




**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:	<b>City of Arcadia – Development Services Department Community Development Division/Planning Services</b>
Project Name:	<b>Huntington Plaza Mixed-Use Project</b>
Project Description:	<p><b>Conditional Use Permit No. CUP No. 18-04 &amp; No. 19-12; Architectural Design Review No. ADR 18-05 &amp; 19-07; Vesting Tentative Tract Map No. 19-01 (82734) &amp; No. 19-02 (82735); and a Development Agreement;</b></p> <p>The Project proposes to construct a mixed-use development consisting of two buildings that would contain a total of 139 residential units and 10,200 square feet of ground floor commercial uses. The Project would require approval of the following: a Conditional Use Permit as required for projects with multifamily dwellings in the CBD and DMU zones; a Vesting Tentative Tract Map (VTTM) to merge the collective existing subdivided property and to re-subdivide the property into 6 new lots; an Architectural Design Review of the site plan and design; and a Development Agreement for a parking access easement and provision of 55 public parking spaces, above what is required for the project.</p> <p>The northern building would contain a subterranean parking garage and 5 levels of development at- or above-ground level, consisting of a ground level parking garage and four stories of supporting multifamily residential units, open space areas, and a clubhouse. The southern building would be located above a portion of the subterranean parking garage and would also include 5 levels of development at- or above-ground level, consisting of 10,200 sf of commercial uses and surface parking on the ground level and four stories of multifamily residential units above.</p>
Project Location:	<p>The Project site is approximately 75,530 square feet (1.74 acres) and is located at 124-134 Wheeler Avenue and 117-129 E. Huntington Drive in the downtown area of the City of Arcadia in Los Angeles County, California. The Project site is located within a fully developed portion of the City, surrounded by existing structures, roadways, and parking lots. The southern portion of the Project site fronts E. Huntington Drive, a principal east-west travel corridor, and one block east of Santa Anita Avenue, which is a principal north-south travel corridor. The Los Angeles County Metropolitan Transportation Authority (Metro) Gold Line alignment is located approximately 45 feet northeast of the Project site, and the Arcadia Gold Line Station is located approximately 0.15-mile northwest of the Project site near the intersection of N. 1<sup>st</sup> Avenue and Santa Clara Street. The Project site can be regionally accessed from U.S. Interstate 210, which is located approximately 0.3 mile north of the Project site, via the Santa Anita Avenue and Huntington Drive interchanges.</p>
<p>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 Negative Declaration/Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.</p>	
<input type="checkbox"/> The Project site IS on a list compiled pursuant to Government Code section 65962.5.	
<input checked="" type="checkbox"/> The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.	

<input type="checkbox"/>	The proposed project IS considered a project of statewide, regional or areawide significance.
<input checked="" type="checkbox"/>	The proposed project IS NOT considered a project of statewide, regional or areawide significance.
<input type="checkbox"/>	The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input checked="" type="checkbox"/>	The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input type="checkbox"/>	A scoping meeting WILL be held by the Lead Agency.
<input checked="" type="checkbox"/>	A scoping meeting WILL NOT be held by the Lead Agency.
If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:	
Date: N/A	Time: N/A
Location: N/A	
Due to COVID-19, City Hall is closed to the public. However, the Initial Study and Draft Mitigated Negative Declaration may be viewed on the City's website at <a href="http://www.arcadiaca.gov/projects">www.arcadiaca.gov/projects</a> . You may also request a copy by emailing Senior Planner, Luis Torrico at <a href="mailto:ltorrico@arcadiaca.gov">ltorrico@arcadiaca.gov</a> .	
Lead Agency address: 240 W. Huntington Drive, Arcadia, CA 91006	
<b>Comments will be received from April 23, 2020 to May 22, 2020.</b> Due to COVID-19, the City has extended the review period from 20 days to 29 days to give additional time for comments because of this outbreak.	
Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency prior to <b>May 22, 2020</b> . Comments of all Responsible Agencies are also requested.	
The Lead Agency will consider the project and the Draft Mitigated Negative Declaration at its regular Planning Commission meeting and then forward a recommendation to the City Council.	
<p><b>Arcadia Planning Commission Meeting</b>  <b>Tuesday, June 23, 2020 at 3:00 p.m.</b></p> <p><b>For more information on the format of this meeting during COVID-19, please visit</b>  <a href="http://www.arcadiaca.gov/projects">www.arcadiaca.gov/projects</a> or contact Senior Planner, Luis Torrico at (626) 574-5442 or by email at  <a href="mailto:ltorrico@arcadiaca.gov">ltorrico@arcadiaca.gov</a></p> <p><b>City Council Meeting – TBD</b></p>	
Date: <b>June 23, 2020</b>	Time: <b>3:00 p.m.</b>
If the Lead Agency finds that the project will not have a significant effect on the environment, it may adopt the Negative Declaration/Mitigated Negative Declaration. This means that the Lead Agency may proceed to consider the project without the preparation of an Environmental Impact Report.	

Date Received  
for Filing: \_\_\_\_\_

(Clerk Stamp Here)

  
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 Staff  
 \_\_\_\_\_  
 Senior Planner  
 Title