit RPPL2021011924
Ministerial Site Plan Review RPPL2021011926
Assessor's Parcel Numbers: 5378-018-016 and -020
380 S. Rosemead Blvd, Pasadena, CA 91107**



On May 18, 2022, the Director of the Los Angeles County ("County") Department of Regional Planning ("Director of Regional Planning") **APPROVED** Administrative Housing Permit RPPL2021011924 and Ministerial Site Plan Review RPPL2021011926 to authorize a mixed-use development including 7,828 square feet of ground-floor commercial space and 193 residential units, with an affordable housing set-aside (the "Project").

Covenant and Agreement. No building permit shall be issued for the Project until a covenant and agreement acceptable to the Los Angeles County Development Authority (LACDA) is recorded with the County Registrar-Recorder/County Clerk setting aside the affordable units for a guaranteed duration, as set forth below. **The covenant and agreement shall be recorded within 180 days of the Housing Permit effective date, by November 14, 2022.**

Project Overview

Lot Size: 1.09 net acres

Maximum Allowable Density: 150 units/acre (MXD – 0.80 acres) and 9 units/acre (H9 – 0.29 acres)

Maximum Baseline Units Allowed: One hundred twenty four (124) units with density averaging

Units Demolished. Three (3) units, including two (2) two-bedroom units occupied by households with unknown income level, and one (1) three-bedroom unit demolished within the past five years.

Affordable Units Required. At least 10% of baseline units at 30% AMI, or 13 units.

Affordable Units Provided. Thirteen (13)

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Affordability Level. 30% AMI

Requested Density Bonus. 55% which yields an additional sixty-nine (69) units

Total Units. One hundred ninety-three (193), including one hundred eighty (180) market rate units, and thirteen (13) income-restricted units

Unit Mix. Fifty-three (53) studio units, one hundred and three (103) one-bedroom units, and thirty-seven (37) two-bedroom units. Of the total, four (4) studio units, seven (7) 1-bedroom units, and two (2) two-bedroom units will be restricted affordable, as shown on the plans.

Commercial Space. The ground floor includes 7,828 sq. ft. of commercial space, or approximately 4% of the total floor area.

Requested Incentives, Waivers, or Reduction of Development Standards.

Three incentives:

- o Average floor area ratio (FAR), density, and vehicular parking requirements across the MXD-zoned and R-2-zoned lots.
- o Increase height to 90 feet from the maximum allowed 65 feet in the MXD zone and 35 feet in the R-2 zone.
- o Provide 20% of required parking spaces as compact spaces, or 35 out of 174 spaces.

One waiver:

- o Reduction in front yard setback from 20 feet to 0 feet and the side yard setback from 5 feet to 0 feet in the R-2 zone; and reduction in rear yard setback from 15 feet to 0 feet in the MXD zone.

Vehicle Parking. Thirty-one (31) commercial spaces and one hundred seventy-four (174) residential spaces required and provided in two levels of subterranean parking and ground floor, of which thirty-five (35) are compact and one hundred thirty-nine (139) are standard. Of the total, two (2) are van accessible ADA spaces and four (4) are standard ADA spaces. One (1) Type A loading space provided for commercial uses.

Bicycle Parking. Commercial: Two (2) short-term and two (2) long-term spaces required and provided. Residential: Nineteen (19) short-term and ninety-seven (97) long-term spaces required and provided.

Height. Maximum allowed is 65 feet in the MXD zone and 35 feet in the R-2 zone. Proposed is 90 feet to top of elevator shaft. Ground floor retail height is 17 feet.

Stories. Seven (7) stories and two (2) subterranean levels for parking.

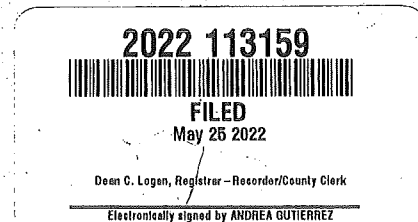
FAR. Maximum allowed is 3.0. Proposed is 2.87.

Setbacks. R-2 zone - Required: Front (20 feet); Sides (5 feet); Rear (15 feet). Proposed: Front (0 feet); Sides (0 feet); Rear (17 feet). MXD zone - Required: Front (0 feet); Sides (0 feet); Rear (15 feet). Proposed: Front (0 feet); Corner Side (0 feet); Interior Side (5 feet); Rear (0 feet).

Landscaping. At least 5% of the net lot area, or 2,375 sq. ft. must be landscaped. 4,060 sq. ft. of landscaping provided.

Tree Planting. One 15-gallon tree is required for every 10,000 sq. ft. of developed lot area. Fourteen (14) trees from LA County Tree Species List required and provided.

RPPL2021011924 Administrative Housing Permit
RPPL2021011926 Ministerial Site Plan Review
May 18, 2022
Page 3 of 3



Recreational Space. Required: 100 square feet of common or private recreational space per unit, or 19,300 square feet. 16,373 square feet of common recreational space and 3,482 square feet of private recreational space provided, for a total of 19,855 square feet.

Pedestrian Character. The width of ground floor retail must be at least 20 feet. At least 50% of ground floor street frontage must be windows. Entry must be facing and accessible from the street. At least 50% of façade must include balconies, windows, or other design features. All requirements are met.

Oak Trees. None are indicated to be onsite. This approval does not grant any impact on oak trees.

Fences/Walls/Gates. Not to exceed six (6) feet in height.

Certificate of Compliance. Recorded January 28, 2022. Instrument No. 20220115529.

Feasibility Letter. Provided by LACDA on January 20, 2022.

Interdepartmental Reviews. Cleared by Department of Public Health on April 26, 2022. Cleared by Fire Department on May 2, 2022. Conceptually approved by Department of Public Works on May 4, 2022.

Expiration Date. Pursuant to Los Angeles County Code Section 22.166.040.F.1 an approved Administrative Housing Permit shall not expire. All other concurrent permits required by Title 22 approved for the same project shall also be valid indefinitely, except for those approved for the non-residential component of a mixed-use development.

BASED ON THE FOREGOING, THE DIRECTOR CONCLUDES THAT:

- A. The density bonus request follows California Government Code Section 65915 (Density Bonus Law) and Chapters 22.120 (Density Bonus) and 22.166 (Housing Permits) of the County Code;
- B. The Project is exempt from CEQA pursuant to Public Resources Code Section 21080(b)(1) and section 15268 of the State CEQA Guidelines because it is a ministerial project;
- C. The incentives are requested pursuant to County Code Section 22.166.040.C.1.a;
- D. The waivers are requested pursuant to County Code Section 22.166.040.C.1.b; and
- E. The project is in compliance with all applicable development standards pertaining to walls/fences, bicycle parking, and other features prescribed in Title 22 of the County Code, except height, parking, FAR and density averaging, and setbacks pursuant to County Code Sections 22.166.040.C.1.a and 22.166.040.C.1.b.

THEREFORE, the Applicant has met and substantiated the requirements for an Administrative Housing Permit pursuant to Title 22 of the Los Angeles County Code and the Project is APPROVED. All Housing Permits without a covenant and agreement that are recorded within 180 days of the Housing Permit effective date shall be null and void. The applicant shall record a covenant and agreement with the Registrar.

RPPL2021011924 Administrative Housing Permit
RPPL2021011926 Ministerial Site Plan Review
May 18, 2022
Page 4 of 3

Recorder/County Clerk that is acceptable to the Los Angeles County Development Authority (LACDA) ensuring:

1. The continuing availability of the thirteen (13) units for extremely low income households (up to 30% AMI);
2. The relevant affordability criteria for the three (3) replacement units will be observed in perpetuity from the issuance of the certificate of occupancy, pursuant to Section 22.119.050.H.1 of the Los Angeles County Code; and
3. The relevant affordability criteria for the remaining ten (10) affordable units will be observed for at least fifty-five (55) years from the issuance of the certificate of occupancy, pursuant to Section 22.120.050.B.1 of the Los Angeles County Code.

If further information on this project is needed, please contact Zoe Axelrod of the Operations and Major Projects Section at (213) 893-7461 or zaxelrod@planning.lacounty.gov.

BY: Zoe Axelrod
Zoe Axelrod
Regional Planner
Department of Regional Planning
County of Los Angeles

DATE: May 18, 2022

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May 25 2022

Doan C. Logan, Registrar - Recorder/County Clerk

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Lead Agency Contact Person: Zoe Axelrod

Area code/Telephone/Extension: (213) 974 6411

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: [Handwritten Signature] Date: 5/20/2022 Title: Manager

- Signed by Lead Agency
- Signed by Applicant



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

May 18, 2022

SENT VIA EMAIL

Legendary East Pasadena, LLC
116 S. Euclid Avenue
Pasadena, CA 91101

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Affordable Units Required. At least 10% of baseline units at 30% AMI, or 13 units.

Affordable Units Provided. Thirteen (13)

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

   @LACDRP | planning.lacounty.gov

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Requested Density Bonus. 55% which yields an additional sixty-nine (69) units

Total Units. One hundred ninety-three (193), including one hundred eighty (180) market rate units, and thirteen (13) income-restricted units

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